

City of Barstow

6th Cycle Housing Element Update

(2021-2029)



Public Review Draft – September 2021

Housing Element

Introduction

Barstow is faced with various important housing issues that include a balance between employment and housing opportunities, a match between the supply of and demand for housing, preserving and enhancing affordability for all segments of the population, preserving the quality of the housing stock, and providing new types of housing to support growth and the changing population. This Housing Element provides policies and programs to address these issues.

The Housing Element is a strategic vision and policy guide designed to help address the comprehensive housing needs of the City over an 8-year period (2021 – 2029 planning period). It defines the City's housing needs, identifies the barriers or constraints to providing needed housing, and provides policies to address these housing needs and constraints.

The Housing Element of the General Plan addresses the comprehensive housing needs in the City of Barstow for the 8-year planning period (2021–2029). It provides an analysis of the local housing needs for all income levels, details barriers to providing needed housing, and identifies a set of strategies for meeting the housing need within the planning period. Housing Elements are one of eight required components of a General Plan and are guided

by State law, which requires all local governments to update their Housing Elements every 8 years. This is the 6th update to the City of Barstow (City) Housing Element (6th cycle).

The City's 6th cycle RHNA targets are broken down by income level as follows:

- *Very-Low Income = 172 units*
- *Low Income = 228 units*
- *Moderate Income = 300 units*
- *Above Moderate Income = 820 units*
- *Total = 1,520*

Recent amendments to housing and planning laws aim to address California's housing shortage, placing a substantial number of new requirements for the 6th cycle Housing Element. Housing in California has become some of the most expensive in the nation, ranking 49th out of 50 states in homeownership rates as well as the supply of housing per capita. Only half

of California's households are able to afford the cost of housing in their local regions and every county and city across the State is required by law to adequately plan for their fair share of needed housing.

The City must adequately plan for its existing and projected housing needs, including its share of the Regional Housing Needs Allocation (RHNA), as identified by the State with input from Southern California Association of Governments and local cities and counties. In order for the private market to adequately address housing needs, the City must adopt land use

plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. The State requires each local government to demonstrate where housing can reasonably be expected to be added within this cycle and how the City will facilitate and incentivize its production. As identified by the 6th Cycle RHNA, the City will plan for 1,520 housing units, which are further broken down by income level.

Housing Element Organization

The Housing Element identifies goals, policies, and programs to comprehensively address the housing needs of all current and anticipated residents at all income levels over the upcoming housing period between 2021 through 2029. The Housing Element is divided into chapters and supporting documentation is included as appendices of the Housing Element.

Housing Element Content

- **Introduction** provides an overview of the Housing Element, its relationship to State law, the City's RHNA, and this section on the plan organization.
- **General Plan Consistency** details those policies identified throughout the elements of the General Plan that guided the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.
- **Goals and Policies** specifies the City's plans for meeting the existing and projected comprehensive housing needs of Barstow.
- **Program Implementation** identifies the specific actions that will be implemented to ensure that Barstow's housing needs are met within the planning period.

Appendices

- **Appendix A - 5th Cycle Review** evaluates the efficacy of the 5th cycle housing element; the progress in plan implementation; and the appropriateness of the goals, policies, and programs.
- **Appendix B – Needs Assessment** provides detailed information on Barstow's demographic characteristics and trends that influence supply and demand of various housing types.
- **Appendix C - Constraints and Zoning Analysis** details governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels.
- **Appendix D - Affirmatively Further Fair Housing Analysis** identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.
- **Appendix E - Sites Analysis and Inventory** describes the methodology by which the City can accommodate their RHNA targets, how any unmet need will be met, and provides an inventory of the sites identified to meet the housing need.
- **Appendix F – Stakeholder Engagement** provide a detailed report on the recent relevant outreach conducted to receive input from the City's stakeholders.

General Plan Consistency

The elements that comprise the City's General Plan are required by State law to be internally consistent. Together these elements provide the framework for the development of facilities, services, and land uses necessary to address the needs and desires of the City's stakeholders. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

Barstow's 6th Cycle Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout Barstow. This Housing Element is internally consistent with the goals and policies of the other elements of the General Plan. Specifically, the General Plan and the Housing Element are both guided by the following relevant principles.

- A balance of residential, industrial, open space, and public lands.
- Improve the range and diversity of the City's housing stock.
- Accommodate anticipated population growth.
- Pursue funding sources to provide incentives for renovation, rehabilitation, and upgrading of existing residential uses.

The Housing Element is consistent with the General Plan. The City will maintain consistency between general plan elements by ensuring that changes in the housing element or other elements are consistent with one another when general plan amendments are needed.

Goals and Policies

A sound basis for any plan of action is a set of well-defined goals and policies to express the desires and aspirations of the community. The City has established the following housing goals and accompanying policies:

Goal 1: A diverse range of housing types that meets the projected needs of the City.

The following Housing Element policies underscore the City's commitment in continuing to provide adequate opportunities for the development of new housing for all income groups, especially lower- and extremely low-income households.

Policy 1.1: Provide a variety of residential development opportunities in the City, through zoning and land use that permits housing to meet the needs of all existing and projected residents.

Policy 1.2: Encourage the development of multifamily housing with three or more bedrooms per unit to accommodate large families and address unit overcrowding in Barstow.

Policy 1.3: Encourage the development of housing for older adults and those with special housing needs by offering incentives such as reduced land pricing or land write-downs on City-owned property and flexible development standards.

Policy 1.4: Encourage the development of residential units that are accessible to persons with a disability or are adaptable for conversion to residential use by persons with a disability.

Policy 1.5: Encourage housing production through incentives and the removal of regulatory constraints, especially for accessory dwelling units, housing affordable to lower-income households, and planned residential developments that provide homes for working families and senior citizens.

Goal 2: An improved and maintained housing stock.

Policy 2.1: Protect public health and safety through housing inspections that encourage repair and maintenance of the existing housing stock.

Policy 2.2: Pursue the removal of abandoned substandard housing units in the City's flood prone areas, where they pose a risk to public health and safety.

Policy 2.3: Assist lower income households with property maintenance and code compliance through informational resources, where possible.

Goal 3: Quality residential neighborhoods that complement both the built and natural environment.

Policy 3.1: Promote and encourage innovation and creativity in housing development through residential construction methods and materials that incorporate energy-saving features.

Policy 3.2: Facilitate high-quality design in development to ensure land use compatibility and the health and safety of residents through methods such as appropriate setbacks, buffers, and discourage housing in areas prone to natural hazards.

Policy 3.3: Encourage lower-income and mixed income housing production in areas served by infrastructure, public transit, recreation, quality schools, shopping and services, and in proximity to employment.

Policy 3.4: Limit and discourage housing development in areas subject to significant geologic, flooding, blow sand, noise, and fire hazards.

Policy 3.5: Engage with housing stakeholders to foster conversations surrounding housing.

Goal 4: Equal opportunities for all residents to reside in the housing of their choice.

Policy 4.1: Coordinate with developers to facilitate housing production and strive to connect them with relevant information as it relates to fair housing.

Policy 4.2: Continue to support non-profit organizations in providing assistance to those experiencing homelessness through available incentives.

Policy 4.3: Continue collaboration with other public agencies involved in the enforcement of laws aimed at promoting equitable access to housing (fair housing laws) and non-discrimination.

Policy 4.4: Encourage the expansion of opportunities for housing access and homeownership for lower-income households and those with special needs.

Program Implementation

Program 1: Housing Inspections and Code Compliance

The City's code compliance staff is tasked with ensuring that the quality of the City's neighborhoods is maintained. Staff enforces state and local regulations governing exterior building conditions, property maintenance, and interior conditions. Eligible property owners with code compliance issues are directed to available resources for assistance in resolving issues and making repairs.

In addition to the complaint-based code enforcement, the City will implement a mandatory annual rental inspection for rental properties. Those rental properties that pass multiple annual inspections will receive an incentive of reduced fees.

Objective(s)	• Assist qualifying residents with code compliance by connecting them to available resources. • Post relevant building code compliance resource information on the City's website. • Adopt a code compliance incentive program to pair with the annual mandatory rental inspections.
Timeframe	Ongoing annual assistance to residents, update website within one year of Housing Element adoption, adopt annual rental inspection program and incentives by 2023.
Responsible Agency	Interdepartmental
Funding Sources	General Funds
Relevant Policies	2.1, 2.2, 2.3

Program 2: Downtown Barstow

The Route 66 Business Corridor and Downtown Business and Cultural District Specific Plan was adopted in July 2016 and envisions a revitalized main street along Barstow's historic Route 66 which includes commercial, residential, mixed use, and industrial land uses in a pedestrian friendly environment. The downtown area holds multiple small businesses and is the proud heritage of Route 66. The City will continue to apply for grant funding and coordinate with the development community to facilitate the implementation of the Downtown Specific Plan.

Objective(s)	• Seek out and apply for grant funding opportunities, where available. • Collaborate with potential developers and assist in the identification of properties available for residential and mixed-use development.
Timeframe	Ongoing, annual pursuit of available grants
Responsible Agency	Planning and Economic Development
Funding Sources	General Funds and private Investments
Relevant Policies	1.1 and 3.3

Program #3 Historic Preservation

The most recognized historical structure in Barstow is the 'Casa Del Desierto' (House of the Desert) commonly known as the Harvey House on North First Avenue. This is also the only local structure on the National Registry of Historic Places and the California Office of Historic Preservation.

The original Barstow Harvey House, built in 1885, was a wood constructed depot, restaurant, and hotel that burned in 1908. Designed by Mary Colter, a new brick structure was constructed from 1910 to 1913. The Harvey House was placed on the National Registry of Historic Places in 1975.

The City continues maintenance of the Harvey House as an office and entrepreneur space for community members as well as a space accessible for lower-income households to engage in community workshops such as workforce development workshops. The City will continue to maintain the Harvey House and will identify new ways to utilize this space in a way that serves the community, including...

Objective(s)	• Continue annual maintenance on the historic Harvey House. • Host in-person community outreach events at the Harvey House or other suitable venues.
Timeframe	Ongoing, Bi-annual
Responsible Agency	Public Works
Funding Sources	General Funds, CDBG
Relevant Policies	3.5

Program #4 Housing Design

The City's design guidelines for development provide clear examples of the quality and type of design recommended. Design guidelines work in tandem with development standards in the zoning code or appropriate specific plans. The City will update the design guidelines to clarify that multifamily developments in the Medium Density and Diverse Use areas qualify for administrative review against the design guidelines, not subject to Planning Commission approval.

Objective(s)	Amend Zoning Code to clarify language.
Timeframe	Within one year of Housing Element adoption.
Responsible Agency	Planning and Economic Development
Funding Sources	General Funds
Relevant Policies	1.5, 3.1, 3.2

Program #5 Balanced Communities

While Barstow has ample vacant land zoned to accommodate residential uses, the City will consider a balanced solution to change that considers sustainable and equitable growth across housing, recreation, the economy, and transportation. The City aims to attract residential development by drawing businesses that can entice residential growth through an increase in local living-wage jobs where residents can afford housing. To achieve this balance, the City will continue to work with its partners to create living wage jobs to better attract and accommodate residential development.

Objective(s)	• Continue to review specific plans and make needed changes to achieve the City's housing targets. • Continue collaboration with current and potential employers. Facilitate communications with the local community college and employers to encourage collaboration in training Barstow's workforce.
Timeframe	• Ongoing biannual review of specific plans and implement needed changes within one-year of identification • Post contact information on the City's website to welcome existing and potential employers to coordinate with City staff on opportunities to create jobs within three years of Housing Element adoption.
Responsible Agency	Planning and Economic Development
Funding Sources	General Funds

Relevant Policies	1.5
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Program #6 Diverse Use

As a part of the 2015-2020 General Plan, the City implemented a Diverse Use land use and zoning category. This land use designation replaced the Mixed Use general plan and Mixed Land Use (MU) zoning designation to encourage a true mixture of uses on a given property. The City will continue to implement the Diverse Use zone and will continually evaluate the efficiency of this land use, and where needed and appropriate, will amend the regulations of this zone to increase development feasibility.

Objective(s)	• Evaluate efficacy of Diverse Use development regulations. • Where appropriate and feasible, amend development regulations to increase development feasibility.
Timeframe	Evaluate mid-cycle and amend regulations within one year of findings.
Responsible Agency	Planning and Economic Development
Funding Sources	General Funds
Relevant Policies	1.1, 1.5, 3.2

Program #7 Resource Conservation

The City encourages sustainable development in a manner that reduces energy consumption, protects the environment, and facilitates the production of affordable housing. The City's efforts include implementation of the California Green Building Standards Code and administrative review of solar panels for roof-mounted, and some ground mounted systems. Further, upon adoption of the Housing Element, the City will distribute a copy of the Housing Element to area water and sewer providers to ensure that service allocations to proposed developments that include housing units affordable to lower-income households are prioritized.

Objective(s)	• Continue to implement California Green Building Standards. • Continue to provide administrative review for qualifying solar panel installations. • Work with local water purveyors to prioritize water allocation for affordable housing development. The City will establish a procedure by which sewer allocation is prioritized for affordable housing development.
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Timeframe	Ongoing continued implementation and distribute the Housing Element to appropriate agencies within 3 months of Housing Element adoption.
Responsible Agency	Building, Planning and Economic Development, Environmental Services Division
Funding Sources	General Funds, CDBG
Relevant Policies	1.5, 3.1, 3.2

Program #8 Identification and Alleviation of Potential Constraints

In accordance with State law, the City will address and may, where appropriate and legally possible, remove governmental constraints to the development of housing, especially housing for lower income households and special needs populations. In addition to objectives to review and increase development feasibility under the Diverse Use zone, providing administrative design review to multifamily developments within the Diverse Use and Multiple Use designation, and increased coordination with the City's partners; the City will continue to review their regulations to identify potential constraints to development and strive to remove constraints, where possible and feasible. The City will evaluate their design guidelines to identify opportunities for increased flexibility and to consider expanding incentives for creative and sustainable design to those developments that provide accessibility features above and beyond what is required under existing laws.

Objective(s)	• Review development regulations, specifically the Design Guidelines, and remove constraints where feasible. • Consider expanding incentives for creative/sustainable residential development to developments that go above and beyond the accessibility requirements under existing law.
Timeframe	Evaluate design guideline regulations mid-cycle and implement revisions within one year of identification of constraints.
Responsible Agency	Building, Planning and Economic Development, and Engineering
Funding Sources	General Funds
Relevant Policies	1.4, 1.5, 3.1, 3.2

Program #9 Alternative Housing Opportunities

Barstow residential neighborhoods offer a diversity of housing types that vary in type, density and vintage. The City is taking steps to broaden the range of housing opportunities for its residents to expand opportunities for Accessory Dwelling Units (ADUs), employee housing, and supportive housing. The City will implement the following amendments to the Municipal Code to expand opportunities for a variety of housing types.

- Review and amend the zoning code to permit Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in all zones that permit residential uses, consistent with State law. The City recently adopted amendments to their ADU ordinance and has submitted the ordinance to HCD for review. Additionally, the City will strive to develop an affordable ADU incentive program in accordance with Government Code section 65583.
- The City will adopt an amendment the zoning code to ensure that employee housing for 6 or fewer people is permitted in accordance with the same regulations as a single-family residence in the same zone; and to ensure that employee housing consisting of no more than 12 units or 36 beds is permitted as an agricultural use, in the same manner as other agricultural uses in the same zone.
- The City will amend the zoning code to allow supportive housing by-right in residential zones that permit multifamily uses and mixed-use zones that allow residential uses.

Objective(s)	• Consider HCD's findings on the ADU ordinance. • Develop an affordable ADU incentive. • Adopt an amendment to the City's code as it relates to employee and farmworker housing in accordance with State requirements. • Update supportive housing regulations in accordance with Government Code Section 65650.
Timeframe	• Consider HCD's findings on adopted ADU ordinance within 3 months of receipt. • Design affordable ADU incentive by mid-cycle. • Amend the code for employee housing and supportive housing within two years of Housing Element adoption, pending HCD review.
Responsible Agency	Building, Planning and Economic Development, and Engineering
Funding Sources	General Funds
Relevant Policies	1.1, 1.5, 3.3, 4.4

Program #10 Financial Assistance for Housing

With the dissolution of the Redevelopment Agency, the City no longer has an identified funding stream to assist with the construction or rehabilitation of housing and must instead rely on funding administered by partner agencies. The City will continue to seek and apply for funding for assistance with the construction and rehabilitation of housing affordable to lower-income households.

Further, the City will continue to coordinate with developers to identify opportunities for coordination on housing construction and, where available, will continue to assist with land assemblage and write-downs. The City will identify local surplus lands where they are available and prioritize available surplus lands for housing development affordable to lower-income households and housing for those with special needs. (AB 1486, 2019)

Objective(s)	• Seek and apply for grant funds. • Identify surplus lands and work with the development community to coordinate on housing construction opportunities.
Timeframe	• Ongoing grant fund applications, where available. • Ongoing coordination with developers.
Responsible Agency	Planning and Economic Development
Funding Sources	General Funds and Grants
Relevant Policies	1.1, 1.3, 3.5, 4.2

Program #11 Rental Housing Assistance

The City continues coordination with County of San Bernardino Housing Authority to provide rental assistance to Barstow's residents. Services provided by the County include:

- Housing Choice Vouchers
- Project Based Housing Vouchers
- Housing Authority-Owned Units

Three affordable housing developments are identified in Barstow, consisting of 235 total low-income units. These are all considered to be at a low risk of conversion from affordable to market-rate, with the earliest expiration in 2058. Therefore, no affordable units within Barstow are considered to be at-risk of conversion within the next 10-years. The affordable housing developments in Barstow, consist of the following:

Property	Address	Low Income Units	Total Units	Funding Source	Affordability End Date
Virginia Terrace	615 E. Virginia Way, Barstow, CA 92311	75	76	LIHTC/HUD	2069
Riverview Apartments	200 N. Yucca Avenue, Barstow, CA 92311	80	81	LIHTC	2060
Suncrest Apartments	201 North Yucca Avenue, Barstow, CA 92311	80	81	LIHTC	2058

The City will continue to participate in housing assistance programs and will update their website to better connect residents to available resources on existing programs. The City will continue to coordinate with affordable housing developers to attract new affordable housing construction into the area.

Objective(s)	- Continue to provide housing assistance through County assistance vouchers and publicly owned affordable units. - Update the City's website to provide resources for residents.
Timeframe	- Ongoing monthly assistance provided throughout cycle - Update City website within one year of Housing Element adoption.
Responsible Agency	Planning and Economic Development and County of San Bernardino Housing Authority
Funding Sources	Federal and County Funds and General Funds
Relevant Policies	3.5, 4.3, 4.4

Program #12 Housing for Persons with Disabilities

Barstow implements activities to encourage the development of housing suitable for people with disabilities (including developmental disabilities). Ongoing activities consist of the City's reasonable accommodation procedures, where variances to the City's regulations can be considered for accessibility modifications and implementation of ADA requirements.

There are also techniques the City can undertake for improving the accessibility of housing through encouraging principles of "universal design," "visitability," or "barrier free" housing. Features typically include zero-step entrances, doorways wide enough for wheelchairs, and other key features. The City will research available sample universal design ordinances and features and will also seek out resources and guides on home retrofits. The City will evaluate these findings and consider the development and adoption of a universal design ordinance.

Objective(s)	• Continue to approve reasonable accommodation requests, as appropriate. • Explore available information on universal design and home retrofits and consider the adoption of a universal design ordinance.
Timeframe	• Ongoing processing of reasonable accommodation requests throughout the Housing Element cycle, within one month of request submittals. • Universal Design research within one year of Housing Element adoption.
Responsible Agency	Building and Planning Department
Funding Sources	General Funds
Relevant Policies	1.1, 1.4, 3.5, 4.4

Program #13 Housing for Seniors

Older adults age 65 and older make up nearly 12 percent of Barstow's population and community members consistently cite senior housing as the top housing need in Barstow. The City supports the provision of senior housing and life care facilities. The City will further advance senior housing by connecting residents with guidance on home retrofits to assist with increased accessibility in homes where older adults wish to age-in-place.

Objective(s)	• Update the City's website to provide home retrofit guidance. • Work with developers to build and provide senior housing by providing informational handouts at the counter.
Timeframe	Within one year of Housing Element adoption

Responsible Agency	Planning, Economic Development, developers, private organizations/agencies
Funding Sources	San Bernardino County and Planning Department
Relevant Policies	1.1, 1.3, 1.4, 2.3, 3.5, 4.4

Program #14 Homeless Services

The City does not operate any homeless services but supports the provision of shelters and services. Additionally, the City supports the Desert Manna, New Hope and Desert Sanctuary.

The City currently permits Emergency Shelters by-right in the Human Services District. To further support homeless services, the City will review and revise the zoning code to ensure that parking requirements for emergency shelters accommodate the staff working in the shelter and do not require more parking than other residential or commercial uses within the same zone.

Additionally, Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the zoning code to permit the development of Low Barrier Navigation Centers as a use by-right in mixed-use and non-residential zones that permit residential uses.

Objective(s)	- Continue to provide a discounted rent location(s) for those experiencing homelessness. - Amend the Zoning Code so that parking for Emergency Shelters in accordance with State law. (AB 139, 2019) - Amend the Zoning Code to permit Low-Barrier Navigation Centers consistent with State requirements. (AB 101, 2019)
Timeframe	Amendments to the Zoning Code within one year of Housing Element adoption.
Responsible Agency	Planning and Economic Development
Funding Sources	General Funds
Relevant Policies	4.2

Program #15 Housing Education and Monitoring

Education and monitoring activities are an essential process for evaluating and refining housing programs. The City monitor progress toward achieving the objectives of the

Housing Element and will continue to engage with and educate decision makers and the community about housing policies and programs.

Specifically, the City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements. If at any time during the planning period, a development project results in fewer units by income category than identified in the sites inventory (Appendix E) for that parcel and the City cannot find that the remaining sites in the housing element are adequate to accommodate the remaining RHNA by income level, the City will within 180 days identify and make available additional adequate sites to accommodate the remaining RHNA.

Additionally, the City will continue its role in educating elected leaders, city staff, and stakeholders, regarding Barstow's housing Issues through public forums and individual discussions between staff and interested parties.

Objective(s)	• Review all development and rezone proposals against the capacity identified for sites in the Sites Inventory (Appendix E) and track all remaining capacity. • Strive to host housing forums annually.
Timeframe	• Ongoing capacity tracking as development or rezone proposals occur. • Aim for one housing forum a year.
Responsible Agency	Planning and Economic Development, Building Department
Funding Sources	General Funds
Relevant Policies	3.5, 4.1

Program #16 Equal Housing Opportunities

The City of Barstow is a participating city with San Bernardino County to receive Community Development Block Grant Funds. San Bernardino County contracts with the Inland Fair Housing & Mediation Board to fulfill the requirements of the Fair Housing Council to provide fair housing services to its residents and property owners. Services include:

- Distributing educational materials to property owners, apartment managers, and tenants every two years.
- Making public service announcements (PSAs) via different media (e.g., newspaper ads and public service announcements at local radio and television channels) at least two times a year.
- Conducting public presentations with different community groups.

- Responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution).
- Referring services to appropriate agencies.

In addition to the existing fair housing services the City will further expand upon these by updating the website to better connect residents with fair housing resources; incorporating fair housing into housing forums and decision maker education; and coordinating with the County to advocate for increased funding to ensure that the condition of the City's housing supply is not leading to fair housing issues.

Objective(s)	• Update the City's website to better connect residents with resources on fair housing materials. • Incorporate fair housing information into annual housing forums. • Meet with County staff to collaborate on program improvements.
Timeframe	• Update the website within one year of Housing Element adoption. • Host housing forums. • Meet with County staff as needed.
Responsible Agency	San Bernardino County, Building Department
Funding Sources	CDBG
Relevant Policies	4.1, 4.2, 4.3, 4.4

Program #17 By Right Housing

The City will allow developments by right pursuant to Government Code section 65583.2(i) when 20% or more of the units are affordable to lower income households on vacant sites identified in the Sites Inventory to accommodate the lower income RHNA that were previously identified in the past two Housing Elements

Objective(s)	Create a process by which eligible sites with qualifying developments can be permitted by right.
Timeframe	No later than October 15, 2024
Responsible Agency	Planning Department and Building Department
Funding Sources	General Funds
Relevant Policies	1.1, 1.5, 3.3

Program #18 Affordable Housing Streamlining

The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and will report on affordable housing streamlining applications in the Housing Element Annual Progress Report. The City includes SB 35 streamlining in permitting processes and procedures and will continue to offer this program throughout the 6th Cycle Housing Element.

Objective(s)	Continue with zoning code and staff procedures, consistent with State requirements.
Timeframe	Ongoing implementation of SB 35 throughout planning period.
Responsible Agency	Building Department and Planning Development
Funding Sources	General Funds
Relevant Policies	1.5, 4.1

Program #19 Objective Design Standards

The City is required to increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official and shall be uniformly verifiable by reference to the City's regulations in accordance with the Housing Crisis Act of 2019.

Objective(s)	Monitor zoning code amendments to ensure any newly developed design standards are objective.
Timeframe	Ongoing until sunset of the legislation.
Responsible Agency	Planning and Economic Development
Funding Sources	General Funds
Relevant Policies	1.1, 3.1, 3.2

Program #20 Increased Transparency

The City maintains information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, annual fee reports or other relevant financial reports, and a list of items required to be included in an application for the proposal of a housing development. (AB 1483, 2019)

Objective(s)	- Continue to provide all relevant information on the City's website. - Continue to update information as changes are made and as it becomes available.
Timeframe	Update website with all relevant information within one year of Housing Element adoption and ongoing maintenance of information.
Responsible Agency	Building Department and Finance Department
Funding Sources	General Funds
Relevant Policies	1.5, 3.5

Program #21 Reduced Parking Requirements for Religious Institutions

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations. The City is required to amend the zoning code in accordance with State law, to identify a process by which parking requirements can be reduced for religious institutions that would eliminate religious-use parking spaces in exchanged for housing developments. (AB 1851, 2020)

Objective(s)	Amend the zoning code consistent with the requirements of Government Code section 65913.6
Timeframe	Update website with all relevant information within one year of Housing Element adoption and ongoing maintenance of information.
Responsible Agency	Planning and Economic Development
Funding Sources	General Funds
Relevant Policies	1.5

Appendix A: Evaluation of Previous Element's Implementation

For the 5th Cycle Housing Element (2014-2021), the City committed to specific programs to address the comprehensive housing needs of the City and to help achieve the goals identified in the 5th Cycle Housing Element. This section evaluates progress made toward the goals and actions of the 5th Cycle Housing Element and is used as a foundation to inform the programs of the 6th Cycle Housing Element (2021-2029) tailored to meet this cycle's housing needs. California Government Code Section 65588(a) requires each jurisdiction to regularly review its Housing Element and evaluate the following:

- The progress in implementation of the Housing Element;
- The effectiveness of the Housing Element programs in progress toward achieving the housing goals and objectives; and
- The appropriateness of the housing goals, objectives, policies, and in contributing to the attainment of the State housing goal.

This evaluation provides information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in the City of Barstow (City). The success of a program toward achieving the 5th Cycle goals is the basis for the goals, policies, and programs and the establishment of objectives provided in the 6th Cycle. **Table 1** lists each program from the 2014-2021 Housing Element and identifies the program progress, effectiveness, and appropriateness. The goals, policies, and programs of the 6th Cycle Housing Element are reflective of the program effectiveness as determined by this evaluation.

TABLE 1
Evaluation of Previous Housing Element Implementation

Program	Progress in Implementation
Program #1: Code Enforcement Code compliance is an important tool to maintain the quality of property values in neighborhoods and commercial areas, and to protect the health, safety, and welfare of residents. To achieve these goals, the City has several code enforcement functions, described below. • Code Compliance. Code compliance is a means to ensure that the quality of the City's commercial and residential neighborhoods are maintained. Code compliance staff enforces state and local regulations governing exterior building conditions, property maintenance, and interior conditions. For properties found in violation, eligible property owners are directed to nonprofit organizations and City rehabilitation loans and grants, if available, for assistance in resolving code violations and making repairs. • Emergency Enforcement. The Building Official oversees emergency enforcements. When deemed necessary to emergency abate (i.e., sewage spill, etc.), all attempts are made to reach the responsible party (i.e., landowner). If they cannot be reached, the abatement work begins and the landowner is billed for all costs incurred by the City. If necessary to abate or reimburse the City, code compliance cases commence with notices, administrative citations and, if necessary, court action. Implementation: 2014-2021 Objectives: • Continue program implementation; reallocate resources to maximize achievement of code compliance goals. • Work with health department officials to coordinate efforts responding to health and safety concerns. Target Population: Citywide Time Frame: Ongoing Responsibility: Interdepartmental Funding Source(s): General Funds	Progress: From 2015 to July 2021, there were 301 tenant complaints in code enforcement and 268 were closed. There were 110 unsightly property complaints and 99 were closed. 2,154 Maintenance of Property complaints and 2,028 were closed. 300 discarded furniture cases and 285 were closed. 785 nuisance violations and 718 were closed. 28 polluted pool cases opened and 27 were closed. Effectiveness: This program was effective in continuing ongoing code enforcement efforts. Due to lack of data collection, it is unclear if the objectives to reallocate resources or to work with health department officials were achieved. Appropriateness: Review and Revise to connect Code Enforcement with rehabilitation assistance/resources. Also combine with the Housing Inspection program. Resources could be used to provide home maintenance guidance or to assist lower income households with code compliance. Possibly another code enforcement officer.

Program #2: Downtown Barstow The City of Barstow has long directed enhanced efforts at improving the Downtown Redevelopment Area. This is an older part of the City along the Historic Route 66. With the dissolution of the Redevelopment Agency, the Downtown Redevelopment Area is no longer a guiding development opportunity. The City, therefore, must look at other alternatives to revitalize this historic segment and the adjacent properties. In response to this, the City Council adopted a resolution in May 2014 designating the Downtown Business and Cultural District and adopted the Route 66 Corridor and Downtown Business and Cultural District Specific Plan on July 18, 2016, that will ultimately seek to bring back the Historic Route 66 feel of this segment of Barstow. Main Street in Barstow is the longest active remaining Route 66/Main Street left in the United States. The City Council's May 2014 resolution also designated the entire length of this roadway segment as the Route 66 Business Corridor. Although this is primarily a commercial corridor, the adjacent lands include a mixture of commercial and residential uses. The specific plan in this area will help to maintain a diversity of uses that includes a residential component with an increased density. Implementation: 2014-2021 Objectives: • After the completion of the comprehensive General Plan update and the comprehensive revision to the zoning ordinance, the City adopted a specific plan for the Downtown Historic Route 66 Area. This will include the involvement of the property owners and other stakeholders of the project area. Target Population: Downtown Historic Route 66 Area Time Frame: Adopted July 18, 2016 Responsibility: Planning and Economic Development Funding Source(s): General Funds, CDBG, Private Investments	Progress: The City adopted the specific plan for the Downtown Historic Route 66 Area, Route 66 Business Corridor: Downtown Business and Cultural District Specific Plan, on July 18, 2016. Effectiveness: The specific plan set forth goals, policies, and strategies to implement design standard to create a pedestrian friendly environment and to revitalize the downtown Historic Route 66 area. Many of the program elements in Historic Route 66 and Barstow Beautiful have been added into grant applications such as the Affordable Housing Sustainable Community Grant application in 2021. Appropriateness: Revise and Continue. This program is no longer appropriate as-is but will be revised to focus on continued efforts to implement the adopted plans through grant applications, developer communications, and possible incentives focused in this area.
Program #3: Housing Inspection According to the 2009-2011 American Community Survey (ACS)(U.S. Census), there are 11.4 percent of rentals and only 0.39 percent of owner/occupied units that are considered substandard housing. The 2009-2011 ACS indicates that out of 4,832 owner-occupied units only 19 have no telephone service and all have kitchen facilities and plumbing, while of the 3,852 rental	Progress: The City received 301 code compliance complaints and closed 268 code compliance cases during the 5th cycle Housing Element. The primary violations consisted of property maintenance violations, discarded furniture violations, and polluted swimming pool violations. The City charges a rental inspection fee of \$100 per residence, plus \$10 for any extra units.

units 90 have no kitchen facilities, 71 lack plumbing and 281 are without telephone service. The City does not conduct any occupancy inspections, quadrennial inspections or lead-based hazards inspections. Housing inspections are complaint-driven. Upon receiving complaints from the tenants, or adjacent property owner, the Code Compliance Officers investigate. Implementation: 2014-2021 Objectives: Continue to inspect upon receiving complaints. Enforce any code violations. Target Population: Citywide Time Frame: Ongoing Responsibility: Building, Fire and Code Compliance Funding Source(s): General Funds	Effectiveness: This program was effective in continuing ongoing code enforcement inspections. Appropriateness: This program will be combined with the code enforcement program and will focus new objectives based on planned yearly rental inspections. The City of Barstow plans on implementing mandatory yearly rental inspection by 2022 with incentives for units that pass inspection multiple times in a row including reduced fees for multiple passed inspections. The intent of this new rental inspection program is to bring the housing stock up to code and to no longer rely on complaints given to Code Enforcement. The City of Barstow Plans on implementing mandatory yearly rental inspection by 2022 with incentives for units that pass inspection multiple times in a row including reduced inspection fees for multiple passed inspections. The intent of this new rental inspection program is to bring the housing stock up to code and to no longer rely on complaints given to Code Enforcement.
Program #4: Historic Preservation Most buildings in Barstow do not have any recorded historical significance. The most recognized historical structure is the 'Casa Del Desierto' (House of the Desert) Harvey House on North First Avenue adjacent to the rail tracks. This is also the only local structure on the National Registry of Historic Places and the California Office of Historic Preservation. The original Barstow Harvey House, built in 1885, was a wood constructed depot, restaurant, and hotel that burned in 1908. Designed by Mary Colter, a new brick structure was constructed from 1910 to 1913. The Harvey House was placed on the National Registry of Historic Places in 1975. The City is interested in preserving the history of Barstow, but sadly, this is the only structure of significance that remains. No residential structures exist that have been placed on any historic registry. Implementation: 2014-2021 Objectives: Continue maintenance on the Historic Harvey House. Target Population: Citywide	Progress: The City continues to maintain the Harvey House as it is the only building to have a recorded historical significance. The City of Barstow maintains the Harvey House as an office and Entrepreneur space. As well as providing a space for County programs such as Workforce Development. Staff provides ground maintenance and until February the City paid for security for the building. Effectiveness: The program to maintain the Harvey House has been effective as the structure remains on the National Registry of Historic Places and the California Office of Historic Preservation. Harvey House continued to serve as museum among other uses. Appropriateness: The City will continue to search for public good uses for the Harvey house.

Time Frame: Ongoing Responsibility: Public Works Funding Source(s): General Funds, CDBG	
Program #5: Housing Design Historically, Barstow has never regulated the design of a residential project unless it is part of a specific plan. However, in 2014, the City adopted design guidelines (Chapter 19.49) for all new development. - Design Review. Barstow recently adopted an ordinance to add Chapter 19.49 to the Municipal Code, establishing citywide design guidelines for all development. These Citywide design principles will set the foundation, and City residential design guidelines provide clear examples of the quality and type of design recommended. Design guidelines work in tandem with development standards in the zoning code or appropriate specific plans. <i>After adopting the General Plan and Housing Element in 2015, the City immediately completed a comprehensive amendment and reorganization of the zoning code. Chapter 19.49 was renumbered Chapter 19.08 upon the adoption of the amended zoning code.</i> Implementation: 2014-2021 Objectives: - Implement design guidelines to ensure maintenance of Barstow's architectural character and quality of the built environment. Target Population: Citywide Time Frame: Ongoing Responsibility: Planning and Economic Development Funding Source(s): General Funds	Progress: The City adopted the design guidelines to ensure maintenance of their architectural character and quality of the built environment for apartment complexes under Ordinance No. 934.2015 on July 20, 2015. Requirements are located in Title 19, Chapter 19.08, Section 19.08.010 of the Barstow Municipal Code. The City of Barstow Design Guidelines Ordinance sets forth the purpose and intent, applicability, and review process subject to the type of project. The design guidelines are implemented on an ongoing basis. Effectiveness: This program was effective in meeting the stated objective. Appropriateness: Revise and Continue. Multi-family use administrative review in Medium Density and Diverse Use areas.
Program #6: Housing Sites For the population, Barstow has a lot of area. As such, the City's population density is only about 5891 people per square mile, a slight increase since 2015. Although higher than the state average of about 251.32 people per square mile, and much higher than the national average of just over 81 people per square mile, it is much lower than the surrounding cities and urban centers. The Victor Valley cities have densities of 940 to well over 1,200 people per square mile, and Los Angeles has a density of about 7,545	Progress: The City of Barstow created incentives for American Quartz to set up operations within the City. The company hires skilled blue collar workers. The City is working on bringing in other industries to the area to provide jobs for its residents. The 7th Avenue Specific plan was created to encourage affordable housing on the former hospital site and updating the area with a more walkable

people per square mile. (ref.: USA.com) In addition, Barstow has approximately 41 square miles within the City limits, with nearly 157 square miles within the Sphere of Influence. Barstow has many undeveloped parcels within the City limits and the Sphere of Influence. Housing sites for future development are not limited by available land, but by the availability of infrastructure and resources, such as water.

In late 2013, the City began an update of the general plan, working with the community through participative planning. Although this update will reduce the total acreage designated for residential development, increases in density provide sufficient residentially designated sites to allow the City to nearly quadruple in population, excluding residentially zoned properties that are under-developed. This nearly 80,500 unit potential far exceeds the RHNA estimates to 2021 and the 2035 RTP estimate of 25,079 units (inclusive of existing units). The City has no development caps at this time, and none are anticipated in the foreseeable future. Rather, the City needs to draw businesses that can entice residential growth through an increase in local living wage jobs where residents can afford to purchase homes.

The City of Barstow has a regional housing needs estimate of 843 units. The affordability breakdown of the 2014-2021 RHNA is 188 very low-income units, 138 low-income units, 154 moderate-income units and 363 above moderate-income units. These housing planning targets can be addressed through a combination of housing production credits and available housing sites. As mentioned in Appendix C, the City has adequate sites to accommodate the full RHNA and its income levels. The general plan and mitigations in the EIR ensures that sites are available for development as envisioned in the Land Use Element within the housing element planning period.

Implementation:

2014-2021 Objectives:

- Adopt the general plan increasing allowable residential densities.
- Continue to review specific plans and make needed changes to achieve the 2014-2021 RHNA.
- Continue to work with businesses to create living wage jobs, thereby creating a demand for additional housing.

Target Population: Citywide

environment. The City has applied to the AHSC grant for funds to make this vision a reality.

Effectiveness: This program was effective in adopting the 2015-2020 General Plan, adopting the 7th Avenue Specific Plan, and in attracting new employment opportunities. With a 5th cycle RHNA allocation of 853 units, the City only permitted 3 units in the 5th cycle.

Appropriateness: Revise and Continue. This program has been mostly effective in implementation and will be carried over into the 6th cycle with continued focus on increasing economic opportunities for residents. Updates can create new objectives to coordinate with the local community college to connect employment opportunities with trades taught in the school.

Time Frame: 2015-2020 General Plan (adopted) Responsibility: Planning and Economic Development Funding Source(s): General Funds	
Program #7: Diverse Use The City has implemented a Diverse Use land use and zoning category for this comprehensive General Plan amendment. This land use designation replaced the Mixed Use general plan and Mixed Land Use (MU) zoning designation. The intention is to encourage a true mixture of uses on a given property. The Mixed Use/Mixed Land Use designations had resulted in an “either-or” situation, where the developer chose to develop as residential or commercial. The Diverse Use designation is intended to promote both developments on the parcels, allowing live-work scenarios or residences within easy walking distances to employment or services. This designation allows residential densities of up to 16 units per acre, in addition to the office or commercial uses. With this density, several residences could be provided along with the office and commercial services, making them attractive to people seeking to live near jobs and services, and desiring smaller yards to maintain. Implementation: 2014-2021 Objectives: • Adopt the general plan creating the Diverse Use land use designation. • Amend the zoning code creating the Diverse Use zoning designation. Target Population: Citywide Time Frame: General Plan and zoning amendment adopted in 2015 Responsibility: Planning and Economic Development Funding Source(s): General Funds	Progress: The City updated their General Plan (adopted February 2015) and amended their zoning code (ordinance no. 934-2015) on July 20, 2015, to create the Diverse Use (DU) land use and zoning designation. The DU district allows for a maximum of 16 dwelling units per acre for residential land uses. According to Section 19.12.020 of the Barstow Municipal Code, any use permitted in the Single Family and Medium Density Residential, and Commercial district are permitted under DU district. Effectiveness: This program was effective in meeting the objectives of the 5th cycle. Appropriateness: This program may be appropriate for the 6th cycle if the City wishes to explore new opportunities to expand this land use, or to examine the development standards of the zone to determine if there are constraints that could be attenuated.
Program #8: Resource Conservation Barstow is moving forward in encouraging sustainable development in a manner that reduces energy consumption, protects the environment and facilitates the production of affordable housing. The City’s efforts include building codes, administrative solar reviews, and services identified below. • Building Codes. Barstow implements the California Green Building Standards Code	Progress: The City of Barstow has had an increased interest in EV charging stations due to a backup of cars that need to be charged traveling between LA and Vegas. Effectiveness: This program was effective in meeting objectives of continued implementation of CalGreen Code requirements and the City’s alternate energy ordinance to provide administrative permit review for solar panels.

(CalGreen) to promote sustainable building design and construction practices in the community. CalGreen's mandatory provisions apply only to new construction and rehabilitation.

- **Solar Review.** Barstow recently added provisions in the municipal code for alternative energy. This includes the administrative review of solar panels for roof-mounted, and some ground mounted systems. As it stands, the City has issued 548 solar permits (as of 8/26/17) since 2008, with the largest amount of permits issued in 2015 (141), some of which were for apartment complexes.
- **Water and Sewer Services.** The City has several hundred acre-feet of water allotted for future use that is currently not being used. Therefore, there are adequate supplies of water in place to accommodate the 2014-2021 RHNA. However, in accordance with state law, the City is required to adopt written policies and procedures that grant priority for service allocations to proposed projects that include low-income housing. This action was proposed in the 2008 housing element but needs to be completed. Sewer services are provided by the City of Barstow. The existing wastewater transport system can handle a peak flow of approximately 7 million gallons per day (mgd) at the maximum collection point near the City's sewage treatment plant. The treatment plant has a carrying capacity of 4.5 mgd, with a current demand of 2.1 mgd. The existing system is expected to adequately serve the current allocated capacity.

Implementation:

2014-2021 Objectives:

- Continue to implement CalGreen and make technical refinements to the code as required to implement its provision, and implement Calgreen's provisions to additions and alterations.
- Continue to implement the City's alternative energy ordinance to lessen the demand on non-renewable energy.
- Work with the local water purveyors and the City's wastewater treatment staff to finalize written policies and programs to prioritize water and sewer service allocation.

Target Population: Citywide

Time Frame: Ongoing

Appropriateness: Revise and Continue. Water and sewer prioritization for lower-income housing should still be prioritized and the City will share the sites identified in the Sites Inventory with water and sewer providers within 3 months of Housing Element adoption. Other objectives could focus on the City's interest to seek and pursue grant funding opportunities for EV charging stations.

Responsibility: Building, Planning and Economic Development Funding Source(s): General Funds, CDBG	
Program #9: Identification and Alleviation of Potential Constraints The Housing Element identifies multiple issues that merit greater attention during the implementation of housing goals, policies, and programs. These issues are related to municipal codes, development fees, and processes. The following activities are proposed to address these potential constraints. Some of the potential constraints are physical in nature (i.e., infrastructure, topography, species habitat, etc.) while others are economically based (such as job opportunities). • Development Review. The City recently implemented a development review process (pre-application submittal) in an effort to identify requirements early on, and work with the applicant to achieve the minimum local, state and federal requirements for developments. This has proven helpful in identifying specific development criteria early on in the process instead of towards the end, with developers reacting positive to the process. This will be implemented further with design review as the City recently adopted Citywide Design Guidelines. More recently, the City adopted a Site Plan Review ordinance that formalizes the submittal requirements and project review established in the pre-application submittal noted above. This ordinance goes into effect August 17, 2017. • Development Fees. During the mid-2000's, Barstow was successful in approving several thousand lots of tentative subdivisions for new housing units. During the period, concerns were raised about development fees, and development impact fees were subsequently adopted in 2007 in a one-third phased implementation plan. The market subsequently crashed and halted this trend for years. Although the building industry is recovering and numerous projects are under consideration, the City annually reevaluates its fees in line with the aforementioned process. Although most categories are now at 100 percent of the recommended fees, single-family residential development is still at one-third of the recommended fees in order to entice development. In 2016, the City and school district temporarily reduced the fees by 50 percent, until December 31, 2017, to help induce residential growth. Since the reduction began, only three	Progress: The City implemented the objective to reduce development fees. Effectiveness: This program was effective in meeting one of the stated objectives, to reevaluate the appropriateness of development fee schedules. However, reducing development fees did not spur any additional growth or development. Progress toward implementation of the other stated objectives is unknown. Appropriateness: Revise and Continue. The City tried further lowering fees below the City costs with a temporary sunset date in an attempt to spur growth. This movement was not successful and as the fee reduction has sunset and will not be renewed. The City will identify new objectives for the removal of constraints.

permits have been issued as of July 2017. On November 20, 2017, the City Council extended the 50 percent discount to the end of 2018. • Ongoing Evaluation. Over time, potential constraints to the development, maintenance, and improvement of housing will arise due to changing conditions and community needs in Barstow. These potential constraints could be related to municipal codes, environment, or city processes. The City will continue to examine these situations on a case-by-case basis, through a mid-cycle housing element review or through special studies. However, the largest constraint seems to be the availability of loans for the construction of new homes. This is in part due to the lack of comparable home sales to identify the selling price of new homes in the Barstow area. • Locational Constraints. The Victor Valley essentially began growing as a bedroom community to the San Bernardino/Riverside area. Barstow's remote location is too far from these urban centers to become a bedroom community. Therefore, many of the residents are employed locally, at the nearby military bases, and in some cases, the Victor Valley area. With the economic downturn of the late 2000s, job opportunities have also stalled. The city, however, has seen a recent interest in commercial and industrial development and continues to work with developers to ensure that the job growth will occur in Barstow. The City's fee structure is such that the land use approval fees are generally the lowest among the five high desert cities, as well as much of California. In addition, the review time for projects is timely, providing feedback within a reasonable time to the applicants/developers (average two weeks). In addition, other incentives have been provided to developers on a project-by-project basis in order to ensure job growth, thereby creating increased housing demand. • Physical constraints to housing development include: 1) the costs of extending infrastructure; 2) grading of sites with steep slopes; and 3) the presence of protected species on sites suitable for residential development. As development proposals arise, the City considers whether projects require the extension of any infrastructure and works with the developer to ensure that the infrastructure is extended. The City is also, as part of the Comprehensive General	
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Plan Amendment (including this Element), increased the density of most residential lands. This will make it more feasible to address physical constraints, such as topography, as more units will be permitted per acre. In regards to protected species, the City is considering the purchase of land for the offset of development impacts on species habitat. This will result in a savings to the builders who would need to seek the purchase of land at inflated values. Implementation: 2014-2021 Objectives: • Continue the implementation of development review processes and design review process, amend the code or procedure when necessary to improve processing timelines and achieve desired outcomes. • Reevaluate appropriateness of development fee schedules following implementation of development process improvements. • Periodically review potential constraints to the development, maintenance, and improvement of housing as situations arise. Target Population: Citywide Time Frame: Ongoing Responsibility: Building, Planning and Economic Development, Engineering Funding Source(s): General Funds	
Program #10: Alternative Housing Opportunities Barstow residential neighborhoods offer a diversity of housing types that vary in type, density and vintage. Additionally, Barstow has an abundance of available land for future development. Even so, the City is taking steps to broaden the range of housing opportunities for its residents. • Small Lot Ordinance. One of the trending forms of housing introduced to Barstow is small lot bungalows or garden lots, especially for active seniors. The bungalow court, which features small houses arranged around a center garden, was the predominant form of multi-family housing in Southern California in the early 1900's. Adaptations of this concept have become popular in recent years in southern California. Small lot subdivisions allow for single-family homes, townhouses, or garden courts on smaller parcels than under standard zoning regulations. These housing	Progress: The City amended the general plan and zoning code on July 20, 2015 and the Housing Element in 2017 to encourage the development of second units and facilitate small-lot, single-family subdivisions, and to update the ministerial process to be consistent with SB 1069 and AB 2299. These changes resulted in an increase from 0 to 2 ADUs. The City is currently in the process of implementing new updates to the ADU ordinance in accordance with State law and will bring changes before City Council for adoption on August 16, 2021. Effectiveness: This program was effective in adopting amendments to the City's code. Appropriateness: Revise and Continue. The City will ensure that their code is compliant with State law. Further, in accordance with State law, the City will develop a program to incentivize the production of ADUs made affordable to lower income households.

products can have separate lots, do not require expensive subterranean parking, offer lower cost homeownership opportunities, and can be oriented in visually interesting ways. • Second Units. Second units are self-contained units attached or detached from the primary residential unit on a single lot. Second units typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors. Rent from second units can help modest income and elderly home owners remain in or continue affording their homes. The City has developed a ministerial approval process along with residential development standards (Chapter 19.75 of the Barstow Municipal Code). This ordinance also requires that the second unit be constructed to resemble the main structure in design and materials. Implementation: 2014-2021 Objectives: • Review zoning code and consider amendments to facilitate small-lot, single-family subdivisions as a means to providing affordable homeownership opportunities while balancing the need to protect the unique architectural and historic character of the City. • In 2011, the City amended Chapter 19.75, establishing standards and a ministerial process for second units. Although this tool has not yet been utilized, it remains available to allow developers or homeowners to establish a second unit on single-family and multi-family properties as an affordable unit. The above referenced Chapter was amended to Section 19.10.070 as part of a comprehensive zone change adopted in July 2015 and further amended in May 2017 to be consistent with SB 1069 and AB 2299. Target Population: Citywide, all residential zones, all economic groups Time Frame: Adopted July 2015, amended May 2017 Responsibility: Planning and Economic Development Funding Source(s): General Funds	
Program #11: Financial Assistance With the dissolution of the Redevelopment Agency, monies are no longer available. However, the City seeks funding through other sources, wherever possible.	Progress: The City has been reaching out to affordable housing developers to develop the old hospital site into an affordable housing apartment complex. This was started as the 7th Avenue Specific Plan. The City has prepared a site in the most walkable area of town by demolishing the old

• City Assistance. With the elimination of the Redevelopment Agency, financial assistance from the City is more challenging. The City works with other agencies, such as San Bernardino County, when possible, to provide financial assistance. • Land Assemblage/Write-downs. The City may also provide land write-downs to selected developers in the acquisition and disposition of housing sites and/or surplus properties for the construction or rehabilitation of affordable housing units. Typically, developers acquire and assemble lots before submitting an application for development and City funding. Subject to the availability of funding, the City will continue to seek property acquisition opportunities, consider offering land at reduced rates and other creative land subsidies, and to provide assistance in assembling sites for affordable housing. Implementation: 2014-2021 Objectives: • Contingent on availability, provide funding support for the production, rehabilitation, and preservation of as many residential units as possible. • Dependent upon surplus land, continue to consider providing opportunities for the development of affordable housing units for extremely low, very low, low income and senior housing through land write-downs. • Provide reduced fees in return for developers providing affordable housing. • At least bi-annual outreach to nonprofit developers to assist the development of housing affordable to extremely low-, very low- and low-income households and assisting in the application for State and federal financing funding. Target Population: Citywide, Extremely low, very low, low income and senior Time Frame: Every two to three years the City will look into or consider available funding or other form of assistance Responsibility: Planning and Economic Development Funding Source(s): CDGB, General Funds, Grants	hospital and leveling the area in anticipation of attracting affordable housing to the area. Effectiveness: This program has been effective in the continued coordination with developers and planning efforts to increase opportunities for housing. However, the City has limited funds and support for housing construction, rehabilitation and preservation has been limited since the dissolution of redevelopment funds. Further, the City adopted reduced development fees but the fees did not result in increased development interest. Appropriateness: Revise and Continue. The City should continue to seek funds for assistance with the construction and rehabilitation of housing affordable to lower-income households and continue to coordinate with developers to identify opportunities for collaboration on housing construction and rehabilitation as well as connecting developers with opportunity sites for development.
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Program #12: Rental Housing Assistance Barstow works with the San Bernardino County whenever possible. The county is the primary source of rental housing assistance in the Barstow area. The county provides three rental assistance efforts. The City works with Desert Manna, New Hope Village, and New Hope, Too! in providing housing for eligible homeless individuals and families. Implementation: 2014-2021 Objectives: • Housing Choice Vouchers. The Housing Authority of the County of San Bernardino provides 257 Housing Choice Vouchers for the Barstow residents. • Project Based Vouchers. The Housing Authority of the County of San Bernardino provides 100 Project Based Vouchers within the community. • Public Housing Units. The Housing Authority of the County of San Bernardino provides up to 219 public housing units within the City. • Emergency Rental Assistance. The City of Barstow supports and cooperates with private non-profit agencies and organizations that provide emergency rental assistance or housing. These include, but are not limited to, the United Way, Catholic Charities, Desert Manna and the Red Cross. Target Population: Citywide Time Frame: Ongoing Responsibility: The Housing Authority of the County of San Bernardino and other agencies Funding Source(s): Federal and county funded, various private and agency funded	Progress: The City has continued to coordinate with organizations that provide emergency rental assistance by renting sites to them at a rate of only \$1 a month. New Hope Village manages an apartment on 2nd street and the City provides 1\$ a year land lease. Desert Manna runs a homeless shelter but is has not been operating in the last year. Desert Manna still provides food assistance. Further, the Housing Authority continues to provide housing vouchers and manages properties. Effectiveness: This program has been effective in meeting the objectives. Appropriateness: Revise and Continue. This program will be revised to focus on objectives that the City can undertake.
Program #13: Affordable Housing Preservation Because the market value of residences is typically low, there has not been a high demand for additional affordable housing. Regardless, some of those that are restricted are under long-term contracts with the State through the Tax Credit Allocation Committee (TCAC). These typically have a 55-year restriction. Two such housing projects (81 unit1, large-family, affordable) have been built with one more (73 unit, large-family affordable) project pending TCAC approval. The Virginia Terrace Apartments have a contract to accept United States Department of Housing and Urban Development (HUD)	Progress: The City has been working to bring in more affordable housing by applying to the AHSC grant. Average rental price within Barstow is considered low-income affordable at somewhere near an average of \$785 per month. The housing voucher agreement with the Virginia Terrace Apartments was successfully renewed through 2069. Effectiveness: This program has been effective in extending the affordability of the Virginia Terrace Apartments and through the continued efforts to seek and apply for grant funding to assist with affordable housing preservation.

Vouchers for 75 units. This agreement expires in 2023, but is considered an at-risk complex.

- Deed Restricted Affordable Housing. Barstow has approximately 232 publicly assisted (privately owned) multi-family units that are either deed restricted or contracted through the TCAC or HUD as affordable to lower income households. One project (Virginia Terrace) with 75-units set-aside for the Voucher program can go market rate, but is unlikely due to the assurance of funding provided through the vouchers. Eighty units may turn market rate by 2058, and a second eighty-unit project¹ may turn market rate in 2061. This is because these are under a 55-year restriction through the TCAC. In addition, the City has one more project pending that may qualify for TCAC funding. Although it has not been built at this time, it is anticipated that it may be built within a couple years. In addition, the County maintains up to 219 housing units (conventional public housing) for low-income housing. To define a set-number for extremely low, very low and low-income units is difficult because most of the housing is set-up to allow for all, essentially paying their appropriate portion based upon their income. The City will continue to monitor units that are at-risk of converting to market-rate and consider alternatives to replace or conserve the quantity of units. Alternatives include seeking financing such as the Section 236 Preservation funding available through HUD. In addition, the California Department of Housing and Community Development maintains a list of qualified entities that are interested in purchasing government-subsidized multifamily housing projects available at <http://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml> (file HDP 00-01 listed under Qualified Entity Information). Upon notification of the at-risk conversion, the city should consult with HCD for this list for possible acquisition of the property or equivalent.
- Market Rate Affordable Housing. Much of the market rate housing is within the range of affordability. For instance, the Barstonian Apartments offers two bedroom units between \$825 to 1,075 a month (as posted on their website accessed 07/11/2017). Rates range anywhere from \$425 per month for a one bedroom apartment unit to \$795 a month for a four bedroom apartment (all

Appropriateness: Revise and Continue. Affordable housing preservation is a program that remains appropriate for the 6th cycle Housing Element. The objectives and intent of the program will be revised to provide clarity and to focus on the preservation of any units at-risk of conversion from affordable to market-rate due to expiring rent contracts or restriction agreements. The City has applied for a grant through the Affordable Housing Sustainable Communities program and if awarded, funding will go toward building an 81 unit apartment complex where all but the caretakers will qualify as affordable housing. The AHSC grant will also allow for the upgrade of the bus transportation system to improve the experience of those taking public transportation.

listed under Section 8 on www.gosection8.com). Trulia listed non-Section 8 housing between \$399-450 per month for a studio to \$1,200-1,600 per month for a four-bedroom house (07/11/2017). An apartment complex (converted to Market Rate in 2006) listed their prices as \$895 to 945 per month for a one bedroom and \$945-995 per month for a two-bedroom unit (Desert Heights Apartment's website, accessed on 07/11/2017). This reflects an increase of \$150 a month and \$150 to 325 a month for the one and two bedroom units, respectively, while rental housing remained nearly the same since July 2015 (ref.: 2014-2021 Housing Element). Note: <i>1 Apartments listed are 81 units each including manager's unit.</i> Implementation: 2014-2021 Objectives: - Continue to expand partnership and funding opportunities to leverage resources for housing programs. Target Population: Citywide Time Frame: Ongoing Responsibility: Economic Development - Funding Source(s): Local, State and Federal Funds	
Program #14: Housing for Disabled People Barstow implements activities to encourage the development of housing suitable for people with disabilities (including developmental disabilities). City programs for providing housing and services to people with a disability follow. Building Design. The ADA mandates certain requirements for multifamily housing units to be accessible to people with disabilities. There are also techniques for improving the accessibility of housing through the adoption of principles of "universal design," "visitability," or "barrier free" housing. Features typically include zero-step entrances, wide enough doorways for wheelchairs, and other key features. Barstow will explore ways to make these types of improvements where feasible. Reasonable Accommodations. Much of Barstow's housing was predominantly built before ADA requirements and may not be as accessible as newly constructed units. Therefore, the City's	Progress: The City enforces state requirements for ADA on all new multifamily housing units. The City requires all new sidewalks meet ADA requirements. Effectiveness: This program did not set out defined objectives. However, the City has continued to enforce ADA requirements. Appropriateness: Revise and Continue. This program continues to be appropriate for the 6th cycle based on community priorities for senior housing and housing unit rehabilitation. New objectives can connect aging adults with guidance on home retrofits to meet changing levels of ability as older adults continue to age.

municipal code establishes a process for requesting and granting reasonable modifications to zoning, development regulations, building codes, and land use to allow for the fullest access to housing. The City will continue to implement this process to improve access to housing for people with disabilities in Barstow. • Housing Opportunities. At times, expanding housing opportunities for people with disabilities (including developmental disabilities) is needed. The City supports the construction of housing and group quarters that is suitable for people with disabilities. Implementation: 2014-2021 Objectives: • Currently, there are no requirements that new single-family housing be built to be able to convert to ADA accessible housing (i.e., doorways, hall widths, etc.). However, it is anticipated to become a state and/or federal requirement at some point in the future. The City will analyze the need to determine if a demand is necessary at this time, and has allowed modifications subject to necessary permits, ensuring that no structural support or other safety issues will result from the modifications. Multi-family housing and group quarters are required to meet the criteria of the ADA. • In 2011, the City adopted a Reasonable Accommodations Ordinance to allow for an administrative granting of reasonable modifications, via a no-cost application, to zoning, development regulations, building codes, and land use to allow for the fullest access to housing. Since the inception of this mandatory ordinance, no applications have been submitted. This may be because either the work is done without permits, or it is in the scope of a building permit of a remodel. As indicated during the development of the prior Housing Element, the City worked with homeowners to allow such modifications. • As stated above, any group quarters is required to meet ADA requirements. Although the City does not require that single-family housing meet ADA requirements, the City supports the construction of housing that meets these requirements. Target Population: Citywide	
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Time Frame: Ongoing Responsibility: Building, Planning and Economic Development Funding Source(s): Local, State and Federal Funds	
Program #15: Housing for Seniors Senior citizens (persons 65 and older) make up more than 10 percent of the City's population, perhaps in part because of the warmer, drier weather and lower cost of living. Moreover, the senior citizens tend to be long-time residents of Barstow. Many residents have spent the largest portion of their life here, moving here due to family, jobs or military obligations and ultimately retiring in the community. City activities dedicated to providing housing and services for seniors are described below. • Housing Facilities. Barstow does not have any publicly funded senior housing projects at this time. However, the private sector has provided a number of senior housing developments, such as the Holiday Homes Mobile Home Park and the Veterans Home of California, Barstow. This mobile home park is age restricted to 55 and above. The 55-64 age group makes up another 10 percent (3,585, 2015 5-year ACS/Census) of the population. In addition, the City has been working with some developers on a couple sites to provide housing for the active senior, with some provision for assisted living, which is currently only provided for by the Veterans Home of California, a 400-bed facility. This facility is primarily an independent living facility, but they have facilities available for intermediate care and skilled nursing. In addition, the Housing Authority of the County of San Bernardino has independent living senior housing on East Williams Street that is comprised of 40 units. • Life Care Facilities. As the baby boomer population ages, senior housing is becoming more in demand. As noted earlier, the 55 and above age group accounts for more than 20% of the population, yet few facilities are in place. Even with the Veterans Home of Barstow (VHB) providing 400 beds, this accounts for a small portion of the seniors (those age 65 and above account for 3,689 Barstow residents (2015 5-year ACS/Census)). Additionally, the VHB is limited to military veterans. This eliminates a significant portion of the senior population for eligibility. The VHB also allows veterans aged 55 and above, and younger if disabled, further reducing the amount of housing for seniors. The Holiday Homes Mobile Home Park has 264 spaces within the park, allowing for up to 528	Progress: The City has been working with various developers to try to get expanded senior housing near the Barstow Hospital. It is a high priority for Barstow residents and for the City of Barstow that the City attracts a developer to expand the available options for seniors. The City of Barstow funded an economic feasibility study that shows it is feasible to add a new senior center to the area. As citizens age they often have trouble with multi story homes or taking care of large yards and it is vital to create spaces that meet the needs of aging residents. The City of Barstow owns the Senior Center on Mountain View Ave and provides all building maintenance. It is rented out to be operated at \$1 a year. Effectiveness: The economic study conducted by the City demonstrates this program as a continued priority within Barstow. This program has proven effective in the City's continued support for such uses. However, attracting development is an ongoing challenge for the area. Appropriateness: Revise and Continue. This program remains appropriate for the 6th cycle. Senior housing is a priority identified through stakeholder engagement and by the City. New objectives can include outreach to housing advocacy groups and organizations to collaborate on opportunities and connect residents with creative financial ownership structures such as community land trusts and cooperative housing. Other objectives can include a partnership with AARP to develop an age-friendly plan or citywide strategies to address the needs of older adults.

residents (assuming a maximum of double-occupancy). Holiday Homes is strictly an independent living situation. • Senior Services. Barstow seniors have access to supportive services that enable them to live at home as independently as possible. The funds for these services are provided through private donations as well as San Bernardino County, providing meals and nutrition, recreation, health care, and service programs. Many programs operate from Barstow's Senior Center. The City's transit line offers low-cost public transit for seniors. The public transit system, regardless of which fare is collected, does not operate at-cost or at a profit. Rather, it is dependent upon local, state and federal funds. On September 12, 2013, the High Desert Meals on Wheels (HDMOW) program, who previously served the area, had to terminate its contract due to insufficient funding. The Barstow Senior Citizens Center (BSCC) took over the operation and the San Bernardino County Board of Supervisors approved a contract with BSCC and increased the funding for the expansion of services in the greater High Desert area (Barstow, Adelanto, Hesperia and Victorville), increasing the funding to \$676,971 for fiscal year 2017-2018. This is still insufficient to cover all of the costs, so the program also relies upon on participant and private donations. Implementation: 2014-2021 Objectives: • Continue to support the provision of senior housing and life care facilities and the preservation of affordable senior housing as funding is available. • Continue to fund the provision of supportive services for senior residents as funding is available. Funds are not expected within this planning period. Target Population: Citywide Time Frame: Ongoing Responsibility: Interdepartmental Funding Source(s): Local, State and Federal Funds	
Program #16: Homeless Services Barstow does not operate any homeless services. However, the City assists in this service by providing a \$1 a year rent for the Desert Manna Homeless	Progress: The City has updated and amended the code to allow for transitional and supportive housing in residential zones, and to allow for emergency shelters in at least one zoning district. Pursuant to Sec.

Shelter. In addition, the City works with New Hope Village and New Hope, Too! to offer transitional housing and rapid re-housing. • Continuum Care. Barstow has traditionally helped to support the Desert Manna Homeless Shelter, sometimes through improvements (in cooperation with County funds) or through occasional monies, when available. Mostly, the city assists them by offering a structure for a one dollar a year rent. Desert Manna is a non-profit agency and is able to receive additional funding sources through grants, as applicable. Barstow is also served by the Desert Sanctuary/Haley House, serving women and children of domestic violence, who would likely become homeless or otherwise stay in an abusive relationship. Desert Sanctuary/Haley House serves approximately 37 women and children annually. While this number is typically a good estimate, it is also dependent upon family size. In 2016, the demand indicated a need to expand. • Rapid Re-housing/Transition. Barstow cooperates with New Hope Village, which provides transitional housing as well as rapid re-housing. With the support of funding from the City of Barstow's Community Development Block Grant allocation New Hope Village has moved into a new facility, increasing the project from 6 units at their previous location (rented from Desert Manna) to 10 units at another site. Upon New Hope Village's relocation, the 6 units converted to market-rate apartments. • Supportive Services. Supportive services are generally provided by Desert Manna, New Hope Village, and New Hope, Too!. New Hope, Too! provides permanent supportive housing via a one bedroom home and a two bedroom home leased from the City for \$1.00 a year. The local community and religious institutions also provide additional support. Implementation: 2014-2021 Objectives: • Update the zoning code to allow transitional and permanent supportive housing in residentially oriented zones subject to the same standards as to housing of the same type in the same zone.	19.10.100. of Bartow's Municipal Code, transitional and supportive housing shall be considered as a residential use of the property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone (Adopted May 15, 2017 under Ordinance number 953-2017). Ordinance Number 934-2015 amended the municipal code to allow for emergency shelters in the Human Services district, please refer to Section 19.14.020 of the Barstow Municipal Code. The City provides an apartment to New Hope Village at \$1 a year. Desert Manna no longer operates an emergency shelter. A committee has been formed to address this issue. Effectiveness: This program has been effective in implementing needed amendments to the Municipal Code. Appropriateness: Revise and Continue. This program remains appropriate for the 6th Cycle. The City should continue to coordinate with local service providers and support these organizations, where possible. Additionally, new amendments to State law now require that supportive housing be a permitted use by-right in residential zones that permit multifamily uses and mixed use zones that allow residential use. Further amendments to State law require that parking requirements for emergency shelters accommodate the staff working in the shelter and do not require more parking than other residential or commercial uses within the same zone. New objectives will incorporate amendments to ensure supportive housing and emergency shelter parking meets State requirements.
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Amend zoning code to allow emergency shelters as a by right use in at least one zoning district, subject to management and operational standards permitted in state law. Target Population: Citywide, Extremely low, very low, and low income Time Frame: Adopted July 2015 Responsibility: Economic Development, and Planning Funding Source(s): CDBG, HUD, Private Funding and Donations	
Program #17: Housing Education and Monitoring Education and monitoring activities are an essential process for evaluating and refining housing programs. The City has three primary activities geared toward monitoring progress and engaging and educating decision makers and the community about housing policies and programs. - Monitoring Program. The City maintains records of housing production for specific plans so that adequate sites remain available for development. Barstow prepares the annual monitoring reports – the Consolidated Annual Performance Evaluation Report for federal programs and the Annual Housing Element Progress Report for the California HCD. The City will continue to prepare these reports as required by law and work toward integrating their preparation in a more coordinated manner. - Community/Commission Education. Housing policy, programs, state and federal mandates, and funding sources are intricate in detail. Moreover, housing programs often change in response to market cycles. In an effort to enhance and inform the decision-making process for housing matters, the City will continue its role in educating elected leaders, city staff, and stakeholders, regarding Barstow’s housing Issues through public forums and individual discussions between staff and interested parties. - Mid-cycle Housing Forum. The 2014-2021 Housing Element was prepared during a unique period in time. Southern California cities have one of the shortest periods to update the housing element. The region is struggling to recover from the worst economic downturn in generations and the loss of redevelopment dollars. Finally, the City could face new market pressures before the end of the housing element cycle in 2021. In this context, this mid-cycle	Progress: The City continues to and will continue to prepare the annual performance evaluation and annual housing element progress report for the California HCD. Additionally, the City regularly holds public forums to discuss housing issues, concerns, and needs. Effectiveness: This program has been effective in continuing to monitor progress and provide reports related to housing. Appropriateness: Revise and Continue. The City will continue to monitor housing production and report annually through the Housing Element annual progress reports. Additionally, the City will continue to hold housing education forums and will work to educate the public on commonly held myths as they relate to affordable housing. Further objectives will include providing informational resources online.

review of the housing element ensures that housing programs remain relevant through 2021. Implementation: 2014-2021 Objectives: • Monitoring Program. The City maintains records of housing production for specific plans so that adequate sites remain available for development. Barstow prepares the annual monitoring reports – the Consolidated Annual Performance Evaluation Report for federal programs and the Annual Housing Element Progress Report for the California HCD. The City will continue to prepare these reports as required by law and work toward integrating their preparation in a more coordinated manner. • Community/Commission Education. Housing policy, programs, state and federal mandates, and funding sources are intricate in detail. Moreover, housing programs often change in response to market cycles. In an effort to enhance and inform the decision-making process for housing matters, the City will continue its role in educating elected leaders, city staff, and stakeholders, regarding Barstow’s housing Issues through public forums and individual discussions between staff and interested parties. • Mid-cycle Housing Forum. The 2014-2021 Housing Element was prepared during a unique period in time. Southern California cities have one of the shortest periods to update the housing element. The region is struggling to recover from the worst economic downturn in generations and the loss of redevelopment dollars. Finally, the City could face new market pressures before the end of the housing element cycle in 2021. In this context, this mid-cycle review of the housing element ensures that housing programs remain relevant through 2021. Target Population: Citywide, All economic groups Time Frame: Annual and 2017 for mid-cycle review (2017 Revision) Responsibility: Planning and Economic Development Funding Source(s): General Fund	
Program #18: Housing For People Who Are Homeless In accordance with Senate Bill 2 (SB2), local agencies must establish at least one zone where emergency shelters are permitted by right (no discretionary permit). This was not addressed in the zoning ordinance at the time of the	Progress: As identified in the 2020 Annual Progress Report and program #16, the City updated and amended the code sections 19.10.100 and 19.14.020 of Barstow’s Municipal Code to allow for transitional and supportive housing

original adoption of the Housing Element. However, following the comprehensive amendment to the General Plan and Housing Element, the City prepared a comprehensive amendment to the Zoning Ordinance in 2015 to include a zone for emergency shelters. In addition, SB2 requires that transitional and supportive housing shall be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. An ordinance was adopted in 2017 identifying that transitional and supportive housing shall be permitted in residential districts subject to the provisions of SB2. - Comprehensive Zoning Ordinance Amendment. The City has adopted a comprehensive amendment to the zoning ordinance (Title 19) of the Barstow Municipal Code in 2015, and subsequent revisions in 2017. These amendments included the updating of specific zoning designations to include the uses, by right and without a discretionary permit, for emergency shelters in at least one zoning designation, and transitional housing and supportive housing subject to the criteria of SB2. Implementation: 2014-2021 Objectives: - Conduct a comprehensive amendment to the Zoning Ordinance to address the requirements of SB2, allowing emergency shelters in at least one zoning district by right, and to allow transitional housing and permanent supportive housing as a residential use only subject to those restrictions that apply to other residential dwellings of the same type. Target Population: Citywide, All economic groups Time Frame: Adopted July 2015, Amended May 2017 Responsibility: Planning and Economic Development Funding Source(s): General Fund	in residential zones and to allow for emergency shelters in the Human Services district to be in compliance with SB2. Effectiveness: This program was effective in meeting the objectives to amend the City's Municipal Code. Appropriateness: This program remains appropriate due to recent changes to State legislation. This program will be revised and combined with Program #16 to address parking regulations for Emergency Shelters and by-right permitting for Supportive Housing.
Program #19: Density Bonus In accordance with California Government Code Section 65915 through 65918, local agencies must adopt an ordinance allowing density bonuses. Following the comprehensive amendment to the General Plan and Housing Element, the City also adopted a comprehensive amendment to the Zoning Ordinance in 2015.	Progress: The City completed the comprehensive amendment to the zoning ordinance to address the requirements of California Government Code Section 65915 through 65918, allowing density bonuses with residential development Pursuant to Section 19.10.090 of the Barstow Municipal Code, the density bonus applies to projects located in a residential zoning districts, including diverse use zoning districts, where residential developments of five or more dwelling units are proposed and where the applicant seeks and

Comprehensive Zoning Ordinance Amendment. The City has completed the comprehensive amendment to the zoning ordinance (Title 19) of the Barstow Municipal Code. This amendment included the adoption of a density bonus ordinance in 2015, and later amended in 2017, to address multiple Assembly Bills and Senate Bills signed into law in September 2016. Implementation: 2014-2021 Objectives: Conduct a comprehensive amendment to the Zoning Ordinance to address the requirements of California Government Code Section 65915 through 65918, allowing density bonuses with residential development. Target Population: Citywide, All economic groups Time Frame: Adopted July 2015, Amended May 2017 Responsibility: Planning and Economic Development Funding Source(s): General Fund	agrees to provide low, very low, senior or moderate income housing units in the threshold amounts specified in state density bonus law such that the resulting density is beyond that which is permitted by the applicable zoning. (Amended July 20, 2015 under Ordinance No. 934-2015 and May 15, 2017 under Ordinance No. 953-2017). Effectiveness: There have not been any affordable housing developments applied for since 2018. Appropriateness: Revise and Continue. This program remains appropriate for the 6th cycle Housing Element with revised objectives. The City should continue to offer the State Density Bonus program for applicable developments. The City should coordinate with affordable housing developers to promote the density bonus that is available for 100% affordable housing developments.
Program #20: Equal Housing Opportunities The City of Barstow is a participating city with San Bernardino County to receive Community Development Block Grant Funds. San Bernardino County contracts with the Inland Fair Housing & Mediation Board to fulfill the requirements of the Fair Housing Council to provide fair housing services to its residents and property owners. Services include: - Distributing educational materials to property owners, apartment managers, and tenants every two years. - Making public service announcements (PSAs) via different media (e.g., newspaper ads and public service announcements at local radio and television channels) at least two times a year. - Conducting public presentations with different community groups. - Responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution). - Referring services to appropriate agencies. Target Population: Citywide, All economic groups Responsibility San Bernardino County Funding Source(s): CDBG	Progress: The City works with San Bernardino County to provide information through materials, Public Service Announcements and meets with Fair Housing Council annually. Effectiveness: This program was effective in that the City continues to contract fair housing services. Appropriateness: Review and Revise to include City-specific objectives.

Objectives: Distribute educational materials every two years. Produce PSAs two times a year. Annually meet with Fair Housing Council for update on issues and strategies	
Program #21: Equal Housing Opportunities Refer discrimination complaints to the Fair Housing Network and ensure complaints are resolved. The Inland Fair Housing & Mediation Board will participate and distribute fair housing materials at a variety of community activities including the 4th of July fair, Santa Day, local heritage fair and the community's annual hot dog eating contest to reach out to all segments of the community. The Inland Fair Housing & Mediation Board will annually conduct fair housing in-service trainings press releases, directly contact interest groups for distributing fair housing materials, mail fair housing materials through utility billings and post fair housing information in a variety of community locations such as the library, bus stops, public counters and post office. Other specific actions include: • A pamphlet on equal housing opportunity was prepared January 2009 with monthly updates and is distributed to the public through a variety of groups and locations as described above. • Identify local nonprofits, service organizations and community groups and distribute fair housing information. The Inland Fair Housing & Mediation Board visits private organizations twice each month and governmental agencies monthly to distribute information and pamphlets. Target Population: Citywide, All economic groups Responsibility: Inland Fair Housing & Mediation Board Funding: Staff Time Objectives: Respond to discrimination complaints and public education	Progress: Inland Fair Housing and Mediation Board is the responsible party. Effectiveness: The City regularly refers tenants to Inland Fair Housing. Appropriateness: Revise and Continue. The City will continue to contract Fair Housing services with Inland Fair Housing. Additionally, the need for housing rehabilitation assistance has been noted as a key priority among community members. Staff should increase coordination with the County to identify potential fair housing issues and solutions.
Program #22: At-Risk Program In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units available to lower-income households. A total of 75 units, the Virginia Terrace Apartments are at-risk of conversion to market-rate in 2023. The City's objective is to either retain or replace as low-income housing all at-risk units in the City. The Planning and Economic Development department will implement the following programs on an ongoing basis to conserve its affordable housing stock. • Monitor Units At-Risk –Virginia Terrace Apartments. The City will continue to monitor these apartments annually.	Progress: The housing voucher agreement with the Virginia Terrace Apartments was successfully renewed through 2069. Effectiveness: This program was effective in preserving at-risk units. No affordable units are identified as being at-risk of conversion during the Appropriateness: Remove. This program is no longer needed due to the lack of at-risk units. This will be combined with Program 13, Affordable Housing Preservation.

• Work with Potential Purchasers - Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing. The City should actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers. The City will update this list annually. • Tenant Education - The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City. Target Population: Citywide, Low Income Groups Timeframe: Annually Responsibility: Planning and Economic Development Funding: General Funds Objectives: Respond to discrimination complaints and public education	
Program #23: Employee Housing In order to address concerns of state requirements for employee housing, the City needs to consider the allowance of employee housing for certain uses that may have such a need. This is typically associated with larger industrial and larger agricultural fields, allowed in the industrial (agriculture and other industrial uses) and large lot residential (farms). • Review and amend the zoning code to address employee housing to comply with the Employee Housing Act, Health and Safety Code sections 17021.5 and 17021.6. Target Population: Citywide, Low Income Groups Timeframe: September 2018 Responsibility: Planning Department Funding: General Funds	Progress: The City reviewed the zoning code in regard to addressing employee housing to comply with the Employee Housing Act, Health and Safety Code sections 17021.5 and 17021.6 as part of the 2017 Amendment to Housing Element. However, the zoning code has not been amended and is not yet implemented. The City is waiting on feedback from HCD before the draft ordinance is adopted and implemented. Effectiveness: Progress made. The City drafted the zoning code amendment and has sent it to HCD for review. Appropriateness: Revise and continue. Fold into Alternative Housing Opportunities program.
Program #24: Accessory Dwelling Units The state requires cities to remove obstacles to affordable residential development. This includes requirements of garages for apartment complexes, and carports for accessory dwelling units. While the City previously addressed concessions for garages for apartment complexes,	Progress: The City's Accessory Dwelling Unit ordinance was updated during the 5th Cycle to ensure compliance with State law. The last amendment to the ADU ordinance was on May 15, 2017 under Ordinance No. 953-2017. Since the last update, the State has updated ADU legislation in 2020. The

accessory dwelling unit parking has not yet been addressed. The Planning Department will address this issue in 2018. Review and amend the zoning code to address incentive for accessory dwelling unit parking such as remove covered parking requirement. Target Population: Citywide, Low Income Groups Timeframe: September 2018 Responsibility: Planning Department Funding: General Funds	City will have installed a new ADU code update in August 2021 to ensure consistency with existing state laws. Effectiveness: The program has been effective in incentivizing accessory dwelling units as they received two application in 2020. Both applications were submitted for garage conversions to ADU's. Appropriateness: Revise and continue. This will incorporate a new ADU affordable incentive in accordance with State requirements and will ensure adoption of the latest ADU ordinance.
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Appendix B: Needs Assessment

DEMOGRAPHIC PROFILE

This section provides detailed information on demographic characteristics and trends that influence supply and demand for various housing types in Barstow (City). Information includes population, housing, employment, and homelessness counts and trends. This information helped inform the goals, objectives, policies, programs, and activities proposed in this Housing Element.

Population Count

According to data provided by the Southern California Association of Governments (SCAG), between 2000 and 2018 the total population in the City increased by 3,292 to 24,111. Over the past 60 years, the City's population has fluctuated tremendously, with an 89.8 percent increase from 1950 to 1960, and -1.6 percent from 1990 to 2000. From 2000 to 2018, the City's growth rate of 15.6 percent was lower than the San Bernardino County rate of 27.2 percent. The 2020 estimated total population is 24,268. **Table 1, Population Size and Trends by City and SCAG Region**, provides population sizes and trends for both Barstow and SCAG region from 2000 to 2020. According to the Southern California Association of Governments' forecasts, the City of Barstow's population is projected to increase to 33,500 by the year 2035.

Table 1: Population Size and Trends by City and SCAG Region

<i>Location</i>	<i>2000</i>	<i>2005</i>	<i>2010</i>	<i>2015</i>	<i>2020</i>
City of Barstow	21,119	22,724	22,639	23,564	24,268
SCAG Region	16,516,703	17,541,873	18,051,534	18,731,901	19,021,787

Sources: SCAG 2019 Local Profiles Report, May 2020. SCAG Pre-Certified Local Housing Data for the City of Barstow, April 2021.

Age

Age is an important demographic factor for analyzing future housing needs and crafting policies to help meet the specific demands of different age groups. Different age groups have different lifestyles, family types, and income levels that affect their preference and ability to afford housing. Typically, younger adults occupy apartments that are more affordable. Middle-aged adults tend to choose larger homes to accommodate children, and seniors may begin to downsize to smaller homes that are easier to maintain. Understanding changes in age characteristics provides insight into present and future housing needs. According to SCAG's Local Profiles Report, between 2000 and 2018, the 55-64 age group experienced the largest increase in share from 7.5 to 9.7 percent. Barstow's seniors (65 and above) make up 10.8 percent of the population, which is lower than the regional statistics of 13 percent. According to the US Census, 2019 American Community Survey 5-year Estimates, the median

age in the City of Barstow have dropped to 30.1. The decrease of average age despite the increase in elderly population shows a large influx in a younger population. This is mainly due to cheap and affordable housing in Barstow. There was a drop in 45-64 adults. Many families with good jobs will upgrade to nicer houses in other desert cities because of the lack of new Housing in the City. There is a need for new middle-income housing to maintain this age group. The City's RHNA number gives the highest need group as middle-income housing. The City will need to implement policies that bring in this missing housing group and address the specific needs of this rising population of the family forming age and older adults (ages 45-64). **Table 2, Age Characteristics in Barstow**, below, identifies the number of residents by age category. In 2019, dependents (ages 0-19) were the largest age category, followed by family forming (ages 25-44) age category.

Table 2. Age Characteristics in Barstow

Age Category	Number of Residents		
	2000	2010	2019
0-19 (dependent)	7,175	6,903	8,303
20-24 (household forming)	1,520	1,596	1,627
25-44 (family forming)	5,789	5,781	5,919
45-64 (move up housing)	4,086	6,239	5,284
65+ (retirement years)	2,549	2,361	2,766
Total:	21,119	22,880	23,899

Source: U.S. Census, 2000-2010; 2019 ACS 5-Year Estimates Data Profiles, Table DP05

Race and Ethnicity

Barstow is known for its diverse population. The population boom before the 20th century included Chinese and Mexican workers on the railroads. Over time, the area became home to Latino¹ residents – a pattern existing today. Housing needs and preferences are sometimes influenced by cultural preferences, but typically the issue of race and ethnicity and housing has more to do with fair housing opportunities and incomes.

Population totals have changed little during from 2010 to 2019. The racial and ethnic composition of the City is relatively the same in 2019 as it was in 2010 with the exception of the "Other"² category which decreased from 18.7 percent to 6.3 percent. This decrease in "Other" race population may indicate the population may have changed their identification of their race. As shown in **Table 3, Race and Ethnicity Trends in Barstow**, the number of White residents increased from 52.3 percent to 61.1 percent—which is the majority race in the City. The second highest race in the City is Black or African American with 18.2 percent of the population. It should be noted that of any race listed in **Table 3**,

¹ The U.S. Census Bureau defines "Hispanic or Latino" as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race. People who identify as Hispanic, Latino, or Spanish may be any race.

² "Other" includes all other responses not included in the White, Black or African American, American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, or Two or More Races race categories described below.

45.9 percent of the population identifies as Hispanic. This number has increased by 3.1 percent from 2010 to 2019.

Table 3: Race and Ethnicity Trends in Barstow (2010, 2019)

<i>Race/Ethnicity</i>	<i>2010</i>		<i>2019</i>	
	<i>Number of Residents</i>	<i>Percent of Residents</i>	<i>Number of Residents</i>	<i>Percent of Residents</i>
White	11,840	52.3%	14,601	61.1%
Black or African American	3,313	14.6%	4,355	18.2%
American Indian and Alaska Native	477	2.1%	495	2.1%
Asian	723	3.19%	613	2.5%
Native Hawaiian and Other Pacific Islander	278	1.2%	342	1.4%
Two or More Races	1,766	7.8%	1,995	8.3%
Other	4,242	18.7%	1,498	6.3%
Total	22,639	-	23,899	-
<i>Ethnic Characteristics of Barstow Residents</i>				
Hispanic or Latino (of any race)	9,700	42.8%	10,966	45.9%

Sources: U.S. Census Bureau 2010. U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP05

Languages Spoken

In the City, approximately 11,785 of citizens 18 years and over speak only English and 2,736 speak Spanish. **Table 4, Language Spoken at Home**, indicates the breakdown of languages spoken for the 18 years and over citizen population.

Table 4: Language Spoken at Home (2019)

<i>Language</i>	<i>Number of Citizens 18 years and over</i>	<i>Percent of Citizens 18 years and over</i>
English only	11,785	78%
Spanish	2,763	23.4%
Other	553	4.7%
Total Citizens 18 years and over	15,101	-

Source: U.S. Census Bureau, 2019 ACS 5-Year Estimates, Table S1601

Employment Growth and Change

Economic trends play an important role in defining housing needs. This relationship includes: 1) the impact of job growth on the City's share of future housing needs; 2) the wage levels associated with employment growth; 3) the housing demand associated with new workers desiring to live in the City; and 4) the mobility and land use decisions and environmental mitigations that must be made to accommodate housing or employment growth.

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- 1) the impact of job growth on the City's share of future housing needs;
- 2) the wage levels associated with employment growth;

- 3) the housing demand associated with new workers desiring to live in the City; and
- 4) the mobility and land use decisions and environmental mitigations that must be made to accommodate housing or employment growth. The City is addressing the relationship of these complex issues through the update of the Land Use Element.

The City serves as a major employment center for the Fort Irwin Army National Training Center and the Marine Corps Logistic Bases (Nebo and Yermo Annex). The next largest employer in Barstow is BNSF railroad.

According to the 2010 and 2019 ACS, 8,945 Barstow residents 16 years and over were in the labor force, and among these residents 8,118 were employed. **Table 5, Employment Status for Population Age 16 Years and Over** below provides information on employment status in Barstow in 2010 and 2019. Between 2010 and 2019, unemployment decreased by approximately 5.7 percent and Barstow There was also an increase in the number of Barstow residents not in the labor force from 6,569 to 7,974 in 2010 and 2019, respectively; the growing population of older adults may be a primary driving factor indicating that there are more residents entering into retirement. There has been a decrease in Armed forces residing in Barstow and this is due to encouraging housing on Base.

Table 5: Employment Status for Population Age 16 Years and Over (2010, 2019)

<i>Labor Force</i>	<i>2010</i>		<i>2019</i>		<i>Percent Change 2010 to 2019</i>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
In Armed Forces	327	1.9%	88	0.5%	-73.6%
Civilian – Employed	9,350	54.6%	8,118	47.7%	-12.6%
Civilian – Unemployed	889	5.2%	827	4.9%	-5.7%
Not in Labor Force	6,569	38.3%	7,974	46.9%	+22.5%
Total	17,135	100%	17,007	100%	—

Source: U.S. Census Bureau, 2010 and 2019 American Community Survey 5-Year Estimates, Table DP03

The City Barstow has 8,101 workers living within its borders who work across 13 major industrial sectors. **Table 6, Employment by Industry in Barstow**, below details employment information by industry. The most prevalent industry in the City was in Education and Social Services with 1,701 employees (21 percent of total) and the second most prevalent industry is Arts, Entertainment, Recreation with 1,326 employees (16.4 percent of total).

Table 6. Employment by Industry in Barstow (2018)

<i>Employment by Industry</i>	<i>Number</i>	<i>Percent</i>
Agriculture	81	1%
Construction	463	5.7%
Manufacturing	331	4%
Wholesale Trade	90	1.1%
Transportation	578	7.1%
Information	9	0.1%
Finance	238	3%
Professional Services	838	10.3%
Education & Social Services	1,701	21%
Arts, Entertainment, Recreation	1,326	16.4%
Other	490	6%
Public Administration	909	11.2%
Total:	8,101	-

Source: SCAG Pre-Certified Local Housing Data for Barstow, April 2021.

Occupations

In addition to understanding the prevalence of industries in the City, the types of jobs residents hold can also be used to analyze employment trends. In the City, the most prevalent occupational category was in Services, in which 2,245 (27.7 percent of total) employees work, refer to **Table 7, Employment by Occupation and Earnings**. The second most prevalent type of work is in Sales, which employs 2,053 (23.5 percent of total) of residents in the City. There are a large number of fast food and clothing stores in the Lenwood area that service travelers between Los Angeles and Las Vegas, and this may account for a significant portion of those sales and services.

Table 7. Employment by Occupation and Earnings (2018)

<i>Job Type</i>	<i>No. of Jobs</i>	<i>% of Jobs</i>	<i>Median Earnings</i>
Management	1,699	21.0%	\$60,111
Services	2,245	27.7%	\$20,605
Sales	2,053	25.3%	\$31,628
Natural Resources	1,018	12.6%	\$39,095
Production	1,086	13.4%	\$31,185
Total:	8,101	100%	-

Source: SCAG Pre-Certified Local Housing Data for Barstow, April 2021; U.S. Census, 2019 American Community Survey 5-Year Estimates, Table S2411.

Household Income Trends and Challenges

Area Median Income

Household income affects the type and price of housing that can be afforded and can also create housing challenges for households whose income fall below Area Median Income (AMI). AMI is calculated based on gross annual income, adjusted by family size. The California State Department of Housing and Community Development (HCD) has identified income categories based on the Area Median Income (AMI) of San Bernardino County shown on **Table 8, AMI Income Categories**. The AMI for San Bernardino for 2020 was \$75,300 for a hypothetical family of four. **Tables 9, San Bernardino County Income Limits for a Four-Person Household**, provides the income limits based on San Bernardino County's 2020 AMI.

Table 8: AMI Income Categories

<i>Category</i>	<i>Description</i>
Extremely Low-Income	Gross household income equal to 30% or less of AMI.
Very Low-Income	Gross household income equal to 50% or less of AMI.
Low-Income	Gross household income equal to 80% or less of AMI.
Moderate-Income	Gross household income equal to 120% or less of AMI.
Above Moderate Income	Gross household income equal to 121% or more of AMI.

Note: AMI = Area Median Income

Table 9: San Bernardino County Income Limits for a Four-Person Household (2020)

<i>Income Limit</i>	<i>2020</i>
Median Income	\$75,300
Low Income (80% AMI)	\$60,240
Very Low Income (50% AMI)	\$37,650
Extremely Low Income (30% AMI)	\$22,590
Moderate Income (120% AMI)	\$90,360

Source: Income Limits Datasets, 2020. HUD Office of Policy Development and Research.

Household Income

The median household income in Barstow is \$40,633 which is well below the County's AMI of \$75,300. **Table 10, Household Income Distribution**, below shows the income distribution in the City. The largest household income group in the City falls in the \$50,000 to \$74,999 bracket, making up about 17.8 percent of households. However, we can see the majority of households generally fall within the \$25,000 to \$99,000 income groups which indicates there is a wealth gap between the City and the rest of the State.

Table 10: Household Income Distribution (2019)

<i>Household Income</i>	<i>2019</i>	
	<i>Number</i>	<i>Percent</i>
Less than \$5,000	518	6.2%
\$5,000 to \$9,999	399	4.8%
\$10,000 to \$14,999	776	9.3%
\$15,000 to \$19,999	555	6.7%
\$20,000 to \$24,999	480	5.8%
\$25,000 to \$34,999	1,069	12.9%
\$35,000 to \$49,999	1,155	13.9%
\$50,000 to \$74,999	1,479	17.8%
\$75,000 to \$99,999	1,030	12.4%
\$100,000 to \$149,000	500	6.0%
\$150,000 or more	351	4.2%
Total	8,312	-
Median	\$40,633	

Source: U.S. Census, 2019 ACS 5-year Estimates, Table S2503

In **Table 11, AMI Household Distribution**, below, shows the distribution of Household Income based on AMI limits and Income categories. In the City, over 42.6 percent of households fall in the moderate-to above moderate-income category group, with a household income of least \$60,241. There second highest income group falls under the extremely low-income category at 28.6 percent of households.

Table 11: AMI Household Distribution (2017)

<i>Income Category</i>	<i>Number of Households</i>	<i>Percent of Households</i>
Extremely Low (30% AMI or less)	2,190	26.8%
Very low (31 to 50% AMI)	1,355	16.6%
Low (51 to 80% AMI)	1,145	14%
Moderate or Above (over 80%)	3,485	42.6%
Total	8,175	-

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

Household Characteristics

Barstow's housing needs also differ depending on household characteristics. This includes family size, single versus double income, and physical ability. Families with young children often seek the living space and the financial investment that homeownership offers. In contrast, single-person households tend to desire apartments that are easier to afford, maintain, and offer greater mobility. These patterns underscore the need for a diversity of housing types and prices for different households in the City.

Table 12, Household Types in Barstow, provides information on household types in the City in 2010 and 2019. In the City, Family Households make up the largest share of household types, at 64.9% of all household types, though the percentage of Family Households has decreased from 2010. Married couples make up the largest proportion of Family Households at 42.8 percent, followed by female led households with no spouse present at 19.3 percent, and lastly, male led households with no spouse at

5 percent. Nonfamily Households increased from 2,677 to 2,916 from 2010 to 2019. Nonfamily households make up 35.1 percent of the City's total population in 2019.

National trends reveal several key changes in the composition and type of households since 1990. These include a declining share of families with children and a continued increase in the number of single person households. These changes are due to many factors, including the aging of the baby boomer generation (many of whose have children who have left home), single people choosing to wait longer to marry and have children, the changing race and ethnic mix of the population, and many other factors. Subgroups of families have also changed, but to generally a lesser degree. As seen in **Table 12** below, the majority of the Nonfamily household population lives alone.

Table 12: Household Types in Barstow (2010, 2019)

<i>Household Type</i>	<i>2010</i>		<i>2019</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Family Households ³	5,386	66.8%	5,396	64.9%
Married*	3,427	42.5%	2,378	28.6%
Male Householder, No Spouse Present*	269	5%	506	6.1%
Female Householder, No Spouse Present*	1,556	19.3%	2,512	30.2%
Nonfamily Households ⁴	2,677	33.2%	2,916	35.1%
Householder Living Alone*	2,201	27.3%	2,285	27.5%
Householder Not Living Alone*	484	6%	631	7.6%
Total Households	8,063	100%	8,312	100%

*Note: Subcategory numbers and percentages are calculated under primary Family and Nonfamily Household types. Source: U.S. Census Bureau, 2010 and 2019 American Community Survey 5-Year Estimates, Table S2501

Household Size

The average household size in Barstow increased slightly between 2010 and 2019, as shown in **Table 13, Household Size by Tenure**. However, when looking at the household size by tenure, owner occupied households saw a decrease in average size, while renter occupied housing units average size increased by 3.6 percent.

Table 13: Household Size by Tenure (2010, 2019)

<i>Household Size Tenure</i>	<i>2010</i>	<i>2019</i>	<i>Change</i>
Total Average	2.79	2.84	+1.8%
Owner Occupied	2.78	2.71	-2.5%
Renter Occupied	2.80	2.95	+3.6%

Source: U.S. Census Bureau, 2010, 2019 ACS, Table B25010

3 A family household is defined by the U.S. Census Bureau as a household maintained by a household who is in a family (a group of two or more people related by birth, marriage, or adoption residing together), and includes unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there.

4 A nonfamily household is defined by the U.S. Census Bureau as a household living alone (a one-person household) or where the household shares the home exclusively with people to whom she/he is not related.

Housing Composition

The City has a wide range of housing opportunities. Approximately 59.4 percent of the housing stock is single-family homes and 31.8 percent is multi-family units. **Table 14, Type of Housing Stock**, below, provides the breakdown of the housing stock of 2000, 2010, and 2021. In the past two decades, the housing stock range has remained generally the same. In 2021, there are 5,527 detached single-family units (57.3 percent) and 202 are attached. Multi-family units make up about 31.8 percent of total units and are well balanced between 2-4 units making up about 13.7 percent (1,322) of the total units, and 5 or more units making up approximately 18.1 percent (1,742). Mobile Homes stock has decreased over the past 2 decades from 965 units in 2000 to 854 units in 2010 while single- and multi-family units have continued to increase.

Table 14: Type of Housing Stock (2000, 2010, 2021)

<i>Housing Production</i>	<i>2000</i>		<i>2010</i>		<i>2021</i>	
	<i>Number of Units</i>	<i>Percent of Units</i>	<i>Number of Units</i>	<i>Percent of Units</i>	<i>Number of Units</i>	<i>Percent of Units</i>
Single-Family Units Total	5,294	59.9%	5,648	59.1%	5,729	59.4%
- Single-Family Detached	5,042	57%	5,446	57%	5,527	57.3%
- Single-Family Attached	252	3%	202	2%	202	2.1%
Multi-Family Units Total	2,584	29.2%	3,072	32.2%	3,064	31.8%
- Multi-Family (2-4 units)	1,096	12%	1,330	14%	1,322	13.7%
- Multi-Family (5 or more)	1,488	17%	1,742	18%	1,742	18.1%
Mobile Homes	965	11%	835	9%	854	8.8%
Total	8,843	100%	9,555	100%	9,647	100%

Source: California Department of Finance, E-5 City/County Population and Housing Estimates-Composition of Housing Stock.

Housing Tenure

Housing tenure refers to whether a household owns or rents a home. Ample homeownership and rental opportunities allow people of all incomes and household sizes to choose the type of housing and location best suited to their needs and preferences. Housing vacancy rates, in combination with housing tenure, also affect the prices and rents charged for housing units. Homeownership commits the owner to a long-term economic relationship with the home, typically resulting in increased investment into the property, which in turn increases property values within a neighborhood. Home investment and the physical presence of homeowners are thought to also improve the quality and stability of residential neighborhoods. According to SCAG's Pre-Certified Local Housing Data for the City, a slight majority of households rent at 56.6 percent and 43.5 percent of households are owner occupied. **Table 15, Housing Tenure in Barstow and SCAG**, compares City and regional housing tenure; regionally, owner occupancy is higher than renter occupancy at 52.5 percent and 47.5 percent, respectively.

Table 15: Housing Tenure in Barstow and SCAG (2018)

<i>Housing Tenure</i>	<i>Barstow</i>		<i>SCAG</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Owner Occupied	3,613	43.5%	3,150,310	52.5%
Renter Occupied	4,690	56.6%	2,852,437	47.5%
Total	8,303	100%	6,002,747	100%

Source: SCAG Pre-Certified Local Housing Data for Barstow, April 2021

Vacancy Rate

Housing vacancies are a measure of how well the supply of housing matches the demands for specific types of housing. Typically, housing vacancy rates of four to six percent for apartments and two percent for homes is considered optimal. The optimal vacancy rate ensures that consumers have sufficient choices for different types of housing products, that prices are generally moderated because a balanced supply is available, and that developers have a financial incentive to continue building housing. Higher vacancy rates lead to price depreciation. Lower vacancy rates are also not desirable; they indicate a tight market and cause housing rents and prices to increase. According to Census data the homeowner vacancy rate is 3.1 percent and rental vacancy rate is 9.0 percent. Comparatively, San Bernardino County experienced lower vacancy rates of 1.7 percent for owners and 4.0 for rentals. However, the numbers do not reflect the available rentals listed on rental websites. A point in time search conducted in August 2021 indicated approximately 15 units are available for rent in the City. The rental websites searched include Zillow, Trulia, and Rent.com. This number is incredibly low and is more reflective of vacancy rates in the City. Additionally, residents often say it is difficult to find places to rent.

US Census vacancy numbers include people who say they will be moving in the next few months, the high military presence in the City may be increasing these numbers. Also included in these numbers are structures that appear habitable but are not habitable, unless it has a "red tag" which indicates it is unsafe to occupy. The City does not currently have a method for removing or demolishing homes that are no longer habitable because of the removal of the Redevelopment Agency funds. The City will look into alternative methods of removing blighted buildings and more permanent forms of red-tagging buildings.

Housing Condition

When looking at data for the conditions of the local housing stock, the most widely referred to variable is the age of housing stock. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is helpful as housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of major rehabilitation, such as a new roof, foundation, plumbing, etc. Many Federal and State programs also use the age of housing as one of the factors in determining housing rehabilitation needs.

Most of the housing stock in the City is older, with 68.1 percent built before 1970. **Table 16, Age of Housing Stock**, below provides a breakdown of the housing stock age distribution in the City. Approximately 1,534 units were built 30 years ago or less, which is 15.4 percent of the housing stock.

Table 16: Age of Housing Stock

<i>Year</i>	<i>Number of Units</i>	<i>Percent of Total Units</i>
2014 and later	15	0.2%
2010-2013	157	1.7%
2000-2009	584	6.2%
1990-1999	778	8.3%
1980-1989	1,454	15.5%
1970-1979	1,918	20.4%
1960-1969	1,944	20.7%
1950-1959	1,957	20.8%
1940-1949	363	3.9%
1939 or earlier	220	2.3%
Total	9,930	-

Source: SCAG Pre-Certified Local Housing Data for Barstow, April 2021

There are several other census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of units constructed illegally or of legal second units. According to SCAG's Local Housing Data, 39 of total housing units (0.47 percent) lacked complete plumbing facilities, 119 units (1.43 percent) of total housing units in the City lacked complete kitchen facilities, and 430 units (5.18 percent) of the total housing units in the City lacked telephone service in 2018.

Overcrowded Housing Conditions

Overcrowded housing units may be an indicator of potential housing problems. When a housing unit is occupied by a large number of persons, housing unit deterioration may be accelerated. According to the census definitions, a unit with more than one person per room is considered to be overcrowded, while housing units containing 1.5 persons or more per room are considered to be severely overcrowded. In this definition "rooms" include living rooms, dining rooms, and bedrooms, but does not include kitchen or bathrooms. While some families with low incomes may willingly opt for overcrowded living arrangements to reduce spending, many lower-income residents often have no choice but to live in overcrowded housing. These overcrowded housing units place a strain on physical facilities and does not provide a satisfying living environment.

Table 17, Overcrowding in Barstow, provides a breakdown of the number of overcrowded units that were identified in Barstow in 2019. Of the 8,312 total occupied housing units, 1 percent of owner-occupied housing units were identified as being overcrowded (66 units) or severely overcrowded (13 units). Of the City's total occupied housing units, 8 percent of renter occupied were identified as being overcrowded (523 units) or severely overcrowded (142 units).

Table 17: Overcrowding in Barstow (2019)

<i>Persons/Room</i>	<i>Owner-Occupied</i>		<i>Rental</i>	
1.00 or less	3,598	43.3%	3,970	47.8%
1.01 to 1.50 (overcrowded)	66	0.8%	523	6.3%
1.51 or more (severely overcrowded)	13	0.2%	142	1.7%
<i>Total Housing Units</i>	<i>3,677</i>	<i>-</i>	<i>4,635</i>	<i>8,312</i>

Source: U.S. Census, ACS 2019 5-Year Estimates, Table B25014.

Housing Price and Affordability

Housing Costs in the City

In 2020, 22 homes sold in the City. The median homes sale price increased from \$136,250 to \$165,000 in 2019 and 2020, respectively, according to CoreLogic report of California Home Sale Activity. According to SCAG, in 2018, the median home sale price was \$132,000 which is significantly less than the SCAG region average of \$560,977. **Table 18, Median Home Value**, provides the median home values in the City which was \$117,100 in 2019. Approximately 36 percent of owner-occupied units have a home value of less than \$99,999, 52.4 percent of owner-occupied units have a home value between \$100,000 to \$199,999.

Table 18: Median Home Value (2019)

<i>Value (dollars)</i>	<i>Number of Units</i>	<i>Percent of Total Owner-Occupied Units</i>
Less than \$50,000	614	16.7%
\$50,000 to \$99,999	710	19.3%
\$100,000 to \$149,999	1146	31.2%
\$150,000 to \$199,999	780	21.2%
\$200,000 to \$299,999	310	8.4%
\$300,000 to \$499,999	75	2.0%
\$500,000 to \$999,999	42	1.1%
\$1,000,000 or more	0	0.0%
Median value (dollars) \$117,100	-	-

Source: U.S. Census, ACS 2019 5-Year Estimates, Table DP04.

The United States Department of Housing and Urban Development's (HUD) formulated Fair Market Rent (FMR) schedule serves as a guide for the maximum rents allowable for those units receiving Section 8 assistance. HUD uses the Consumer Price Index (CPI) and the Census housing survey data to calculate the FMRs for each area. **Table 19, Fair Market Rents**, shows the FMR for one-, two-, three-, and four-bedroom units in the Riverside-San Bernardino-Ontario area. The rent for each of the bedroom category slightly increased from 2020 to 2021. All of the bedroom categories increased by 7 percent.

Table 19: Fair Market Rents

<i>Number of Bedrooms</i>	<i>2020</i>	<i>2021</i>	<i>Percent Change</i>
1 Bedroom	\$1,030	\$1,106	+7.4%
2 Bedroom	\$1,289	\$1,390	+7.8%
3 Bedroom	\$1,789	\$1,917	+7.2%
4 Bedroom	\$2,216	\$2,369	+7.0%

Source: HUD, FY 2021 Fair Market Rent Documentation System, The FY 2021 Riverside-San Bernardino-Ontario, CA MSA FMRs for All Bedroom Sizes.

In the City, approximately 56.6 percent of housing is renter occupied. **Table 20, Median Rent (2019)** breaks down the number of units by monthly rent category. The Median Rent in the City is \$768 as the majority of units range from \$500 to \$900 a month. Housing rents vary by the age of the structure, surrounding neighborhood, and property amenities. The Census Bureau does not provide rents separately for different types of housing (e.g., apartments versus single-family homes), making the comparison difficult. However, single-family housing rents typically command a higher price than apartments.

Table 20: Median Rent (2019)

<i>Gross Rent (per month)</i>	<i>Number of Units</i>	<i>Percent of Total Renter Occupied Units</i>
Less than \$500	693	15.3%
\$500 to \$999	2,961	65.5%
\$1,000 to \$1,499	702	15.5%
\$1,500 to \$1,999	80	1.8%
\$2,000 to \$2,499	85	1.9%
\$2,500 or more	0	-
Median Rent (\$768)	-	-
Total	4,521	100%

Source: U.S. Census Bureau, 2010, 2019 ACS, Table DP04

Overpayment for Housing

Housing affordability refers to how much a household can afford to pay each month in rent or mortgage for an apartment, townhome, or single-family home. Typically, housing affordability is defined as the ratio of housing expenses to income, referred to as a “cost burden.” A household is considered to be cost burdened when 30 percent of their income is spent on housing and are considered to face “severe cost burden” when housing costs exceed 50 percent of their income. Overpaying for housing makes is an indicator of a vulnerable population as the household may find it difficult to afford other basic necessities. As mentioned in a previous section, the median household income in Barstow is \$40,633 which is well below the County’s AMI of \$75,300. **Table 21, Households by Share of Income Spent on Housing Cost**, uses the Area Median Family Income (AMI) to show the share of income spent on housing cost for households in each AMI category. Of the total 1,498 households who spend greater than 50 percent of their income on housing (severe cost burden), 1,225 households fall within the less than 30 percent AMI, which is considered extremely low income. Of the total 4,424 households who spend less than 30 percent of their income on housing (no cost burden), 2,640 households fall within the greater than 100 percent AMI income Category—moderate or above moderate income. In **Table 22, Income Spent on Housing Tenure**, we further analyze the

income spend on housing by renter and owner households. According to **Table 22**, 78.3 percent of owner households are not facing any cost burden while a lesser percentage of renter households, 43.3 percent do not face cost burden in the City. In the City, there are more renter households facing cost and severe cost burden than owner households. 8.7 approximately 20 percent of owner households spend 30 or more percent of their income on housing, compared to approximately 55 percent of renter households.

Table 21: Households by Share of Income Spent on Housing Cost (2016)

<i>Income Category</i>	<i>Income Spent on Housing Cost</i>		
	<i><30%</i>	<i>30-50%</i>	<i>>50%</i>
<30% AMI	245	435	1,225
30-50% AMI	169	664	255
50-80% AMI	840	134	8
80-100% AMI	530	25	10
>100% AMI	2,640	54	0
Total Households	4,424	1,312	1,498

Source: SCAG Pre-Certified Local Housing Data for Barstow, April 2021

Table 22: Income Spent on Housing by Tenure

<i>Income Spent on Housing</i>	<i>Owner Household</i>		<i>Renter Household</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
<= 30% (No Cost Burden)	2,890	78.3%	1,940	43.3%
>30% - <=50% (Cost Burden)	375	10.2%	1,215	27.1%
>50% (Severe Cost Burden)	320	8.7%	1,235	27.5%
Cost Burden not Available	100	2.7%	95	2.1%
Total	3,690		4,485	

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for Federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end.

Table 23, Annual Income Limits for San Bernardino County, indicates the household income limits for the various lower income categories (extremely low, very low, and low) in 2020, as calculated and provided by HUD's 2020 State Income Limits in relation to the County's AMI of \$77,500. These figures are arranged according to the number of persons that comprise a household. For example, as shown in **Table 23** a household with one person is considered to be low income if the annual household income is \$44,250 while a household containing five persons is considered to be low income if its

annual household income is \$68,300. The information included in **Table 23** may be used to determine what percentage of a household's income will be expended monthly for housing without being considered cost burden. For example, a household consisting of three persons with an annual income of \$56,900 ideally should not spend more than \$1,422.50 per month on housing costs—this figure represents 30 percent of that household's annual income. Extremely Low households will be expanded on in the next section, Special Needs Groups.

Table 23: Annual Income Limits for San Bernardino County (2020)

<i>Household Size</i>	<i>Extremely Low (30%) Income Limit</i>	<i>Very Low (50%) Income Limit</i>	<i>Low (80%) Income Limit</i>
1	\$16,600	\$27,650	\$44,250
2	\$19,000	\$31,600	\$50,600
3	\$21,960	\$35,550	\$56,900
4	\$26,500	\$39,500	\$63,200
5	\$31,040	\$42,700	\$68,300
6	\$35,580	\$45,850	\$73,350
7	\$40,120	\$49,000	\$78,400
8	\$44,660	\$52,150	\$83,450

Source: Income Limits Datasets, 2020. HUD Office of Policy Development and Research.

Special Needs Groups

Certain households in Barstow have greater difficulty finding decent, affordable housing due to their special circumstances. Special circumstances typically relate to one's income-earning potential, family characteristics, physical or mental disabilities, age-related health issues, homelessness, and other factors that make it more difficult to secure and maintain housing.

These groups often have lower incomes and higher rates of overpayment or overcrowding. As a result, these household groups are considered to have special housing needs relative to the general population.

State housing element law defines "special needs" groups narrowly to include senior households, disabled persons, large households, female-headed households, farmworkers, and people who are homeless. In keeping with state law and the City's priority for a socially and economically diverse population, this section provides a summary of needs for each group and the availability of resources to address their needs.

Senior Citizens

According to SCAG's Local Housing Data, Federal housing data defines a household as "elderly family" if it consists of two persons, at least one of whom is 62 or over. Typically, elderly persons are retired and have fixed incomes. As a result, these households experience greater difficulty in maintaining adequate living arrangements due to increasing housing costs. Even senior citizen homeowners, who are at an advantage because their housing payments are fixed, are still subject to increasing utility rates and other living expenses. Moreover, many elderly residents may elect to remain in their own homes that are not designed to accommodate their special needs.

According to ACS 2019 data estimates, there was a total of 2,766 elderly people living in Barstow, which makes up 11.6 percent of the population. **Table 24, Elderly Households**, breaks down the

number of households with one or more person 65 years and over and the number of householders 65 years and over living alone. According to **Table 24**, 27.4 percent of households have an elderly individual living in their home and about 11.3 percent of the households are made up of elderly living alone.

Table 24: Elderly Households

<i>Household Category</i>	<i>2019</i>	
	<i>Number</i>	<i>Percent</i>
Households with One or More Person 65 Years and Over	2,278	27.4%
Householder Living Alone (65 years and over)	935	11.3%

Sources: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP02

Table 25, Elderly Households by Income and Tenure, provides a summary of the “elderly family” owner and renter households in Barstow by income category, relative to the surrounding area. Using data from HUD, CHAS 2012-2016, SCAG’s Pre-Certified Local Data, identifies of Barstow’s 1,565 total elderly households, 22 percent earn less than 30 percent of the surrounding area income and 44.1 percent earn less than 50 percent of the surrounding area income.

Table 25: Elderly Households by Income and Tenure

<i>Income Category</i>	<i>Owner</i>	<i>Renter</i>	<i>Total</i>	<i>Percent of Total Elderly Household</i>
< 30% AMI	135	210	345	22.0%
30-50 % AMI	140	205	345	22.0%
50-80 % AMI	175	25	200	12.8%
80-100% AMI	75	0	75	4.8%
>100% AMI	545	55	600	38.8%
Total	1,070	495	1,565	-

Source: SCAG Pre-Certified Local Housing Data for Barstow, April 2021

Identification of Needs

Between 2000 and 2018, the 55-64 age group experienced the largest increase in share from 7.5 to 9.7 percent. During the time period covered by this Housing Element update, 6th cycle, the City will experience an increase in population and households with an elderly individual. As such, the following are some key issues facing the elderly population:

- **Disabilities.** The majority of seniors will eventually have a disability that may limit one or more life activities. Whereas some disabilities may limit mobility, others may make it difficult to take care of personal needs. This underscores a need for accessible housing and supportive services.
- **Limited Income.** Seniors have limited or fixed incomes in retirement. Although data are not readily available, it is reasonable to assume that many of Barstow’s senior renters and homeowners are on fixed incomes and earn lower incomes. As a result, these seniors pay a larger share of their income towards housing.

- **Overpayment.** For seniors with extremely low- and low-incomes, approximately 44 percent of households are considered to have cost burden or severe cost burden.
- **Special Housing Needs.** As seniors gradually age, there is often an increased demand for a broader type of senior living arrangements, from independent age-restricted housing for more active lifestyles to assisted living for those requiring more supportive services.
- **Service Needs.** In addition to housing, seniors rely on supportive services. Services can include transportation, health care, home maintenance assistance, low-cost loans or grants for rehabilitating homes, referral services, and many other services that can improve the lives of seniors.

Housing Accommodations

Barstow faces the challenge of how to accommodate the needs of its residents. With a growing baby boom population and aging of residents, a comprehensive strategy for housing seniors is an important housing challenge for the City over the next decade. With the dissolution of the Redevelopment Agency, there are no City funds available to assist seniors in housing costs and the necessary support services. Therefore, these must come from the county, state, and federal agencies for funding. The City is assisting in other ways by proposing land write-downs to achieve affordable housing for active seniors, as well as assisted living units. Additionally, the City currently provides \$1 a year space to the Barstow Senior Center that provides a range of supportive services to senior residents.

The City recognizes the goal of providing services to enable seniors to “age in place,” that is, to maintain their current residences for as long as possible. Achieving that goal involves providing a range of supportive services. The City provides low cost or free transit services, referrals to service providers and other services when resources become available. Approximately three-quarters of Barstow’s seniors reside in single-family homes, and nearly one-quarter in rental units. In addition to traditional housing, the following housing options for seniors are available shown below:

- **Senior Apartments.** The Housing Authority of the County of San Bernardino has an independent living senior housing project on East Williams Street that is comprised of 40 units. In addition, the Veterans Home of California, Barstow, offers independent living and assisted living quarters for veterans age 55 and older (in addition to disabled veterans).
Although not available at this time, the City is working with a developer to provide a senior housing. The City has entered into an exclusive negotiations agreement to pursue an affordable senior housing development on land currently owned by the City.
- **Age-Restricted Mobile Home Park.** The Holiday Homes Mobile Home Park is an age-restricted, independent living park. The park currently has 264 lots with room for expansion. Upon sufficient demand, the park will expand.
- **Residential Care Facility.** Residential care facilities for the elderly serve persons 60 years of age or older who may have a disability but typically serve people in need

of extended care services. However, the City's one such facility, Barstow Retirement Plaza, has been sold and is being planned for conversion to market-rate, non-age restricted, apartments. This removes a valuable component of senior housing from the local inventory.

As indicated below, the Veterans Home of California has a facility near the College off of Barstow Road/Route 247. This facility opened in February of 1996, providing care for up to 220 elderly or disabled California veterans. There are two levels of care at this facility, one is Independent Living, and the other is Intermediate Care.

- **Life-Care Facilities.** Barstow only has access to one such facility located in the adjacent County area. This is a convalescent hospital serving those recovering from ambulatory surgeries, but also provides medical care for seniors.

The table below, **Table 26, Senior Housing Options**, indicates the types of housing available to elderly in the City.

Table 26: Senior Housing Options

<i>Housing Options</i>	<i>Senior Housing</i>		
	<i>Number of Projects</i>	<i>Number of Housing Units</i>	<i>Affordability</i>
Age-Restricted Senior Apartments ¹	1	40	Public housing set-aside for affordable senior housing (part of the 219 public housing units).
Age-Restricted Mobile Home Park ²	1	264	Privately owned mobile home park on Montara Road.
Veterans Home of California, Barstow ³	1	220 Occupants	Residential facility with both Independent Living/limited to California residents Veterans only.
Housing Vouchers for Seniors	0	0	Excludes senior who are veterans housed through the VASH Program.
Residential Care Facilities for Elderly	0	0	(See Veterans Home of California above)
Life Care Senior Housing	0	0	

Sources: 1 Housing Authority of the County of San Bernardino

2 City of Barstow

3 County of San Bernardino Department of Veterans Affairs (website: hss.sbcounty.gov/va/ContactVHBarstow.html)

Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload

increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

The primary agriculture in the Barstow area is hay and alfalfa, both of which have become mechanized over the years, requiring little labor. Barstow is part of the North Desert area of San Bernardino's agricultural production area classifications. The North Desert accounts for the majority of field crops produced in the region such as hay and alfalfa. According to the Annual Crop Report for 2018 prepared by San Bernardino County, the North Desert area contributed \$33,522,00 value, approximately 9.2 percent of the County's total contribution. There are few farms or agricultural fields remaining in the Barstow area. In the City there are 81 persons who work in the agriculture industry which makes up 1 percent of total employees. **Table 27, Farmers by Occupation**, identifies the number of seasonal employees whose occupations are in farming, fishing, and forestry, and 32 employees whose full-time occupations are in farming, fishing, and forestry. Compared to the SCAG region, the City has a very small fraction of farmworkers.

Table 27: Farmworkers by Occupation

<i>Occupation</i>	<i>Number of Employees</i>	<i>Percent of Barstow Workers</i>	<i>SCAG Total</i>
Farming, fishing, and forestry	43	0.53%	57,741
Full-time farming, fishing, and forestry	32	0.60%	31,521

Source: SCAG Pre-Certified Local Housing

A declining farmworker population, extended droughts that California has been experiencing, extreme heat and cold in the summer and winter months, respectively, are all contributing to the decrease of farms in the area. According to the USDA, National Agricultural Statistics Survey, the number of farms in San Bernardino County decreased from 1,249 to 1,062 in 2012 to 2017. The remaining agriculture in Barstow is limited to alfalfa fields irrigated with reclaimed water. The adjacent community of Hinkley includes the bulk of the fields in this area, and there is one dairy farm (B & E Dairy) located north of the City on Community Boulevard, and a second one located on Mountain Road north of Old Highway 58 (Desert View Dairy). These farms likely employ the majority of the farmworkers in the area.

Identification of Needs

Farmworkers are generally considered to have special housing needs because of their limited income and often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). While no local surveys are available which document the specific needs of farm labor in the City of Barstow, Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

- **Limited Income:** Farmworkers typically fall within extremely low-income groups. While farmworkers are typically paid California's minimum wage rate, the work is seasonal and fewer hours.
- **Overcrowding:** Because of their very low incomes, farmworkers have limited housing choices and often forced to double-up to afford rents.

- **Substandard Housing Conditions:** Many farmworkers live in overcrowded conditions and occupy substandard housing, including in formal shacks, illegal garage units, and other structures generally unsuitable for occupancy. This is due to their low wages, and seasonal and transient occupation.

With the decline in farmworkers in the Barstow area, it is not anticipated that a need is present for farmworker housing. The City of Barstow has some of the most affordable housing in California due in part to its remote location.

Persons with Disabilities Including Developmental Disabilities

Physical, mental, and/or developmental disabilities are impairments that substantially limit life activities and make it difficult to care for oneself. Because of that, disabled persons have special needs for accessible housing. The Census Bureau defines a disability as a long-lasting physical, mental, or emotional condition that makes it difficult for a person to perform activities such as walking, climbing stairs, dressing, bathing, learning, or remembering.

Disability Types

Disability types include individuals with hearing, vision, cognitive, ambulatory, self-care, or independent living difficulties. Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- **Hearing Disability:** Is this person deaf or does he/she have serious difficulty hearing?
- **Visual Disability:** Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty:** Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty:** Does this person have serious difficulty walking or climbing stairs?
- **Self-Care Disability:** Does this person have difficulty dressing or bathing?
- **Independent Living Difficulty:** Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

Table 28, Disability Status, the number of disabled persons in the City arranged according to key age groupings in 2019. Table 27 identifies ambulatory difficulty as the most prevalent disability type among 18 to 64 and 64+ age groups. For the under 18 years of age group, cognitive difficulty is the most prevalent disability. The second most prevalent disability for the 18 to 64 years age group is independent living, and for 65 + years it is hearing difficulty.

Table 28: Disability Status (2019)

<i>Disability Type</i>	<i>Percent of Population with Disabilities</i>			
	<i>Under 18 years of age</i>	<i>18 to 64 years of age</i>	<i>65+ years of age</i>	<i>Total Population</i>
Hearing Difficulty	0.2%	2.9%	17.2%	873
Vision Difficulty	0.0%	4.7%	10.9%	928
Ambulatory Difficulty	0.7%	10.2%	33.3%	2,311
Cognitive Difficulty	4.4%	6.0%	14.1%	1,426
Self-Care Difficulty	1.8%	3.8%	15.7%	1,030
Independent Living Difficulty	-	6.2%	17.0%	1,295

Source: U.S. Census, 2019 ACS 5-Year Estimates, Table S1810

Developmental Disability

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. The disabilities may include an intellectual disability, cerebral palsy, epilepsy, autism and other developmental disabilities (Welfare and Institutions Code Section 4512). As defined by Federal law, “developmental disability” means a severe, chronic disability of an individual that:

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

The State Department of Development Services (DSS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 community-based, non-profit agencies known as regional centers. The City is located in the Inland Regional Center. The primary agency serving this population in Barstow is B.E.S.T. Opportunities, Inc. B.E.S.T. Opportunities is an Adult Development Center (ADC) that works with adults with one or more developmental disabilities, teaching them life skills necessary to survive on their own, including but not limited to social and physical skills, money management, survival skills, basic housekeeping, voting, shopping and various forms of employment. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent.

Housing Accommodations

Barstow's housing vision is consistent with the ADA legislation to facilitate the most integrated setting appropriate for people with disabilities to reside, receive services, and participate in community life. The City's strategy for addressing the various needs of people with disabilities is centered on three core goals: independence, productivity, and integration.

Barstow's housing options for disabled people are described below.

- **Residential Care Facilities.** These facilities serve persons ages 19-59 who may be physically handicapped, developmentally disabled, and/or mentally disabled. Barstow does not have any such facility within the City limits.
- **Specialized Housing Facilities.** These facilities are dedicated solely for the occupancy of people with a disability, whether physical, mental, or developmental. Currently, the City does not have any such facility within the City limits.
- **Housing Vouchers.** Housing Vouchers are provided through the Housing Authority of the County of San Bernardino.
- **Substance Abuse/Mental Illness.** These facilities are California licensed facilities providing residential stays for people who are recovering from alcohol and drug addictions. Presently, the San Bernardino County Department of Behavioral Health offers services on an outpatient basis. The City has some sober living units in various parts of the town. However, they are typically six and fewer occupants, regulated by the state and exempt from local processes. Therefore, the exact number of such facilities is unknown.

The City has been impacted with the dissolution of the Redevelopment Agency. With this dissolution, the City's ability to financially assist in any development has been severely impacted. Until a substitute funding mechanism is developed, it is not likely that the City will be able to assist in such development with the exception of land write-downs and possibly fee waivers.

Mental Health/Substance Abuse

According to the National Institute of Mental Health, an estimated one in four adults suffers from a diagnosable mental disorder in a given year. Even though mental disorders are widespread, the main burden of illness is typically concentrated in a much smaller proportion –or 1 in 17 people – who suffer from serious mental illness. A smaller percentage of those with severe mental illness have difficulty maintaining adequate and affordable housing.

People with mental illnesses face multiple problems when looking for decent, affordable housing. People with serious and persistent mental illness often live in poverty, have unstable employment, and are unable to afford decent housing. This group may also require support services to live successfully in the community. Financial and housing resources available for those experiencing severe mental illness or for those caring for such individuals are limited, and NIMBY concerns are present in every community.

According to the National Center on Addiction and Substance Abuse, one in four people may also have an alcohol or drug problem sometime in their life. Although many of these issues will be episodic

rather than chronic, substance abuse can affect the ability to secure and maintain employment, housing, and productive relationships. The appropriate housing option is largely dependent on the severity of the condition, but can include long-term residential care, short-term rehabilitation facilities, or services independent of housing.

Large Families

The term "large family" refers to a family of five or more persons. As defined by HCD, large households are defined as having five or more persons living within the same household. Many large households have special housing needs because they tend to have lower household income and have few options or access to adequately sized, affordable housing. According to ACS Census estimates, there were 1,157 large families living in the City in 2019, making up about 21 percent of the total 5,432 families in the City. **Table 29, Household Type by Household Size**, provides a breakdown of both family and non-family household size. As indicated in a previous section, the average household size is 2.84 (see **Table 13**) and there is not a prevalence of overcrowding in the City (see **Table 17**).

Table 29: Household Size by Household Type (2019)

<i>Household Size</i>	<i>Number</i>	<i>Percent</i>
Family households	5,432	68.4% of total households
Two- to four-person	4,275	78.7
Five-person	588	10.8%
Six-person	369	6.8%
Seven-or-more-person	200	3.7%
Nonfamily households	2,510	31.6% of total of households
One- to four-person	2,490	99.2%
Five-person	20	0.8%
Six-person	0	-
Seven-or-more-person	0	-
Total Households	7,942	100%

Source: U.S. Census, ACS 2019 5-Year Estimates, Table B11016

Female Headed and Single Parent Households

According to SCAG's Local Housing Data, there were 8,303 households in the City in 2018. Of those total households, 2,268 of these households (27.3 percent) were female-headed, compared to approximately 14.3 percent in the SCAG region. Of those female-headed households, 496 had 3 dependent children less than 18 years of age in 2018. According to 2019 ACS Census data, female-headed household tenure was greater for renter-occupied units at 27.7 percent, while owner-occupied was 14.8 percent. This data is important when considering social service needs, such as childcare, recreation programs, and health care, which are of special concern to these households.

The SCAG report additionally details the poverty status of female-headed households. The City has 1,595 households in poverty of which 12.6 of households were female-headed. Most of these female-headed households in poverty include children, specifically 927 households, 496 of those with 3 or more children. As noted in a previous section, family households headed by males make up about 6.1 percent of the total households in the City.

The City of Barstow recognizes the importance of addressing the needs of families. With the dissolution of the Redevelopment Agency, no money is available to offset the cost of new

construction for large-family, affordable housing units. However, the City supports those that are proposed, such as the TCAC apartments. Two such apartments have been built, with one more proposed. The City has not implemented an inclusionary housing ordinance as many homes and apartments are currently available at market rates; moreover, the virtual absence of builder interest in residential construction in the City would be exacerbated by implementation of such an ordinance. Rental housing vouchers are offered by the Housing Authority of the County of San Bernardino, and homeownership programs are no longer available (because of the dissolution of the Redevelopment Agency and associated funding). With respect to affordable housing, the City's residents have the following available housing options for families, which are summarized in **Table 30, Housing for Families**.

- **Affordable Apartments.** According to City records, Barstow has two TCAC apartment buildings providing 160 units for large-families. In addition, the County provides 75 vouchers provided by HUD and up to 219 Public Housing units.
- **Single-Family Homes.** Barstow residents have access to 100 units that are set-aside for Project Based Vouchers.
- **Housing Vouchers.** Housing Choice Vouchers (Section 8 housing) are available to qualifying Barstow residents, providing 257 housing units for lower income households. These vouchers are provided by the Housing Authority of the County of San Bernardino.

Table 30: Housing for Families

<i>Affordable Housing</i>	<i>Family Housing</i>		
	<i>Number of Projects</i>	<i>Affordable Units</i>	<i>Affordability</i>
Family Affordable Apartments*	3	235	75 units as HUD vouchers (Section 8) and 160 units that are state assisted (Tax Credit Allocation Committee funded projects).
Market Rate Housing for Families*	Undetermined	3,691	Apartments (duplex and above) and mobile homes are typically affordable to moderate, low and very low-income families. This number does not include the 235 financially assisted units above.
Public Housing	2	219	The Housing Authority of the County of San Bernardino provides public housing in two locations within the City.
Single-Family Units	Undetermined	100	The City has 100 units set-aside for Project Based Vouchers.
Housing Choice Vouchers (HCV)	Undetermined	257	HCV is housing commonly known as Section 8 Housing and is a form of financial housing assistance from the Housing Authority of the County of San Bernardino

Source: Housing Authority of the County of San Bernardino; Regional Housing Needs Assessment; California Department of Finance, 2014; City of Barstow; * Does not include 219 public housing units provided by the Housing Authority of the County of San Bernardino.

Extremely Low-Income Households

Per HCD requirements, local governments must identify those households that are considered to be extremely low income (ELI). ELI households are those households whose incomes do not exceed 30 percent of the county median family income (MFI) according to HUD's income limits. Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$14.00 per hour for employers with 26 employees or more, \$13.00 per hour for employers with 25 employees or less (as of January 1, 2021). The annual minimum wage is set to increase by \$1.00 per hour each year until reaching the annual minimum wage of \$15.00 per hour (all employers are set to reach this wage as of January 1, 2023). The annual wage figure cited previously assumes full-time employment.

In 2020, the AMI for San Bernardino County was \$75,300. Extremely low-income households earn less than 30 percent of the County Households Area Median Family Income (HAMFI) – up to \$15,850 for a one-person household and up to \$30,680 for a five-person household in 2020. According to the Comprehensive Housing Affordability Strategy estimates of households by income category (see **Table 22**), there are approximately 2,190 households in the City (renters and owners) that are extremely low-income which is 26.8 percent of total households.

Very low-income households are those with an income of greater than 30 percent of the County HAMFI, but less than or equal to 50 percent of the County HAMFI - up to \$26,400 for a one-person household and up to \$40,700 for a five-person household in 2020. Lower income households fall between 50 percent and 80 percent of the County HAMFI – up to \$42,200 for a one-person household and up to \$65,100 for a five-person household in 2020 (see **Table 23** for a full breakdown of State Income Limits for 2020).

Poverty in the City

According to the ACS Census estimates, 28.6 percent of the total number of families living in the City had household incomes that were below the Federal poverty level in 2019. Of the families with related children under 18 years of age, about 41 percent had household incomes below the Federal poverty level.

The annual income levels that are considered to be below the poverty threshold are defined by Census and other Federal agencies. The threshold limits for varying household sizes for 2019 are summarized in **Table 23**.

People Experiencing Homelessness

Homeless persons are defined as those who lack a fixed and adequate residence. Desert Manna has indicated a growth in the number of single parents with kids as well as veterans among their clientele. Homeless people may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges due to their very low incomes and lack of appropriate housing. State law requires cities to plan to help meet the needs of their homeless population.

Counting the homeless population is problematic due to their transient nature, different definitions of homelessness, and political and funding issues. According to the 2020 San Bernardino County

Homeless Count and Subpopulation Survey,⁵ the City had a total of 108 sheltered and unsheltered adults and children. Of the Sheltered homeless individuals, 3 were in shelters and 27 in transitional housing; 78 of the homeless individuals are unsheltered.

As of August 2021, there are primarily three funded programs that offer shelter to people experiencing homelessness in the City but each of them only serve a very specific population. Desert Sanctuary through the Haley House provides shelter only to victims of domestic violence, Barstow College provides shelter only to its students and New Hope Village offers transitional housing programs lasting up to one year to those that apply and are accepted into a specific program. During COVID, the County of San Bernardino Community Development and Housing Agency provided funding to cities through a program entitled HEAP (Homeless Emergency Aid Program). In the City, the majority of this funding was used to provide “Rapid Rehousing” which provided hotel vouchers to homeless persons. This program expired in June 2021.

In 2019, the Barstow City Council established the Homeward Bound Committee to address how best to assist those experiencing homelessness in Barstow. The committee includes 2 council members, city staff, social service provider representatives and community members. The committee has recently adopted a Strategic Plan and Implementation Strategy which includes 3 parts; Short Term, Medium Term and Long Term strategies. The Strategic Plan requires a program coordinator from the City to coordinate various agencies already providing many services for the homeless. These programs will not be city-operated but rather operated by those already experienced in providing these social services. The City’s program coordinator will assist service providers and act as a liaison between them, other government agencies, law enforcement, etc. as they collaborate to serve this underserved population.

Short Term / Immediate Assistance / Homeless Shelter / Transitional Housing - The first step includes offering immediate shelter by way of a motel voucher. Efforts will be made to reunite unsheltered persons with their family members or other support system. Once their needs have been assessed, it is the Cities goal to offered basic shelter, where they will have access to port-a-potties, showers, food and basic counseling. It is desired that this group meet basic requirements to move into transitional housing. Tenants will be moved about every 20 – 29 days so that tenancy is not established which would require an eviction process. These areas will be permitted by the City in the Human Services Zone and will have policies and guidelines to protect the residents as well as the community.

Medium Term / Permanent Supportive Housing - The next step is to get displaced persons into a supervised program where they can live and receive counseling, training, case management and a variety of life skills. These residential programs will be housed in a kibbutz style community where the individual is required to work a small number of hours in the day for the community good. Transitional and Supportive housing will record the progress and community infractions of their participants to show progress. The goal of homeless transitional housing is to provide a way for the

⁵ San Bernardino County Homeless Count and Subpopulation Survey. San Bernardino County. 2020.
<https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf>

applicant to prove that the those being sheltered at the facility are making measurable progress toward self-sufficiency.

Long Term / Integrated Community Member Strategy - The final step in the process is to “graduate” to housing self-sufficiency and the ability to rent a home or apartment. Goals at this level include renting small, affordable market-rate units or obtaining Section 8 housing or other units subsidized for low-income tenants. Although these rental units are available, common barriers include difficulty qualifying due to outstanding debt as well as poor credit history or no credit history at all. Ultimately, home ownership is not out of reach for low-income persons in the City. Due to current low interest rates, and the comparatively low home prices in the City and the surrounding areas, there is the possibility of home ownership with government sponsored mortgage assistance programs.

The future of persons currently experiencing homelessness will include many decisions and challenges, but the City is working to meet people where they are by providing sheltering options and a support system to guide them to housing self-sufficiency.

Housing Accommodations

With the dissolution of the Redevelopment Agency, the City has no funding mechanism to provide any housing accommodations. However, the City has assisted some of the non-profit agencies by means of low rent (\$1 a year for Desert Manna and the City purchased \$1 homes that are currently being used by New Hope, Too!). These agencies provide housing for the homeless, with New Hope Village acquiring a new property with the help of funding from the City of Barstow’s Community Development Block Grant allocation, which has implemented a “Housing First” approach to addressing the housing and supportive needs of the City’s homeless population. Under this model, non-chronic and chronic homeless individuals and families are immediately transitioned into housing and provided wrap-around services to ensure longer-term housing stability. This is contrasted with a “housing readiness” model that focuses on individuals successfully addressing substance abuse or mental health issues or “graduating” through case management in a shelter/transitional home to become “housing ready.”

Although the City’s preference is for rapid reentry into permanent housing, the City recognizes that a full continuum of housing options is needed to meet the needs of homeless people at various stages of recovery. The following housing options are provided in Barstow for homeless people.

- **Emergency Shelter.** Barstow currently has one shelter, Desert Manna. The City of Barstow, through Desert Manna, has 32-36 beds available for applicable homeless persons. In addition, Desert Manna has worked with the City and others to attempt to acquire a new site to increase the capacity and to be able to serve more people. However, financing for such a venture has not been forthcoming.

In addition to the Desert Manna, another important segment is the housing for families of domestic violence. These families are essentially made homeless to remove themselves from an abusive relationship. Desert Sanctuary/Haley House provides a sanctuary for these women and their children. In addition to providing a safe household, food and clothing are also provided to help get them on their

feet. The number of women and their children that Desert Sanctuary/Haley House helps varies from year to year. In 2016, they helped 18 women and 44 children. This is a significant increase over the prior year of 37 women and children. Desert Sanctuary/Haley House anticipates the future will see more of an increase.

- **Residential Rehabilitation.** A residence that provides housing for up to six months and provides specialized treatment and active rehabilitation for alcoholism and other drug- related issues on-site. Presently, Barstow has no such facility. New Hope Village has embarked on a contract with the Department of Behavioral Health, and are currently certified as a Sober Living Environment (SLE) through the California Consortium of Addiction Programs and Professionals (CCAPP). Clients must be enrolled in an Intensive Outpatient Program (IOP) at Barstow Counseling or an Outpatient Program (OP) at High Desert Center. Clients may stay between 3 months to up to one year. New Hope Village maintains a House Manager on site.
- **Rapid Re-housing.** This refers to an approach of moving chronically homeless people immediately off the street to permanent supportive housing that allows an environment conducive to stabilization. New Hope Village has acquired a new location providing 10 residential units for transitional and rapid re-housing. Their prior location, rented from Desert Manna, converted to market-rate housing upon their relocation. However, this is still an increase of 4 units from prior years.
- **Transitional Housing.** A residence that provides a stay of up to two years, during which residents are provided case management services that prepare them to obtain and maintain housing and live self-sufficiently. New Hope Village is operating a transitional- housing facility (10 units), and has implemented rapid re-housing.
- **Permanent Supportive Housing.** A residence that provides permanent housing linked with ongoing support services designed to allow residents to live at the place of residence on an indefinite basis. Several years ago, the City acquired properties under the HUD's Dollar Homes Program. This program helps local governments to foster housing opportunities for low to moderate income families and address specific community needs. The City leases these homes to New Hope, Too! to provide permanent supportive housing.

Regional Housing Needs Allocation (RHNA)

Housing Factors

The RHNA goal for new construction incorporates additional units to accommodate two factors in the housing market. First, the housing market requires a certain number of vacant units to allow sufficient choice for consumers, maintain rents and prices at adequate levels, and encourage normal housing maintenance and repair. In the southern California region, SCAG assumed a regional housing vacancy factor of 3.5%, which assumes a 1.5% ownership vacancy and 4.5% rental vacancy.

The RHNA model also adjusts the construction need goal to replace housing units lost from residential uses. Over time, all cities can expect that a certain number of housing units will be lost due to demolition, fire, conversion to nonresidential uses, recycling to other uses, or a variety of other reasons. In Barstow, the demolition rate is typically one to three units per year. New construction is varied, with some years having no residential development. However, during the housing boom in 2006-2008, more than 6,000 new homes were proposed, in addition to a 25,000 home sub-city called Waterman Junction. The housing market crash resulted in a small fraction of the homes being built. The RHNA figures took into account the housing market crash and recovery for the 2014-2021 Housing Element 5th Cycle.

Fair Share Factor

State law requires that the formula used to distribute the RHNA avoid overconcentration of income groups in any given community. The goal is to use the RHNA process to foster the production of an increasing supply and mix of housing types, tenure, and affordability in an equitable manner across the region. In practice, the idea is to require jurisdictions with a smaller proportion of lower income units to provide a larger share of lower income units as part of their construction need to compensate for other jurisdictions that already accommodated more than their fair share.

SCAG has adopted a regional “fair share” policy that each community move 110% toward the respective county’s household income distribution in each income category. So, if a particular jurisdiction has a higher or lower percentage of lower-, moderate-, or above moderate-income households than the County as a whole, the new construction goal is adjusted accordingly. For communities still growing, this will tend to reduce the differences in household income distributions among communities in the region. The Southern California Association of Governments provides a website with greater detail on the calculations for the Regional Housing Needs formula.

Regional Housing Needs Share

With the above criteria in mind, the City of Barstow has a regional housing needs allocation (RHNA) of 1,520 units for the 2021-2029 planning period. The RHNA also determines the number of units by household income and level of affordability as shown on **Table 31, RHNA Distribution**.

Table 31: RHNA Distribution

<i>Household Income Level</i>	<i>Allocation</i>	
	<i>Units</i>	<i>Percent</i>
Very Low Income	172	11.3%
Low Income	228	15%
Moderate Income	300	19.7%
Above Moderate Income	820	54%
Total	1,520	100%

Source: SCAG 6th Cycle Final RHNA Allocation Plan⁶

Affordable Housing Units At-Risk

In prior years, the City had experienced significant growth in its multi-family housing stock, with over 900 apartment units constructed prior to 1990. Construction of multi-family housing in the City has continued, albeit at a slower pace with 367 units constructed during the 1990-2000 period. There were 391 units constructed from 2000-2007. Since then, no apartments have been built. This continued growth in apartment has resulted in some incentives being necessary to attract renters, but rents have increased with the growth in the cost of living, and stabilized during the housing crash and the current economic conditions. Location is a key variable in the price of an apartment in the City. Apartments in newer sections of the City command higher prices than the same type of unit in an older section of the City. The competitive prices of many rental homes in the City have led some renters to choose homes over apartments. Bedroom size is a key consideration in apartments or single-family homes providing for sufficient living space for the household unit. Above all, location appears to be a key factor in both the prices and the likelihood that the unit is rented.

Publicly subsidized affordable housing provides the largest supply of affordable housing in most communities. The City has two privately owned affordable housing projects that receive public subsidies in return for long-term affordability controls. Typically, these residential projects provide units affordable to extremely low-, very low- and low-income households, including persons with special needs. Over time, certain affordable housing units are eligible to change from lower income housing to market rate housing within the planning period. The two projects mentioned are the Suncrest and Riverview Apartments. The Suncrest Apartments is an 81 unit (including managers unit) comprised of 36 very low, and 44 low-income households. The Riverview Apartments also has 81 units (including managers unit).

A third, 75-unit apartment project (Virginia Terrace), receives HUD Vouchers. Funding for Virginia Terrace through Low Income Housing Tax Credits was recently extended through 2069.

The County also offers Project Based Vouchers. These are tied to an individual unit. If the individual/family moves, they lose this assistance. Two apartment complexes utilize the Project Based Vouchers, as follows:

- Sunrise Vista Apartments – 50 project-based vouchers allocated to the site of 156 units.

⁶ <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1625161899>.

- Sunset Pointe Apartments – 50 project-based vouchers allocated to the site of 144 units.

In addition to the above-mentioned apartments, the County maintains 219 conventional public housing units for low-income housing. To define a set-number for the extremely low-, very low-, and low-income units that are provided is difficult because most of the units are setup for all affordable qualified tenants, essentially paying their appropriate portion based upon their income.

California law requires that all housing elements include an analysis of “assisted multi-family housing” projects as to their eligibility to change from low-income housing to market rates. At-risk units are multi-family rental housing projects that receive federal, state, and/or local financial assistance and may change from low income to market rate rents within 10 years of the beginning of the housing-element planning period (by 2031). If units are at risk, the element must include a detailed inventory and analysis.

The inventory must list:

- Each development by project name and address
- Type of governmental assistance received
- Earliest possible date of change from low-income use
- Total elderly and nonelderly units that could be converted
- An analysis of costs of preserving and/or replacing these units
- Resources that could be used to preserve the at-risk units
- Program for preservation of at-risk units and quantified objectives

Table 32, **Publicly Assisted Multi-Family Housing**, is a list of all multi-family rental projects that have received public assistance and are deed restricted as affordable.

Table 32: Publicly Assisted Multi-Family Housing

<i>Project Name and Address</i>	<i>Project Characteristics</i>						
	<i>Target Group</i>	<i>Year Built</i>	<i>Total Units/ Bedroom Mix</i>		<i>Property Owner</i>	<i>Project Funding Sources</i>	<i>Expiration Date of Covenants</i>
Suncrest Apartments 201 N. Yucca Ave.	Family	2003	80 + managers	2 bd: 34du 3 bd: 23du 4 bd: 24du	Simpson Housing Group	TCAC	2058
Riverview Apartments 200 N. Yucca Ave.	Family	2006	80 + managers	2 bd: 16du 3 bd: 48du 4 bd: 16du	Simpson Housing Group	TCAC	2061

Virginia Terrace 615 E. Virginia Way	Family	1981	75	1 bd: 13du 2 bd: 47du 3 bd: 15du	Lincoln Properties	HUD Voucher Program	2023
Conventional Public Housing Various locations.	Family Senior	Varies	179 40	N/A	San Bernardino County Housing Authority	County	Perpetuity

Note: TCAC: Tax Credit Allocation Committee

At-Risk Status

Barstow currently has three deed restricted properties as identified in **Table 32**, above. A third property (Virginia Terrace) takes advantage of vouchers through HUD. This site converted to market rate in 2001. Although they are no longer considered a subsidized facility, they have been accepting HUD vouchers and have extended their contract until 2069 to accept HUD Vouchers.

Appendix C: Constraints and Zoning Analysis

Disclaimer

This analysis is a required component of the Housing Element which restates selected portions of the City's Municipal Code. This analysis should only be used for the purposes of considering potential and actual constraints to the maintenance, improvement, or development of housing for all income levels, to inform the programs developed through the 6th Cycle Housing Element update. This analysis is representative of a point-in-time and is not a substitute for the City's Municipal Code and may not match the regulations of the City's Municipal Code. Project applicants should always refer to the Barstow Municipal Code when submitting development permit applications.

Introduction

Housing development, maintenance, and improvement are complex processes affected by many interrelated factors including type, timing, location, and cost. Factors of both governmental and non-governmental origin can create barriers complicating the housing development process. The City can alleviate some of these barriers through streamlining and improving various regulations and processes to be more conducive to effective evaluation and approval. The constraints detailed below include those governmental restraints related to local land use and zoning regulations, code enforcement, required onsite and offsite improvements, development permit processes, fees and exactions, and other local regulations. Further, an analysis of non-governmental constraints related to the availability of financing, land costs, construction costs, and a detailed overview of the existing infrastructural and environmental constraints to development is included, as well as an analysis of local efforts to remove constraints to the development of housing. Both new and ongoing programs aimed toward facilitating development and further reduce constraints are detailed in the policy and program portion of the Housing Element.

Governmental Constraints

Land Use and Zoning

The State of California requires that each city adopt a General Plan that establishes policy guidelines for long-term planning and future development. The City of Barstow General Plan was adopted in 2015 and consists of an integrated and internally consistent set of policies and programs. The General Plan Land Use Element sets forth land use designations to guide the location, type, and density of permitted development in the City. The City of Barstow's Title 19 Zoning Ordinance implements the Land Use Element of the General Plan through provision of specific direction and development

standards within each land use category. These land use controls can facilitate or limit certain types of development.

The Housing Element includes a list of goals, policies, and programs that are internally consistent with the General Plan. The Housing Element most specifically addresses the policies of the General Plan Land Use Element due to its designation of both the location and extent of residential development within the City. The General Plan Land Use Element outlines several goals associated with the long-range vision for the City of Barstow consistent with the goals, policies, and programs identified in the Housing Element:

- To foster and promote a well-planned, orderly development pattern.
- To ensure an aesthetically pleasing appearance and preserve value of the community.
- To improve the downtown core as a viable and attractive destination for tourists.
- To enhance the prosperity and economic vitality of Barstow.
- To expand the range of cultural, aesthetic and recreational opportunities available to city residents and prospective visitors; and
- To consider supporting annexation of unincorporated lands to the ends of improving services, accommodating anticipated population growth, and improving the range and diversity of the City's housing stock.

Table 1, Residential Zoning Districts, details the five land use zoning districts that permit residential uses.

Table 1. Land Uses Permitting Residential Uses

<i>Land Use Designation</i>	<i>Zoning District</i>	<i>Primary Residential Use Allowed</i>
Estate	ER	Single-family residential district typified by single-family detached homes in a rural setting with lots no less than 2.5 acres.
Low-Density	LDR	Single-family residential district typified by single-family detached homes in a rural or ranchette setting with lots no less than 1 acre.
Single-Family	SFR	Single-family residential district typified by single-family detached with a density of no more than 7 units per acre.
Medium-Density	MDR	Multi-family residential district typified by multiple units with a density allowing up to 20 units per acre.
Diverse Use/Human Services	DU/HS	Multi-use districts that allow a mix of residential and commercially oriented uses, at a density of up to 16 units per acre.

Residential Uses by Zone

The City's zoning regulations accommodate a diversity of housing types to meet the varying needs of residents at all economic segments. This includes housing to meet special needs of seniors, persons with disabilities, farmworkers, and those experiencing homelessness. **Table 2 Zoning for a Variety of Housing Types**, details the residential housing types permitted under each zoning designation can be found in Section 19.10, 19.12 and 19.14 of the Municipal Code.

Table 2: Zoning for a Variety of Housing Types

Type of Unit	Residential Zones				
	SFR Single-Family Residential	ER Estate Residential	LDR Low-Density Residential	MDR Medium- Density Residential	DU/HS Diverse Use/Human Services
Conventional Housing					
Single-Family	P	P	P	P	P
Multi-Family (including large family)	---	---	---	P	P
Manufactured Home	P	P	P	P	P
Mobile Home Parks				C	
Diverse Use	---	---	---	P	P
Affordable Senior	P	P	P	P	P
Additional Dwelling Units	P	P	P	P	P
Special Housing Needs					
<i>Residential Care, Limited (6 or fewer tenants)</i>	P	P	P	P	P
Residential Care, General (greater than 6 tenants)	---	---	---	C	C
Boarding House ¹	---	---	---	P	P
Emergency Shelter	---	---	---	---	p ²
Temporary Homeless Shelter ²	---	---	---	---	p ²
SR Occupancy	---	---	---	---	C

P = Permitted by right, C = Conditional Use Permit required¹ Defined as a residence wherein three to five rooms are rented to individuals under separate rental agreements. Residents in a boarding house are not considered a family or single housekeeping unit.

² Temporary Homeless Shelters are allowed by right in the HS district.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) that provide complete independent living facilities for one or more persons on the same parcel as a legal single-family residence are allowed by right in all single- and multi-family districts subject to the applicable district standards and Chapter 19.10.070 of the Barstow Municipal Code. The City amended their code in 2009 and again in 2017 and most recently in 2021 to comply with State law, allowing the approval of ADUs through a ministerial process subject to reasonable development standards rather than a discretionary process. The current code permits ADUs to be no larger than 75% of the existing living area or 1,200 square feet, whichever is less.

Conversion of space within the primary dwelling and other accessory structures to an ADU is permitted, as well as both attached and detached newly constructed ADUs. The City has drafted an updated ADU ordinance, as described in **Program 9, Alternative Housing Opportunities**, of the Housing Element and will design an incentive program for affordable ADUs in accordance with AB 671 (2019).

Transitional Housing

Transitional housing facilities provide temporary residential accommodations for persons experiencing homelessness or families transitioning to permanent housing. Transitional housing facilities often include a degree of supportive services, such as job skills training or rehabilitation counseling to facilitate independent living. Transitional housing is permitted as a residential use and permitted by right in multi-family districts (zones MDR, DU/HS), and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Permanent Supportive Housing

Permanent supportive housing provides affordable housing with no limit on the length of stay that is linked to on-site or off-site services that assist residents in retaining their housing, improving their health status, and maximizing their ability to live and work in the community. Other services include case management, mental health treatment, and life skills counseling. The City allows permanent supportive housing as a residential use and is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

The City will amend their zoning code to ensure that permanent supportive housing is permitted by-right in all zones where multifamily uses and mixed use residential is permitted, if the proposed housing development satisfies all of the requirements of Government Code Section 65651 in accordance with **Program 9, Alternative Housing Opportunities**, of the Housing Element.

Single Room Occupancy Housing

Single room occupancies (SRO) are defined as a facility where each unit has a floor area ranging from 150 to 220 square feet. SRO units may have kitchen or bathroom facilities and are offered on a monthly basis or longer. SROs are conditionally permitted in the HS zoning district.

Emergency Shelters

The City defines emergency shelters as those that provide short-term lodging on a first-come, first-served basis for people who must vacate the facility each morning and have no guaranteed lodging for the next night. Pursuant to Senate Bill (SB2) and Assembly Bill (AB 139) requiring by right emergency shelters in a zoning district, the City allows emergency shelters by right in the Human Services zone (HS). In addition to emergency shelters, the HS zone permits single-family and multifamily residential uses, commercial uses, nursery schools or day care centers, and sober living facilities. Consistent with the requirements of State law, the City has identified sufficient capacity within the HS zone to accommodate the local emergency shelter need. Further, as detailed in the City's

Municipal Code Section 19.14.020 “emergency shelters providing temporary shelter for homeless populations” are only subject to those development and management standards that apply to residential and commercial development within the same zone and objective standards. In accordance with the City’s Municipal Code Section 19.14.030 a conditional use permit is required for “shelters and provision of services for homeless, at-risk and special needs populations.” Existing development in this zone consists of religious institutions, single family homes, dining facilities and other commercial uses.

Employee and Farmworker Housing

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. As further detailed in **Appendix B -Needs Assessment**, the City has experienced a sharp decline in the amount of agriculture and farmworker occupations since 2000, however 48 Barstow residents are employed within the agriculture industry as of 2018.

It is likely that these residents were employed in occupations associated with the City-operated alfalfa field. The adjacent community of Hinkley includes the bulk of the fields in this area, and there is one dairy farm (B & E Dairy) located on Community Boulevard, and a second one located on Mountain Road north of Old Highway 58 (Desert View Dairy). These farms likely employ the majority of the farmworkers in the area.

Employee housing is housing provided for six or fewer agricultural workers in accordance with the California Health and Safety Code Employee Housing Act (EHA). The EHA requires that any employee housing providing accommodations for six or fewer employees shall be treated as a single-family structure. This mandates that employee housing not be required to apply for any additional permit or process that would not be required of a single-family residential structure in the same zone.

Employee housing providing accommodations for six or fewer employees must be permitted by the same process by which single-family residences are permitted in the same zones. Further, farmworker housing must be permitted consistent with the Health and Safety Code section 17020-17027, and may only be subject to objective, quantifiable, written development standards, conditions, and policies that are consistent with the Health and Safety Code. Which includes the provision of employee housing consisting of bunkhouses of 36 beds or 12 units to be permitted in all zones that allow agricultural uses in the same manner as other agricultural uses. **Program 9** will amend the zoning code to ensure that employee housing is consistent with state law.

Housing for People with Disabilities

Definition of Family

Municipal codes can create fair housing concerns if the definitions could be used to limit housing opportunities or fair housing choice. Although cities rarely discriminate in this manner, the code definition in itself could discourage proposing a use that would otherwise be allowed. For example, fair housing law prohibits defining a family (and by extension living quarters) in terms of the relationship of members (e.g., marital status), number of occupants, (e.g., family size), or other characteristics. Other definitions should also be consistent with fair housing law. The Barstow Municipal Code defines family as two or more persons living together as a single housekeeping unit in a dwelling unit, consistent with fair housing law.

Reasonable Accommodation

The City is required by the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide a process of reasonable accommodation requests. Pursuant to this requirement, the City has adopted a procedure to implement state and federal fair housing law and to ensure housing opportunities for people with disabilities. Reasonable accommodations may be made to the city's zoning and land use regulations, policies, and practices when needed to provide an individual with a disability and equal opportunity to use and enjoy a dwelling.

Reasonable accommodation requests are reviewed by the hearing officer, and may be approved, conditionally approved, or denied in accordance with the following findings of approval:

- The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws.
- The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
- The requested accommodation will not impose an undue financial or administrative burden on the city as "undue financial or administrative burden" is defined in fair housing Laws and interpretive case law.
- The requested accommodation will not result in a fundamental alteration in the nature of the city's zoning program, as "fundamental alteration" is defined in fair housing laws and interpretive case law.
- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

In making these findings, the decision-maker may approve alternative reasonable accommodations which provide an equivalent level of benefit to the applicant. The sixth cycle housing element continues **Program 8, Identification and Alleviation of Potential Constraints**, for both lower income households and special needs population, and **Program 12, Housing for Persons with Disabilities.**, to

continue to accept reasonable accommodation requests and explore available information on universal design and home retrofits.

Residential Care Facilities

Community care facilities are defined as any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes residential facilities, adult day programs, therapeutic day service facilities, foster family agencies, foster family homes, small family homes, social rehabilitation facilities, and community treatment facilities.

The City of Barstow permits two types of community care facilities – Small Residential Care Facilities (serving six or fewer people) on a property and large Residential Care Facilities (serving seven or more people) as detailed in the City’s Municipal Code Section 19.10.120. Large Residential Care Facilities are state-licensed facilities providing 24-hour nonmedical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. The zoning code permits Small Residential Care Facilities, serving six or fewer people by right in all residential districts and permits Large Residential Care Facilities in the medium-density residential, diverse use and human services zones with a conditional use permit. The zoning code does not subject Small Residential Care Facilities of six or fewer facilities to a use permit, building standards, or regulation not otherwise required of similar residential uses in the same district, and imposes no requirements between such facilities beyond those required by state law.

Building Standards

Development Standards

Each zone that permits residential uses regulates the residential use permitted, lot size, density, and parking requirements. While regulations such as setbacks, lot size, and lot coverage can contribute to the number of dwelling units that can be developed on a lot, residential densities are primarily limited by established maximum densities. **Table 3** describes all zones where residential uses are permitted in the City and their respective development standards, which can be found in the **Municipal** code Section 19.10.010.

Table 3: Development Standards for Zones that Permit Residential Uses

	<i>SFR Single-Family</i>	<i>ER Estate</i>	<i>LDR Low-Density</i>	<i>MDR Medium-Density</i>
Minimum Lot Area (sf)	4500	108900	43560	6000
Maximum Density (units per acre)	1 per lot	1 per lot	1 per lot	20
Minimum Lot Width (feet)	50'	300'	150'	60'
Maximum Lot Coverage	45%	N/A	N/A	N/A
Maximum Floor Area Ratio	-	-	-	-
Front Yard Setback	10'	25', 15' Street Side	25', 15' Street Side	15'
Garage/Carport Setback	24'	25'	25'	24'
Side Yard Setback	5'	25'	25'	5'
Rear Yard Setback	5'	10'	10'	5'
Maximum Height	Two Stories	Three Stories	Three Stories	Four Stories

In addition to the zones detailed in **Table 3, Development Standards for Zones that Permit Residential Uses**, above, the City has the Diverse Use and Human Services zoning district (DU/HS), intended to offer a mix of residential, professional, administrative and commercial uses. This zoning district allows any use permitted in both the SFR and MDR districts to be developed at the same standards of the zoning district which the use replicates. Development standards are to be based upon development standards of the zoning district which the use replicates as well as adjacent uses. Further details can be found in the Municipal Code Section 19.12 and Section 19.14.

Table 4: Development Standards for Diverse Use/Human Resource Zoning District

<i>Type</i>	<i>Description</i>
Minimum Lot Area (sf)	6,000
Maximum Density (units per acre)	16
Minimum Lot Width (feet)	50' for new lots, no requirement for existing lots
Maximum Floor Area Ratio	1.5 for residential structures 0.9 for commercial/office space not combined with residential uses
Front Yard/Street Side Setback	15'
Side Yard/Interior Side Setback	5'
Rear Yard Setback	5'
Garage/Carport Setback	20'
Maximum Building Height	35' when directly adjacent to single-family residential 45' when located along an arterial street, highway, or interstate, or next to multi-family residential
Maximum Lot Coverage	50% for residential and commercial/office space combined 45% for commercial/office space not combined with residential uses

As shown in **Table 4, Development Standards for Diverse Use/Human Resource Zoning District**, above, the Diverse Use/Human Resource zoning district facilitates development of residential structures in conjunction with commercial and/or office spaces through provision of modified development standards including increased maximum building height, lot coverage, and floor area ratio.

Parking Standards

Barstow's parking space requirements are generally two spaces per unit and match the vehicle ownership patterns and parking needs of residents. The guest parking requirement of one space per 10% of required parking units meets or exceeds the needs of the associated complexes. Parking space reductions are allowed for multi-family units and senior housing (for deed restricted properties, multi-family units). Parking requirements are inclusive of accessible parking. In accordance with state density bonus law, the City will also consider an alternative parking ratio and other parking incentives. Reduction in parking requirements will be among the criteria considered within the Diverse Use and Human Services zoning designations under the revised Zoning Ordinance that followed the adoption of the 2015-2020 General Plan. **Program 22, Reduced Parking Requirements**, will amend the zoning code to be consistent with the requirements of Government Code section 65913.6. and **Program 14, Homeless Services** will ensure that Emergency Shelter parking requirements are consistent with AB 139, 2019. Enumerated parking standards for Barstow are in Section 19.06.050 of the Barstow Municipal Code and further detailed in **Table 5, Parking Standards by Residential Use**.

Table 5: Parking Standards by Residential Use

<i>Residential Development</i>	<i>Basic Requirement</i>	<i>Regulatory Concession</i>
Accessory Dwelling Units	1 covered parking space	None
Single-Family	2 enclosed (garage) parking spaces	None
Multi-Family	1 parking space per studio unit, 2 per unit for 1+ bedrooms 50% enclosed plus 10% for visitors	Potential use of carports in lieu of garages
Senior Citizen (Deed Restricted)	0.75 parking spaces per unit 50% garage or carport plus 10% for visitors	Consideration of slight parking reduction.
Boarding Houses	1 parking space per guestroom or per 2 beds	None
Mobile Home Parks	2 covered parking spaces per unit	None
Group Care Facilities	1 parking space per 2 beds plus employees	None

Building Codes and Enforcement

The City of Barstow implements the 2019 edition of the California Building Code and other model construction codes and amendments adopted by the California Building Standards Commission. The codes used by the City of Barstow are adopted in the Municipal Code through Ordinance No. 964-2019 adopted on 12/2/2019, which includes the 2019 California Standards Administrative Code, 2019 Building Code, 2019 Residential Code, 2019 Electrical Code, 2019 Mechanical Code, 2019 Plumbing Code, 2019 Energy Code, 2019 Historical Building Code, 2019 Green Building Standards Code, and

2019 Referenced Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance.

The California Building Standards Code also requires new residential construction to comply with the federal American with Disabilities Act. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties which are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing. Most building and zoning enforcement activities of the City are in response to complaints by City residents and violations involving structural features are not as common as zoning code violations. The City continues to provide information on universal design and barrier-free housing for people with disabilities, as well as maintaining processes for retrofitting existing structures and modifying development regulations to allow for the fullest access to housing, see **Program 12, Housing for Persons with Disabilities** and **Program 13 Housing for Seniors**. The codes serve to protect residents from hazards and risks and are necessary constraints to housing production.

On-site and Off-site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. The City requires developers to provide on- and off-site improvements necessary to serve proposed residential projects for projects that require a discretionary entitlement, or when improvements reach certain thresholds. The City may require developers to fulfill obligations specified in the Subdivision Map Act, including water, sewer, and other utility lines and extensions; street construction to City standards; and traffic controls reasonable related to the project. The City regulates the design, installation, and maintenance of improvements needed for new housing. Further on- or off-site improvements include street right-of-way dedication, sidewalks, street lighting, pavement, curbs and gutters, and water and sewer mains.

Standard improvements consistent with the City's requirements include:

- Local streets must have 60' of right of way (ROW) with 40' of roadway. Collector streets must have 60' of ROW and 44' of roadway. Secondary arterials must have 80' of ROW and 64' of roadway. Primary arterials must have at least 100' of ROW and at least 84' of roadway.
- Street improvements, including street trees on both sides of the street in accordance with the City's Landscape Guidelines, pavement, curbs, gutters and sidewalk, streetlights, signage, and other similar appurtenances.
- Underground utility lines, including but not limited to electric, communications, street lighting and cable television to serve the subdivision.
- Water infrastructure, including water mains, sub-mains and services needed for the distribution of water to each lot or parcel. Construction of all new water and drainage distribution systems related to projects are completed by the developer.

- Parks and recreation, including open space, park and recreational facilities for which dedication of land and/or payment of a fee is required in accordance with the General Plan and fee schedule.

In some cases, infrastructure is already in place and in surrounding projects. Sufficient capacity exists within the existing street network. These subdivision requirements are similar to jurisdictions across Southern California and are not identified as placing a unique cost or actual constraints upon the development, improvement, and maintenance of housing.

Energy Conservation

The City has implemented the State of California's progressive energy conservation measures for water and renewable energy resources, as well as employed the California Green Building Standards Code (CalGreen) to further conserve resources. California's Energy Efficiency Standards require all new housing to meet minimum energy conservation standards through mandatory components such as minimum insulation, heating, ventilation, and air conditioning systems and efficient heating equipment. In addition, residential projects are subject to meeting the state building codes, which also include energy conservation standards.

The CalGreen Standards apply to all projects, residential and non-residential. The City meets or exceeds CalGreen Standards by including additions and alterations of all projects except where exempted in City codes. **Program 7, Resource Conservation**, will continue to implement CalGreen Standards.

The City also adopted additional requirements, including:

- All new re-roofs of low-slope roofs be "Cool Roof" certified or otherwise appropriately insulated;
- Water-conserving flushing must comply with industry standards or manufacturer's instructions; and
- Pre-installation of conduits in all new buildings for future photovoltaic systems.

Moreover, mixed-use projects and multi-family buildings four or more stories in height must comply with Tier I standards, which are comparable to LEED certification.

Permitting Processes and Fees

The City of Barstow also aims to process applications within two weeks of confirmation of a complete application

Permit processing fees, development impact fees, and construction taxes can increase the cost of housing development. While City fees and taxes offset the cost of development, they could serve to constrain housing production, especially production of affordable units.

Local processing and permit procedures can also constrain the development of housing through unnecessary discretionary permit requirements, lengthy permit processing timelines, and subjective

requirements that leave uncertainties in the overall development design and density. Discretionary actions can be required for development design reviews, required use permits, zone or plan amendments, and subdivisions. Whereas ministerial, or by-right, permits involve application of objective standards and criteria. Further, in accordance with section 65913.4 of the California Government Code, also known as SB 35, a permit applicant may submit an application for a development that is subject to the streamlined, ministerial approval process and is not subject to a conditional use permit, if they meet the objective planning standards as outlined in the government code and as summarized as follows:

- Multi-family housing developments on infill sites zoned for residential or residential mixed-use.
- A minimum of 10-percent of the units are dedicated as affordable to households earning 80-percent or less of the area median income.
- For developments with 10 or more units, a prevailing wage requirement is included in all contracts for the performance of work.

Additionally, in an effort to increase transparency of the development permitting process, the California legislature adopted AB 1483 in 2019 to require jurisdictions to post detailed information regarding development proposal requirements. The City of Barstow provides a variety of information on its website **Program 20, Increased Transparency**, continues these existing practices. The City of Barstow makes all of the following available on its website, as applicable and update any changes to the information within 30 days of the change:

- A current schedule of fees, exactions, and affordability requirements imposed by the city, applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to parcels.
- All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list required to be compiled of information that will be required from any applicant for a development project.
- The current and five previous annual fee reports or the current and five previous annual financial reports.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city on or after January 1, 2018.

Permit Processes and Timelines

The City of Barstow has the responsibility to ensure that residential developments are of lasting quality, that housing opportunities are available, and that the public health and welfare are maintained. To that end, the Municipal Code establishes several standard procedures for processing applications for the development, maintenance, and improvement of housing, including:

- Pre-application Plan Review: A pre-application plan review application is available for applicants considering constructing, remodeling, expanding, or changing a use. The

City's staff sends a draft of the site plan to staff for comments, giving the applicant an idea of major traffic or utility issues their project may have before they go through the expensive process of designing construction documents.

- **Site Plan Review:** The City adopted a Site Plan Review Ordinance in 2017, for many projects a Site Plan Review is an optional step developers choose to take to meet with staff in person and solicit professional feedback, learn of potential pitfalls in traffic and utility issues and learn basic trash and circulation requirements from the City. Some projects that would require a CUP but are allowed to pass to administrative review for various reasons are required to take this step. Site Plan Review applications are available for applicants considering constructing, remodeling, expanding, or changing a use.
- **Preliminary Plan Check:** The Planning department will typically meet with applicants and provide a cursory review of their project before submittal.
- **Conditional Use/Discretionary Permit:** Certain development projects may require a conditional use permit. Residential projects, such as tentative tract maps, large residential care facilities and caretakers units, may require approvals by the Planning Commission depending on location, scale, and use. City staff reviews development applications for compliance with City design guidelines.
- **Commission Review:** Residential projects may require approvals by the Planning Commission depending on location, scale, and use. City staff reviews development applications for compliance with City design guidelines.
- **Site Plan Review –** A type of administrative review where the staff meets with the applicant and does a preliminary check on draft site plans for sewer, trash, traffic circulation, fire and other major issues of a site layout. Most large applicants prefer to take this step before they spend money on construction documents. Some projects are required to take this step.
- **Plan Check/Permit Issuance:** Prior to approval a project must be verified for compliance with building, zoning, fire, mechanical, plumbing, electrical, and health codes. The plan check process can generally be completed in less than a month, but corrections and second and third submittals are common, requiring an extra two weeks for staff to check each new submittal. Single-family residences typically require plan check without discretionary review, entailing roughly two weeks for the Building Department to approve or indicate corrections on project materials, or setbacks. A recheck following corrections is usually completed in roughly two-four weeks. Multi-family project approval depends on the environmental review process and mandated time frames, as well as the applicant's qualifications. Multi-family projects are recommended to go through a pre-application or site plan review, but a CUP is not required unless they are a Large Residential Care Facility. Once submitted plans can take roughly two-four weeks for Site Plan Review, and a similar amount of time for plan checks, each re-submittal requires staff to have two-four weeks to check resubmittals.

Conditional Use Permits

The Conditional Use Permit (CUP) process controls the location and operation of certain types of land uses to ensure public health, safety, and general welfare, and mitigates/avoids incompatibility with

neighboring properties. The City utilizes the CUP process to review configuration, design, location, and potential impacts of proposed uses in order to evaluate the compatibility of the proposed use with surrounding uses and the suitability of the use to the site.

A CUP requires a public hearing, an application fee, and review by the Planning Commission. Public noticing of the hearing is required to notify all property owners within 300 feet of the project boundary.

Variances

Variances are requests for a deviation from development standards as they apply to particular uses when practical difficulties develop from the strict interpretation and enforcement of zoning codes, or when unusual circumstances involving site topography, shape, or size are involved. No variances to the land use classifications of the zoning code are allowed. Variances may pertain to building height, parking, setbacks, density, walls, landscaping, fencing, and building operation, among others.

Variances require noticed public hearings with a review by the Planning Commission. A decision to approve or disapprove an application is based on the findings of fact in the zoning code.

Variances are uncommon in the City of Barstow because an applicant must prove in writing they meet all of the following requirements before applying for a variance.

- There are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to the sites in the same zoning district.
- Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship.
- Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety, or general welfare.
- Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of the zoning code and would not constitute a grant of special privilege inconsistent with limitations.
- Cost to the applicant of strict compliance with a regulation shall not be the primary reason for granting the variance.

Zone Change

In some cases, it is allowable to change the zoning on a particular property. Zone changes are allowed only when the change will prove to be more suitable for development in the given district and not be detrimental to the surrounding properties in any way. A zone change is applicable to the subject property only.

Subdivisions

In accordance with the Subdivision Map Act, any subdivision of land into 4 lots or units or less requires a parcel map and any subdivision of 5 lots or units or more requires a tract map. Tentative maps completed in accordance with Section 18.06.011 of the Barstow Code of Ordinances are first submitted to the Community Development Department with an application and associated fees. The Community Development Department shall forward copies of the tentative map to the affected public agencies, who will return comments and recommendations to the Community Development Department to ensure that the subdivision can be adequately served. The Community Development Department will then send a notice of the filing of the tentative tract map to the governing board of the school district within the boundaries of which the subdivision is proposed to be located, who may then send a written report regarding impact on the school district to be used in Planning Commission consideration of approving or conditionally approving the tentative tract map.

All subdivisions shall have a public hearing that may be held by the Community Development Department or Planning Commission.

Upon receipt of a valid application, completion of the subdivision conference, and having received from the Community Development Department their report and recommendations for the proposed tentative map, the city planner shall set the matter for public hearing. The Hearing Officer or Planning Commission will review the tentative map for consistency with the applicable zoning and general plan land use designations.

Final tract maps are to be completed within the time frame allowed and are scheduled for approval by City Council after approval from the city engineer and within ten days after filing with the city clerk.

Fees and Exactions

Barstow charges fees to recover the cost of processing planning reviews and approvals, building permits, design reviews, and other services. In addition, development impact fees are assessed to ensure that infrastructure, public services, and facilities have adequate capacity to accommodate the demands placed upon them by new residential development. The Government Code allows such fees provided the fee amount approximates the estimated reasonable cost of providing the service and has a reasonable relationship to the infrastructure costs associated with a proposed project.

The schedule of planning and permitting fees in Barstow is provided in the Master Fee Schedule and detailed below in **Table 6, Permitting Fees**. Plan checking fees are provided by the City and are set to recover the costs associated with certain services and fees. The City's last update to their fee schedule was in 2021. Fees associated with the planning department are on page 41 of the Master Fee Schedule.

Table 6: Permitting Fees

General Plan Amendment (Initial Request)	\$1,193.00
General Plan Amendment (Actual)	\$2,282.00
Zone Change	\$2,282.00
Site Plan Review – Administrative Review	\$375.00
Site Plan Review – Administrative Review with Public Notice	\$750.00
Site Plan Review – Planning Commission Review	\$1,000.00
Conditional Use Permit	\$1,009.00
Development Permit	\$855.00
Home Occupation Permit	\$100.00
Massage Practitioner Permit	\$574.00
Planned Unit Development	\$2,269.00
Sexually Oriented Business Permit	\$2,575.00
Temporary Use Permit	\$79.00
Temporary Use Permit (Non-Profit Organization)	\$27.00
Lot Line Adjustment / Lot Merger	\$531.00
Parcel Map - Tentative	\$913.00
Parcel Map (Vesting) - Tentative	\$2,108.00
Parcel Map – Final (Include Vesting)	\$707.00
Tract Map - Tentative	\$1,913.00
Tract Map (Vesting) - Tentative	\$2,108.00
Tract Map - Final	\$1,595.00
Variance	\$791.00
Preparation of Specific Plan	Actual Costs
Appeal to City Council	\$700.00
Appeal to Planning Commission	\$621.00
Zoning Verification Letter	\$20.00
Zoning Affidavit (ABC)	\$10.00
Public Needs/Necessity Letter (ABC)	\$20.00
Continuation of Hearing	\$250.00
Address Assignment (Single-Family Residence)	\$10.00
Address Assignment (Multi-Family Residence)	\$10.00 Initial, \$2 Each Unit
Address Verification	\$20.00
Temporary Signs	\$25.00

In addition to permit fees, the City also charges a Development Impact fee to offset the impact that new development has on public facilities and services. This fee is broken down into categories of service which include law enforcement; circulation system including local streets, signals, and bridges; storm drainage collection systems; general facilities including recreational and educational; public meeting facilities; aquatic facilities; and parkland and open space acquisition. These fees can increase the cost of housing and may influence the economic feasibility of affordable housing projects.

As a means of evaluating the impact that development fees contribute to the cost of constructing housing in Barstow, the City estimated the average fees for an 80-unit apartment project (average of 900 square feet per unit) and a 10-unit, single-family residential development based on an average of 1,500 square feet. **Table 7, Approximate Fees per Housing Unit**, provides an estimate of city, development, and other agency fees for multi-family and single-family units.

Table 7: Approximate Fees per Housing Unit

Fee Category	Approximate Fees per Housing Unit	
	Multifamily	Single Family
<i>City Service Fees</i>		
Plan Check and Building Fees	\$1,345	\$1,782
Planning and Environmental	\$0	\$0
<i>Development Impact Fees</i>		
Development Impact Fee	\$10,041	\$4,527
Fire Department Impact Fee	\$625	\$809
Sewer Connection Fee	\$1,500	\$1,500
<i>Other Agency Fees</i>		
Barstow Unified School District Impact Fee	\$3024	\$5024
Total Fee	\$16,535	\$13,658

*The fees above were estimated as a per unit for a multi-family 80-unit apartment complex averaging 900 square feet per unit and a 10-unit single family residential development of 1,500 square feet. Not all of these fees are established by the City of Barstow. Check with the City with your final floor plan to get an exact cost structure.

The 2019 National Impact Fees Survey surveyed 37 jurisdictions in California, reporting median impact fees of \$27,256 per single-family unit and \$18,234 per multi-family unit in California. The City of Barstow's development impact fees fall below the statewide average.

Locally Adopted Ordinances

The City provides incentives to zoning regulations to promote and encourage the provision of a variety of affordable housing types. The City provides density bonuses for low-income housing projects in all residential zoning through a proposal process that includes other requested incentives or waivers. The City offers several incentives pending an application and approval process that ensures the requested incentives provide a necessary cost reduction that increases the economic viability of the residential development. The City implements the definitions and incentives of the State Bonus Density Law through Section 19.10.090 of the City's Code of Ordinances, offering incentives such as additional density, reduced on-site parking standards (dependent upon bedrooms per unit, percent affordable units in development, and proximity of transit stop from the development). The city has a diverse use zone that allows residential in conjunction with commercial.

Non-Governmental Constraints

Non-governmental constraints are barriers to building housing that the City has less control over but can strive to influence or help support greater change. These include market constraints related to the availability of financing, the costs of land, labor, and construction, and construction timelines, as well as environmental constraints such as biological resources and geological hazards.

Market Constraints

Construction Financing

Changes in construction lending practices have had a significant impact on the financial feasibility of building new housing. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100% or more of a project's estimated future value. After the boom period of the early to mid-2000s and ensuing plummet in the housing market, financial institutions tightened regulations for approving construction. This has resulted in developers often needing to put up at least 25% of the project value upfront in order to secure a loan.

Although there is no hard threshold for how much up-front financial equity is too much before a project would be deemed infeasible, the higher proportion of equity that is required, the less likely a developer will proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the cash flow needed to meet acceptable cash-on-cash returns. These trends are expected to continue during the planning period.

Availability of financing is further complicated with the elimination of the Redevelopment Agency (RDA). The RDA had funds that could have been used towards financing either the development of, purchase of, or preservation of units for affordable housing. With the dissolution of the RDA, there are no funds available through the City. The most likely source of financing would be through private lending institutions, or other available financing sources including Fannie Mae and Freddie Mac, and the California Housing Finance Agency (CalHFA). **Program 10, Financial Assistance for Housing**, will continue the efforts to seek and apply for funding assistance.

Mortgage Financing

Home mortgage interest rates are a function of the national economy and personal credit ratings. Low rates make housing purchase attractive to prospective homebuyers and decrease monthly mortgages, because increased rates create differences in the monthly mortgage payment by as much as a few hundred dollars for each interest point.

The Home Mortgage Disclosure Act (HMDA) mandates that lending institutions disclose information on the disposition of loan applications and the income, gender, and race of loan applications. **Table 8 Disposition of Home Loans**, summarizes the disposition of loan applications submitted to financial institutions in 2019 for home purchase, refinance, and home improvement loans in Barstow. The loan outcome information in the table includes the number of applicants that were approved, were denied, or were incomplete or withdrawn by the applicant. In Barstow in 2019 approximately 63% of all home loans were approved, including mortgages, home improvement loans, and refinance loans.

Table 8: Disposition of Home Loans (2019)

<i>Loan Type</i>	<i>Total Applicants</i>	<i>Total Approved¹</i>	<i>Total Denied</i>	<i>Other²</i>
Total	1371	859	221	291

¹ *Approved includes loans approved by the lenders whether or not accepted by the applicant and those purchased by the institution.*

² *Other includes loan applications that were either withdrawn or closed for incompleteness.*

Source: 2019 Home Mortgage Disclosure Act Lending Activity MSA/MD by Census Tract Data

Land and Construction Costs

The cost of land for residential development can represent a significant market constraint to the production of new housing in Barstow. Barstow has a significant amount of available land for residential development. Typically, land costs are lower than nearby cities. However, during the housing bubble from 2000-2006, land prices significantly increased. Many landowners anticipating development have yet to adjust their asking prices in accordance with the current financial realities, keeping acquisition costs beyond the range within which homes can be profitably built.

Construction costs include both “hard” and “soft” costs. Hard costs, such as labor and materials, typically account for 50 to 70 percent of construction costs, while soft costs, such as architectural and engineering services, development fees, construction financing, insurance, and permitting, typically average around 20 to 30 percent of total costs, although they can be higher for subsidized affordable housing or complex projects. A significant cost factor associated with residential building involves the cost for building materials. These can vary widely depending on size of units and the quality of amenities offered (such as grade of carpeting and tiles, appliances and light fixtures, quality of cabinetry and woodwork, fireplaces, etc.). It is estimated that material costs have increased faster than inflation in recent years. Between 2017 and 2020, the cost of raw materials (i.e., concrete, lumber, and steel) increased by approximately 20 percent and during 2020 a shortage of materials was brought on by the global pandemic causing increases in costs and delays in product deliveries. Further, tariffs and trade issues can also increase material costs.

Multiple-family residential land can usually benefit from economic of scale with discounts for materials and diffusion of equipment mobilization costs. These costs can account for more than half of the total construction cost. According to the latest Building Valuation Data release in 2021, the national average for development costs per square foot for apartments and single-family homes in 2021 are as follows:

- Type I or II, Multifamily: \$157.74 to \$179.04 per sq. ft.
- Type V Wood Frame, Multifamily: \$120.47 to \$125.18 per sq. ft.
- Type V Wood Frame, One- and Two-Family Dwelling: \$130.58 to \$138.79 per sq. ft.

The costs of design, regulation, and operations do not vary much by building size, so larger buildings allow developers to spread these fixed costs over more apartments. In general, construction costs can be lowered by increasing the number of units in a development, reflecting economic of scale in multifamily construction, until the scale of the project requires a different construction type that commands a higher per square foot cost. This is because construction costs change substantially depending on the building type. For example, high-rise concrete apartments might cost \$75 or more per square foot higher than a six-story wood-frame structure on a concrete podium. Apartment four stories or less can typically achieve an economy of scale, provided that the building has typical amenities and no structured parking. However, for smaller scale and affordable or middle-income housing, some regulations can impose a significant burden. Because of the jump in construction costs, developers may not build to the maximum height or floor-to-area ratio. Manufactured homes are significantly less expensive, than conventional construction.

Labor costs also greatly contribute to construction costs. They are generally two to three times the cost of construction materials. A 2019 study for Smart Cities Preval found that California lost about 200,000 construction workers since 2006. Many lost their jobs during the recession and found work in other industries. Pre-pandemic, the industry already faced this historic shortage of skilled labor and the labor gaps may continue to widen, especially in states like California. California's shortage of needed construction workers combined with rising prices in construction materials also contributes to driving up construction costs.

Environmental Constraints

A number of environmental factors in Barstow affect the character and density of development in the City. These include natural resources, hazards, and safety concerns. Water supply, earthquake risks, and fire hazards are addressed.

Water Supply

Golden State Water Company's Barstow service area (GSWC Barstow) is located in San Bernardino County (County) in the center of the Mojave River Basin area of the Mojave Desert and serves mostly residential connections in the City of Barstow (City) and surrounding unincorporated areas of the County, along with some commercial and industrial customers. The local economy is closely tied to the City's role as an important transportation corridor and it also includes a strong military presence. The City's water supplies have long relied on local groundwater resources and have been augmented over time to adapt to changing conditions and provide a diverse and flexible water supply portfolio.

In accordance with the 2020 Urban Water Management Plan GSWC Barstow has reliable supplies to meet its retail customer demands in normal, single dry years, and five consecutive dry year conditions through 2045. Groundwater reliability is based on GSWC's share of the projected Mojave Basin's annual Free Production Allowance and the numerous current and planned projects in the Mojave Basin designed to increase the reliability of the groundwater supply. As such, GSWC Barstow is not faced with shortages during normal or dry years through this UWMPs planning horizon.

Sewer Capacity

Barstow is an older city, and its sewer system contains some older lines. Approximately 5% is over 70 years old. Though many of the lines are in good working condition and still have useful life (the pipes are designed to last 90-110 years), other improvements are needed. A small number of sewer lines are composed of what is known as "Orangeburg pipe," with a life expectancy of 50 years.

In 2009, the City of Barstow updated its Sewer Master Plan as the basis for the development of a plan for accommodating anticipated growth through 2030. The 2009 Sewer Master Plan population growth projections determined that residential growth could be accommodated with the adoption of a Sewer Facility Charge.

In 2009, the City of Barstow adopted the Sewer Facility Charge to pay for the construction and upgrade of sewer infrastructure to meet the City's needs. Revenue generated by the Sewer Facility Charge is mainly used for sewer line and plant maintenance. Remaining funds may be used for increasing capacity, enhancements and other upgrades. This fee is set at about \$31.00 per unit. Since 2009, only 72 residential units have been constructed citywide, thus leaving adequate remaining capacity within the original cap. The sewer system has sufficient capacity for the next 10 years.

There are significant portions of the City that do not have access to sewer.

Seismic Concerns

Barstow's location in a seismically active area necessitates greater structural modifications to protect from earthquake events. More restrictive building standards for roof sheathing, diaphragms, footings and foundations, shear walls, and building separation reduce risk of injury and property damage in the event of an earthquake. The Mt. General fault runs northwest/southwest through the central section of the City, crossing Interstate 15, Rimrock Road, and W. Main Street.

Fire Hazards/ Extreme Heat

Barstow is a low fire hazard location due to a lack of vegetation. There are fire concerns due to the dry desert conditions and extreme heat. There are few large natural fire hazards but there are many human-caused fires in the area. Building code restrictions refer to extreme heat conditions in restricting metal siding on residential buildings due to the high probability of causing burns. Providing cooling locations where families without good insulation or cooling systems can go when the weather gets hot is important.

Analysis of Local Efforts to Remove Constraints

The City has made efforts to overcome governmental constraints to housing development in Barstow, resulting in neither governmental nor environmental constraints posing significant limitations to the production, maintenance, and improvement of housing. The primary constraint to housing is market-based; housing developers as well as the financial institutions need to be convinced that a viable potential market for new housing exists in Barstow. The City continues to make efforts to address this constraint, including increasing allowable densities, improving infrastructure to reduce the costs of

housing development, making land available to potential developers, and encouraging mixed residential/commercial development through establishment of the Diverse Use and Human Services land use designations. Specific reductions to constraints during the 5th cycle Housing Element include:

- Amendment to the Municipal Code in 2015 to expedite and streamline permitting processes for rooftop solar systems for one- and two-family dwellings consistent with State law.
- Adoption of an ordinance in 2017 to implement a formal Site Plan Review procedure.
- Amendment to the Municipal Code in 2017 to comply with State law mandating provision of affordable housing as identified in SB 1069.
- Adoption of an ordinance in 2017 to implement and amend the 2016 edition of the California Building Standards Code and later a 2019 ordinance to implement and amend the 2019 edition of the California Building Standards Code.
- Amendment to the Municipal Code in 2019 updating and amending requirements regarding disposal systems, street excavation permitting, and sewer use charges.

There is optimism that these efforts, combined with an ongoing national and regional economic upturn, will have the effect of increasing the availability of housing in Barstow for all income groups. The policies and programs set forth in the 6th cycle Housing Element demonstrate the City's commitment to the reduction of barriers to development while protecting other interests, such as quality of life, parks and open space, and local resources.

Appendix D: Affirmatively Furthering Fair Housing

INTRODUCTION

Fair housing occurs when individuals of similar income levels in the same housing market have the same range of housing choice available to them regardless of their characteristics as protected under local, State, and Federal laws. It is important to the City of Barstow (City) that its citizens have fair housing choice, free from discrimination on the basis of race/ethnicity, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act, California Government Code Section 65008, and other State and Federal fair housing and planning laws. In 2018, Assembly Bill 686, Housing discrimination: affirmatively further fair housing, amended Sections 65583 and 65582.2 of the California Government Code to require a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing.

The City intends to affirmatively further fair housing choice and promote equal housing opportunity, in accordance with requirements in State Fair Housing and Housing Element law and Federal law. To achieve this, the City identifies impediments to fair housing choice and works to remove these impediments. The City collaborates with the County of San Bernardino to prepare the Analysis of Impediments to Fair Housing Choice for the Community Development and Housing Department.

From freeway expansion to discriminatory housing loan practices, historically underserved communities across the nation have experienced decades of housing disinvestment and infrastructure underinvestment, leaving many communities with higher rates of air pollution, poverty, unemployment, educational attainment, and health risks. State and Federal laws, such as the Fair Housing Act, have established pathways for helping local jurisdictions create more diverse and equitable communities, but reversing decades of damaging discriminatory policies at all levels of the public and private sector is complex and challenges to equitable development remain. The Housing Element seeks to affirmatively further fair housing by designating sites for affordable housing in areas of opportunity, replace segregated living patterns, and transform racially and ethnically concentrated areas of poverty. Ensuring that sites for housing, particularly units available for lower-income households, are located in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

This section serves as an assessment of fair housing practices pursuant to California Government Code Section 65583(c)(9) in the City. Housing Elements are required to include the following:

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and outreach capacity;

- An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk;
- An assessment of the factors that contribute to the fair housing issues identified in the analysis;
- An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to the greatest contributing factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance; and
- Measurable strategies and actions to implement the fair housing priorities and goals in the form of programs to affirmatively further fair housing.

Overview of the Analysis of Impediments

The Analysis of Impediments (AI)¹ identifies impediments contributing to fair housing issues in the Riverside-San Bernardino-Ontario California Metropolitan Statistical Area or locally referred to as the "Inland Empire." These impediments are in relation to the following fair housing issues:

- Segregation and Integration
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Discrimination or violations of civil rights laws or regulations related to housing

OUTREACH & ENFORCEMENT CAPACITY

While outreach and community engagement have always been important, in recent years significant strides have been made in technology and level of effort regarding engagement. Past engagement may not always have had multiple forms of media due to technology limitations, meaning that public meetings were the primary form of communication, with surveys and stakeholder interviews and other types of engagement taking a back seat. Public meetings are not always the most accessible for multiple reasons. If a meeting is at only one specific time, or if it is only offered in English, it can leave out people unable to go at that time, or people without proficiency in English. Virtual meetings are also not always accessible for similar reasons but could also be inaccessible if individuals do not have reliable internet. Engagement related to the Housing Element has attempted to be comprehensive while in the context of the COVID-19 pandemic. Online surveys were used to engage residents on local housing needs and concerns. In 2020, the City held three housing forums to educate elected leaders, city staff, and stakeholders, regarding the City's housing issues through public forums and individual discussions.

¹ https://www.lacda.org/docs/default-source/community-development-block-grant/assessment-of-fair-housing/2018-final-analysis-of-impediments/volume-i.pdf?sfvrsn=2f8b81bd_2

ASSESSMENT OF FAIR HOUSING

Fair Housing Enforcement and Capacity

This section provides information of the organizations that provide fair housing services and resources available to both providers and consumers of housing, as well as the nature and extent of fair housing complaints received by the fair housing provider within the Inland Empire.

Fair housing services available in the service area include outreach and education, complaint intake, and testing and enforcement activities. These organizations include:

- U.S. Department of Housing and Urban Development (HUD)
- California Department of Fair Employment and Housing (DFEH)
- Housing Authority of the County of San Bernardino (HACSB)
- Inland Fair Housing and Mediation Board (IFHMB)

HUD is the Federal agency responsible for national policy and programs that address America's housing needs, that improve and develop the nation's communities, and enforce fair housing laws. HUD's business is helping create suitable living environments for all by supporting homeownership through providing mortgage insurance programs and underwriting services for lower- and moderate-income families. HACSB provides rental assistance to low-income families either by placing households in HACSB-owned and managed units or by providing subsidized housing assistance to landlords for renting their units to assisted households. HACSB also provides online resources on their website including links to various organizations including HUD and other advocacy groups, as well as relevant policy documents.

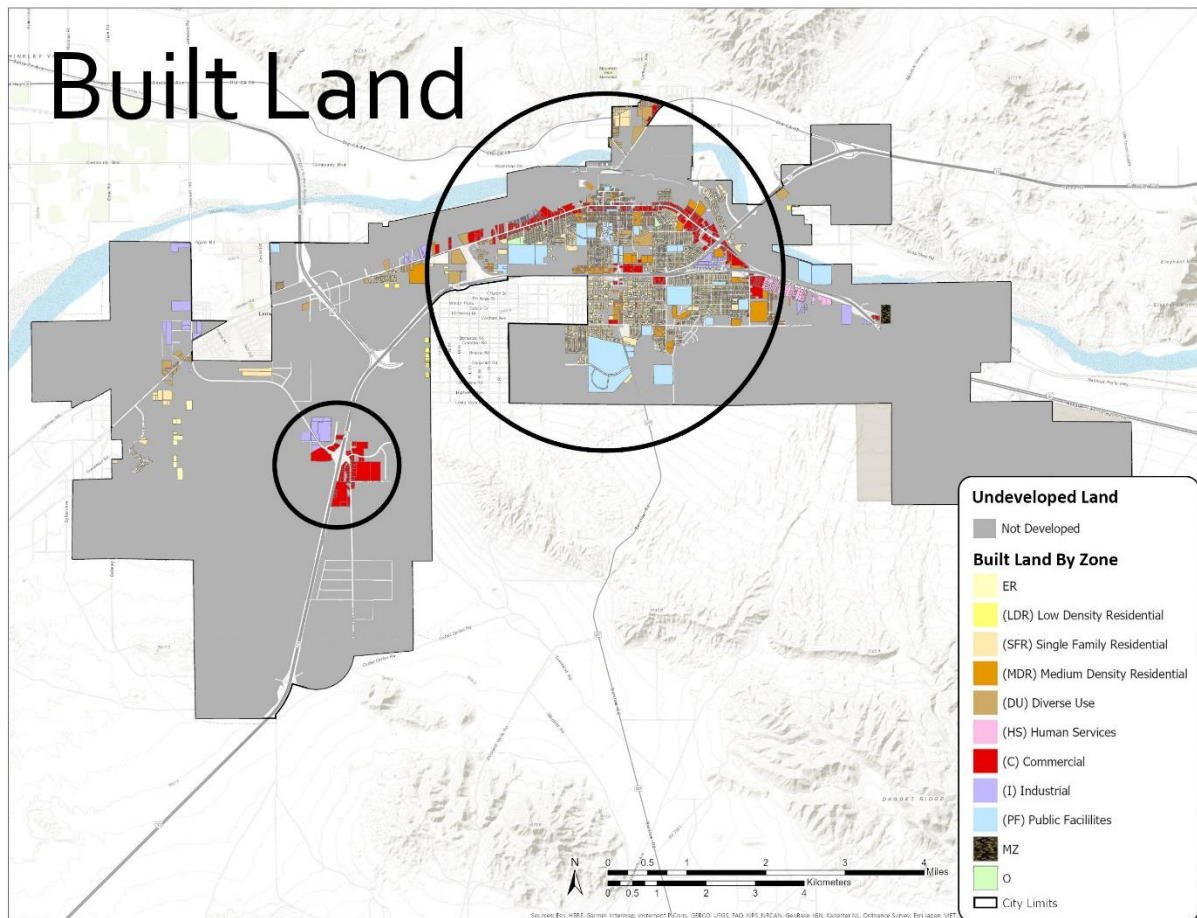
In the region, IFHMB is a nonprofit, public benefit corporation that serves San Bernardino County alongside parts of Riverside and Imperial Counties to assist individuals and families in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. IFHMB also offers landlord-tenant mediation, housing counseling, and senior services.

Specific to the City, the City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, and services, this often requires special requests to give 48 hours of notice so that the City may adequately accommodate the need. The City currently hosts access to an online ADA form for complaints about inaccessibility relating to public transportation services, and residents of the City can call the City's ADA Coordinator for modification requests, or to file a complaint about an act of discrimination or that a program, service, or activity of the City is not accessible to persons with disabilities.

Built Land in the City

The City is unique as it has large areas of vacant land. The majority of residents live within the central core and there is some development in the southwest area of the City as indicated by **Figure 1, Built Land in Barstow**. **Figure 1** shows the land within the City that has been developed and indicates the land use it is zoned as. As can be seen, a vast majority of the southwestern portion remains open desert and the southeastern portion is the location of the Military base. There is very little residential development south of L Street along the Interstate 15 except in Barstow Heights which is considered

Figure 1. Built Land in Barstow



Segregation and Integration

Patterns of segregation have been commonly linked to poorer life outcomes in income, housing equity, educational attainment, and life expectancy, according to research from the University of California, Berkeley. Affirmatively furthering fair housing involves overcoming patterns of segregation that foster inclusive communities.

Race and Ethnicity

The population within the City is predominantly White and Latino². Approximately 68 percent of the City's population identified as White, 23 percent as Black or African American, and 5 percent as American Indian or Alaska Native. Approximately 46 percent of the population, from any race, identifies as Hispanic or Latino. **Table 1, Race and Ethnicity (2019)**, indicates the ethnic and racial characteristics of the City's population.

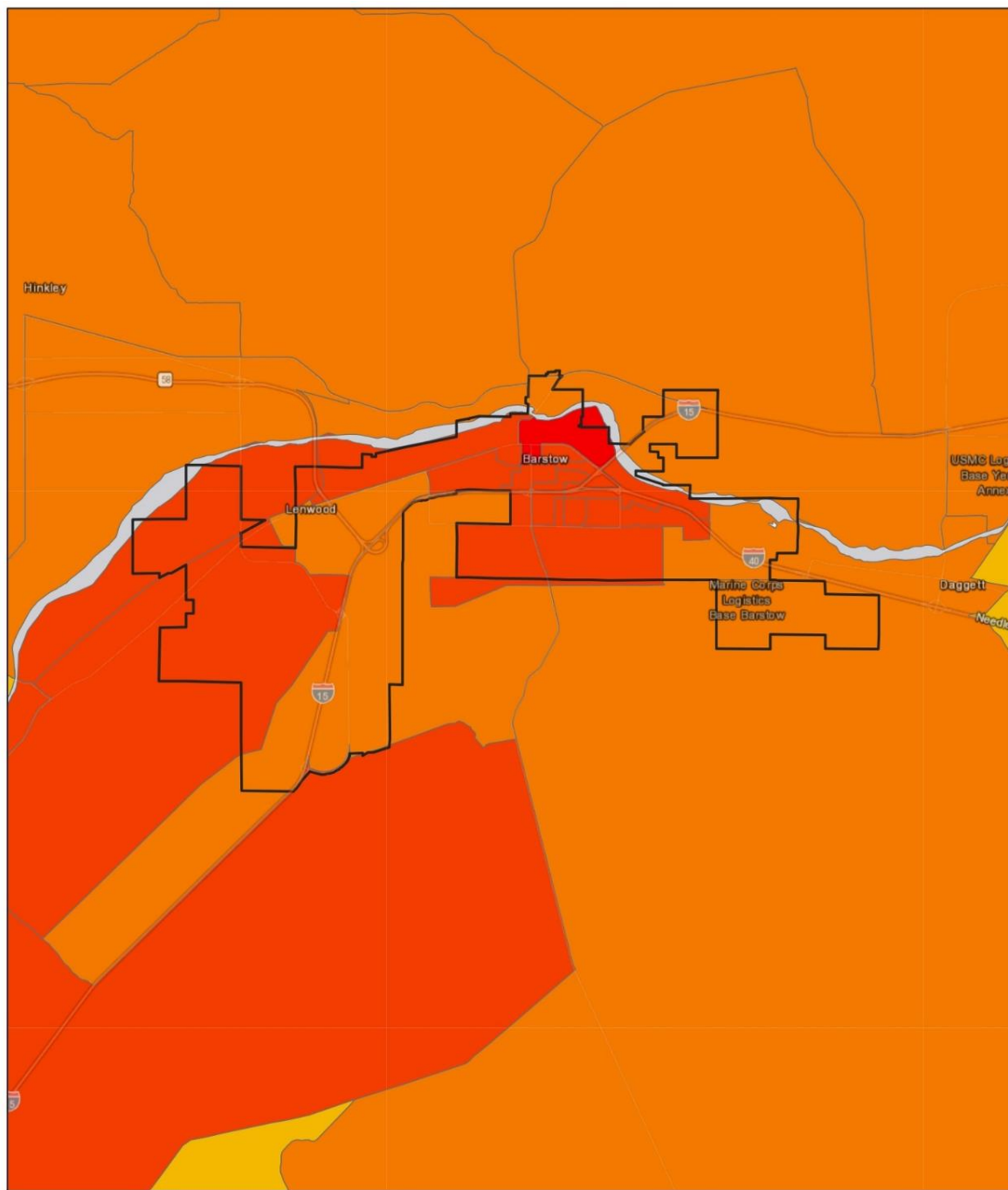
Table 1. Race and Ethnicity (2019)

<i>Race/Ethnicity</i>	<i># Persons</i>	<i>% Persons</i>
<i>Racial Characteristics of Barstow Residents</i>		
White	16,310	68.2
Black or African American	5,527	23.1
American Indian or Alaska Native	1,066	4.5
Asian	890	3.7
Native Hawaiian or Other Pacific Islander	438	1.8
Other	1,711	7.2
<i>Ethnic Characteristics of Barstow Residents</i>		
Hispanic or Latino (of any race)	10,966	45.9

The spatial distribution of racial and ethnic population demographics is illustrated in **Figure 2, Racial and Ethnic Distribution in Barstow**, particularly identifying the percentages of the non-White population at the block group level. This area highlights all of the populated areas of the City excluding the military base.

² The U.S. Census Bureau defines "Hispanic or Latino" as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race. People who identify as Hispanic, Latino, or Spanish may be any race.

Figure 2. Racial and Ethnic Distribution in Barstow



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City/Town Boundaries

(R) Racial Demographics (2018) - Block Group

21 - 40%

41 - 60%

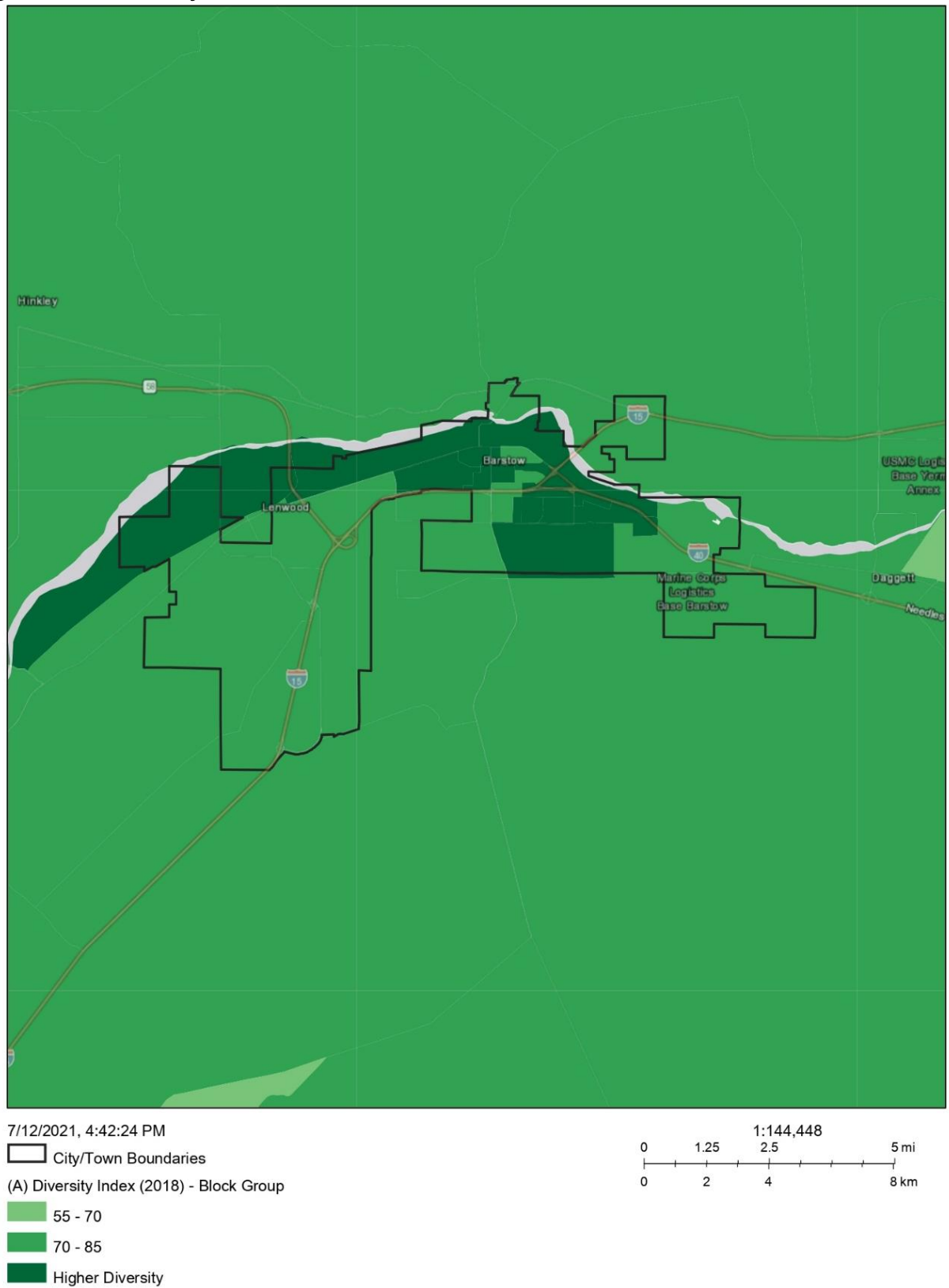
61 - 80%

> 81%

1:144,448
0 1.25 2.5 5 mi
0 2 4 8 km

Generally, the average racial composition and number of people of different races or ethnicities in neighborhoods differs depending on location. To further examine this, the assessment relies on a calculation of the diversity index which summarizes racial and ethnic diversity. The index shows the likelihood that two people, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity). **Figure 3, Diversity Index**, data collected in 2019, indicates high diversity in the majority of the populated areas of the City. The exception being north of the community college which falls within the 70 to 85 diversity index category as well as the military base on the east side of the City and the uninhabited land on the west side of the City. There are no areas ranking below the 55 to 70 diversity index category within the City.

Figure 3. Diversity Index



Households

Household income is a significant factor in determining a household's ability to balance housing costs with other basic life necessities. Fair housing issues occur when relationships among household income, household type, race/ethnicity and other factors create misconceptions, biases, and differential treatments. Discriminatory housing practices of the past such as redlining, restrictive zoning, urban renewal, and steering, while illegal today, have led to a disproportionate gap in household wealth based on race and ethnicity. Within the SCAG region, African American households make up the largest proportion of extremely low-income households. Because home ownership paired with appreciation of home values has long been a pathway to wealth accumulation, and homeownership for many years was primarily afforded to White households, gaps in household income persist.

The City has typically been less expensive to live in than the majority of California which means both home prices and wages have been lower. Household income in the City is shown on **Figures 4 through 6**, below. **Figure 4, Median Income**, shows that the lowest median income bracket (less than \$30,000 annually) in the City runs along the northern side of Mountain View St. and past E. Main St. In this area approximately 40 percent of the population utilizes government assistance including CalFresh. The household median income in this area is below the poverty level as shown in **Figure 5, Poverty Status**. Following this trend, **Figure 6, Low to Moderate Income** shows a further concentration of low- to moderate-income population centered in the aforementioned area. Since housing in the City is relatively inexpensive, residents who utilize the State housing voucher program may likely have the entire cost of their housing covered.

The other large section of less than \$30,000 annually is the military base. In most of central Barstow and in the northwestern portions south and west of Lenwood, the median income is above \$30,000 and below \$55,000. Areas of highest median income is in the southwest area of the City core; it should be noted that a portion of the block group is undeveloped and some of the block group boundary overlaps with Barstow Heights which is considered part of San Bernardino County.

Figure 4. Median Income

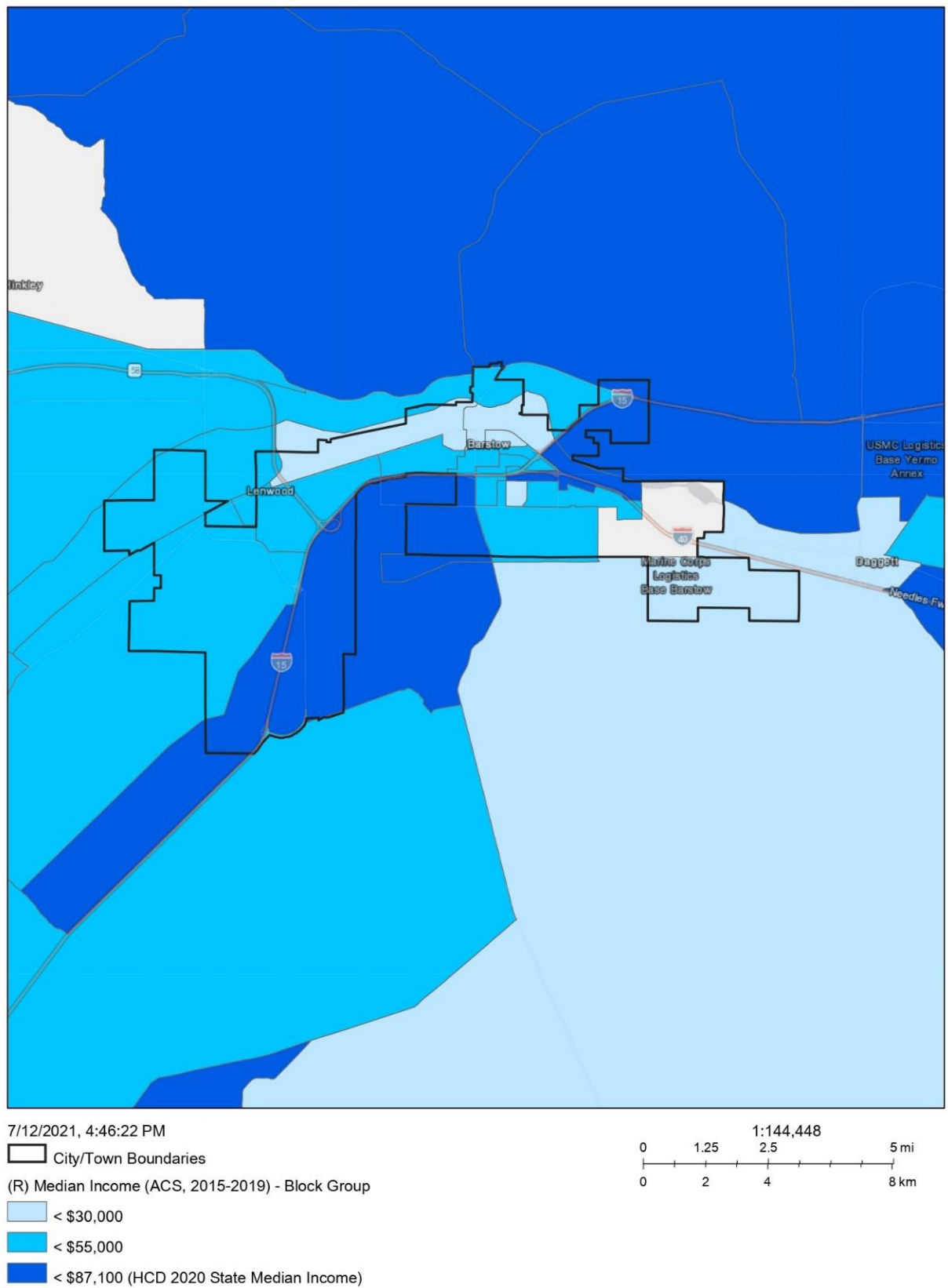


Figure 5. Poverty Status

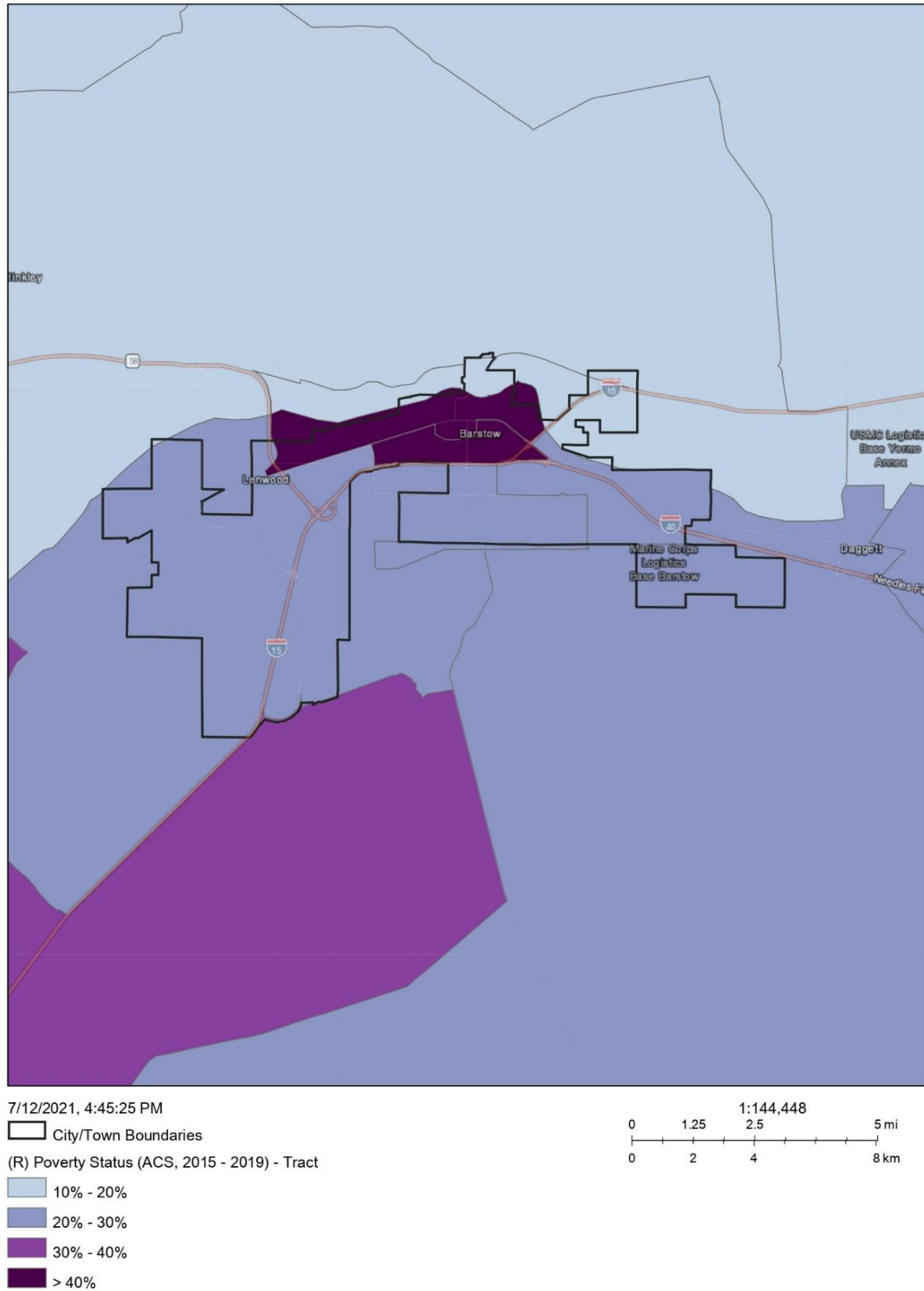
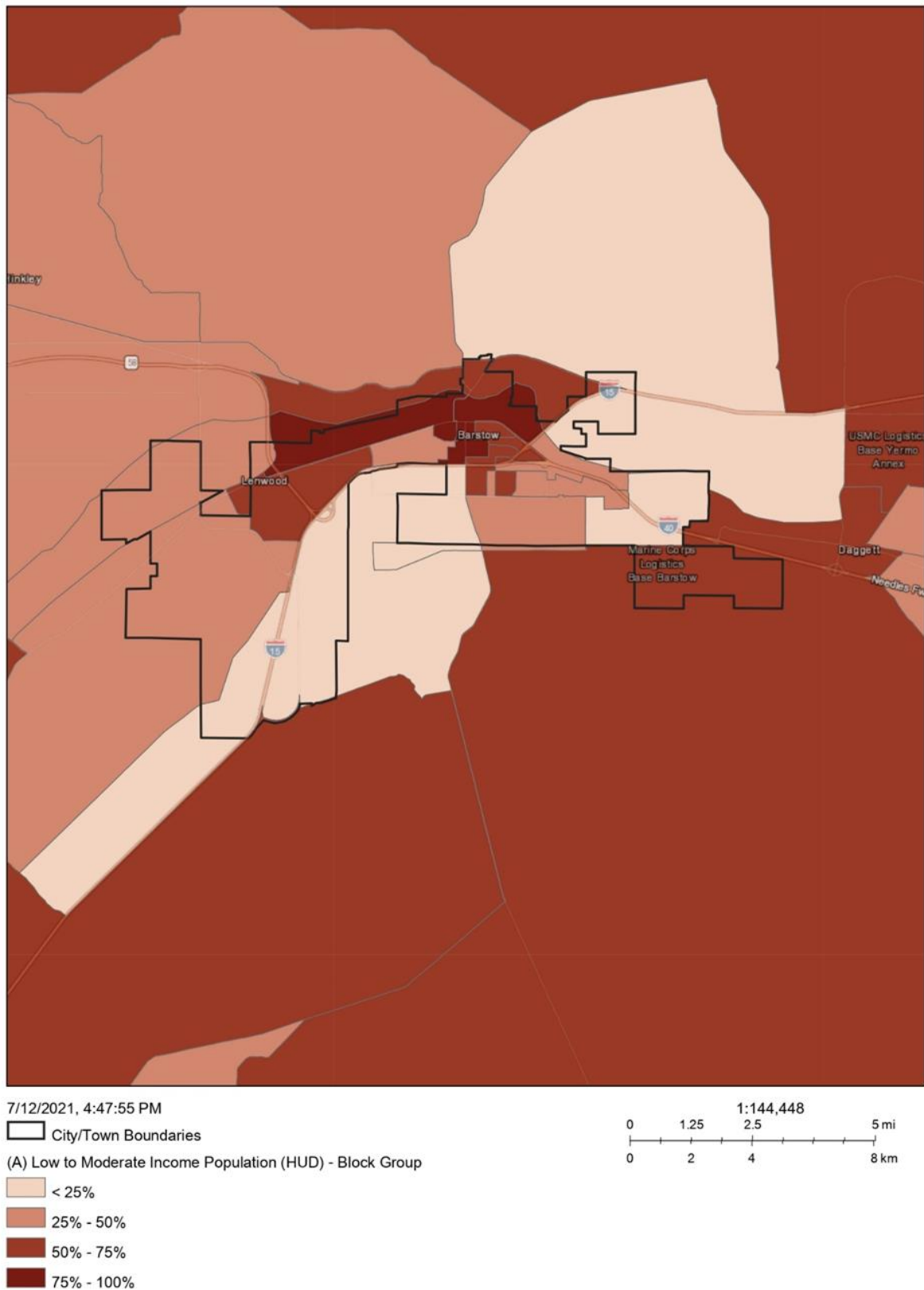


Figure 6. Low to Moderate Income



Familial Status

The structure of a family is something that impacts the care of children, type of housing needed, and more. Single-parent households require more time to take care of children than married or cohabitating couples do, which can impact the jobs available to parents, income levels, and the amount of support afforded to the children. Familial structure is something that has evolved over time in the United States, resulting in a decreasing number of couples marrying, and cohabitation occurring more often. **Figure 7, Children in Single Mother Headed Households**, shows that there is a high concentration of children in single mother led households in central Barstow, most notably in the area between Interstate 15 and E. Main St., where the highest bracket of 60 to 80 percent of households are recorded as being headed by a single mother with no spouse or partner present. Another area of concentration for children in single mother headed households exists directly to the south of the described area, to the south of Interstate 15 and stretching to the southern boundary of the City.

Figure 8, Adults Living Alone, indicates that in general, the City has a low population of adults that live alone, but a slight concentration exists north of E. Main St. in central northern Barstow where between 20 and 40 percent of adults report living alone. **Figure 9, Adults Living with a Spouse**, displays that a majority of Barstow has between 40 and 60 percent of adults living with a spouse, with an area of slightly lower concentration along the Interstate 40 corridor in eastern Barstow, and an area of least concentration where less than 20 percent of households consist of adults living with a spouse or partner, which coincides with the area of highest concentration of single mother led households as shown in **Figure 7**.

Figure 10, Children in Married Couple Households, shows that a majority of the City falls into the bracket of between 40 and 60 percent of households consisting of a married couple with children. An area of higher concentration exists north of the City and extends into the northeastern corner of the City, reporting between 60 and 80 percent of married households with children. It should be noted that there is no development in this area; this area falls within a census tract in is primarily encompasses areas outside of City limits including, Irwin Estates, Hutt, and Hinkley. Areas with lower rate of children in married couple households exist in central Barstow, including an area of below 20 percent of married couple households reporting this familial archetype in the area between Interstate 15 and E. Main St., and another area of 20 to 40 percent of married couple households existing directly to the north of E. Main St. and through most of northern Barstow.

Figure 7. Children in Single Mother Headed Households

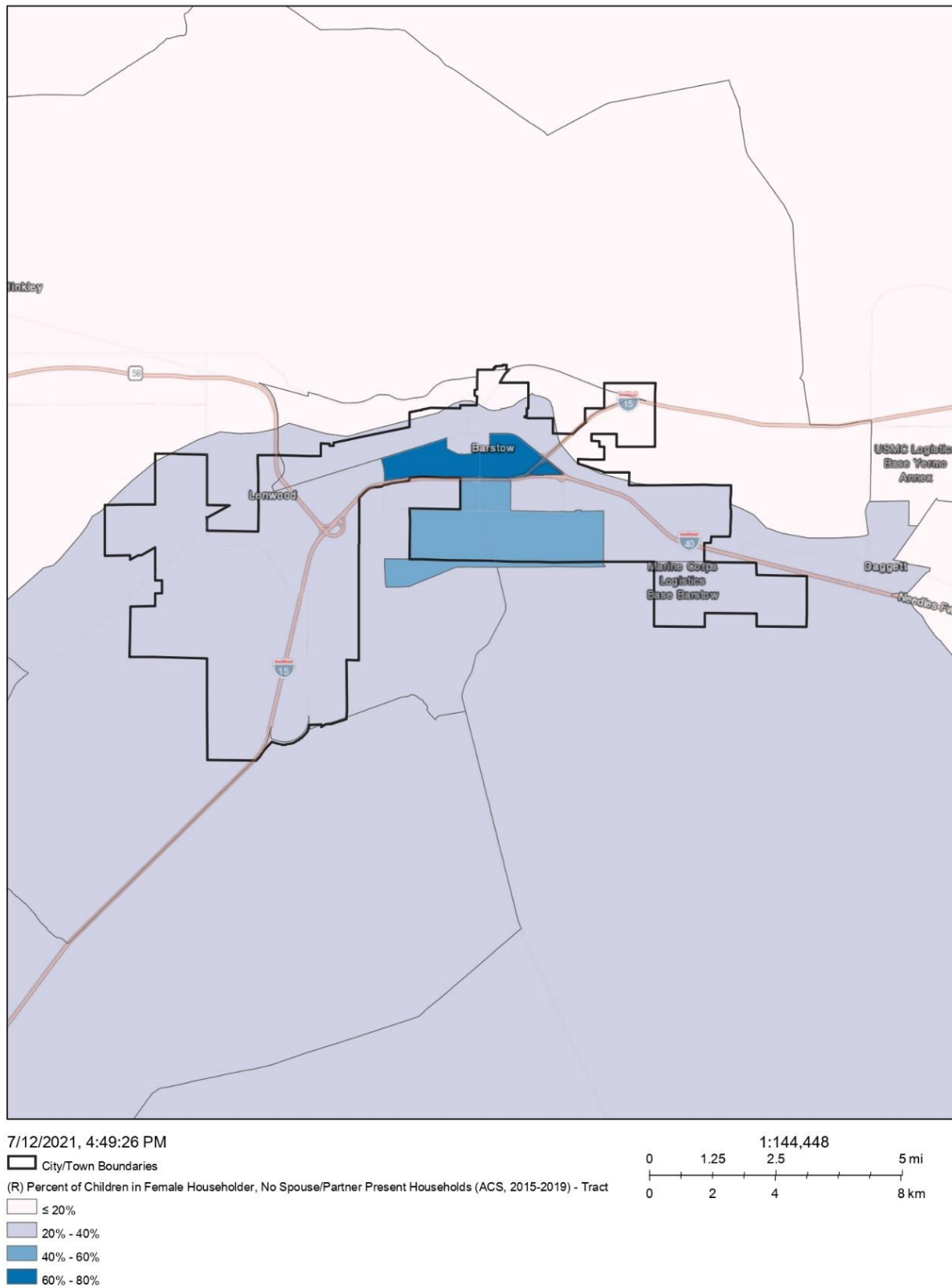
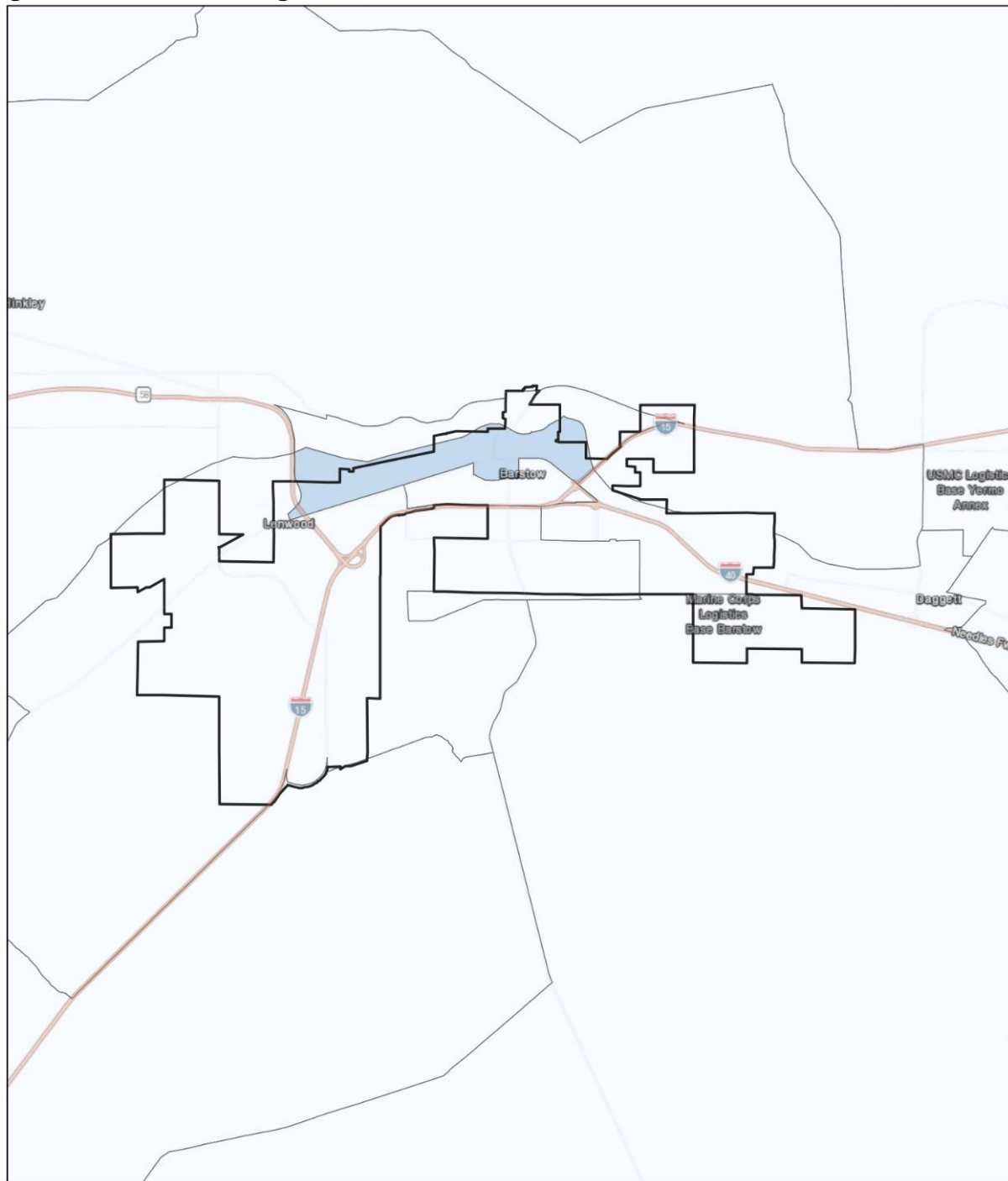


Figure 8. Adults Living Alone



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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

< 20%

20% - 40%

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0 1.25 2.5 5 mi
0 2 4 8 km

Figure 9. Adults Living with a Spouse

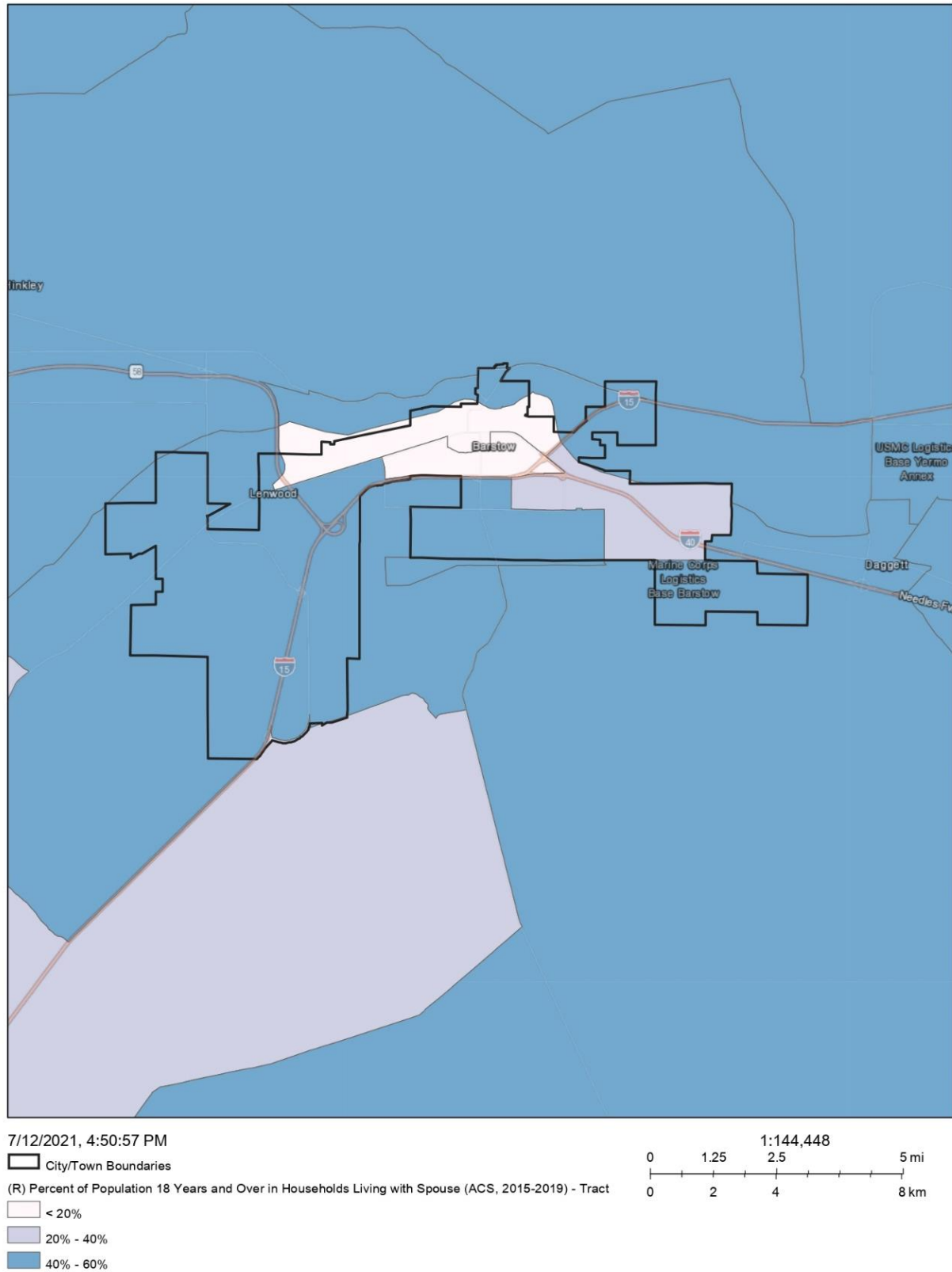
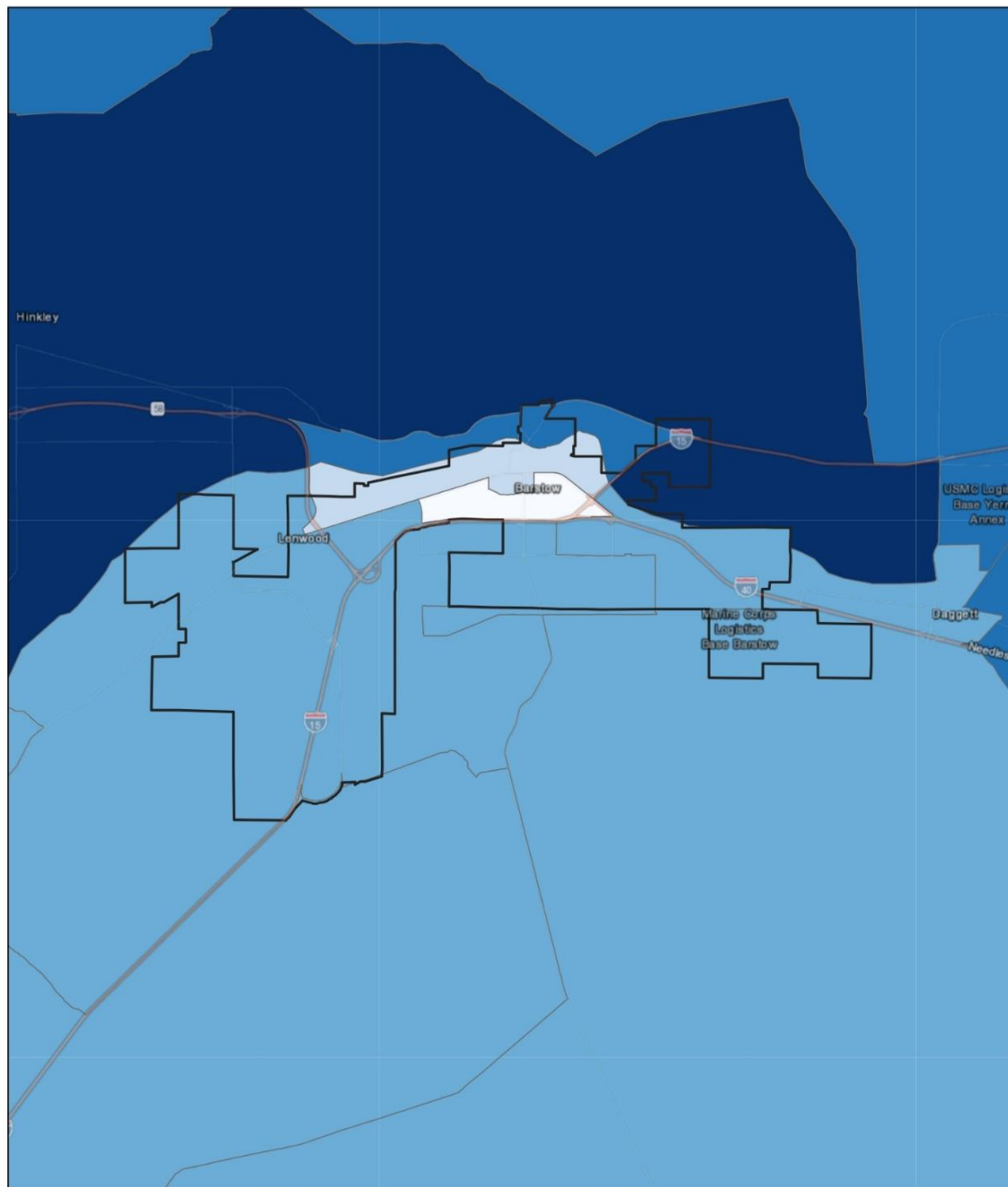


Figure 10. Children in Married Couple Households



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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

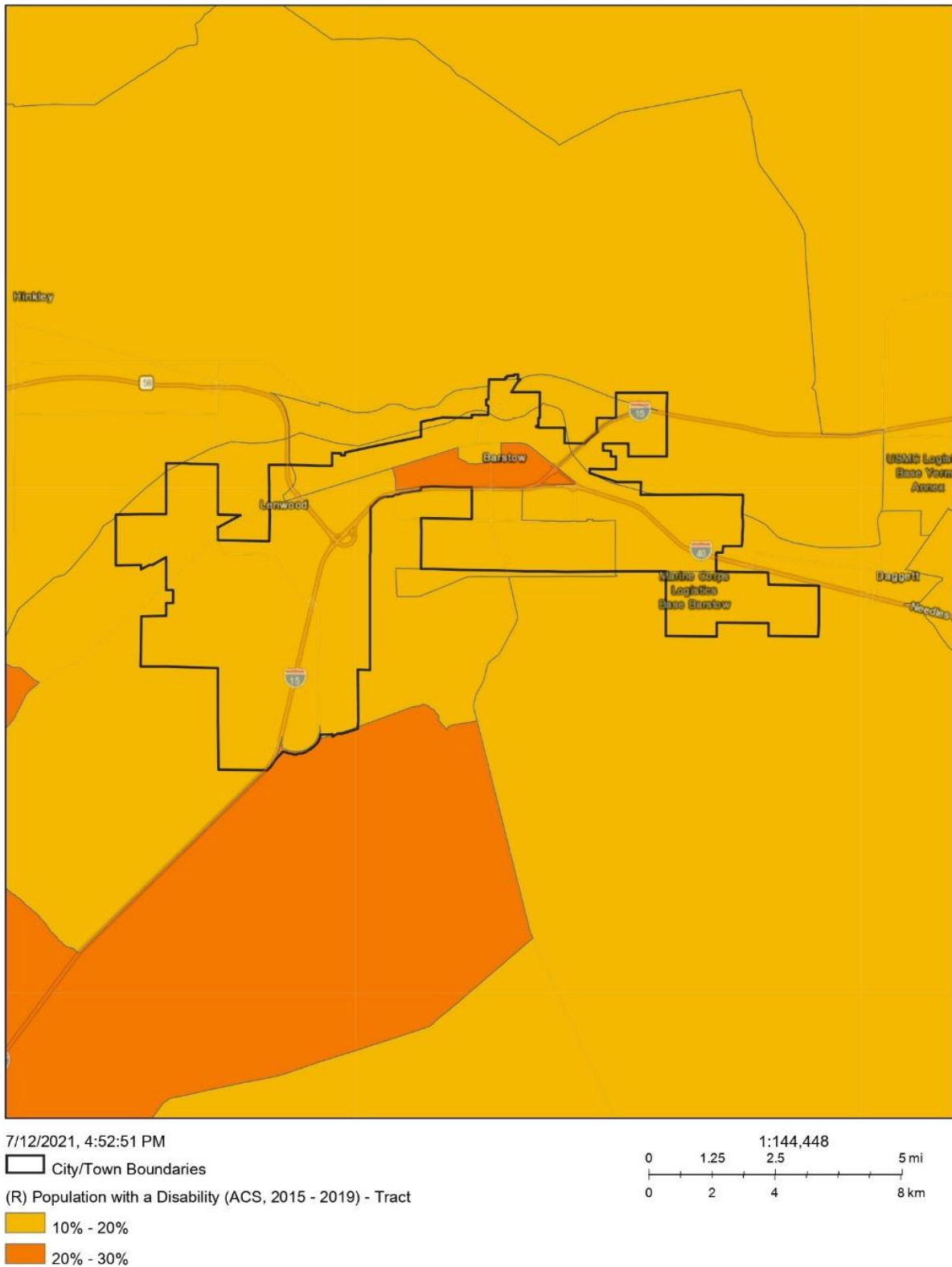
> 80%

1:144,448
0 1.25 2.5 5 mi
0 2 4 8 km

Persons with Disabilities

Persons with disabilities can often experience discrimination in the housing process, both in purchasing or renting housing, and often encounter difficulties navigating certain dwelling units or areas. There is a 20 percent concentration of people with disabilities in the populated areas of the City beginning at the northern boundary of Interstate 15 and ending at the southern boundary of E. Main St., as shown in **Figure 11, Disabilities**. In **Figure 11**, most of the City seems to have a concentration of near 10 percent.

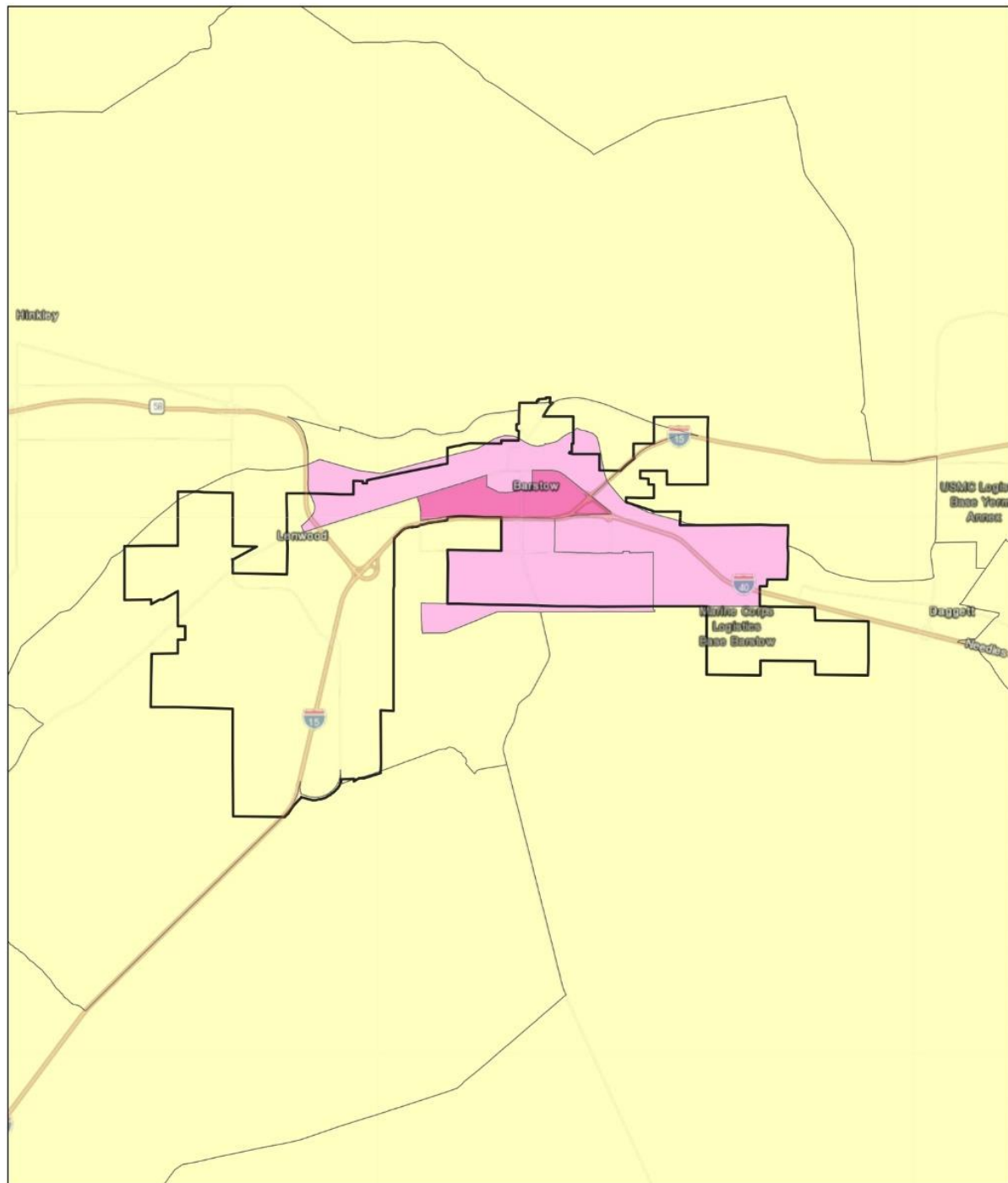
Figure 11. Disabilities



Neighborhood Segregation

Residents in highly segregated neighborhoods often experience poorer life outcomes. The typologies in **Figure 12, Neighborhood Segregation**, identify which groups have more than 10 percent representation within the given tract. **Figure 12** shows high levels of diversity in all of the populated areas of the City, and in the rural desert in the outer boundaries of the City, the population is made up of mainly White and Latinx communities.

Figure 12. Neighborhood Segregation



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City/Town Boundaries

(A) Neighborhood Segregation (UC Berkeley, 2019) - Tract

Latinx-White

3 Group Mix

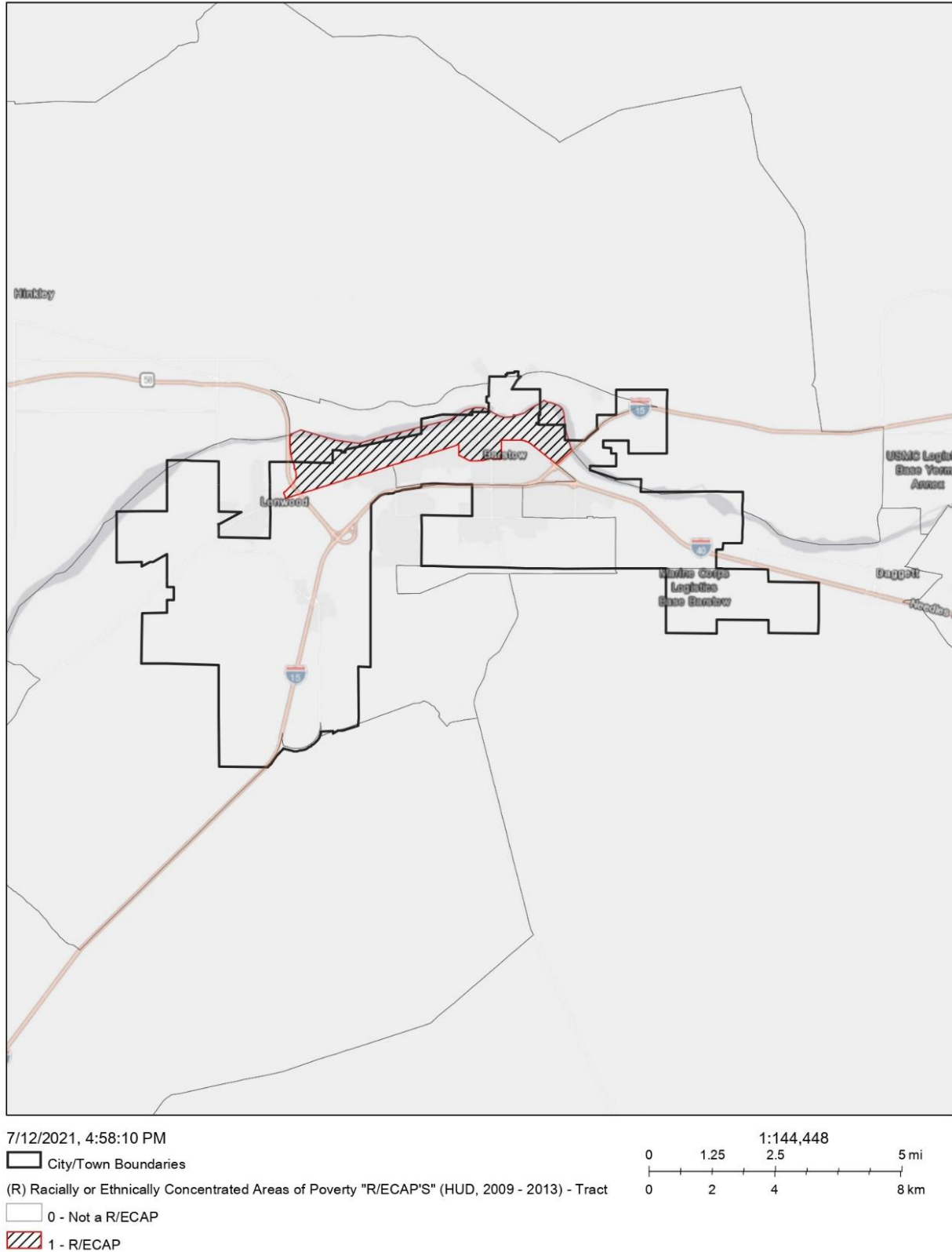
4 Group Mix

1:144,448
0 1.25 2.5 5 mi
0 2 4 8 km

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods with concentrations of both poverty and singular races or ethnicities. These are generally census tracts with a majority of non-White residents and a poverty rate of 40 percent or greater, or three times the average tract poverty rate for the county. In addition to highlighting historic discrimination, R/ECAPs also have lower economic opportunity in the present day. **Figure 13, R/ECAP, Segregation, and Poverty**, shows that a R/ECAP area exists in the City, beginning at the northern edge of E. Main St. and extending through most of northern Barstow. This area falls under the lowest median income bracket within the City (less than \$30,000 annually) and has the highest concentration of poverty status within the City (over 40 percent) as identified in **Figures 4 and 5**.

Figure 13. R/ECAP, Segregation, and Poverty



Racial Concentrations in Areas of Affluence

While R/ECAPs indicate high concentrations of non-White residents where a disproportionate number of residents live in poverty, areas of affluence indicate census tracts where 80 percent of the population is White, and the median household income is \$125,000 or more. Per **Figure 2**, there is one area that may fit this description on the northern edge of E. Main St. However, this area does not qualify as an area of affluence because this area (nor any other areas within the City's boundaries) have a median income higher than \$125,000, as previously shown in **Figure 4**.

Access to Opportunity

Lower-income housing and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. Recent studies have shown that the distribution of affordable housing has been disproportionately developed in minority neighborhoods with poor environmental conditions and high poverty rates, thereby reinforcing poverty concentration and racial segregation in low-opportunity and low-resource areas.

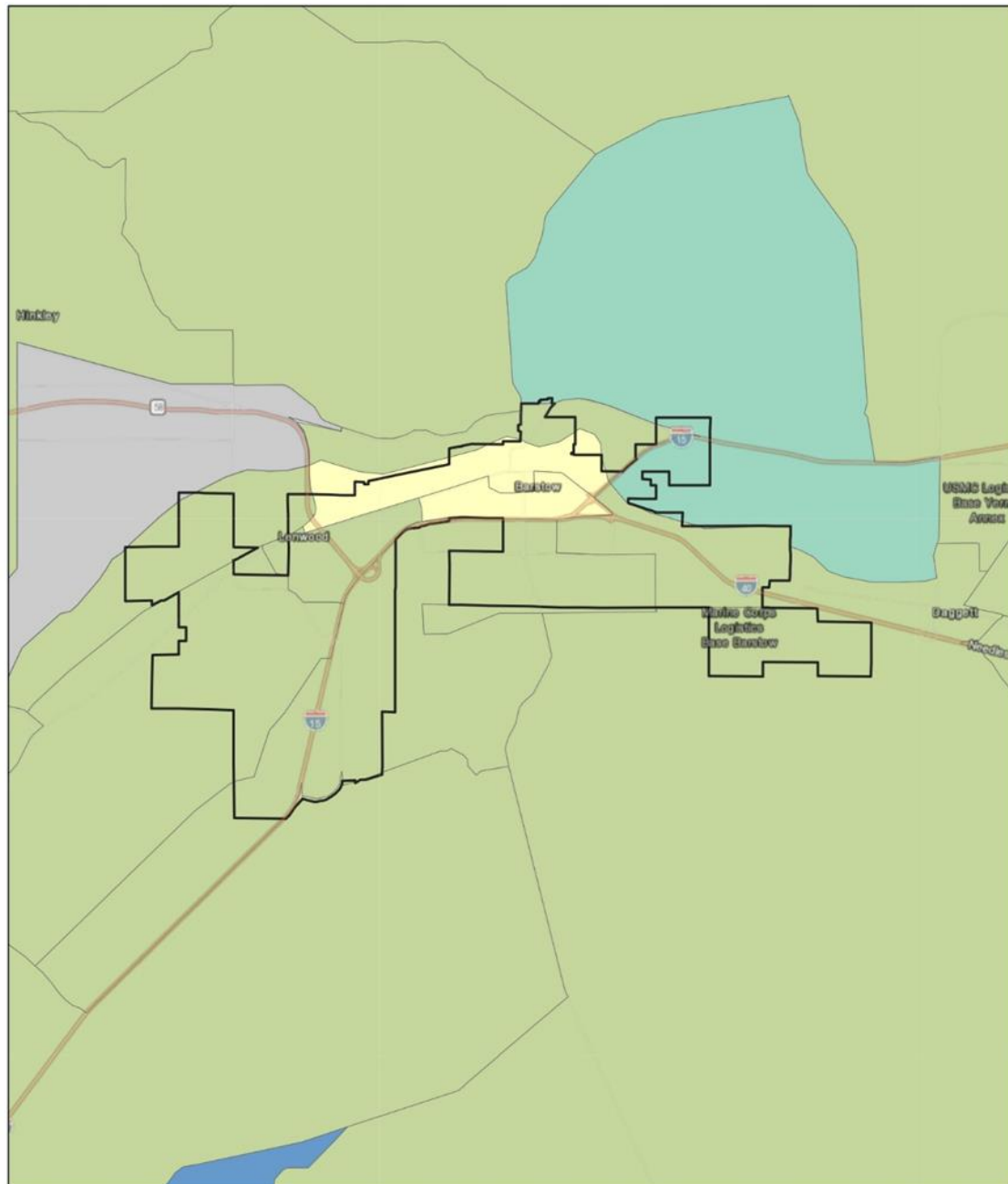
Affordable housing in high-opportunity/high-resource areas give low-income residents access to resources such as quality schools, employment, transportation, low poverty exposure, and environmentally healthy neighborhoods. Research indicates that amongst various economic and social factors, being in proximity to certain amenities can encourage positive critical life outcomes.³ There has been an increased focus in deconcentrating poverty and promoting affordable housing in high opportunity areas. This trend is evident in the states' allocation of Low-Income Housing Credit (LIHTC) dollars – the primary subsidy that is available for developing and preserving affordable housing. To allocate these credits, the California Housing Finance Agency (CalHFA) develops a competitive scoring system. In recent years, the scoring system has been adjusted to promote investment in affordable housing in areas with access to opportunity in the context of other affordable needs. Several agencies, including the Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) in coordination with the California Tax Credit Allocation Committee (TCAC), have developed methodologies to assess and measure geographic access to opportunity (including education, poverty, transportation, and employment) in areas throughout California. The Opportunity Map created by TCAC and HCD (using data from 2020) is used to identify areas in the region whose characteristics are shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children.

High Resource areas are those areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the LIHTC Program, which provides funding to developers of affordable rental housing. The Opportunity Map plays a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity. The 2020 TCAC/HCD Opportunity Map below identifies a majority of the City as Low Resource, save for the northeastern corner along the Interstate 15 corridor which is designated as Moderate Resource –

³ Freddie Mac and the National Housing Trust. *Spotlight on Underserved Markets: Opportunity Incentives in LIHTC Qualified Allocation Plans*. Freddie Mac and the National Housing Trust, 2020.
https://www.sahfnet.org/sites/default/files/uploads/resources/opportunity_incentives_in_lihtc_qualified_allocation_plans.pdf

Figure 14, TCAC/HCD Opportunity Map shows these areas using a composite score which is created from scoring access to opportunity in relation to education, economic development, and environmental factors. The geographic distribution of affordable and publicly owned housing within the City should thus consider distribution in areas where transportation and services are readily available. As such, this section will review access to opportunity in relation to education, economic development, environment, transportation, and access to opportunities for persons with disabilities.

Figure 14. TCAC/HCD Opportunity Map



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

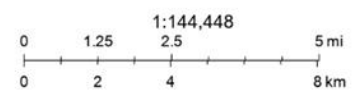
High Resource

Moderate Resource

Low Resource

High Segregation & Poverty

Missing/Insufficient Data



Education

The TCAC Opportunity Area Access to Education analysis considers percentage of fourth graders who meet or exceed math and reading proficiency standards, high school graduation rates, and student poverty rates (percent of students not receiving free or reduced-price lunch) at the tract level.⁴ **Figure 15, Opportunity for Education** identifies less positive outcomes throughout the City. Moreover, only the furthest southeastern corner and northernmost point of the City are in the category of moderately positive education outcomes; however, the northmost area in the central area of the City has very little residential development and only a small portion of the City falls within the census tract boundary. The southeastern corner is located in a tract that encompasses the military base. This does not mean that the City does not offer education or pathways to the workforce. At a regional scale, suburban and metropolitan cities are also indicating low resource as defined above, see **Figure 16, Regional Opportunity for Education**. These cities include Hodge, Adelanto, Victorville, and Apple Valley which also have similar median incomes and socio-demographics as the City. Therefore, this may be a regional issue rather than reflective of individual City efforts.

Barstow Unified School District (BUSD) serves all of the City and some of the surrounding area. BUSD has six elementary schools, two junior high schools, two high schools, and one adult education center. Barstow Community College also offers higher education and a pathway to a four-year college in the City. Students in the City have the opportunity for higher education through an inexpensive community college that prioritizes education to disadvantaged residents within the community. Barstow High School and the Community College have partnered and formed a program called the Barstow College Promise. This program is eligible to first time college students and eligible AB 540 students who graduate from Barstow High Schools. The Barstow College Promise covers the first two years of enrollment fees and tuition to the Community College regardless of family income. This allows students to get an associate degree debt free. Barstow College offers multiple trades and construction programs and specializes in associates degrees programs.

⁴ California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020.
<https://belonging.berkeley.edu/2021-tcac-opportunity-map>

Figure 15. Opportunity for Education

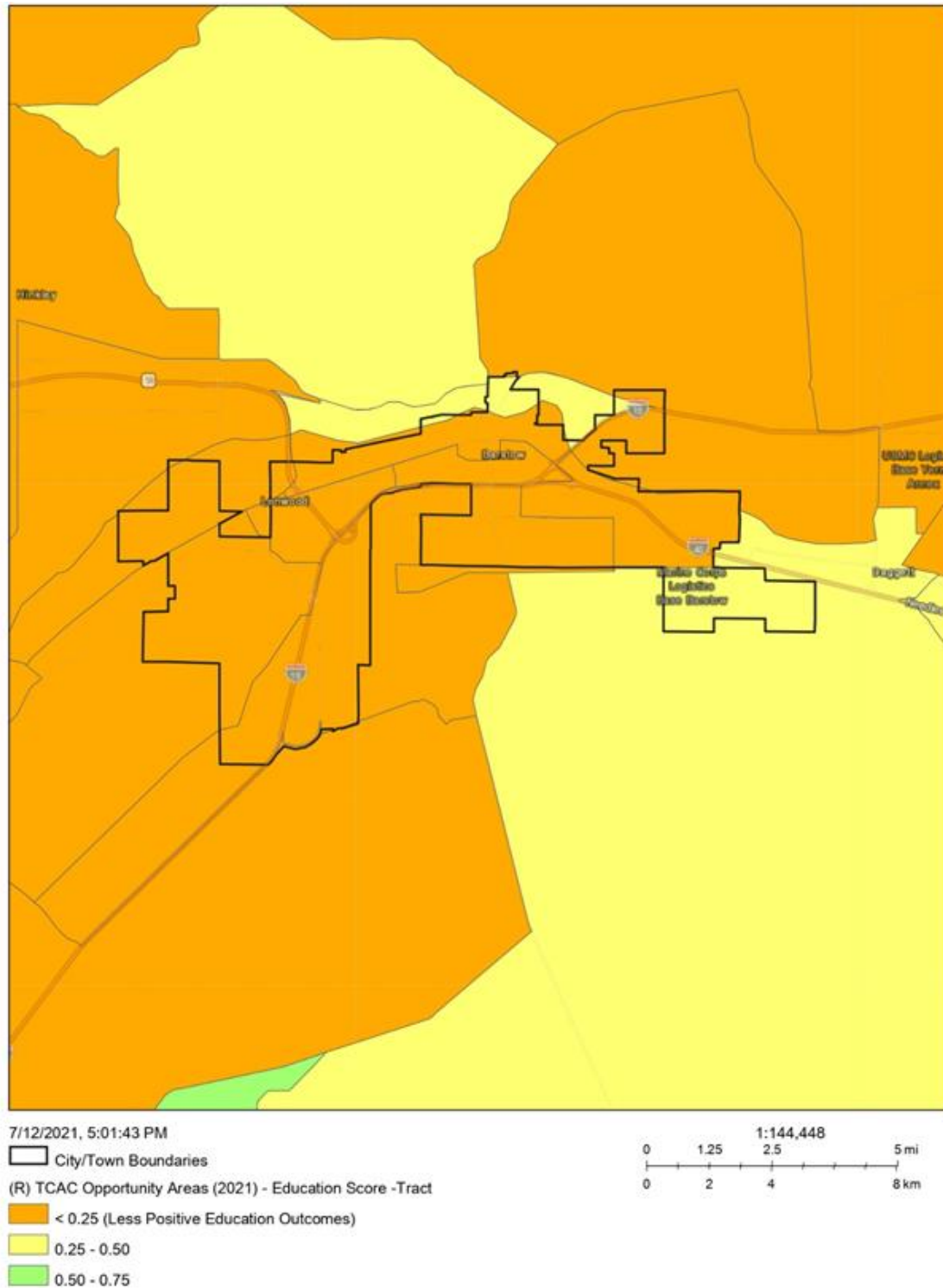
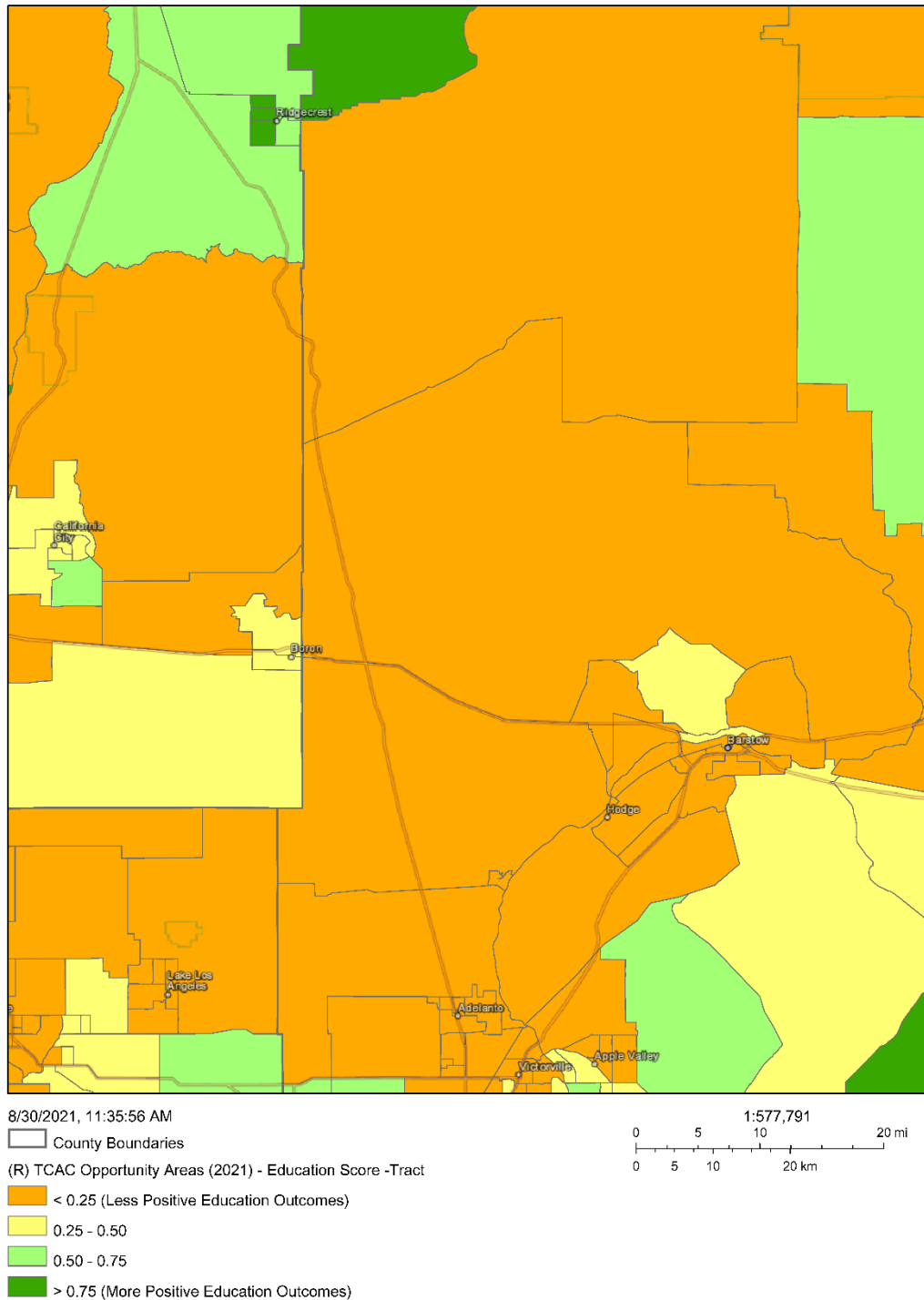


Figure 16. Regional Opportunity for Education



Economic

Poverty, adult education, employment, job proximity, and median home value are analyzed when assessing access to opportunity for economic development.⁵ The City has historically had a low-income population and has been known for accessibility and availability of manual labor jobs. The cost of living in the City is significantly lower than most of the State of California. **Figure 17, Opportunity for Economic Development**, indicates less positive outcomes in the central and southeastern and westernmost sections of the City. **Figure 18, Jobs Proximity Index**, quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a Core Based Statistical Area (CBSA), with larger employment centers weighted more heavily.⁶ Southwestern Barstow has been identified as having higher jobs proximity scores as this area is in close proximity to a major retail center known as The Outlets at Barstow. In this area, there is a concentration of eateries, hotels, a shopping center, and other roadside amenities that service travelers between Los Angeles and Las Vegas, Nevada.

⁵ California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020.
<https://belonging.berkeley.edu/2021-tcac-opportunity-map>

⁶ <https://www.arcgis.com/home/item.html?id=c0de1bf7b05c4e128ef9ed3644c5f6e9>

Figure 17. Opportunity for Economic Development

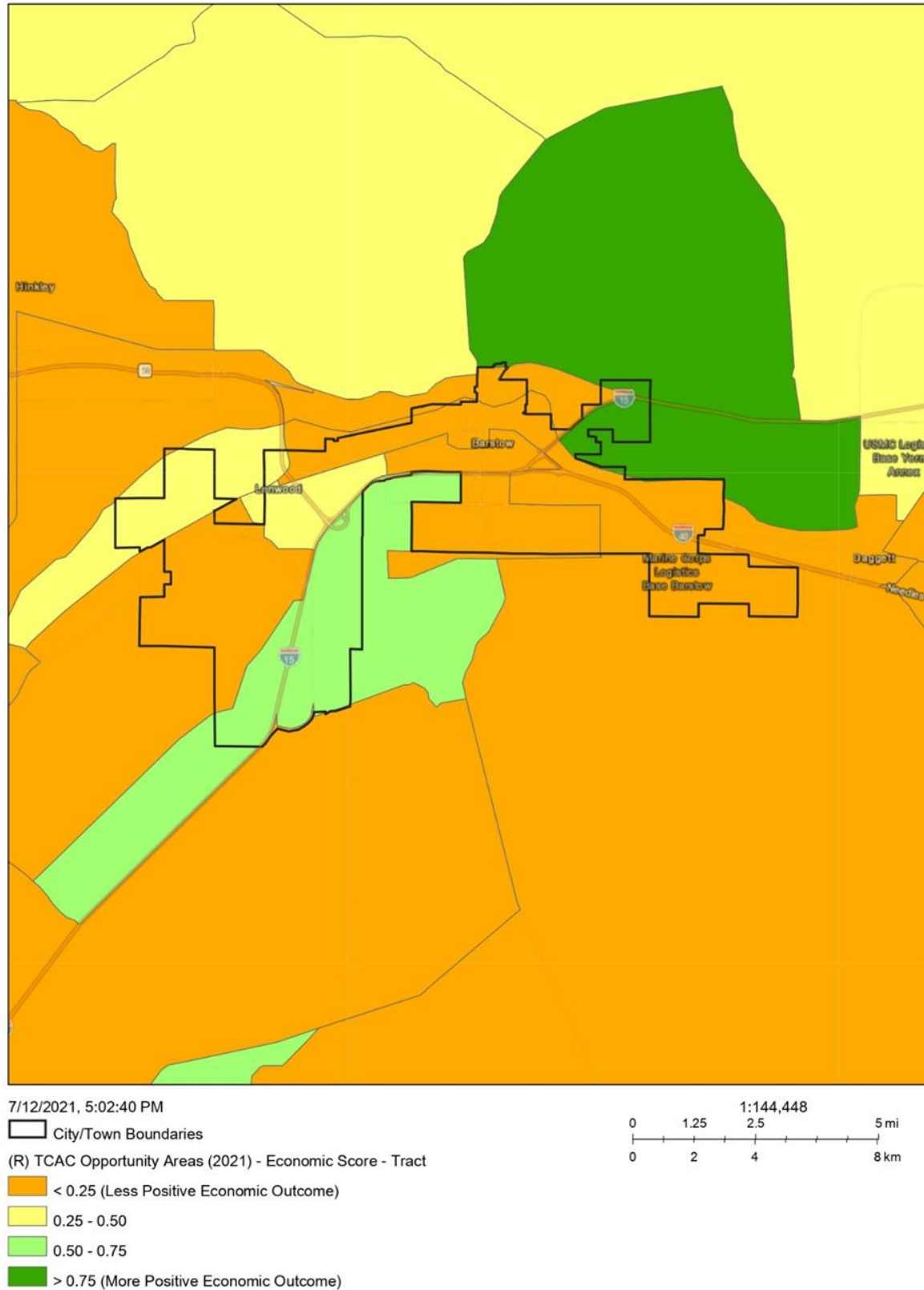
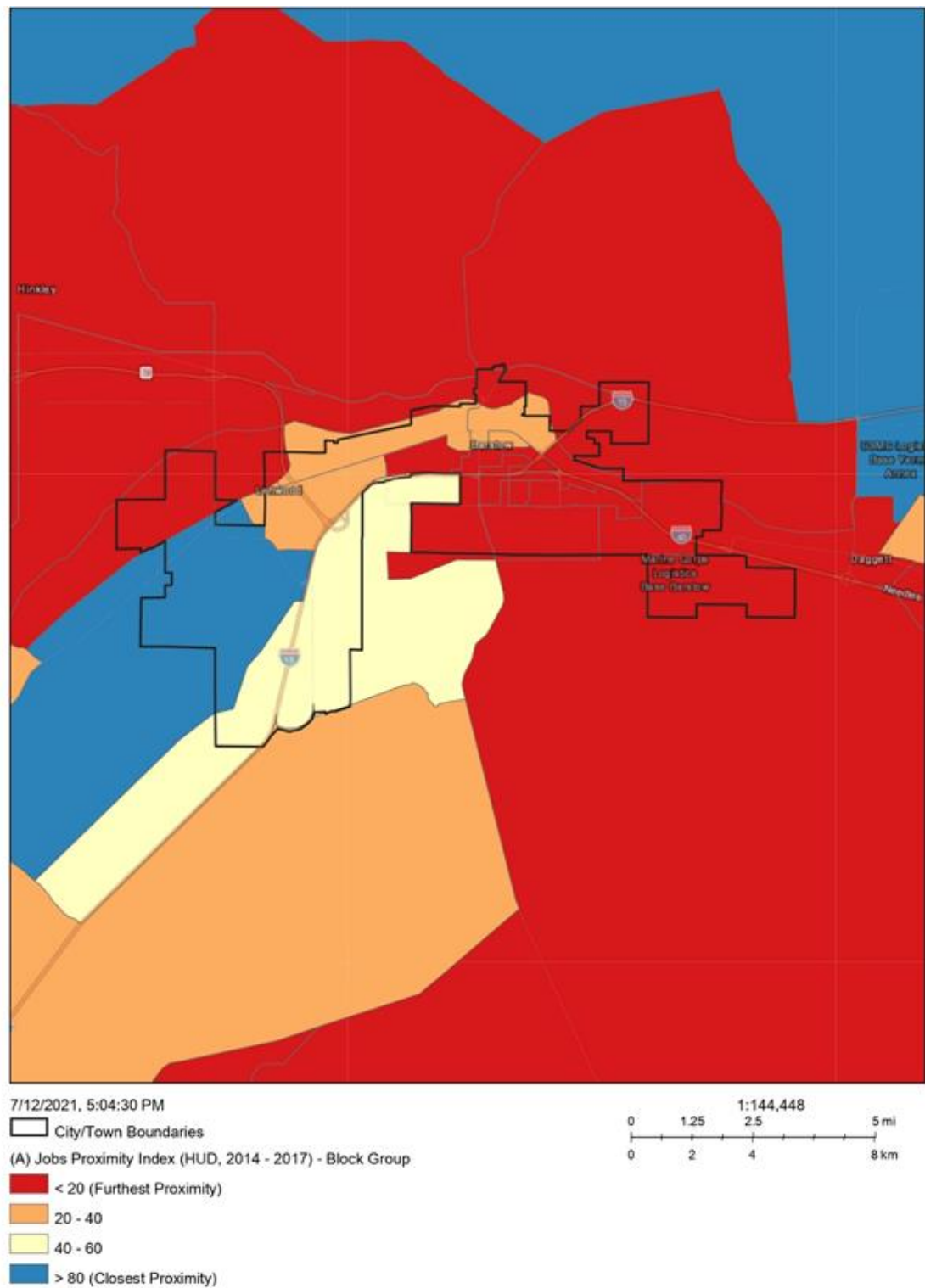


Figure 18. Jobs Proximity Index

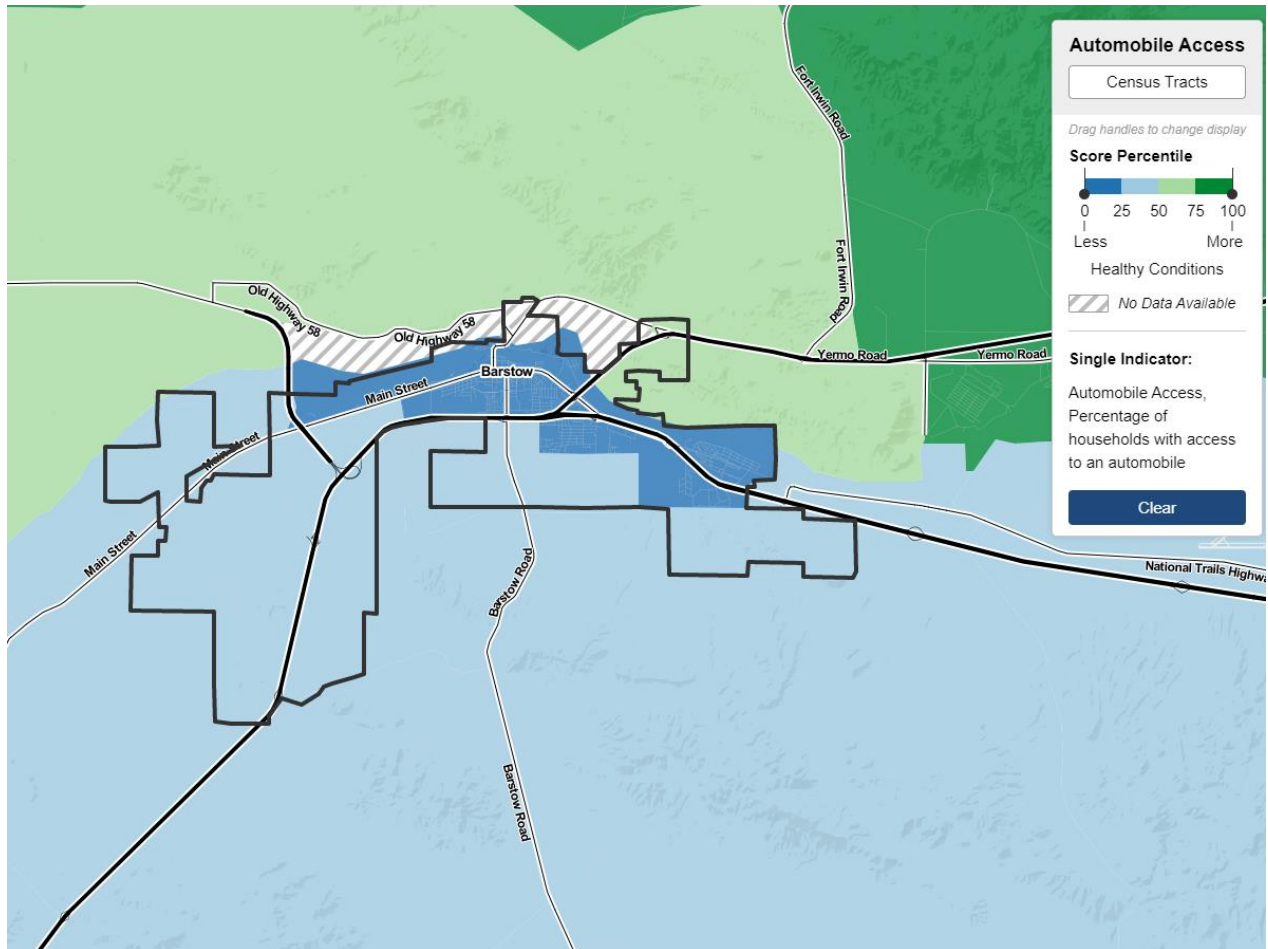


Transportation

Access to consistent, efficient, and varied modes of transportation is exceedingly important, especially for persons without access to a personal vehicle. The City does not have access to individual rail transit but is well-served by Victor Valley Transit Authority (VVTA), which provides three hourly routes throughout the City and three hourly intercity routes. VVTA provides online resources for service times and schedules as well as several regular non-hourly routes especially to Ft. Irwin.

In less urban areas and suburban neighborhoods, or any place without access to major transit lines, access to a vehicle is important for long distance commutes. Many people live in the City because it is where there are more employers than surrounding areas. The California Healthy Places Index (HPI) provides a ranking for each census tract within the City based on state-wide scores for vehicle access. The rates of automobile ownership can be seen city-wide in **Figure 19, Automobile Access**. Central Barstow tends to have the poorest population and automobile ownership is correspondingly extremely low. These less developed areas on the western side of the City are generally subject to longer commutes, and more vehicle trips due to a greater distance between home and a given destination.

Figure 19. Automobile Access



Environment

Access to a clean and healthy environment plays an important role in maintaining adequate quality of life for residents. Levels of air pollution, ozone, and access to open spaces are among the environmental factors that are weighted in different health indices which attempt to show levels of environmental quality. **Figure 20, Opportunity for Environment** shows CalEnviroScreen 3.0 scores which measure the cumulative impacts of multiple sources of pollution. As shown in **Figure 20**, the City core falls into the less positive outcomes, the northern area falls into moderate and above moderate score (indicating improving positive outcomes), and the southern area of the central City falls within the more positive outcomes score. The City has high levels of Ozone which is seen in the areas with low environmental score see **Figure 21, Ozone Pollution**. High levels of Ozone have been linked to increased Asthma and Cardiovascular health cases. The greatest levels of Ozone pollution are in the uninhabited desert, which has less vegetation than the City.

Previous studies show that the Ozone air pollution in the City is brought in by wind currents from the San Joaquin Valley and Los Angeles Basin.⁷ The extreme heat and regular sunlight do provide ideal conditions for the City air pollution to convert into Ozone. The City and region have a limited jurisdiction to impact on these environmental factors as this is a global issue. However, the City addresses air pollution issues by requiring measures to treat the existing air such as activated carbon air filters in apartment complexes. **Figure 21** indicates Ozone pollution in the City ranks in between the 81 to 90 percentile range meaning the area has some of the worst ozone pollution in the state. The Mojave Desert outside of the City scores in the 100th percentile meaning it has the worst Ozone pollution in the State. Some specific health factors related to Ozone that are particularly detrimental to residents of these areas as identified by below:

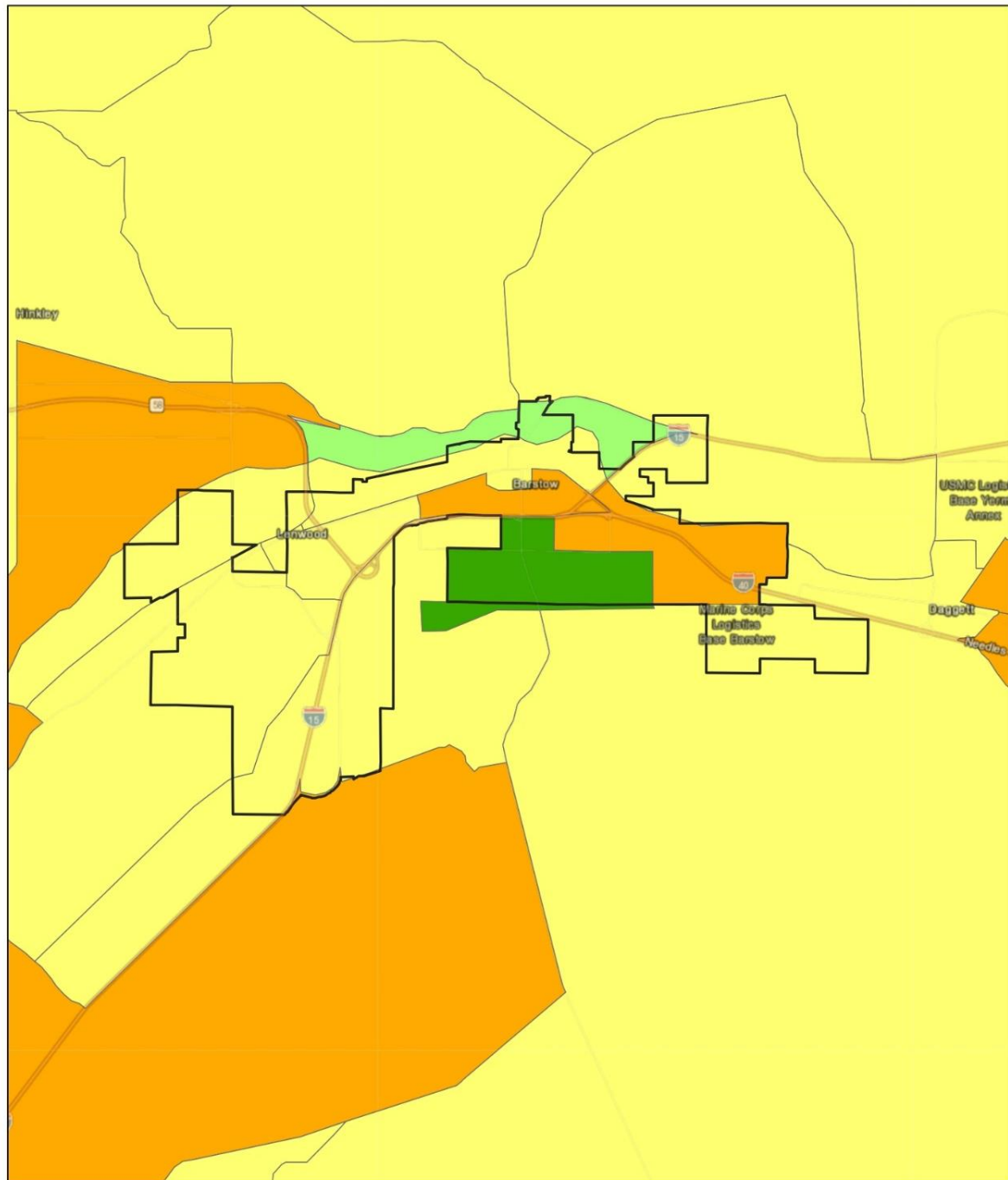
- **Asthma:** Outdoor air pollution can trigger asthma attacks or make asthma worse, resulting in breathlessness, wheezing, coughing, and chest tightness. Genetic and environmental factors can be involved in developing or worsening asthmatic conditions.
- **Cardiovascular Disease:** People with preexisting heart disease or a previous heart attack may respond differently to the effects of pollution than people without; short-term exposure to outdoor air pollution following a cardiovascular event has been shown to increase the risk of injury or death.

Figure 22, Healthy Places Index, shows the healthy places index (HPI) scores for the City. This index uses data that impacts personal health and compiles it to show where the healthiest and least healthy places are to live. In the City, the scores are very low, with the entire City falling within the two lowest HPI scoring brackets. To further analyze the environment, **Figure 23, Parks & Open Space**, shows all parks and recreation land as well as land given the open space zoning designation within the City. The presence and quality of parks and open spaces are a significant factor that is considered when determining if an environment is healthy. As seen in **Figure 23**, there are 13 parks within the City, alongside details regarding the amenities, site locations, and services available at each park. Many of

⁷ Leifer, I., Melton, C., Chatfield, R., Cui, X., Fischer, M. L., Fladeland, M., Gore, W., Hlavka, D. L., Iraci, L. T., Marrero, J., Ryoo, J.-M., Tanaka, T., Yates, E., & Yorks, J. E. (2020). Air pollution inputs to the Mojave Desert by fusing surface mobile and airborne in situ and airborne and satellite remote sensing: A case study of interbasin transport with numerical model validation. *Atmospheric Environment*, 224. Scopus. <https://doi.org/10.1016/j.atmosenv.2019.117184>

these parks are clustered along H St. or Barstow Rd. north of Interstate 15, possibly creating accessibility barriers for residents living south of this corridor. However, there are alternative recreational opportunities available to the south of Interstate 15 including Barstow Heights Park, Donald A. Stringham Park, Panamint Park, and Robert A. Sessions Memorial Sports Park.

Figure 20. Opportunity for the Environment



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

.75 - 1 (More Positive Environmental Outcomes)

1:144,448

0 1.25 2.5 5 mi

0 2 4 8 km

Figure 21. Ozone Pollution

Ozone - CA State Percentile 2018

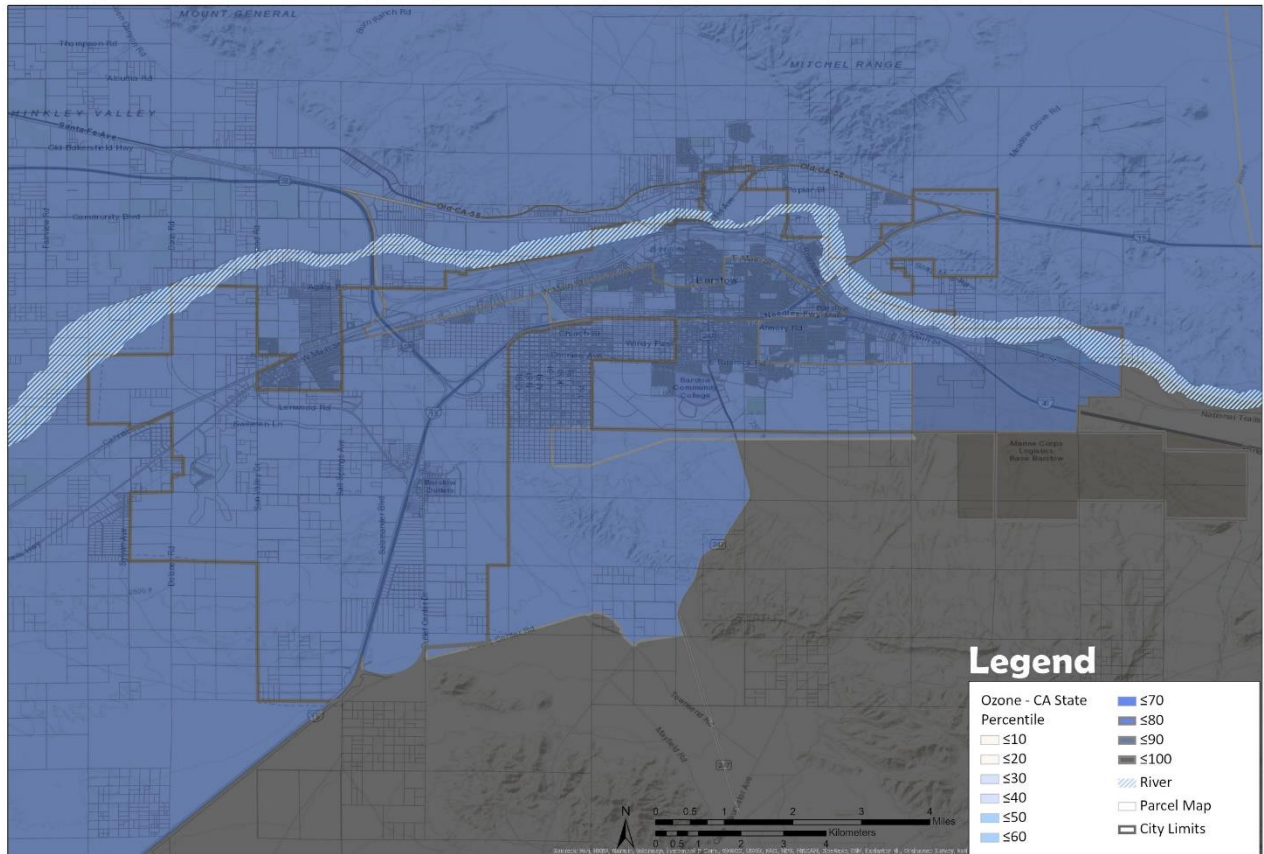


Figure 22. Healthy Places Index

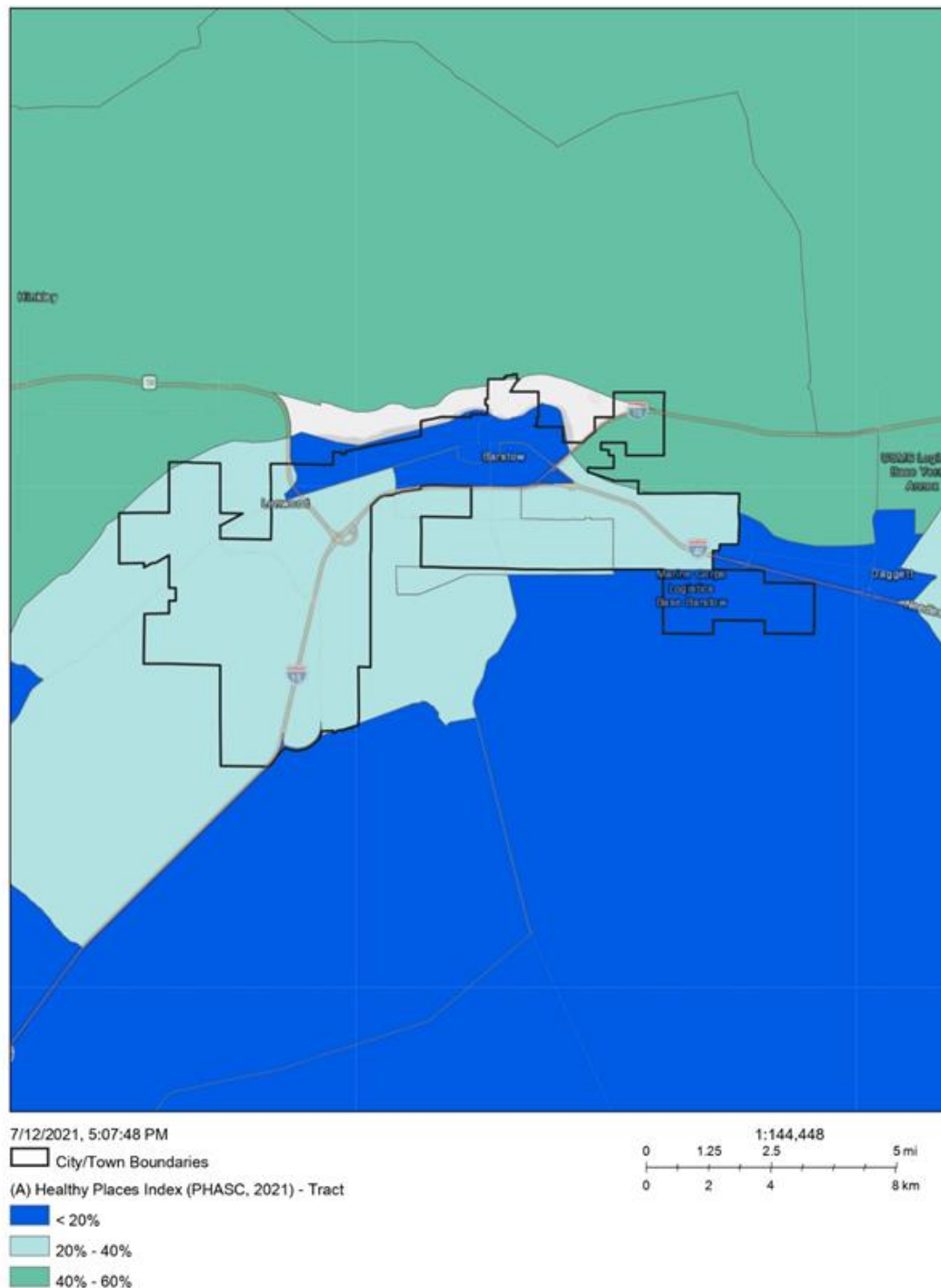
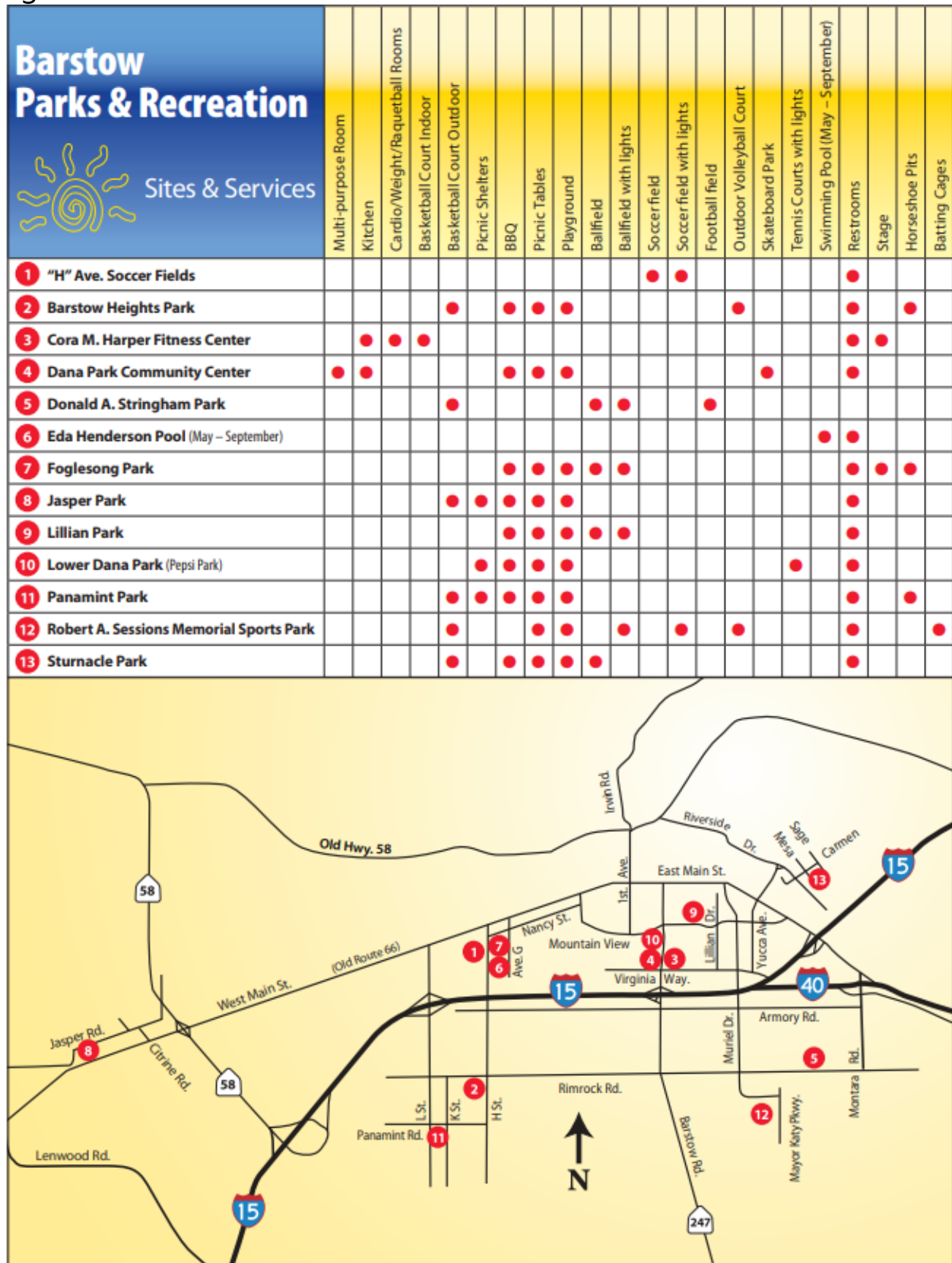


Figure 23. Parks



Persons with Disabilities

Persons with Disabilities Including Developmental Disabilities

Physical, mental, and/or developmental disabilities are impairments that substantially limit life activities and make it difficult to care for oneself. Because of that, disabled persons have special needs for accessible housing. The Census Bureau defines a disability as a long-lasting physical, mental, or emotional condition that makes it difficult for a person to perform activities such as walking, climbing stairs, dressing, bathing, learning, or remembering.

Disability Types

Disability types include individuals with hearing, vision, cognitive, ambulatory, self-care, or independent living difficulties. Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- Hearing Disability: Is this person deaf or does he/she have serious difficulty hearing?
- Visual Disability: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- Cognitive Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- Ambulatory Difficulty: Does this person have serious difficulty walking or climbing stairs?
- Self-Care Disability: Does this person have difficulty dressing or bathing?
- Independent Living Difficulty: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

Table 2, Disability Status, the number of disabled persons in the City arranged according to key age groupings in 2019. **Table 2** identifies ambulatory difficulty as the most prevalent disability type among 18 to 64 and 64+ age groups. For the under 18 years of age group, cognitive difficulty is the most prevalent disability. The second most prevalent disability for the 18 to 64 years age group is independent living, and for 65 + years it is hearing difficulty.

Table 2: Disability Status (2019)

<i>Disability Type</i>	<i>Percent of Population with Disabilities</i>			
	<i>Under 18 years of age</i>	<i>18 to 64 years of age</i>	<i>65+ years of age</i>	<i>Total Population</i>
Hearing Difficulty	0.2%	2.9%	17.2%	873
Vision Difficulty	0.0%	4.7%	10.9%	928
Ambulatory Difficulty	0.7%	10.2%	33.3%	2,311
Cognitive Difficulty	4.4%	6.0%	14.1%	1,426
Self-Care Difficulty	1.8%	3.8%	15.7%	1,030
Independent Living Difficulty	-	6.2%	17.0%	1,295

Source: U.S. Census, 2019 ACS 5-Year Estimates, Table S1810

As previously shown in **Figure 11**, the population with a disability is integrated throughout the City with the exception of the central core which since this is an area where the majority of the population lives.

Disproportionate Housing Needs and Displacement Risk

According to the U.S. Census, a total of 3,673 households (44.2 percent) in the City were owner-occupied in 2018, and 4,638 occupied units (55.8 percent) were renter-occupied. This section will analyze disproportionate housing needs, including risk of displacement as it is important to understand how some groups of persons, particularly people with protected characteristics and households with low incomes, experience severe housing needs when compared to other population.

Substandard Housing

Approximately 68 percent of Barstow's housing stock was built before 1970. Aging homes have numerous problems especially if the owners do not keep up with or do not have funds for regular maintenance. With the abolishment of the redevelopment funds the City has not come up with a program to aid homeowners with failing infrastructure. Increasing standards of building make it extremely expensive to upgrade old homes to meet new standards and many homeowners put it off until absolutely necessary.

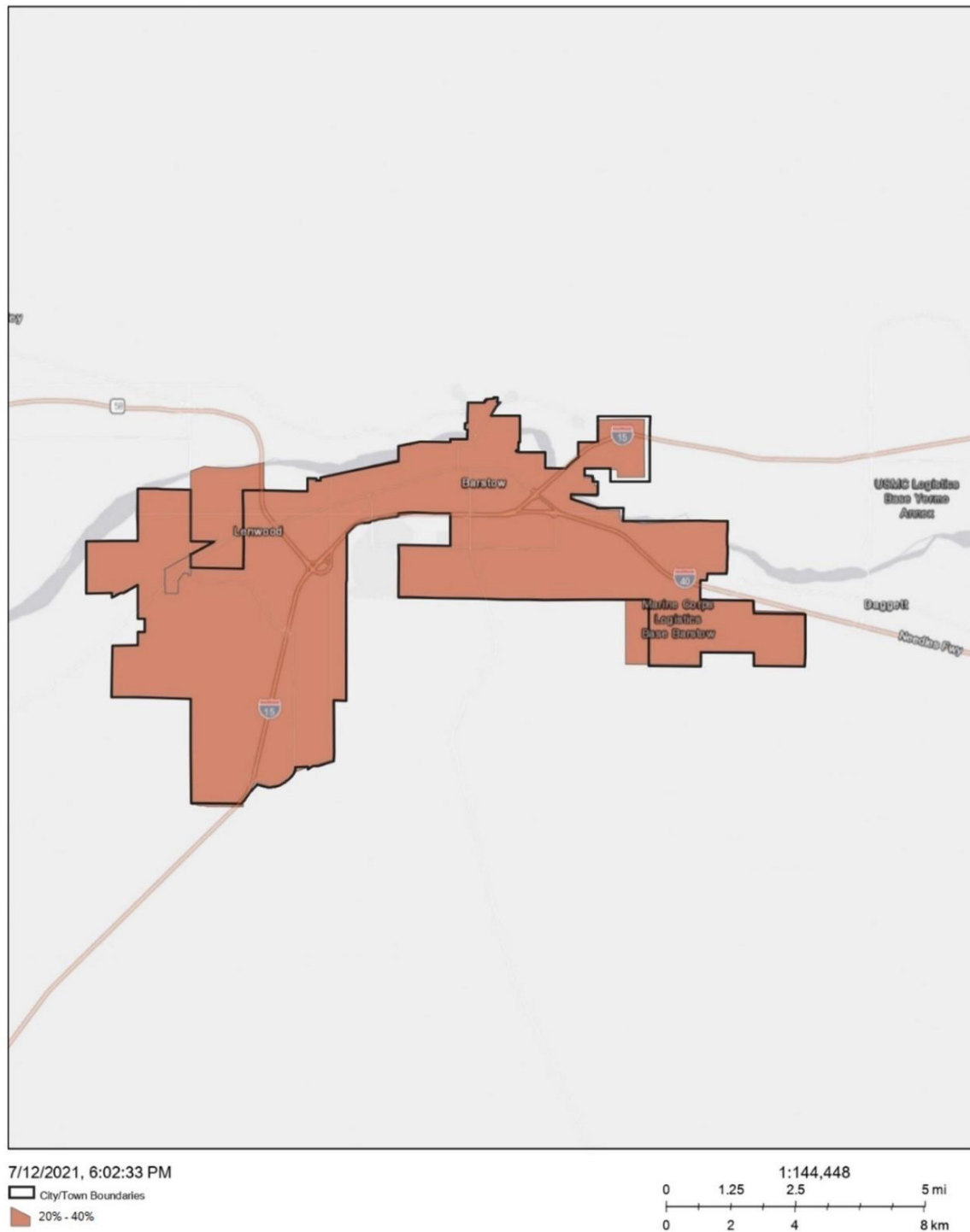
Due to its dry climate, the City is a mold free area unless a resident has a large and persistent plumbing leak. Common household issues are usually related to pests and lack of maintenance.

The State of California has focused on the following four severe housing problems:

- Lack of complete kitchen facilities;
- Lack of complete plumbing facilities;
- More than one person per room, and;
- Monthly housing costs exceeding 30 percent of monthly income.

Figure 24, Any Four Housing Severe Problems, which uses the criteria listed above, shows that 20 to 40 percent of households city-wide experience any one of those four housing problems.

Figure 24. Any Four Housing Severe Problems



Housing Affordability

Rental housing is considered “affordable” if the persons living there pay no more than 30 percent of their income for rent or mortgage. The renter cost burden in the City can be seen in **Figure 25, Renter Cost Burden**, with between 40 and 60 percent of the population reporting being burdened by their housing by this definition across the City. This graph does not take into account if the individual is already on government subsidy and if the subsidy is covering their cost of rent. Homeowner cost burden in the City, is significantly less than renter cost burden as shown in **Figure 26, Homeowner Cost Burden**. Two of the four most populated sections of the populated city are under a 20 percent cost burden. The area north of main street which has a majority of small businesses falls in the 40-60 percent category and the remainder of the city sits around 20-40 percent of homeowners as cost burdened. One of the main reasons many people live in the City is the affordable cost of housing. As detailed in **Appendix B – Needs Assessment**, the average household size is approximately 3 people. Many couples move into the City to afford a house; however, since many of the homes are smaller and older, as soon as a family accumulates wealth or begin to have children, they tend to move out of the City area into the surrounding community.

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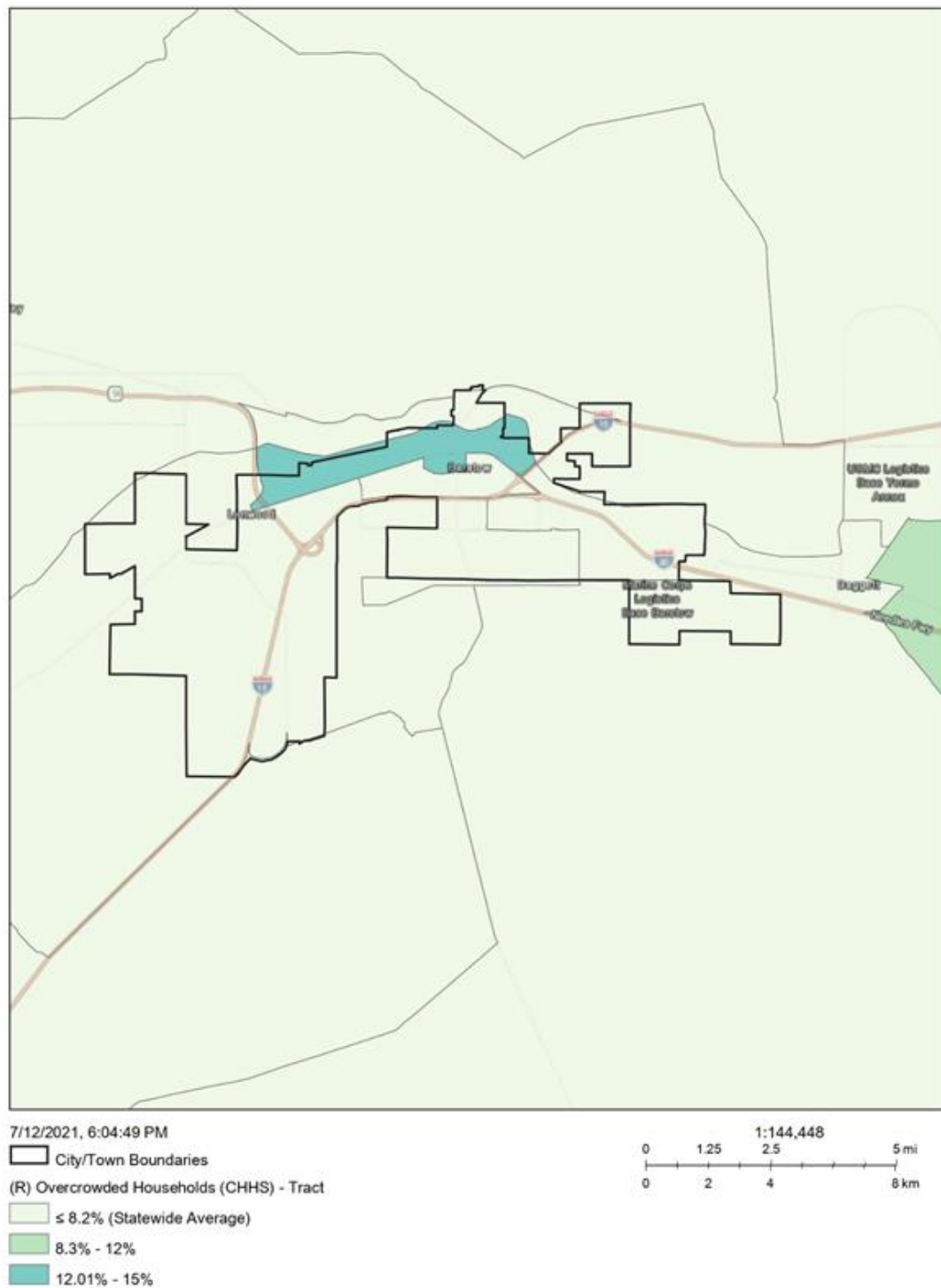


Overcrowding

Residential crowding is used to reflect demographic and socioeconomic conditions of a given area. Immigrant communities, low-income families, and renter-occupied households are more likely to experience overcrowding.⁸ Overcrowding is defined as the percentage of households with more than 1.0 person per room (PPR) and severe overcrowding as the percentage of households with more than 1.5 PPR. In the City, the northern central area located north of Main St. reports the highest level of overcrowding with 12 to 15 percent of households being identified as overcrowded. See **Figure 27, Overcrowding**.

⁸ <https://data.chhs.ca.gov/dataset/housing-crowding>

Figure 27. Overcrowding



Homelessness

The Coordinated Entry System (CES) provides an enhanced view of those experiencing homelessness and their challenges and needs using responses to the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment and other indicators of a person's overall health and wellbeing. The VI-SPDAT assessment produces an acuity score, which can help identify an appropriate housing intervention for someone experiencing homelessness.

In San Bernardino County, a matching process is conducted based on the acuity score a person receives from their VI-SPDAT, which in turn guides housing coordinator recommendations. Those falling into the lowest acuity score range (0-3) are given an Affordable Housing referral and referrals to other population-specific housing resources that might apply to them, those in the mid-acuity scoring range (4-7 for individuals, 4-8 for families) are granted referrals for Rapid Re-Housing programs and Affordable Housing programs that may apply to them in a population specific manner, and those in the highest acuity score range (8+ for individuals, 9+ for families) are provided Permanent Supportive Housing referrals.

As of August 2021, there are primarily three funded programs that offer shelter to people experiencing homelessness in the City but each of them only serves a very specific population. Desert Sanctuary through the Haley House provides shelter only to victims of domestic violence, Barstow College provides shelter only to its students and New Hope Village offers transitional housing programs lasting up to one year to those that apply and are accepted into a specific program. During COVID, the County of San Bernardino Community Development and Housing Agency provided funding to cities through a program entitled HEAP (Homeless Emergency Aid Program). In the City, the majority of this funding was used to provide "Rapid Rehousing" which provided hotel vouchers to homeless persons. This program expired in June 2021.

The Barstow Homelessness Strategic Plan and Implementation Strategy which includes 3 parts: Short-Term, Medium-Term and Long-Term strategies. The City also appointed a program coordinator to maximize the existing efforts of various agencies already providing many services for the homeless population. Homelessness programs will not be city-operated but rather operated by the groups already experienced in providing these social services within the City. The City's program coordinator will assist service providers and act as a liaison between them, other government agencies, law enforcement, etc. as they collaborate to serve this underserved population.

Displacement

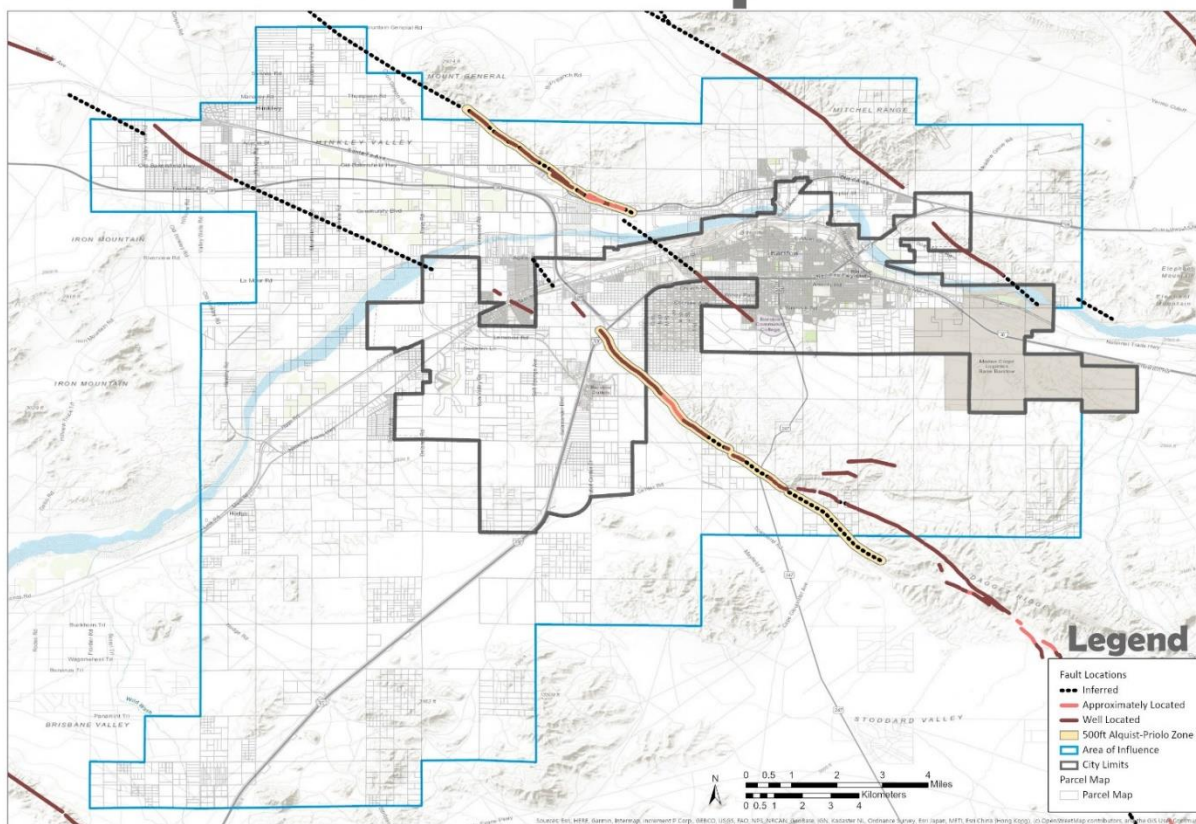
Displacement is a phenomenon that occurs for various reasons, including investment, disinvestment, or even natural disasters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which also occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in.

While disinvestment and investment in communities are more often associated with displacing vulnerable populations in a community, hazards such as wildfires, earthquakes, and floods can be significant causes of displacement as well. Disaster-driven displacement exposes lower-income

residents to vulnerability as wealthy people seek to relocate to safer locations. The City is situated such that it is not within current Federal Emergency Management Agency (FEMA) flood hazard zones, but has experienced a number of earthquakes in excess of magnitude 3.0 causing significant ground shaking within the City. The Barstow and Lenwood faults include 500-foot wide Alquist-Priolo zones, within which there are currently no occupied structures and prohibition on the construction of new structures, see **Figure 28, Seismic Hazards**. Outside of these zones, the City operates on Seismic Zone D building standards as identified in the California Building Code. See the Safety Element of the General Plan for more information.

Figure 28. Seismic Hazards

Seismic Hazards Map



SUMMARY OF FAIR HOUSING ISSUES

Contributing factors to fair housing issues have historically been rooted in exclusive zoning and land use patterns, high cost of housing and discriminatory lending practices. These fair housing issues have led to potential impediments to equitable accessibility and affordability of housing choices. The following is a list of key conclusions and potential impediments that may exist in the City based on the fair housing issues identified in this Assessment of Fair Housing.

- **Demographics:** Although there is significant diversity throughout the City, a R/ECAP exists in the northern portion of the City. The R/ECAP signifies an area of concentrated poverty and ethnic segregation. The median household income city-wide is approximately \$40,600 (\$5,200 below the San Bernardino County average), resulting in a city-wide poverty rate of 35.3 percent (9.3 percent above the San Bernardino County average).
- **Housing Affordability:** Houses in the City are relatively affordable but due to the generally lower median household income, housing affordability is identified as an issue in the assessment. In 2019, the U.S. Census reported 55.8 percent of housing units (4,638 households) within the City were renter-occupied. Of these units, between 40 to 60 percent of households are spending more than 30 percent of their annual income on rent. There are a large number of residents who are considered to have a cost burden as a result of housing payments.
- **Low Resource:** The City is considered to have low resource and poor access to opportunity.

Further detailed analysis of fair housing issues is laid out within the Identification and Prioritization of Contributing Factors section of this document.

SITES INVENTORY

The purpose of the housing element's site inventory is to identify and analyze specific land or sites that are available and suitable to accommodate the assigned Regional Housing Needs Allocation (RHNA). The site inventory enables the City to determine whether there are sufficient and adequate sites to accommodate the RHNA by income category. Additionally, State law, Government Code Section 65583(c)(9), requires a jurisdiction's site inventory to identify sites throughout the community, consistent with its duty to affirmatively further fair housing to ensure that affordable housing is dispersed equitably throughout the City rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. This section will analyze the identified sites to accommodate the City's RHNA for the housing element's sixth cycle, which is detailed in **Appendix E – Sites Analysis and Inventory**, through the lens of affirmatively furthering fair housing in the City.

Segregation and Integration

Racial Segregation

While in many places past discriminatory policies such as redlining practices have segregated the racial composition of the County and Region, at a local level, there are no visible patterns of racial

segregation within the City. The City's predominant population identifies as non-white and about 50 percent identify as a Hispanic ethnicity. The City's area of development is constrained by infrastructure and environmental factors. As such, the identified sites are located in the central part of the City which also has a higher diversity index classification.

Income Segregation

The sites identified are located throughout the central part of the City; and all lower-, moderate, and above moderate-income groups fall within the three income groups present in the City, with the majority of lower-income sites falling with the less than \$55,000 and less than \$87,100 median income brackets. While there are sites identified that fall within the less than \$30,000 median income bracket, most are identified for the moderate and above moderate-income units. Therefore, the sites analysis furthers fair housing by creating an environment conducive to mixed income neighborhoods.

Disability

Approximately 10 percent of the population in the City is considered to have a disability. The highest percent of population with a disability is located in the central area of the City and is bound by Main St. to the north and Interstate 15/Needles Freeway to the south. This is also the population where 40 percent are on CalFresh food stamps and the highest percentage of housing assistance. It may be this group has concentrated here because housing assistance for disability from the government covers their rent.

Familial Status

There is a mix of familial structures within the City such as a moderate to high percentage of adults living with a spouse and married couple household with children. The sites identified for all income groups are distributed in the City in areas with mixed familial status.

R/ECAPs

As previously indicated, there is one R/ECAP area within the City located in the northernmost portion. This area is generally bound by E. Mountain View St. to the south, the Mojave River to the north, California State Route 58 to the west and Interstate 15 to the east. There are three sites located in this area which can accommodate lower-income units; however, the sites analysis also identified two sites in the immediate vicinity that will accommodate moderate- and above moderate-income groups. The sites analysis avoided selecting lower-income sites in R/CAP and TCAC High Segregation and Poverty areas, to the extent possible. Approximately 74 percent of the lower-income sites are located south of Interstate 15 which is not considered a R/ECAP area or a TCAC area or High Segregation and Poverty.

Disparity in Access to Opportunity

The analysis of sites through a fair housing lens must address the location of identified sites relative to overall access to opportunity. Lower-, moderate-, and above moderate-income sites are located in areas of low resource as the majority of developable land in the City falls within this category. Therefore, when considering the selection of sites, specifically lower-income sites, areas with existing business, and local resources such as parks, schools, and grocery stores were considered. Access to

Economic and Education Opportunity areas scored less positive outcomes in the majority of the cities and in the tract where sites for all income groups were identified. The area south of the Interstate 15 scores a more positive environmental outcome, which is where the majority of sites are located, including lower-income sites as previously noted.

IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

Contributing factors to outreach, segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs and the strategies employed by the Housing Element for Affirmatively Furthering Fair Housing based on the identified and prioritized contributing factors are listed below:

- Fair Housing Enforcement and Outreach Capacity
 - The City recognizes the importance of educating their residents and developers to reduce housing discrimination in the City. The City will coordinate with developer to facilitate housing production and connect them with relevant information as it relates to Fair Housing.
- Segregation
 - As shown in the assessment of fair housing above, the majority of the populated area of the City's is diverse. The City will strive to encourage lower-income and mixed income housing production in areas served by infrastructure and other local resources.
- R/ECAPs
 - The R/EAP area and two areas of High Segregation and Poverty are addressed through this Housing Element's Sites Inventory and Analysis as it identifies sites which can accommodate moderate- and above moderate-income units. The intent is to create mixed-income neighborhoods and draw investment in those areas of the City.
- Access to Opportunity
 - As previously described, most of the City is identified as low resource community and lacks access to economic opportunities. Programs identified in the Housing Element will increase opportunities for a variety of housing types to meet the comprehensive housing needs of the City. Local resources for food, employment, transportation, health, childcare and housing assistance, aim to bridge a gap between access to housing and services. Programs in the Housing Element will help create a high quality of life for working families.
- Disproportionate Housing Needs
 - Renters in the City face the greatest disproportion of housing needs. Therefore, programs in the Housing Element will not only aim to assist residents to become homeowners but also continue to direct residents toward rental housing assistance opportunities and information for eligible and interest individuals and families.

Appendix E: Sites Analysis and Inventory

Introduction

As provided under State law, (Government Code Sections 65583(a)(3)) the Housing Element must include an inventory of land suitable and available for all types of residential development, including vacant sites, and non-vacant sites having realistic and demonstrated potential for redevelopment during the planning period to meet the local housing need at all income levels. As further detailed in the Regional Housing Needs Allocation discussion below, every local government is assigned a number of housing units representing its share of the state's housing needs for an eight-year period. The City of Barstow's (City) housing need for the 6th Cycle 8-year planning period (2021-2029) consists of 1,520 total units, 400 of which are identified as the lower-income housing need. Through the Adequate Sites Inventory for the 2021-2029 planning period, the City has identified capacity for 1,667 total units, including capacity for 480 lower-income units, to not only meet their housing need, but to ensure adequate capacity throughout the planning period. The identified capacity is met through the identification of vacant sites available for housing development. Housing development that is anticipated to receive Certificates of Occupancy issued within the planning period is discussed in the analysis; however, it should be noted, these sites were not used to meet the City's 2021-2029 planning period RHNA.

The Adequate Sites Analysis analyzes the sites identified in the Adequate Sites Inventory, evaluates development that is currently underway; and breaks down the methodology by which realistic development capacity was determined.

Regional Housing Needs Allocation

Pursuant to State law, each local government in the State has a responsibility to accommodate zoning for the projected housing needs in its region. The process of allocating regional housing needs to local governments is called the Regional Housing Needs Assessment (RHNA). The RHNA for local governments in the Southern California Association of Governments (SCAG) region was developed for the 6th Housing Element cycle and the City has been assigned a RHNA of 1,520 total units, divided into income categories as follows:

- Very Low-Income Units – 172
- Low-Income Units – 228
- Moderate-Income Units – 300
- Above Moderate-Income Units – 820

To ensure that adequate capacity is maintained to accommodate its RHNA units and meet the housing needs of the City throughout the entirety of the 6th cycle, additional capacity above and beyond the RHNA assigned to the City has been identified. In accordance with State requirements,

the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels.

Capacity Analysis

While a zoning designation's development standards enforce the maximum permitted density of a site, density maximums do not prohibit a development from proposing a number of units that is less than the maximum allowed on a site. Furthermore, while there may be developer interest in achieving the maximum permitted density, height limitations, setbacks, and other development standards can make achieving the maximum density difficult. For this reason, the realistic capacity of each site must be determined for the sites identified in the Adequate Sites Inventory. The realistic capacity is assessed based on the local permit density trends for existing and approved residential developments.

Development Permit Activity

An analysis of the City's permit activity in zones where residential development is allowed was used to determine development trends in the area and to assist in the analysis of realistic development capacity.

Table 1: Development Permit Activity

The development capacity of sites identified as potential candidates to address the RHNA is determined by multiplying site acreage by the density normally achieved on similar sites. A survey of 4 projects built since 2000 found that of the projects built, none of the projects achieved maximum density allowed under the General Plan, except for the Lanternwoods Apartments as noted below. The actual capacity achieved for these projects was approximately 57% of the potential capacity.

<i>Project Name</i>	<i>Type</i>	<i>Zone and Maximum Density</i>	<i>Lot Size</i>	<i>Existing Use</i>	<i>Project Size</i>	<i>Incentives</i>
Suncrest Apartments	Large-family, affordable apartments	MDR 202 units	10.10 acres	Apartment complex	80 units affordable 1 managers unit	TCAC/ Density Bonus
Riverview Apartments	Large-family, affordable apartments	MDR 121 units	6.04 acres	Apartment complex	80 units affordable 1 managers unit	TCAC/ Density Bonus
Lanternwoods Apartments	Affordable Apartment	DU 14 units	0.90 acre (two adjacent parcels)	Apartment complex	28 units affordable 1 managers unit	Multiple nonprofit and foundations, financial institutions and federal funds
(No project name)	Market rate apartments	MDR 25 units	1.25 acres	Apartment complex	16 market rate units	None

Realistic Capacity

The City has not received development permits in the last decade, as such there are no recent development trends available. The realistic capacity used for the Sites Analysis is determined using past development trends analyzed during the 5th cycle Sites Analysis. The realistic capacity used for zones allowing residential uses are based upon experience of past construction as a general rule of anticipated development and based on the maximum density per the zoning code as shown in **Table 2, Realistic Capacity per Zone**.

Table 2: Realistic Capacity per Zone

<i>Zone</i>	<i>Minimum Density Per General Plan</i>	<i>Realistic Density</i>	<i>Maximum Density Per General Plan</i>
Medium Density Residential (MDR)	n/a	15 dwelling units per acre (du/acre)	20 (du/acre)
Single Family Residential (SFR)	n/a	6 (du/acre)	7 (du/acre)
Diverse Use (DU)	n/a	5 (du/acre)	16 (du/acre)

Vacant Sites

Unlike many cities in Southern California, the City has an abundance of vacant land available for residential development. The land use element in the 2021 General Plan identifies approximately 8,056 acres within the city limits that collectively could accommodate nearly 72,366 potential units within the current city limits. When analyzing the potential units available in the City and lots that are more than halfway inside a 250-foot radius of infrastructure (properties likely to develop before remote locations), there is a possibility of up to 19,266 units, on approximately 1,939 acres. When considering the realistic development of these properties, it is estimated at approximately 12,348 units at buildout. Therefore, no study is warranted at this point for the underutilized lands. Although it can be anticipated that with growth some existing buildings will be demolished and rebuilt, converted, remodeled, or units added to existing sites due to location of infrastructure, for the purpose of meeting the Regional Housing Needs Assessment (RHNA), the anticipated growth can be met with the vacant lands available. **Table 3, Realistic and Potential Development**, below represents the realistic and maximum potential development of the parcels described above.

Table 3: Realistic and Potential Development

<i>Zone</i>	<i>Acreage</i>	<i>Min Density</i>	<i>Realistic D/U's</i>	<i>Max Density</i>	<i>Potential D/U's</i>
MDR	129	15	1,935	20	2,800
SFR	1364	6	8,181	7	18,172
DU	446	5	2,232	16	15,024
Total	1,939	--	12,348	--	19,266

Lower Income Sites

In accordance with Housing Element law, the City's Medium Density Residential Zoning allows 20 dwelling units per acre and would be able to accommodate lower-income unit types. It is detailed under State guidance that many assisted housing developments using State or Federal resources result in developments between 50 and 150 total dwelling units, and parcels that are too small or too

large may not facilitate developments of this size. In addition to permitting 20 dwelling units per acre or greater, for a site to qualify as having capacity for lower-income housing, it must be between 0.5 and 10 acres.

The City's only zone to permit a density of 20 dwelling units per acre as mentioned above is Medium Density Residential (MDR). Therefore, sites selected to accommodate the lower-income RHNA units are all in the MDR zone, within 50 feet of infrastructure, and near existing resources.

Current Development that is Credited Toward RHNA

In accordance with State guidance, cities may choose to credit sites towards their RHNA where pending residential development projects are approved, permitted, or will receive the certificate of occupancy within the RHNA projection period. The analysis must demonstrate that the project is expected to be built within the planning period. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project.

7th Avenue Specific Plan



The City has completed a rezone for the 7th Avenue Specific plan which allows for the old hospital site to be torn down and replaced with 81 units of affordable housing. Entitlements for this development have been approved and construction is anticipated to begin within the 6th Cycle. This plan hinges on the application of an Affordable Housing and Sustainable Communities (AHSC) grant which will tie this development to improvements to the VVTA bus system that will help improve transit in the City. The City hopes to have a developer on board by September 2021. It is anticipated that this project will be completed before the end of this Housing Element Cycle.

Capacity and RHNA Credit Summary

The City's housing need for the 6th Cycle 8-year planning period (2021-2029) consists of 1,520 total units. **Table 4, Capacity Identified**, below, provides a breakdown of the RHNA, Development Credits, Vacant Site Capacity, and buffer units, which is also included in the Vacant Site Capacity total, per income category. As previously stated, there is enough vacant land in the City to not only meet but exceed the 2021-2029 RHNA units. The sites identified for the 6th cycle housing element shown in **Figure 1, Sites Identified**.

Table 4: Capacity Identified

<i>Category</i>	<i>Total Units</i>	<i>Lower Income Units</i>	<i>Moderate-Income Units</i>	<i>Above Moderate-Income Units</i>
RHNA	1,520	400	300	820
Development to be Completed During RHNA	81	81	0	0
Buffer	147	80	67	0
Vacant Site Capacity*	1,667	480	367	820
Surplus (based on RHNA units)	+228	+161	+67	0

*Includes buffer units.

Sites Identified in Previous Housing Elements

Per Government Code section 65583.2(c), the analysis must determine if the sites identified to accommodate the low- and very low-income RHNA have been used in the previous planning period. For vacant sites included in two or more consecutive planning periods, a program must be included which requires rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. The intent of this program is to incentivize the development of housing on sites that have been available over one or more planning periods.

Previous sites analysis, in particular for the 4th and 5th cycle housing element updates, have identified all of the vacant parcel as sites, in zones that allow residential uses and are within half a mile of infrastructure. The sites identified to accommodate the low- and very low-income RHNA have been previously identified in last two planning periods. As required per Government Code section 65583.2(c), the sites are subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.

Emergency Shelter Sites and Zoning

State law requires an analysis of the need for emergency shelters as well as an analysis of the capacity available to meet the local emergency shelter need to demonstrate that the zones identified as appropriate for Emergency Shelters can meet any unmet need for those experiencing homelessness. The need for emergency shelters is required to be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelters based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis

within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions.

As detailed in the 2020 San Bernardino Point and Count Report, Barstow has 108 total people experiencing homelessness; which includes 78 unsheltered people, 3 sheltered people, and 27 people residing in transitional housing; (San Bernardino County 2020 Homeless Count Report, May 2020).

The need for emergency shelters to accommodate the unsheltered population may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

Permanent Supportive Housing and Transitional Housing to Meet the Unsheltered Need

Of the 78 unsheltered people, available transitional and permanent supportive housing can meet the needs of 27 people, leaving the unmet need at only 51 additional emergency shelter beds. The unmet need for shelter would be addressed through transitional or permanent supportive housing rather than emergency shelter beds.

Table 5: Permanent Supportive and Transitional Housing

<i>Name</i>	<i>Total Units</i>
New Hope	10
Haley House - Desert Sanctuary Inc	17 beds

The additional unmet need for the unsheltered population of those experiencing homelessness must be met by demonstrating that there is adequate capacity within zones that permit emergency shelters by-right. The identified zone must have sufficient capacity for at least one year-round emergency shelter. Permit processing and development and management standards must be objective, must be the same as other allowable uses within the zone where the emergency shelter is permitted, and facilitate the development and conversion of uses to emergency shelters. The City amended the ordinance on July 20, 2015 to permit emergency shelters by right in the Human Services (HS) zone.

The City has a zone called Human Services (HS) which designates an area in which emergency shelters are allowed by right according to the requirements of state law. There are approximately 17 acres of vacant land, within half a mile of infrastructure that can accommodate emergency shelters; therefore, the remaining units can be accommodated in this zone.

Environmental Concerns

Environmental and infrastructure constraints cover a broad range of issues affecting the feasibility of residential development. Environmental issues range from the suitability of land for development to the provision of adequate infrastructure, services, and facilities to facilitate housing development commensurate with the 2021-2029 RHNA. This section discusses environmental factors in the City.

Sewer Capacity

The City encompasses approximately 41 square miles and owns and operates the wastewater collection and treatment system that serves the local residential, commercial, and industrial

communities. The City's wastewater system includes 113 miles of sewer pipelines ranging from 4" to 33" in diameter, and approximately 2,170 manholes. City facilities also serve some locations within the County, such as the Lenwood area.

Several factors in this regard are relevant to the housing element. Barstow is an older city, and its sewer system contains some older lines. Approximately 5 percent is over 70 years old. Though many of the lines are in good working condition and still have useful life (the pipes are designed to last 90-110 years), other improvements are needed. A small number of sewer lines are composed of what is known as "Orangeburg pipe," with a life expectancy of 50 years. In addition, many sewer lines have been damaged by tree roots, compression fractures, and other utilities boring through the pipes. The City prepares a capital improvement and financing plan to upgrade or replace any sewer lines or appurtenances.

In 2009, the City updated its Sewer Master Plan as the basis for the development of a plan for accommodating anticipated growth through 2030. The 2008 Sewer Master Plan population growth projections determined that residential growth could be accommodated with the adoption of a Sewer Facility Charge.

In 2009, the City of Barstow adopted the Sewer Facility Charge to pay for the construction and upgrade of sewer infrastructure to meet the City's needs. Revenue generated by the Sewer Facility Charge can be used for sewer capacity enhancements and other upgrades. This fee is set at about \$31.00 per unit. Since 2009, only 72 residential units have been constructed citywide, thus leaving adequate remaining capacity within the original cap. Therefore, the sewer system has sufficient capacity to accommodate the 1,520 housing units assigned to the City of Barstow in Cycle 6 (2021-2029) of the RHNA allocation.

Water Capacity

The City of Barstow, like most cities, has a franchised water purveyor. The City's water purveyor is the Golden State Water Company, which is part of the greater Mojave Water Agency (MWA) and supplies the majority of the residents and businesses. Another much smaller water company, the Bar-Len Water Company serves a small segment of houses towards the west end of the city, the Sun-N-Sky area. Some locations are outside of either water company's district and are on private wells. The City's water supply is drawn from a combination of wells from the groundwater from the Mojave River Basin, Centro Sub-Basin, and Baja Subareas. The City draws much of its water from the Mojave River and relies upon periodic storm events in the vicinity of the Cajon Pass for the bulk of its water supply.

State law requires agencies to prepare a Water Management Plan every five years. According to the 2020 Urban Water Management Plan for the MWA service areas, there is a robust water supply portfolio capable of meeting the water demands in normal, single dry, and five consecutive dry years from 2020 through 2065. MWA's diverse water supply portfolio coupled with the system's flexible operations render the supply reliable in all year types including reasonable planned growth through 2065.

Considerations for Sites Identified

The City has an abundance of vacant land that may be utilized to develop housing; however, according to the General Plan's Land Use Element, areas north of the old highway 58 are constrained for development by the biological sensitivity of the land, in particular its suitability as habitat for the

endangered desert tortoise. Development to the east is limited by the presence of the Marine Base, south of the Mojave river, and the absence of infrastructure north of the river. Western areas of the City, lack infrastructure to accommodate development of housing.

The sites identified for the 6th cycle are of several different zones located in the central part of the city, see **Figure 1** below, with the majority of units located south of Interstate Highway 15. Additionally, the Land Use Element identifies the pattern of future development to the south and southwest which is congruent with market demand. As such, the sites identified are located in areas of projected growth with the intent of serving as forces driving the City's future economic development.

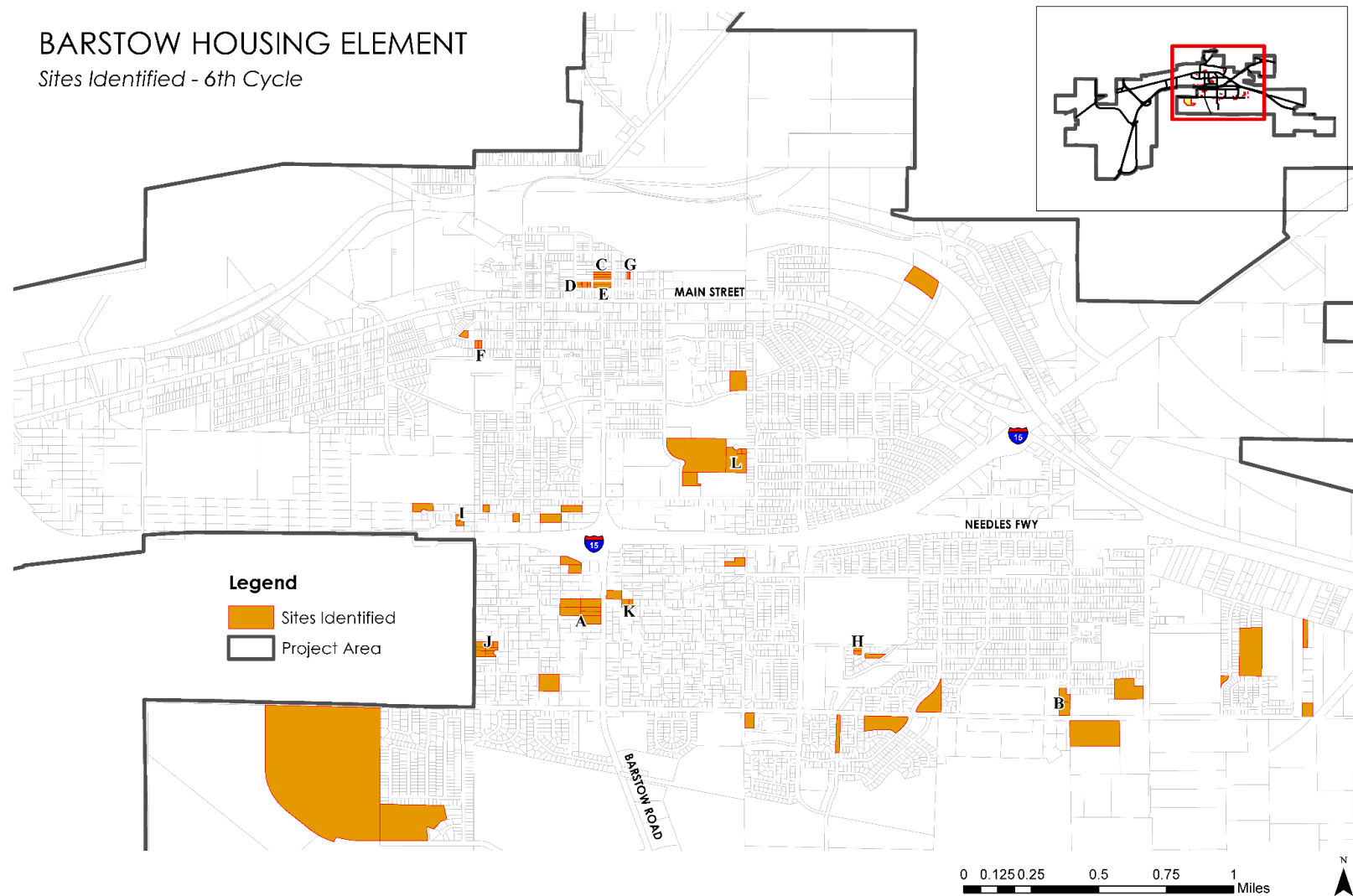
In addition to the requirements set forth by the California Department of Housing and Community Development (HCD), adequate sites, especially for lower income units, are selected near existing infrastructure, existing housing and commercial areas, and local resources such as parks or grocery stores. **Table 6, Sites Identified Overview**, below includes a list of sites identified on **Figure 1**. For a more detailed list of the sites selected, refer to HCD Sites Identified Table.

Table 6. Sites Identified Overview

Address	APN	Consolidated Site	Zoning	Acres	Low Income	Moderate Income	Above Moderate	Total Capacity
E. Mountain View/Lilian Dr.	018112205		MDR	2.27	35	0	0	35
E. Rimrock Rd./Monterey Ave.	018171220		MDR	0.99	15	0	0	15
Yucca Ave./Riverside Rd.	018183127		MDR	3.95	0	59.32	0	59.32
E. Rimrock Rd./Broadway Ave.	018190101		MDR	4.17	63	0	0	63
Montara Rd./Rimrock Rd.	018194165		MDR	3.17	56	0	0	56
Grace St./Faith Ln/	018307101		MDR	3.7	15	0	0	15
E. Grace St./Alta Vista Ln.	018307125		MDR	1	19	0	0	19
Barstow Rd./Armory Rd.	018317122		MDR	1.26	14	0	0	14
Barstow Rd./Juniper St.	018317127		MDR	0.92	19	0	0	19
Barstow Rd./Juniper St.	018318142	A	MDR	1.24	9.3	0	0	9.3
Barstow Rd./Juniper St.	018318143	A	MDR	0.62	9.3	0	0	9.3
Barstow Rd./Juniper St.	018318144	A	MDR	0.62	1.24	0	0	1.24
Helen Runyon Dr./E. Virginia Way	018322122		MDR	1.24	22	0	0	22
Karen Ct./Windy Pass	018343120		MDR	0.51	8	0	0	8
E. Rimrock Rd./Broadway Ave.	018352120		MDR	3.09	0	46.37	0	46.37
Highland Rd./Calico Dr.	018360104	B	MDR	0.91	14	0	0	14
Highland Rd./Calico Dr.	018360105	B	MDR	1.6	15	0	0	15
Chateau Way/Crescent Dr.	042421729		MDR	7.74	116	0	0	116
W. Grace St./May Ln.	042812206		MDR	1.09	16	0	0	16
Armory Rd./Valley St.	042424120		MDR	0.99	0	15	0	15
Clark St./N. 3rd St.	018107502		MDR	0.99	0	15	0	15
N. 5th Ave/Palesi St.	018107525	C	MDR	0.32	4.88	0	0	4.88
N. 5th Ave/Palesi St.	018107526	C	MDR	0.33	4.92	0	0	4.92
N. 5th Ave/Palesi St.	018107527	C	MDR	0.32	4.84	0	0	4.84
Clark St./N. 3rd St.	018107502	D	MDR	0.06	0.91	0	0	0.91
Clark St./N. 3rd St.	018107503	D	MDR	0.05	0.86	0	0	0.86
Clark St./N. 3rd St.	018107504	D	MDR	0.18	2.81	0	0	2.81
Clark St./N. 3rd St.	018107505	D	MDR	0.11	1.68	0	0	1.68
Clark St./N. 3rd St.	018107506	D	MDR	0.09	1.37	0	0	1.37
Clark St./N. 3rd St.	018107507	D	MDR	0.017	0.25	0	0	0.25
N. 5th Ave./Clark St.	018107529	E	MDR	0.32	4.87	0	0	4.87
N. 5th Ave./Clark St.	018107530	E	MDR	0.35	5.29	0	0	5.29
W. Fredricks St./W. Williams	018114102	F	MDR	0.17	0	2.58	0	2.58
W. Fredricks St./W. Williams	018114140	F	MDR	0.17	0	2.61	0	2.61
E. White St./ N. 6th Ave.	018108216	G	MDR	0.08	0	0	1.21	1.21

Address	APN	Consolidated Site	Zoning	Acres	Low Income	Moderate Income	Above Moderate	Total Capacity
E. White St./ N. 6th Ave.	018108219	G	MDR	0.08	0	0	1.21	1.21
W. Williams St./ W. Frericks St.	018109229		MDR	0.34	0	5	0	5
W. Grace St./Mt. Vernon Ln.	018302103		MDR	0.34	0	5	0	5
W. Grace St./ S. Coyote Ln.	018307116		MDR	0.4	0	6	0	6
Helen Runyon Dr./E. Virginia Way	018321105		MDR	12.46	0	187	0	187
Windy Pass/Karen Ct.	018343115	H	MDR	0.21	0	3.23	0	3.23
Windy Pass/Karen Ct.	018343116	H	MDR	0.19	0	2.91	0	2.91
Arbor Way/Prospector Dr.	042427101		MDR	0.34	0	5	0	5
Baldwin Ln./W. Grace St.	042812247	I	MDR	0.2	0	3.04	0	3.04
Baldwin Ln./W. Grace St.	042812249	I	MDR	0.25	0	3.73	0	3.73
Yellowstone Dr./E. Rimrock Rd.	018182231		SFR	1	0	0	6	6
Windy Pass/Argarita Ave.	018304122	J	SFR	0.2	0	0	1.23	1.23
Windy Pass/Argarita Ave.	018304123	J	SFR	0.29	0	0	1.75	1.75
Windy Pass/Argarita Ave.	018304124	J	SFR	0.19	0	0	1.13	1.13
Windy Pass/Argarita Ave.	018304125	J	SFR	0.22	0	0	1.31	1.31
Windy Pass/Argarita Ave.	018304142	J	SFR	0.36	0	0	2.19	2.19
Windy Pass/Argarita Ave.	018304143	J	SFR	0.41	0	0	2.48	2.48
Windy Pass/Argarita Ave.	018304144	J	SFR	0.22	0	0	1.34	1.34
Windy Pass/Argarita Ave.	018304145	J	SFR	0.16	0	0	0.98	0.98
Windy Pass/Argarita Ave.	018304146	J	SFR	0.16	0	0	0.98	0.98
Armory Rd./Sumac Ct.	018308101		DU	0.76	0	0	4	4
Sumac Ct./ Armory Rd.	018308103		DU	0.94	0		5	5
Juniper St./Lotebush Ln.	018309104		SFR	1.25	0	0	7	7
Juniper St./Lotebush Ln.	018310101		SFR	1.25	0	0	7	7
Pine Ave./Cypress Dr.	018312103		SFR	2.48	0	0	15	15
Candlelight St./Deseret Ave.	018317117	K	SFR	0.23	0	0	1.36	1.36
Candlelight St./Deseret Ave.	018317118	K	SFR	0.44	0	0	2.63	2.63
Carson St./Lilian Dr.	018321102	L	SFR	3.21	0	0	19.29	19.29
Carson St./Lilian Dr.	018321103	L	SFR	0.17	0	0	1.01	1.01
Carson St./Lilian Dr.	018321104	L	SFR	0.17	0	0	1.05	1.05
Sandalwood Ct./Armory Rd.	018324103		SFR	0.93	0	6	0	6
Rimrock Rd./Montara Rd.	042413201		DU	9.17	0	0	46	46
Rimrock Rd./E. St.	042802117		SFR	100	0	0	600	600.
Amethyst Ave./Canavan St.	042836182		SFR	14.78	0	0	89	89

Figure 1



Appendix F: Stakeholder Engagement

Summary of Public Outreach

The City of Barstow (City) has conducted extensive public outreach that engaged all corners of the community as well as stakeholders. The COVID-19 pandemic related stay-at-home orders of 2020 and 2021 provided the City with opportunities to explore new mediums of communication with residents. These new avenues for public engagement increased access for those that may otherwise have not been involved in the planning process. Through quick adaptation and response, the City found success in online engagement, which inherently provides greater access to residents who may experience mobility limitations. Much of the outreach and formal engagement activities were held virtually. The following outreach activities were conducted to engage stakeholders and inform the development of the City's Housing Element:

- **August 2020 Virtual Engagement Meeting and Survey** was conducted in August 2020 to better inform local housing needs and concerns, as well as gain insight regarding resident opinions on a variety of housing- and land use-related projects and services. Prior to the meeting, a pre-workshop survey was posted to ask participants housing questions and questions for the Affordable Housing and Sustainable Communities (AHSC) program grant. Attendees responded to poll questions in the meeting, which lead to a more tailored and personal planning process. When asked about the future of the Old Barstow Hospital site, respondents identified the site as being most suited for housing (26.2 percent of votes), followed closely by commercial uses (19.7 percent). Poll respondents also found that the types of housing Barstow needs the most are single-family homes (33.3 percent), two-bedroom apartments (22.2 percent), and studio apartments (19.4 percent). Attendees were also polled about specialty housing and specific types of which they would prefer to see within the City; they identified senior housing (32.1 percent) and affordable medium-income housing (25.0 percent) as most appropriate and necessary. Combined survey and polling results are shown in **Exhibit A**.
- **Online Survey** posted in July 2021 engaged 59 participants to guide and inform the planning process. The survey was posted on the City's website and emailed to the City's interested parties list. The survey was made available in both English and Spanish. Survey respondents tended to live and work within the City (96.6 percent), and often for longer than 10 years (70.7 percent). A majority of survey respondents reported living in single family residential homes (86.2 percent). When given a list of factors regarding housing situation choice and asking which three

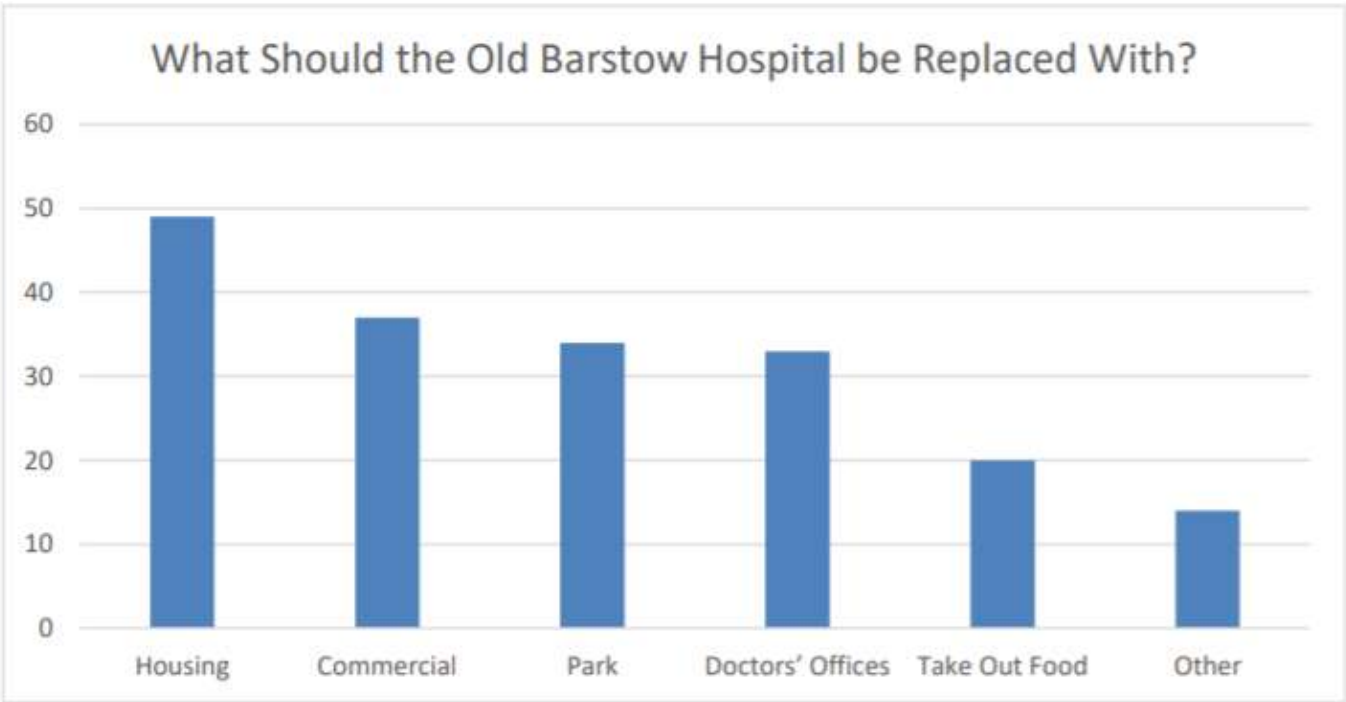
of these factors played the greatest roles in respondents' current living situation, respondents tended to feel that cost and affordability (62.7 percent), desirable neighborhoods (52.5 percent), and low crime rate/safety (47.5 percent) carried the most weight in housing choice. Further, a majority of respondents acknowledged that there are factors that prevent affordable housing from being built in the community (64.9 percent), which correlates with respondents' tendency to express that the integration of affordable housing into the community is 'not important' (47.4 percent). Full survey and results are shown in **Exhibit B**.

- **"Re-Imagine Barstow"** was a community engagement workshop held on February 11, 2020 which allowed interested parties to be heard and their opinions incorporated into the planning process through means of survey questions and public comments. This workshop gathered 29 survey responses from interested parties. When respondents were asked about key words that come to mind in regard to their individual vision of housing within the City, they tended to answer with "home" (48.0 percent), "affordable" (38.0 percent), and "family" (24.0 percent), and through comments indicating the desire for solving housing need by concurrently rehabilitating and constructing housing that is appealing in order to allure and retain residents. Respondents overwhelmingly reported feeling that Barstow needs more housing (86.2 percent), citing need for supporting business and growth, special housing for homeless, seniors, and low-income households, and housing to attract new residents and business. Finally, survey respondents were asked what type of housing they believe Barstow is in most need of. Answers were varied, but the highest concentrations occurred in the need for affordable housing (19 percent), senior housing (16 percent), middle class housing (14 percent), and housing solutions for homeless persons (14 percent). Full survey and results are shown in **Exhibit C**.
- **August 2021 Virtual Engagement Meeting** was conducted on August 4, 2021 and allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the plan. This workshop was posted on the City's website. Bilingual (English/Spanish) services were provided during the virtual meeting to engage a broad spectrum of community members. The workshop was held during a weekday evening, outside of traditional working hours, and streamed live via Zoom and the City's Facebook page to facilitate participation. Prompting questions including identifying areas for housing and fair housing related issues led to meaningful feedback from the community to gauge their priorities and identify areas where they would like to see future growth accommodated. Some of the participants present included residents, property owners and employees. During the workshop, participants highlighted housing availability and senior housing as the most urgent housing needs in the City. Residents also wanted to learn more about where they can find more information about homeownership assistance and other organizations that provide those types of resources. A copy of the presentation is shown in **Exhibit D**.

In addition to these public outreach events, the City regularly engages with local stakeholders to ensure voices are heard and all parties have agency in the Housing Element planning process. Upcoming public outreach events will be scheduled (dates to be determined) prior to Housing Element adoption.

Exhibit A

Replacements for Old Barstow Hospital Site							
Type	Total	1s	2s	3s	4s	5s	6s
Housing	49	6	2	0	1	0	0
Commercial	37	2	3	0	2	2	0
Park	34	0	3	4	1	0	0
Doctors' Offices	33	2	0	3	2	1	1
Take Out Food	20	0	1	1	1	3	2
Other	14	0	0	1	1	2	3



What types of housing does Barstow need more of?

Type	Total	1s	2s	3s	
Single Family Homes	24	5	3	3	3
2 Bedroom Apartments	16	3	2	3	3
Sudio Appartments	14	2	2	4	4
3 Bedroom Apartments	10	2	2	0	0
1 Bedroom Apartments	5	0	2	1	1
Duplexes	3	0	1	1	1

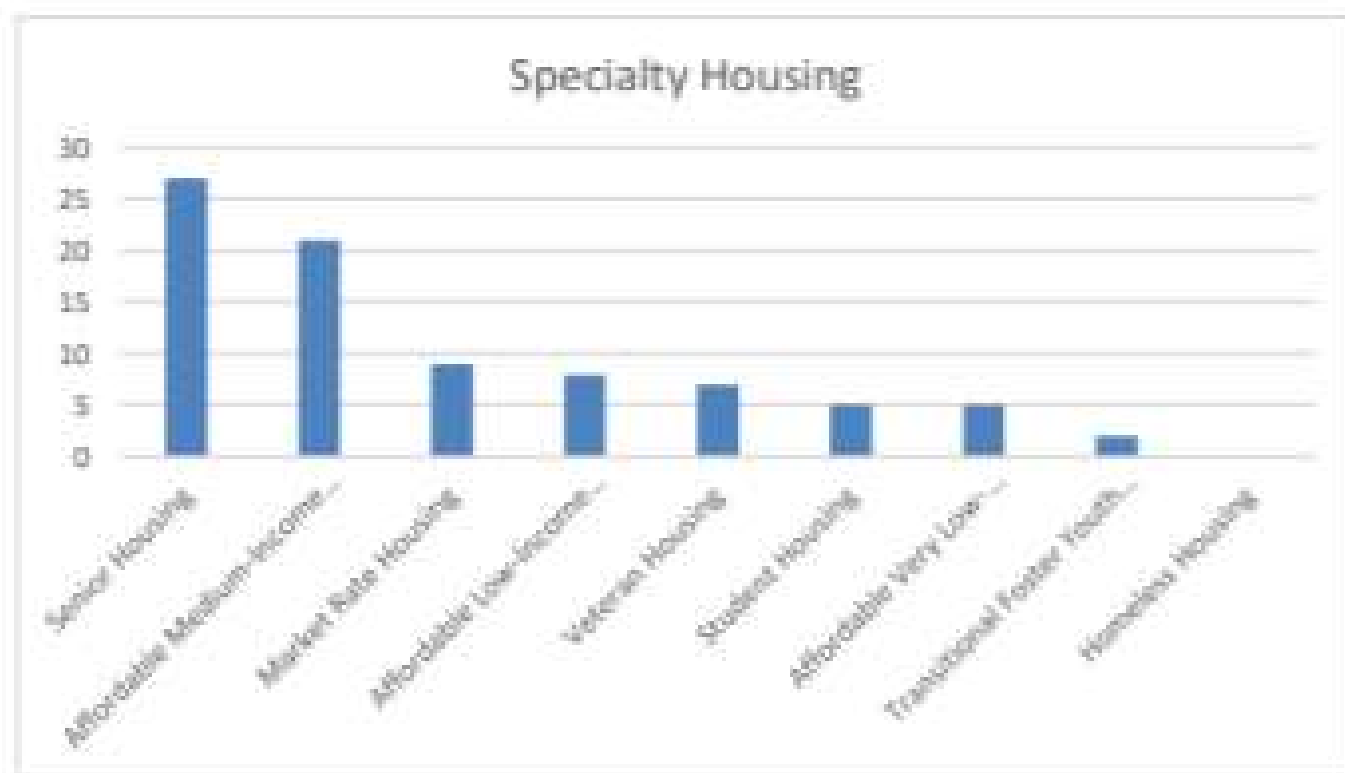
What Housing Does Barstow Need More Of?



■ Single Family Homes ■ 2 Bedroom Apartments ■ Sudio Appartments
 ■ 3 Bedroom Apartments ■ 1 Bedroom Apartments ■ Duplexes

Part of the project will be specialty housing. Which types do you prefer?

Type	Total	1s	2s	3s
Senior Housing	27	7	1	4
Affordable Medium-Income Housing	21	3	4	4
Market Rate Housing	9	1	1	4
Affordable Low-Income Housing	8	1	2	1
Veteran Housing	7	1	2	0
Student Housing	5	0	2	1
Affordable Very Low-Income Housing	5	1	1	0
Transitional Foster Youth Housing	2	0	1	0
Homeless Housing	0	0	0	0



How often do you use the local bus system VVTA?

Daily A few times a week Occasionally Have not used VVTA bus system We have a bus system in Barstow?

0 1 0 11 1

Used Bus System



- Daily
- A few times a week
- Occasionally
- Have not used VVTA bus system
- We have a bus system in Barstow?

What were you planning on getting out of this meeting?

term

Learning

Information

Information on the plans

Just checking in to make sure you are all good to go :)

Found out through Facebook

Information on the possibility of new housing in the community

Information on the cities objectives for housing...found out via FB

Information on what was coming our way, and what was being done at the old hospital

To find out what direction you are headed, and meet the new city planner. I heard about this meeting from a friend (realtor).

Information on the plans from housing in Barstow

To find out the reclamation plan for the old hospital. To influence input for affordable housing.

Find out more about the project. Make sure my input was submitted.

I got this by email to attend this meeting. I'm in the rental market, so I would like to see what is the city up to

To stay up to date of local plans.

status

new

new

new

new

new

new

new

new

new

new

new

new

new

new

How many Pets do you have?

1

2

3

4

4+

3

2

2

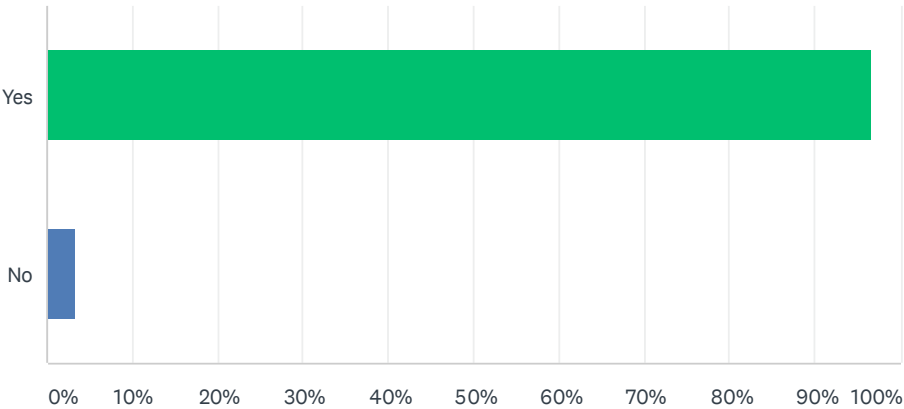
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Exhibit B

Q1 Do you live and/or work in the City of Barstow?

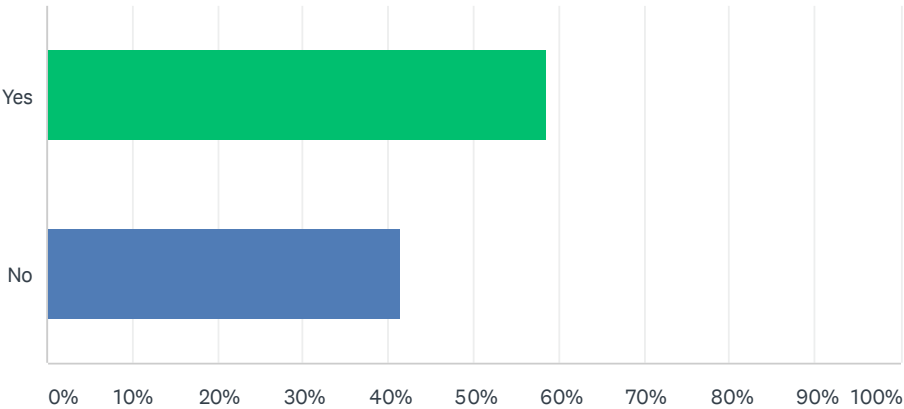
Answered: 59 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	96.61%	57
No	3.39%	2
TOTAL		59

Q2 If you answered no - do you live and/or work in the area immediately surrounding Barstow? Lenwood, Hinkley, Nebo, Dagget, Yermo

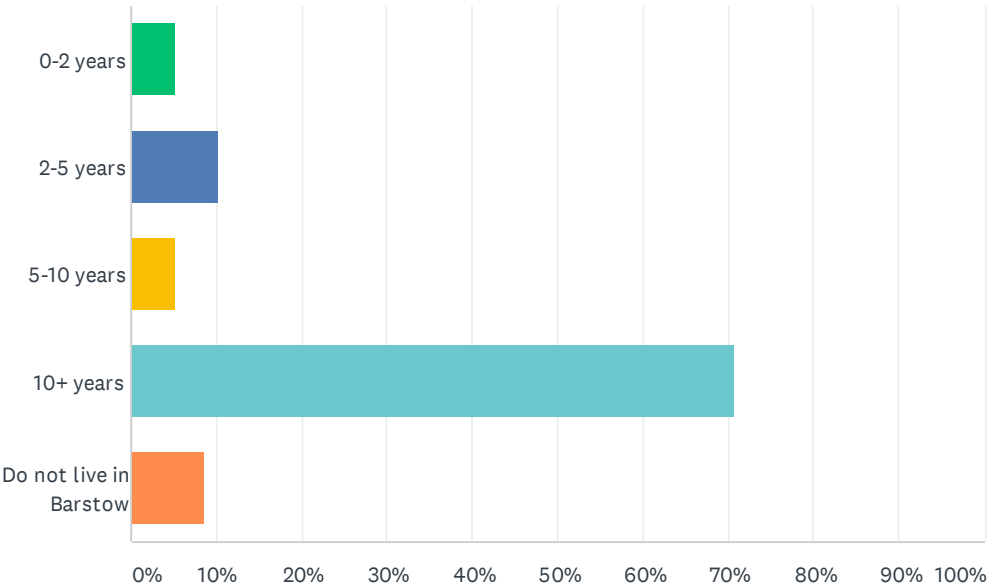
Answered: 41 Skipped: 18



ANSWER CHOICES		RESPONSES	
Yes		58.54%	24
No		41.46%	17
TOTAL			41

Q3 If you live in Barstow, how long have you lived in the City?

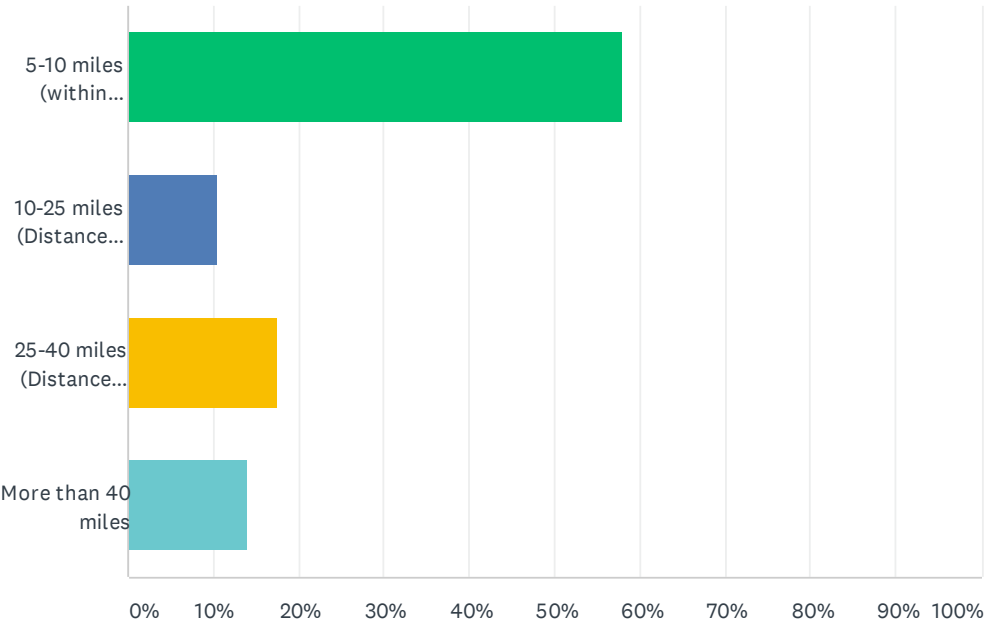
Answered: 58 Skipped: 1



ANSWER CHOICES	RESPONSES	
0-2 years	5.17%	3
2-5 years	10.34%	6
5-10 years	5.17%	3
10+ years	70.69%	41
Do not live in Barstow	8.62%	5
TOTAL		58

Q4 How far do you travel to work or how far did you travel prior to Covid-19?

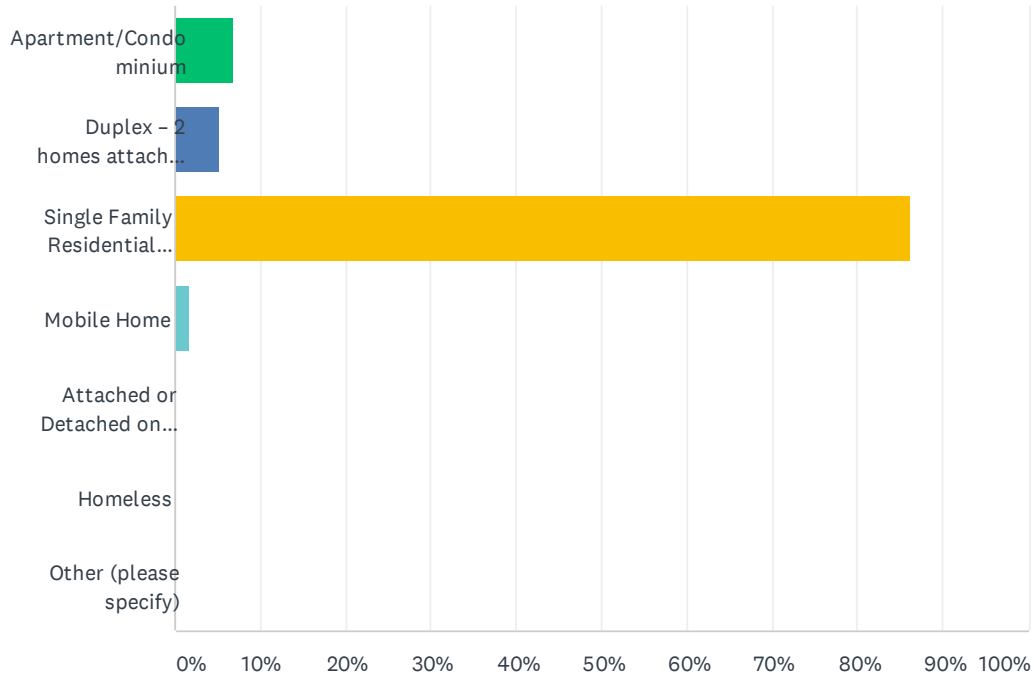
Answered: 57 Skipped: 2



ANSWER CHOICES	RESPONSES	
5-10 miles (within Barstow)	57.89%	33
10-25 miles (Distance example -Hinkley- 18 miles)	10.53%	6
25-40 miles (Distance Example -Ft. Irwin or Apple Valley- 37 miles)	17.54%	10
More than 40 miles	14.04%	8
TOTAL		57

Q5 What type of home do you stay in?

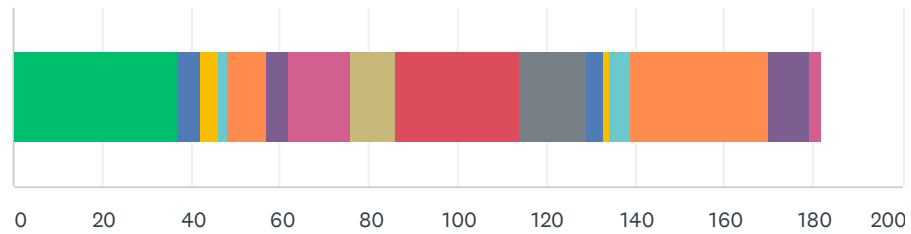
Answered: 58 Skipped: 1



ANSWER CHOICES	RESPONSES	
Apartment/Condominium	6.90%	4
Duplex – 2 homes attached as one building	5.17%	3
Single Family Residential Home	86.21%	50
Mobile Home	1.72%	1
Attached or Detached on Single Family Residential property such as a Mother in Law Apartment	0.00%	0
Homeless	0.00%	0
Other (please specify)	0.00%	0
TOTAL		58

Q6 What are three most important factors in choosing your current home or apartment?

Answered: 59 Skipped: 0



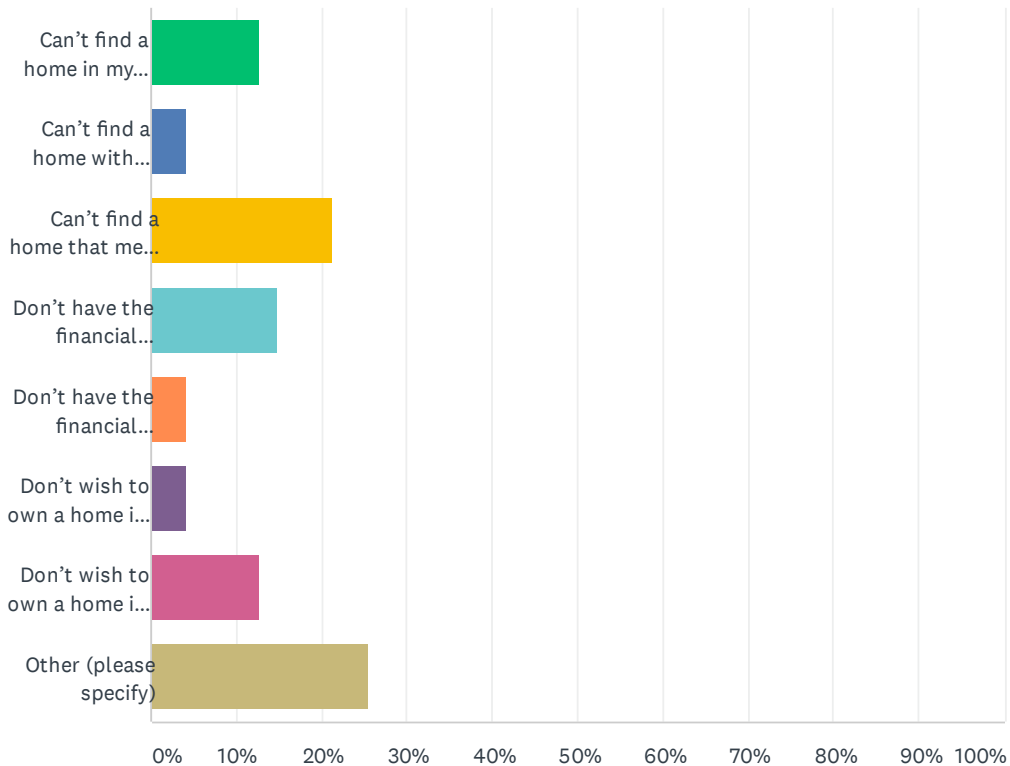
- Cost/Affordability
- Close to public transportation/transit stops
- Close to services such as Libraries, Banks, or Doctors offices
- Close to an open space such as a park
- Close to restaurants, entertainment and/or shopping
- Close to quality public schools
- Close to work or other job opportunities
- Close to Family
- Low crime rate/safety
- Number of Bedrooms
- Landlord accepts section 8 vouchers
- Landlord accepts Pets
- Walkability
- Large Yard
- Desirable neighborhood
- Adequate indoor space
- Other (please specify)

Housing General Plan

ANSWER CHOICES	RESPONSES	
Cost/Affordability	62.71%	37
Close to public transportation/transit stops	8.47%	5
Close to services such as Libraries, Banks, or Doctors offices	6.78%	4
Close to an open space such as a park	3.39%	2
Close to restaurants, entertainment and/or shopping	15.25%	9
Close to quality public schools	8.47%	5
Close to work or other job opportunities	23.73%	14
Close to Family	16.95%	10
Low crime rate/safety	47.46%	28
Number of Bedrooms	25.42%	15
Landlord accepts section 8 vouchers	0.00%	0
Landlord accepts Pets	6.78%	4
Walkability	1.69%	1
Large Yard	8.47%	5
Desirable neighborhood	52.54%	31
Adequate indoor space	15.25%	9
Other (please specify)	5.08%	3
Total Respondents: 59		

Q7 If you want to buy a home in Barstow (and don't currently own one) it is because

Answered: 47 Skipped: 12



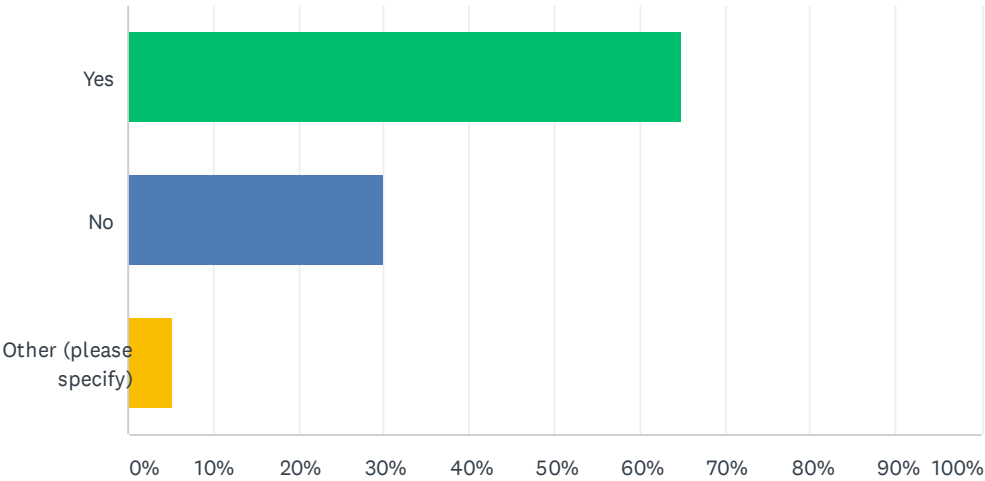
ANSWER CHOICES	RESPONSES	
Can't find a home in my price range	12.77%	6
Can't find a home with enough space for my family	4.26%	2
Can't find a home that meets my quality standards	21.28%	10
Don't have the financial resources for a down payment / the bank will not issue a loan.	14.89%	7
Don't have the financial resources for a monthly mortgage payment	4.26%	2
Don't wish to own a home in Barstow (I prefer to rent)	4.26%	2
Don't wish to own a home in Barstow (I prefer to live outside of the City)	12.77%	6
Other (please specify)	25.53%	12
TOTAL		47

Q8 What do you think can be done to address issues community members have with home ownership?

Answered: 46 Skipped: 13

Q9 Do you think there are factors that prevent affordable housing from being built in the community?

Answered: 57 Skipped: 2



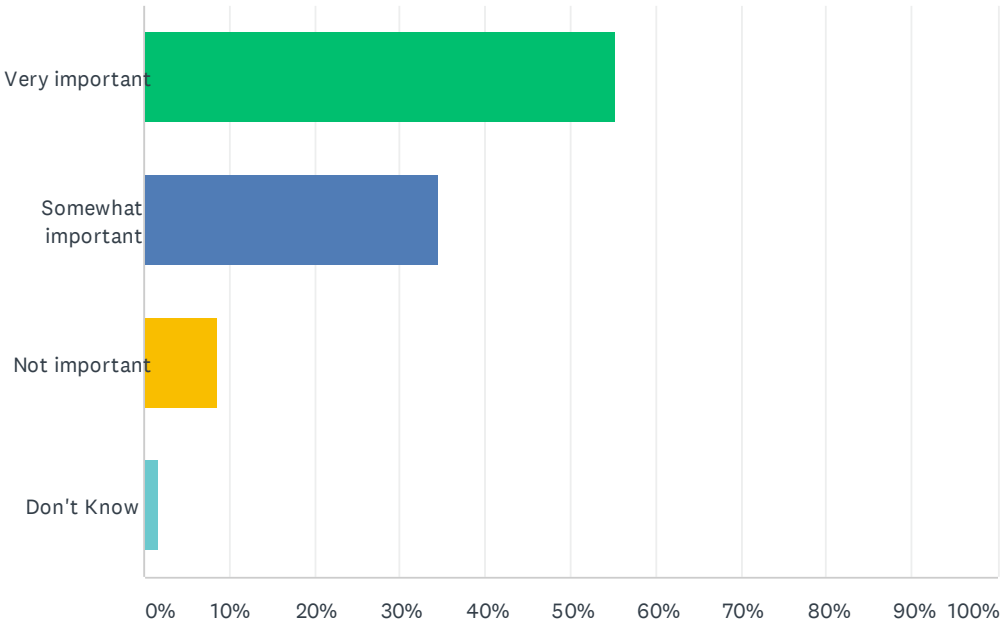
ANSWER CHOICES		RESPONSES	
Yes		64.91%	37
No		29.82%	17
Other (please specify)		5.26%	3
TOTAL			57

Q10 What do you think can be done to address barriers to affordable housing?

Answered: 45 Skipped: 14

Q11 How strongly do you feel about the following issue?Children who grow up in Barstow should be able to afford to live in Barstow?

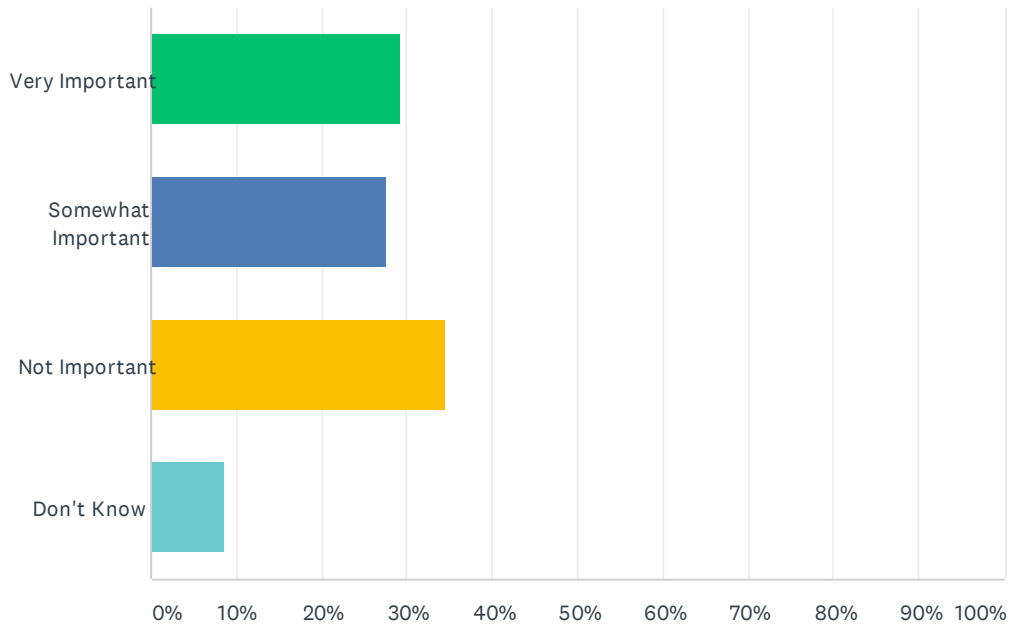
Answered: 58 Skipped: 1



ANSWER CHOICES		RESPONSES	
Very important		55.17%	32
Somewhat important		34.48%	20
Not important		8.62%	5
Don't Know		1.72%	1
TOTAL			58

Q12 How strongly do you feel about the following issue? There is a need to create more mixed-use in the community. (mixed-use mean that commercial and residential uses can be built together or next to each other)

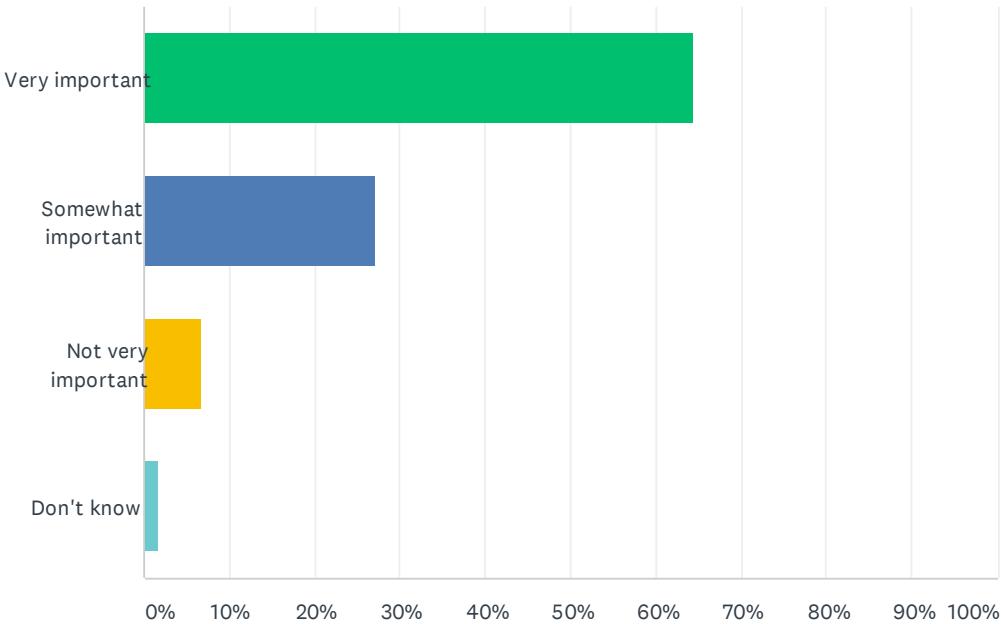
Answered: 58 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very Important	29.31%	17
Somewhat Important	27.59%	16
Not Important	34.48%	20
Don't Know	8.62%	5
TOTAL		58

Q13 How strongly do you feel about the following issue?There should be a variety of types of housing in Barstow, including single family, townhomes, apartments, ex.

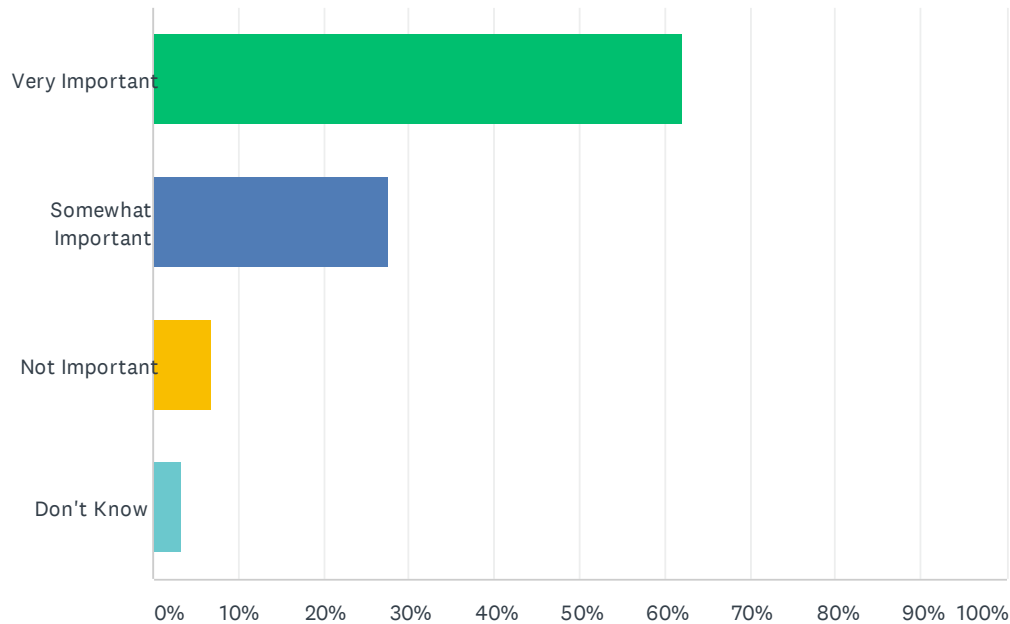
Answered: 59 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very important	64.41%	38
Somewhat important	27.12%	16
Not very important	6.78%	4
Don't know	1.69%	1
TOTAL		59

Q14 How strongly do you feel about the following issue?Establishing housing for seniors, large families or persons with disabilities

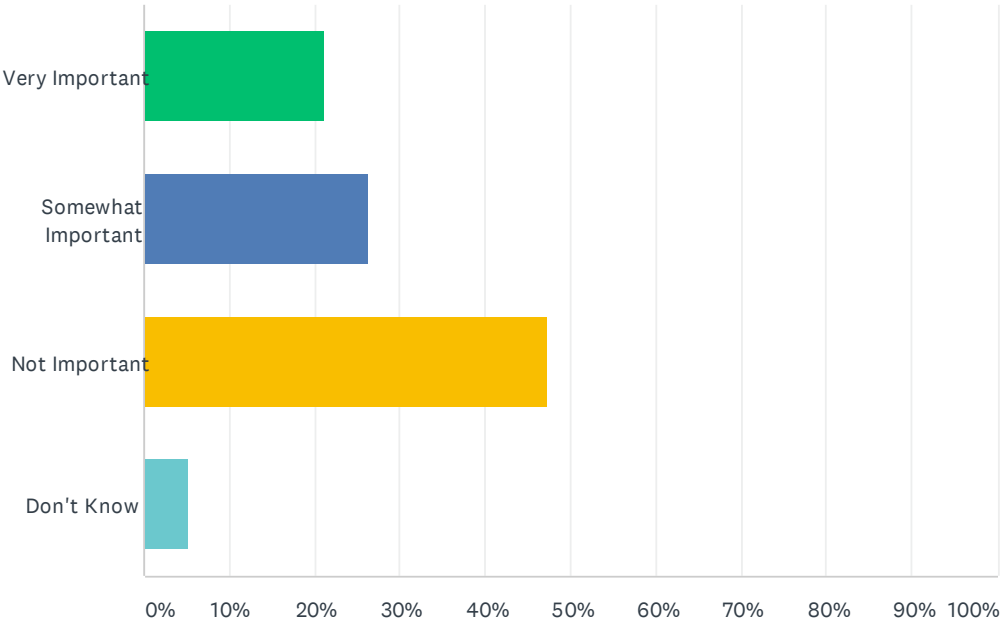
Answered: 58 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very Important	62.07%	36
Somewhat Important	27.59%	16
Not Important	6.90%	4
Don't Know	3.45%	2
TOTAL		58

Q15 How strongly do you feel about the following issue?Integrating affordable housing through the community to create mixed-income neighborhoods

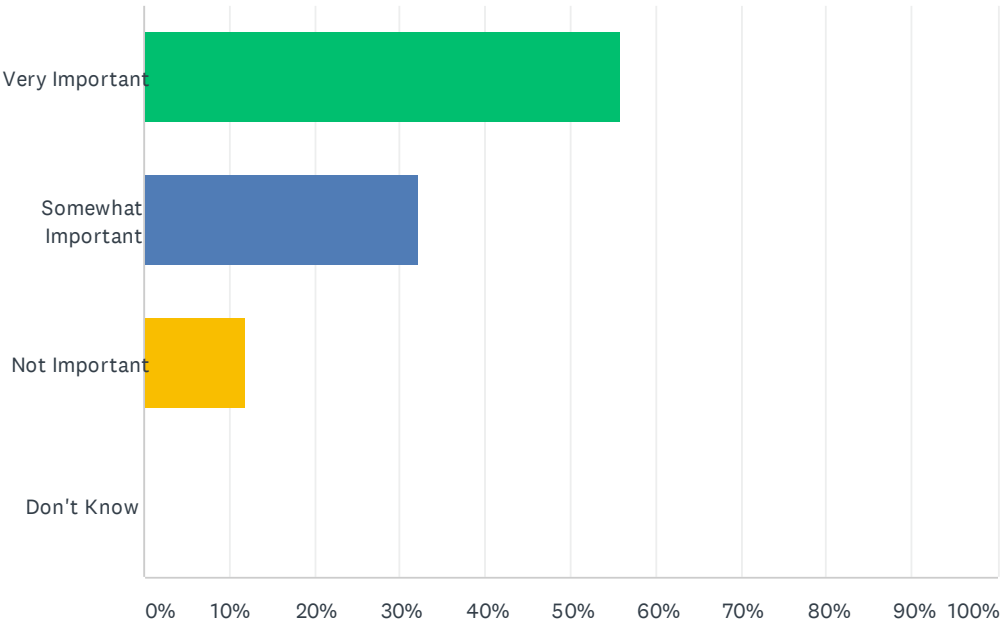
Answered: 57 Skipped: 2



ANSWER CHOICES	RESPONSES	
Very Important	21.05%	12
Somewhat Important	26.32%	15
Not Important	47.37%	27
Don't Know	5.26%	3
TOTAL		57

Q16 How strongly do you feel about the following issue?Designing buildings that conserve energy through building design.

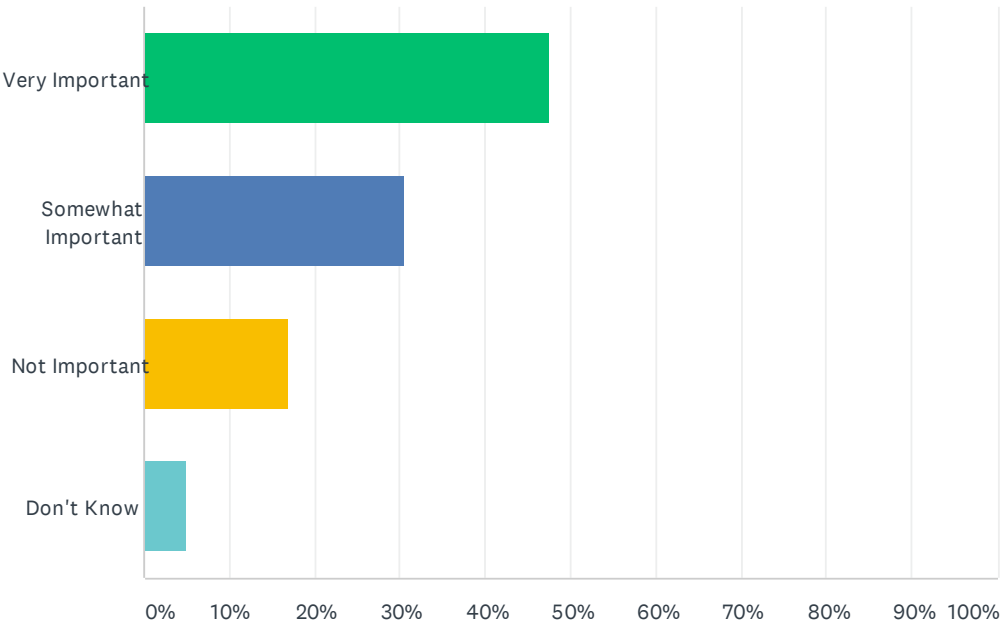
Answered: 59 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very Important	55.93%	33
Somewhat Important	32.20%	19
Not Important	11.86%	7
Don't Know	0.00%	0
TOTAL		59

Q17 How strongly do you feel about the following issue?Programs that provide shelters and transitional housing for homeless, and help move them into more permanent housing situations?

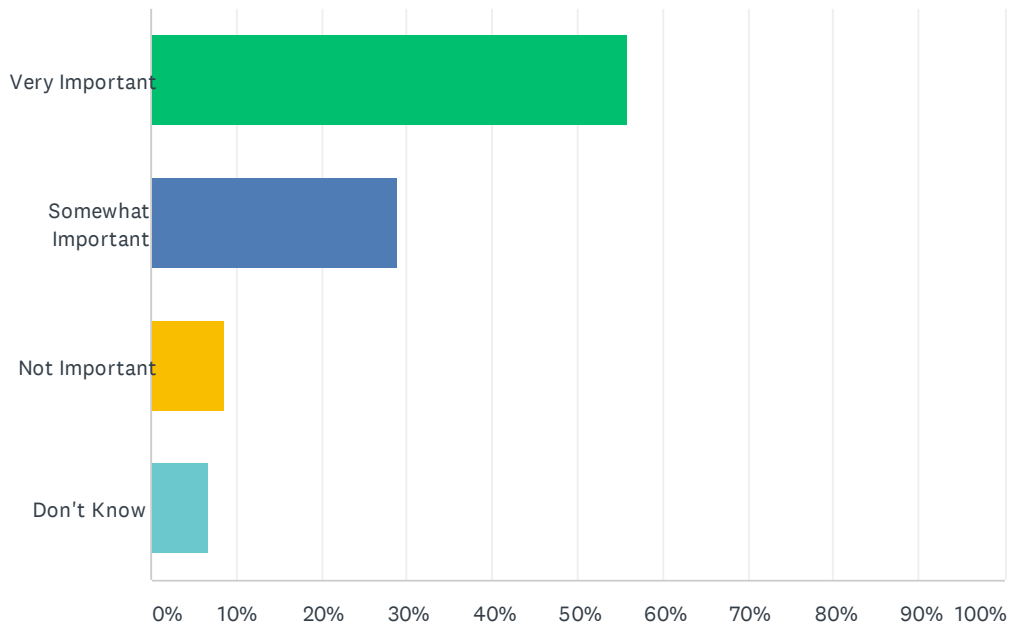
Answered: 59 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very Important	47.46%	28
Somewhat Important	30.51%	18
Not Important	16.95%	10
Don't Know	5.08%	3
TOTAL		59

Q18 How strongly do you feel about the following issue? Encourage establishment of programs that rehabilitate the existing housing stock in older neighborhoods

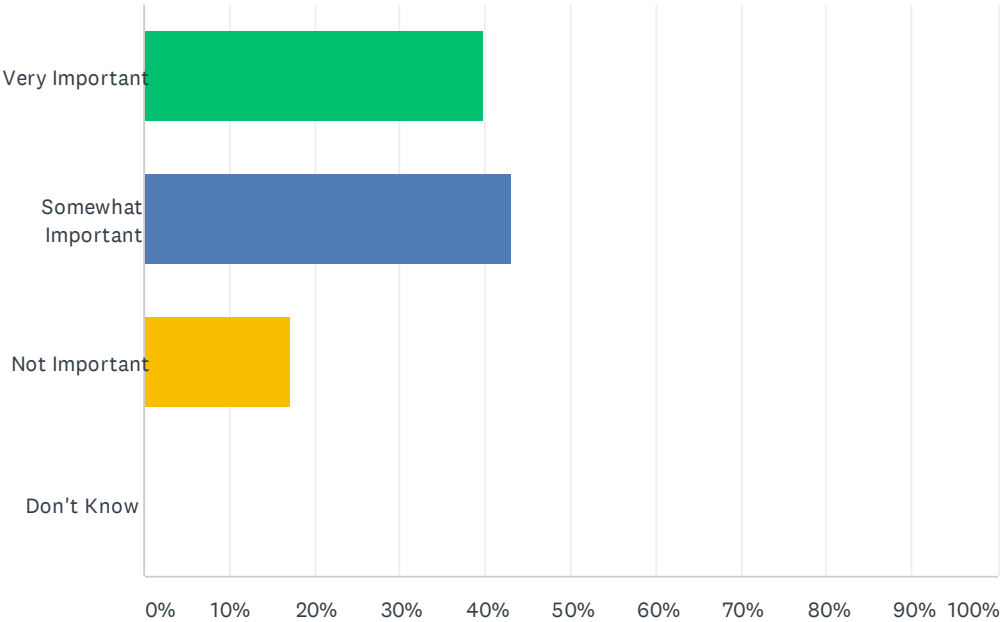
Answered: 59 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very Important	55.93%	33
Somewhat Important	28.81%	17
Not Important	8.47%	5
Don't Know	6.78%	4
TOTAL		59

Q19 How strongly do you feel about the following issue?Find programs to help at-risk homeowners keep their homes including mortgage and loan programs?

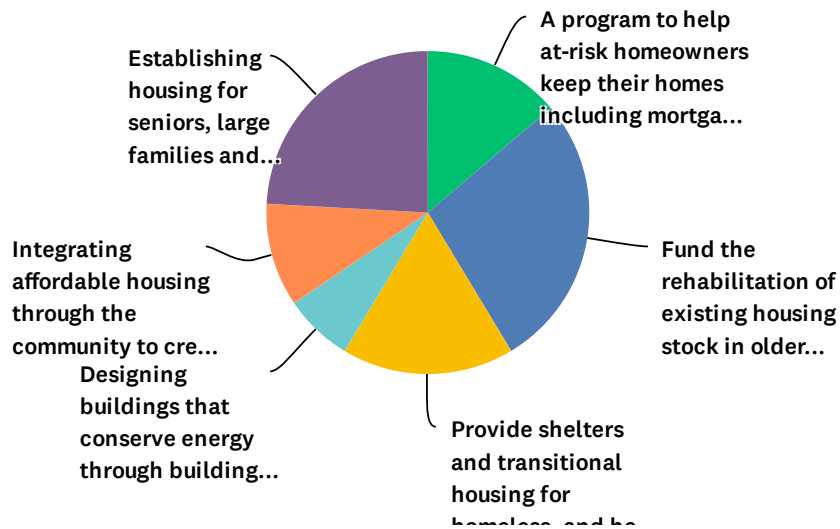
Answered: 58 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very Important	39.66%	23
Somewhat Important	43.10%	25
Not Important	17.24%	10
Don't Know	0.00%	0
TOTAL		58

Q20 Hypothetically - If you are given \$5 to donate to a cause, which cause would you give it to? *Disclaimer not all of these programs currently exist in Barstow; answer with one cause that is important to you.

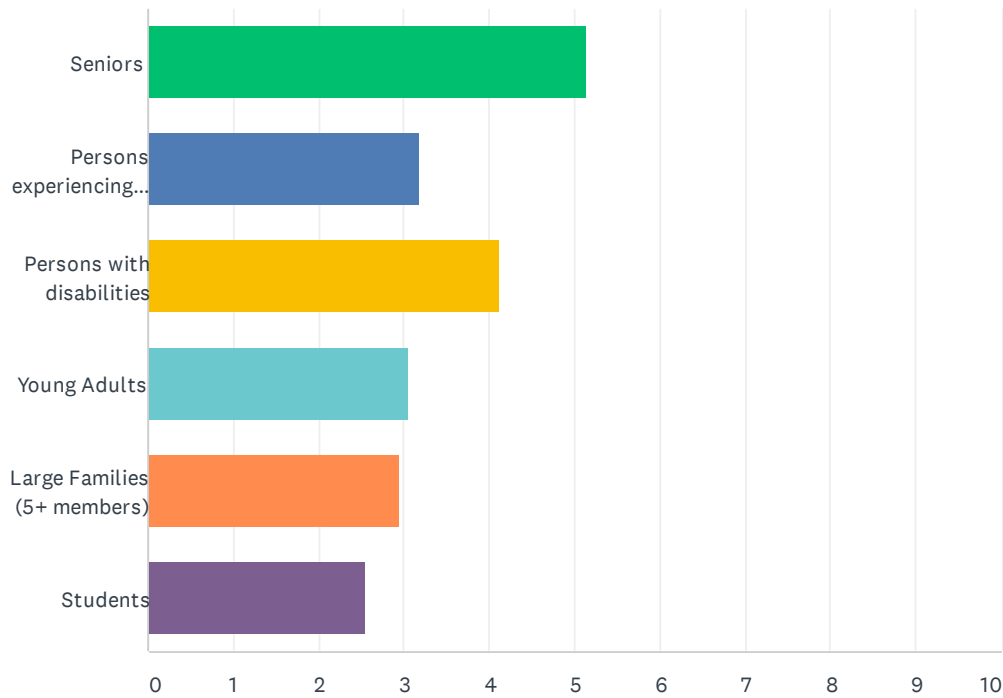
Answered: 58 Skipped: 1



ANSWER CHOICES	RESPONSES	
A program to help at-risk homeowners keep their homes including mortgage and loan programs?	13.79%	8
Fund the rehabilitation of existing housing stock in older neighborhoods	27.59%	16
Provide shelters and transitional housing for homeless, and help move them into more permanent housing situations?	17.24%	10
Designing buildings that conserve energy through building design.	6.90%	4
Integrating affordable housing through the community to create mixed-income neighborhoods	10.34%	6
Establishing housing for seniors, large families and persons with disabilities	24.14%	14
TOTAL		58

Q21 Please rank the following groups by order of their need for housing and related services in your community (dragging and dropping into place is recommended)

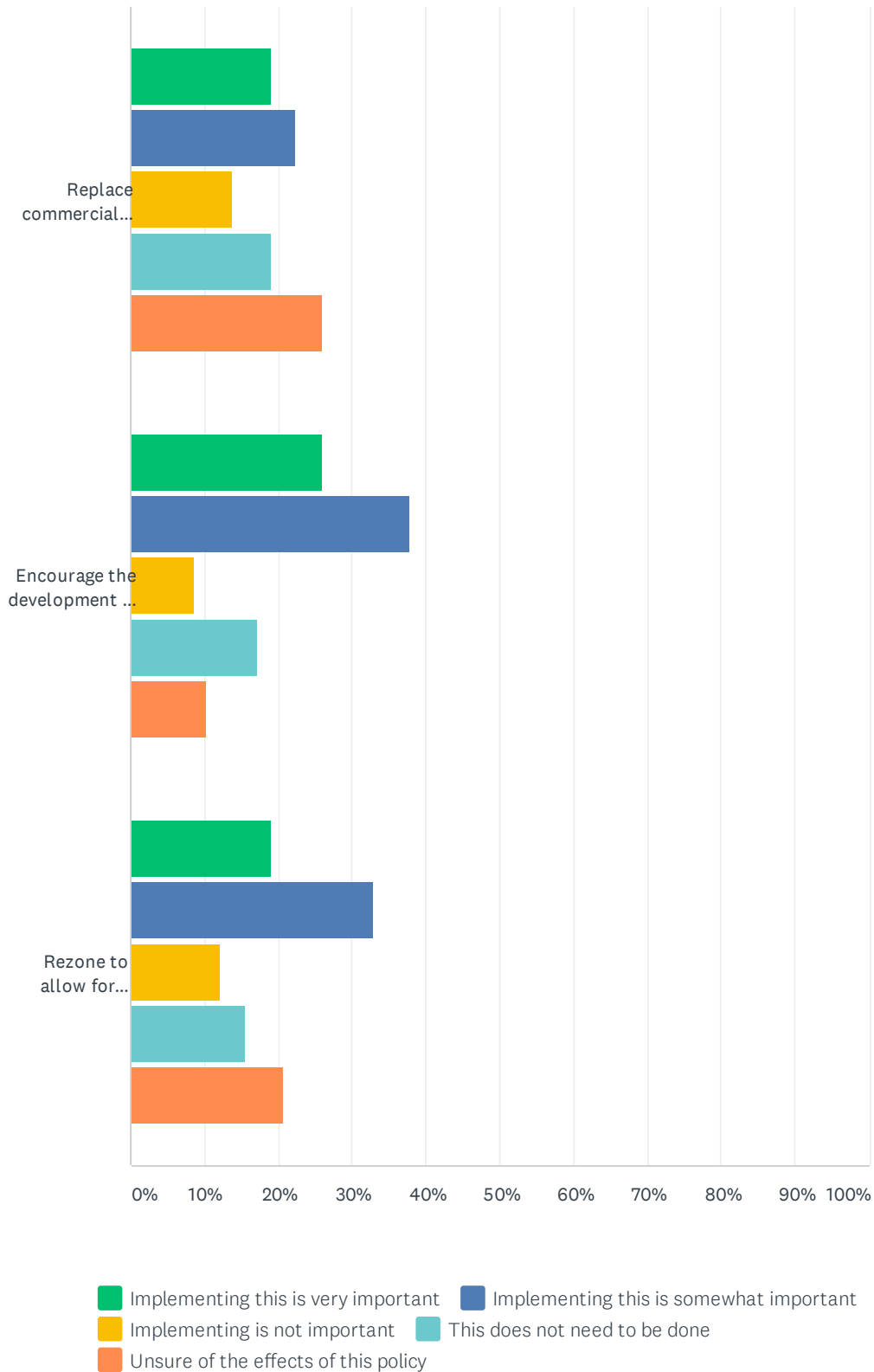
Answered: 58 Skipped: 1



	1	2	3	4	5	6	TOTAL	SCORE
Seniors	47.37% 27	24.56% 14	22.81% 13	5.26% 3	0.00% 0	0.00% 0	57	5.14
Persons experiencing homelessness	10.91% 6	21.82% 12	7.27% 4	20.00% 11	14.55% 8	25.45% 14	55	3.18
Persons with disabilities	7.02% 4	38.60% 22	26.32% 15	19.30% 11	5.26% 3	3.51% 2	57	4.12
Young Adults	14.55% 8	5.45% 3	12.73% 7	18.18% 10	36.36% 20	12.73% 7	55	3.05
Large Families (5+ members)	17.24% 10	1.72% 1	12.07% 7	18.97% 11	27.59% 16	22.41% 13	58	2.95
Students	3.57% 2	8.93% 5	17.86% 10	16.07% 9	16.07% 9	37.50% 21	56	2.55

Q22 Please rank your support of the following potential housing strategies to increase development.

Answered: 58 Skipped: 1

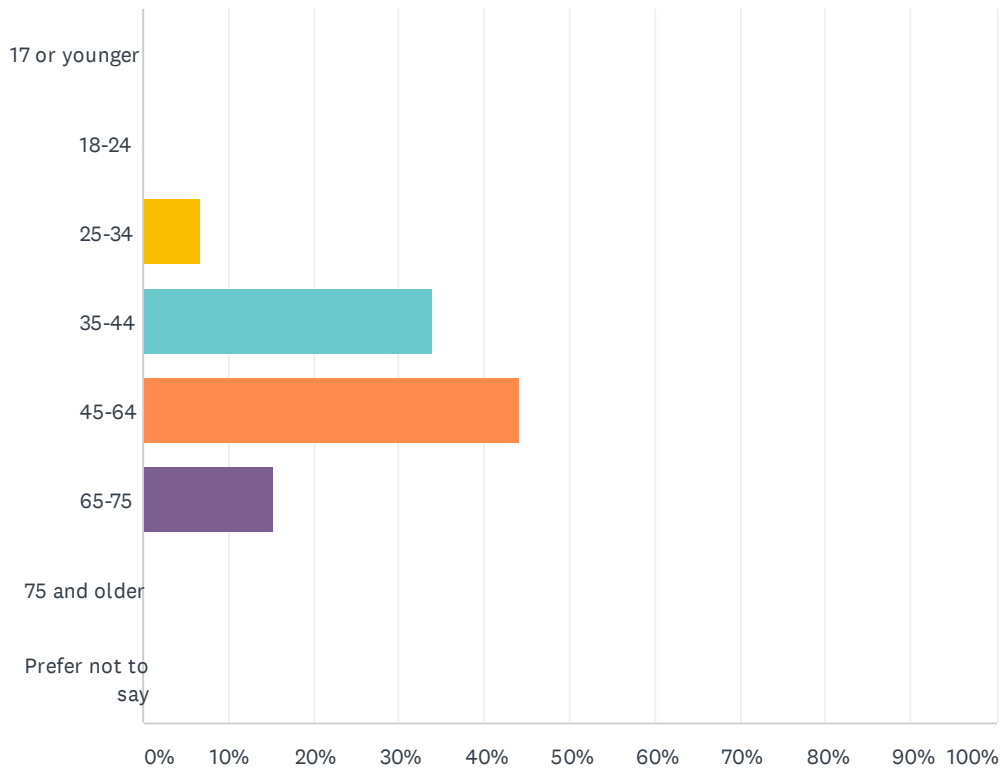


Housing General Plan

	IMPLEMENTING THIS IS VERY IMPORTANT	IMPLEMENTING THIS IS SOMEWHAT IMPORTANT	IMPLEMENTING IS NOT IMPORTANT	THIS DOES NOT NEED TO BE DONE	UNSURE OF THE EFFECTS OF THIS POLICY	TOTAL	WEIGHTED AVERAGE
Replace commercial zoning with residential zoning	18.97% 11	22.41% 13	13.79% 8	18.97% 11	25.86% 15	58	3.10
Encourage the development of Accessory Dwelling Units (garage conversion & mother in law units)	25.86% 15	37.93% 22	8.62% 5	17.24% 10	10.34% 6	58	2.48
Rezone to allow for higher density in the city.	18.97% 11	32.76% 19	12.07% 7	15.52% 9	20.69% 12	58	2.86

Q23 The following questions are optional but improve the cities ability to gauge if we are reaching a diverse section of the population. What age best describes you?

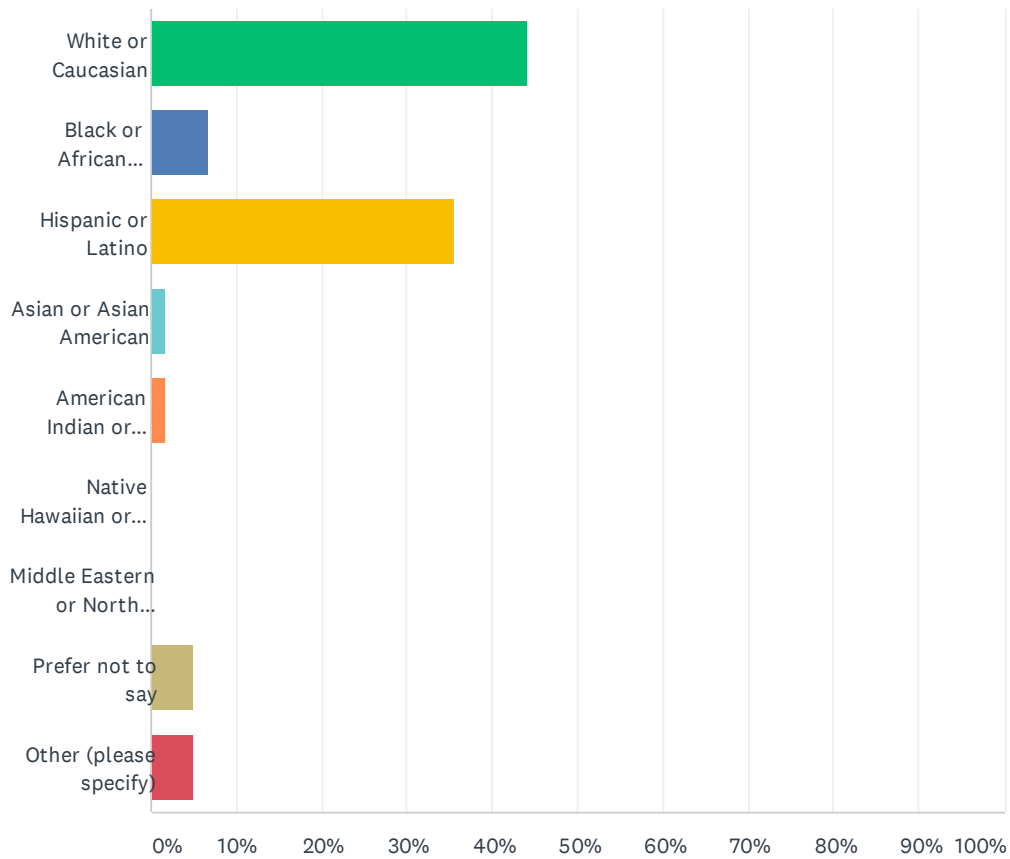
Answered: 59 Skipped: 0



ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-24	0.00%	0
25-34	6.78%	4
35-44	33.90%	20
45-64	44.07%	26
65-75	15.25%	9
75 and older	0.00%	0
Prefer not to say	0.00%	0
TOTAL		59

Q24 The following questions are optional but improve the cities ability to gauge if we are reaching a diverse section of the population. What race/ethnicity category best describes you?

Answered: 59 Skipped: 0



ANSWER CHOICES	RESPONSES	
White or Caucasian	44.07%	26
Black or African American	6.78%	4
Hispanic or Latino	35.59%	21
Asian or Asian American	1.69%	1
American Indian or Alaska Native	1.69%	1
Native Hawaiian or other Pacific Islander	0.00%	0
Middle Eastern or North African	0.00%	0
Prefer not to say	5.08%	3
Other (please specify)	5.08%	3
TOTAL		59

Q25 We will be having two workshops in the future, one will get public input on updates to the Housing Section of the General Plan. The other will share with the public potential Zoning Changes. If you would like to be notified of the dates of these workshops and receive a day of reminder please provide your email.

Answered: 16 Skipped: 43

Re-Imagine Barstow

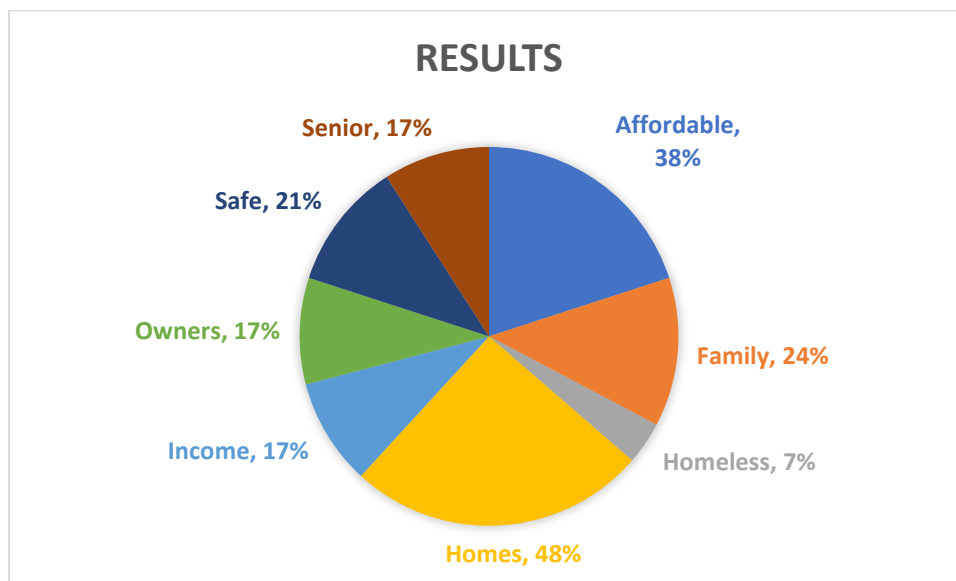
Exercise #1 Results

Question #1: What is your vision of housing?

Surveys Received 29

Key Words

Key Words	Responses
Affordable	11 38%
Family	7 24%
Homeless	2 7%
Home/Homes	14 48%
Income	5 17%
Owner	5 17%
Safe	6 21%
Senior	5 17%



General Comments

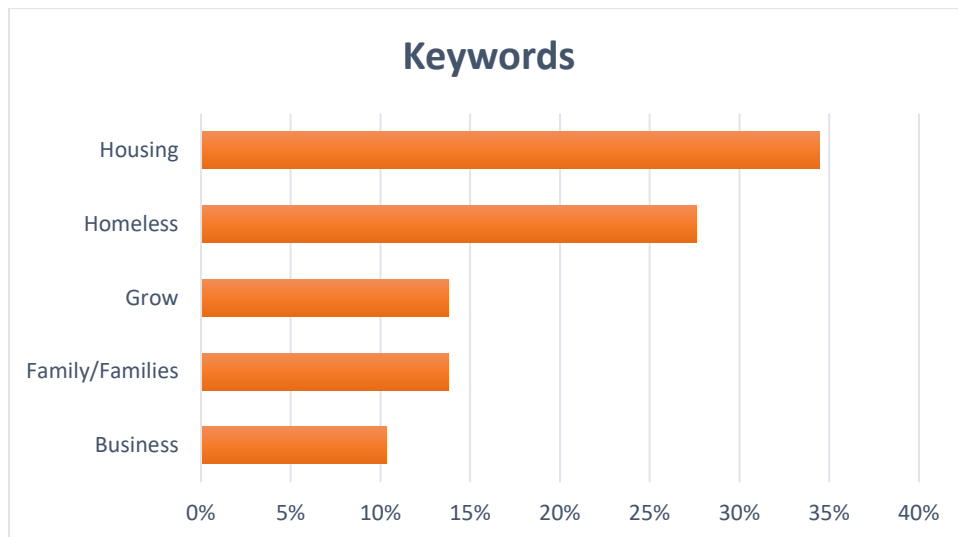
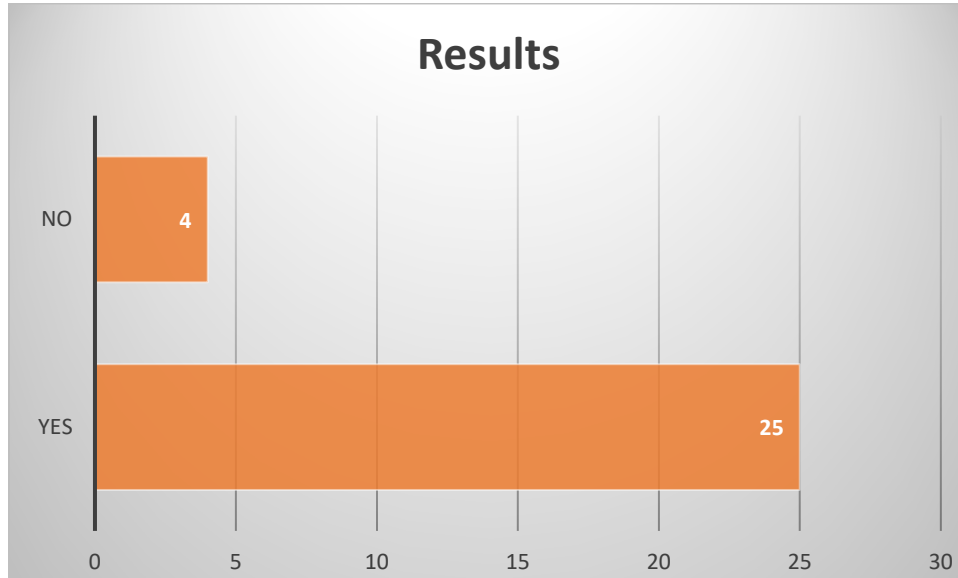
1. More housing for young families, first time buyers, seniors, and community members at an affordable price range.
2. Create appealing housing to allure and retain the residents.
3. Provide communities where residents feel safe to walk and bike.
4. Provide incentives for home buyers and developers.
5. Rehabilitate neighborhoods by reconstructing existing homes.

Re-Imagine Barstow

Exercise #1 Results

Question #2: Do you believe Barstow needs more Housing (Yes/No and explain why)?

Surveys Received:29



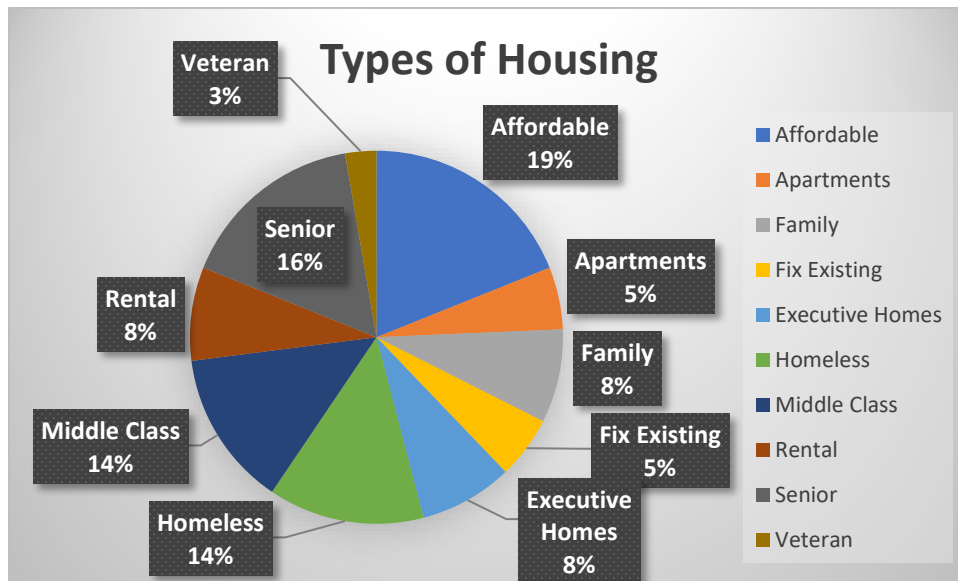
General Comments

1. Housing needs to support new business and growth in the area.
2. Need for homeless, senior and low-income.
3. Need attractive housing to attract new residents and business.

Re-Imagine Barstow

Exercise #1 Results

Question #3: What type of housing do you think Barstow needs?



General Comments

1. Affordable housing to include every economic status.
2. More executive homes to attract and keep owners with higher paying employments.
3. Fix and rehabilitate existing homes.

Question #4: Additional Comments

1. Lots of dilapidated homes, Redevelopment.
2. Some sort of redevelopment initiative.
3. Heard there was a rule that if X amount of houses are built, X of amount of subsidizing houses have to be built. Burden on developers
4. Perhaps the City could contract with a construction company to renovate the abandoned homes and then contract with a property manager to use for affordable housing options.
5. Lighting in neighborhoods is lacking.
6. Restore vacant / Renovate.
7. Shelter for families.
8. Crisis walk-in center with housing attached. Like Victorville has - help our mentally ill.
9. People who work here need to want to live here.
10. I couldn't think of living elsewhere.
11. I always wanted to live here since I started teaching.
12. Current homeowners who rent do not make them decently livable.
13. Code enforcement is necessary to ensure safety and maintain of property value.
14. We need more homeowners.
15. More than rentals or Section 8

Re-Imagine Barstow

Exercise #1 Results

16. We need a City program that would help home owners to do a face lift for older homes
17. Need more code enforcement
18. Market Driven
19. Developers should be encouraged with financial incentives
20. Job Growth = Money
21. My coworkers mostly live out of town; there is one nice home for every ten homes.
22. More incentives for new home buildings
23. Abatement programs needed
24. Something done up the dilapidated house (jobs?)
25. I don't understand this comment there is tons of jobs
26. Abatement programs needed.

Exhibit D



DUDEK

Barstow Housing Element Update

Public Meeting 1

PRESENTED BY THE CITY OF BARSTOW

AUGUST 4, 2021



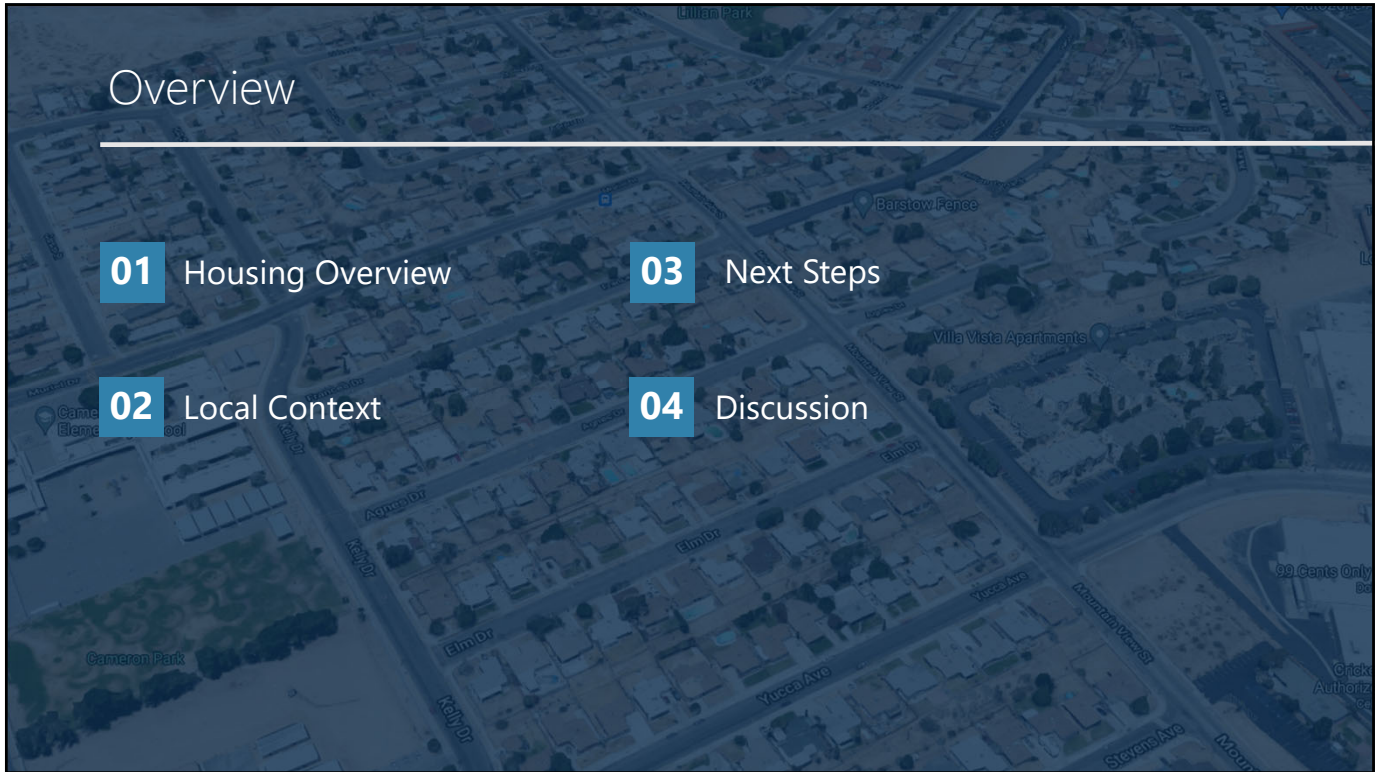
2

Project Team

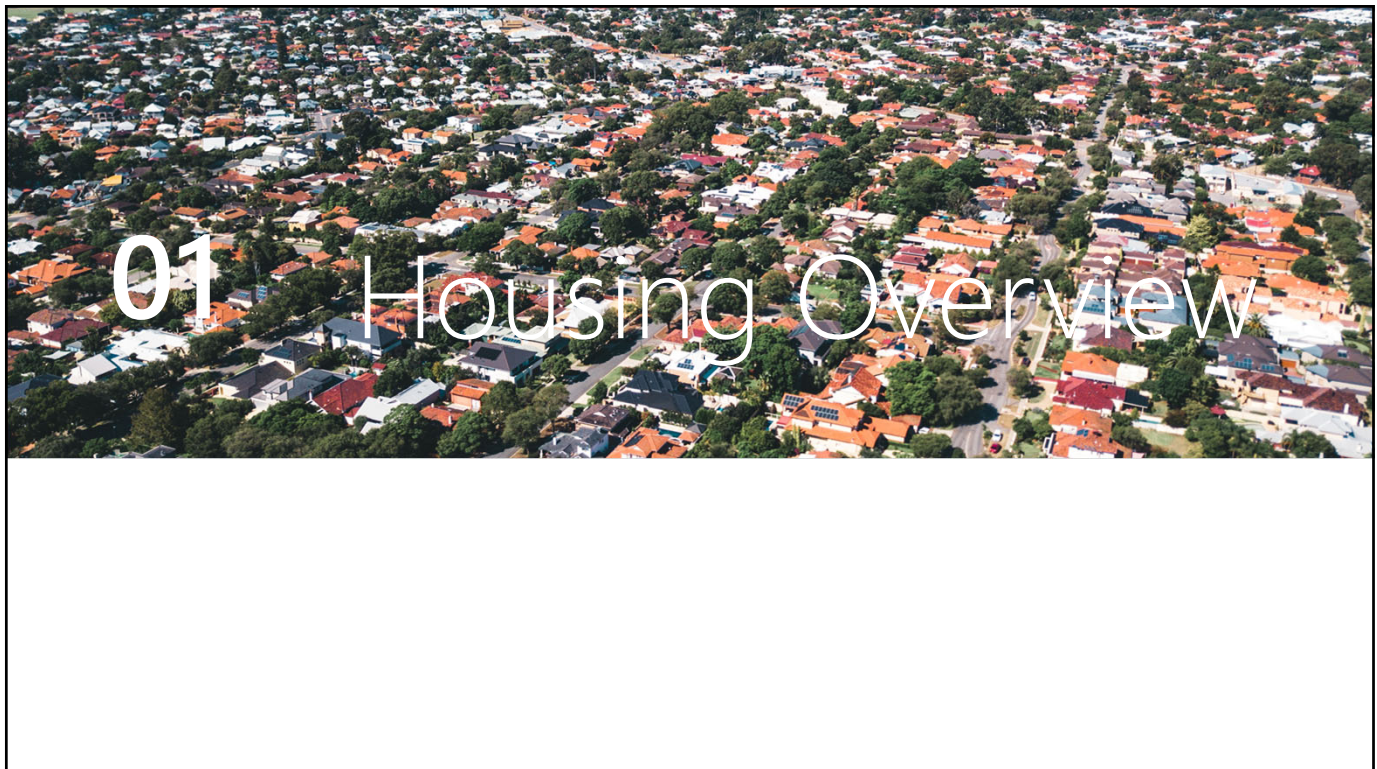
City Staff	Dudek
Domingo Gonzales Engineering Services Administrator	Danielle Berger, AICP Planner – Project Manager
Amanda Hernandez Economic Development Administrator	Elizabeth Dickson Planner
Genesis Jordan Administrative Analyst	Janet Rodriguez Planner
Rebecca Thorpe Merrell Consulting Analyst/Planner	Mike Huff Planner
	Other Participants
	You

3

3



4



5

What is a Housing Element?

A set of goals, policies, and actions that address the housing needs of all current and anticipated residents at all income levels over eight-years (2021-2029)

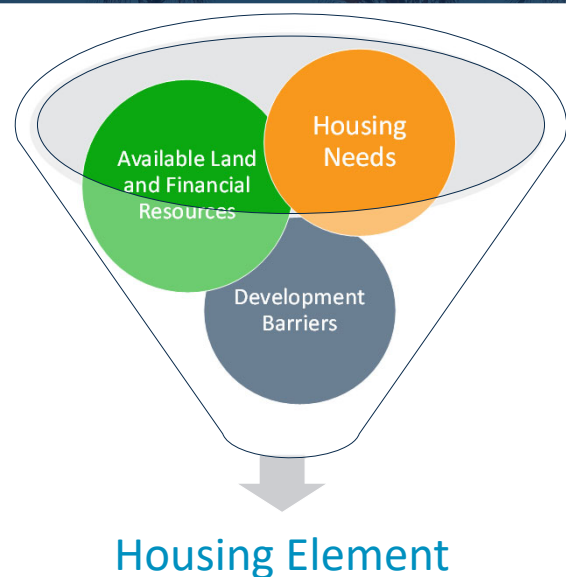


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6

What is the purpose of the Housing Element?

- Identify housing needs
- Identify barriers to housing production
- Identify programs and actions to meet the needs
- Identify sites available for housing
- Facilitate housing production on sites identified



7

7

Housing Element Components

Review of Past Accomplishments

Housing Needs Assessment

Fair Housing Analysis

Development Constraints and Barriers

Sites Analysis and Inventory

8

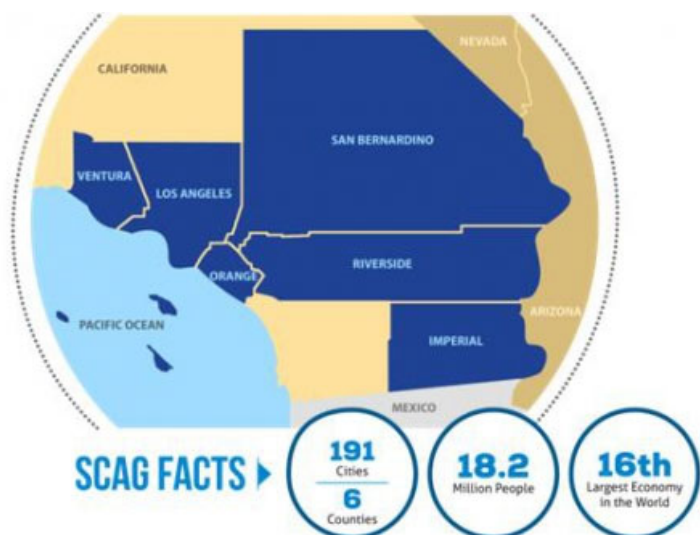
8

How is the housing need determined?



Determination of "fair share" for each region starts with the State

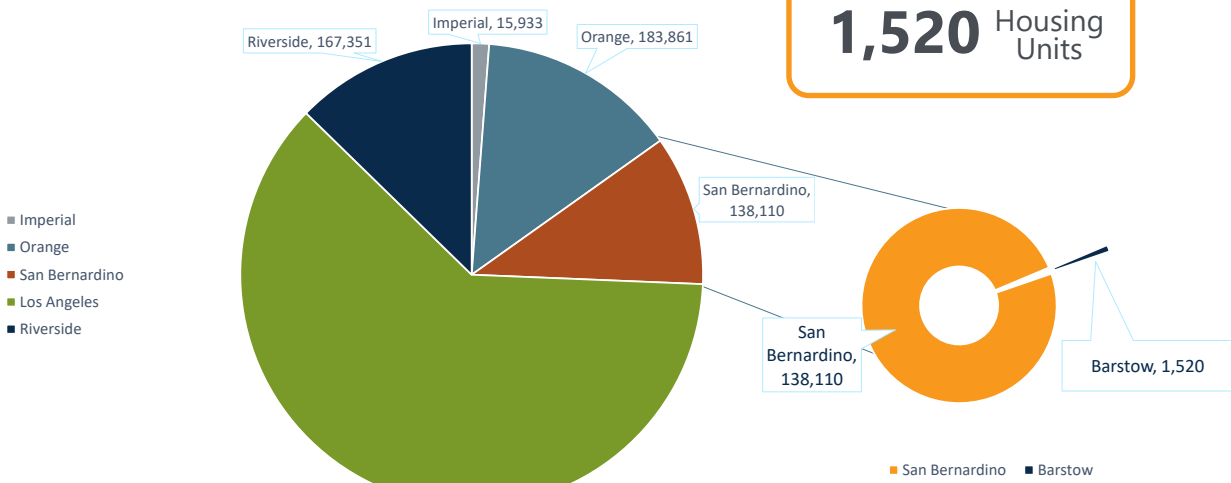
The Southern California Association of Governments (SCAG) determines the allocation within their 6 counties



9

9

How many housing units does Barstow have to plan for?



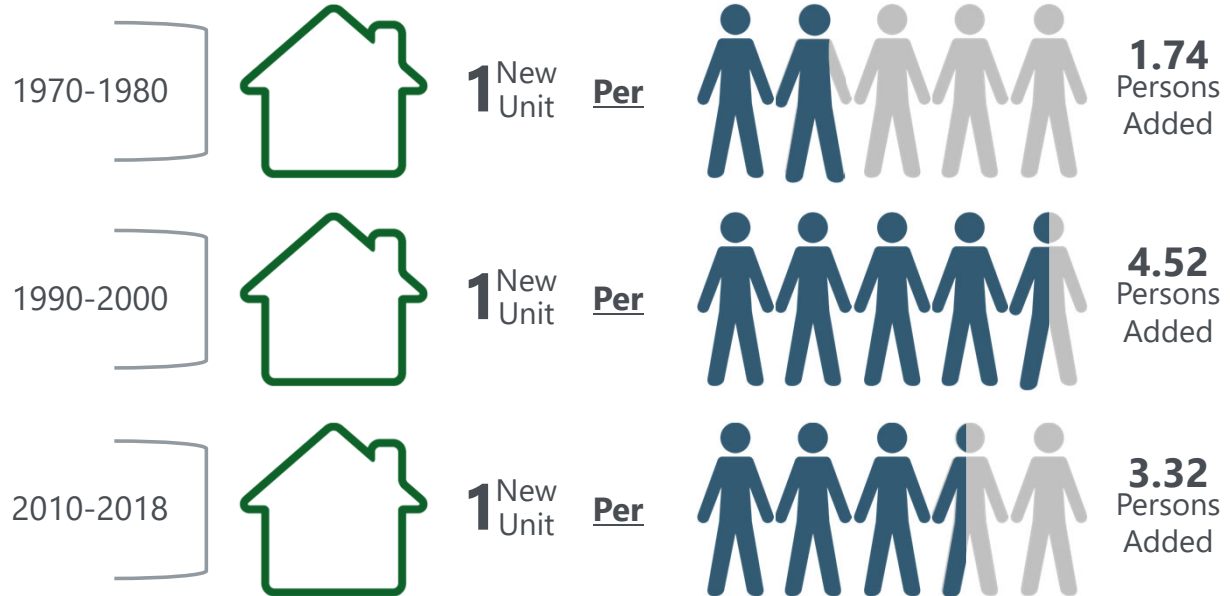
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02 Local Context

11

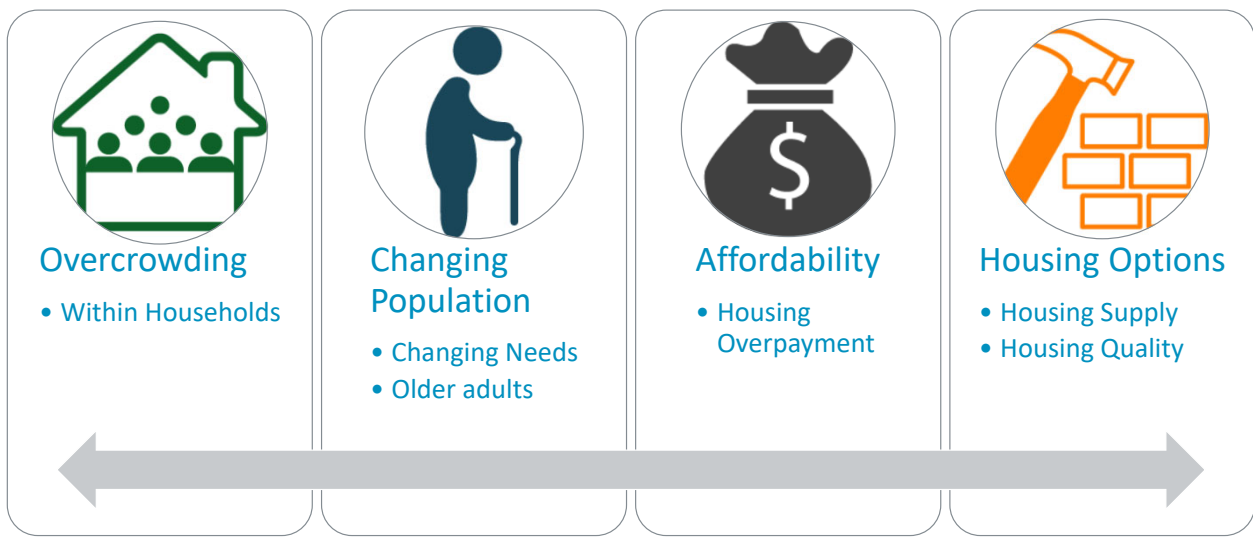
What does the data show?



12

12

What does the data show?



13

13

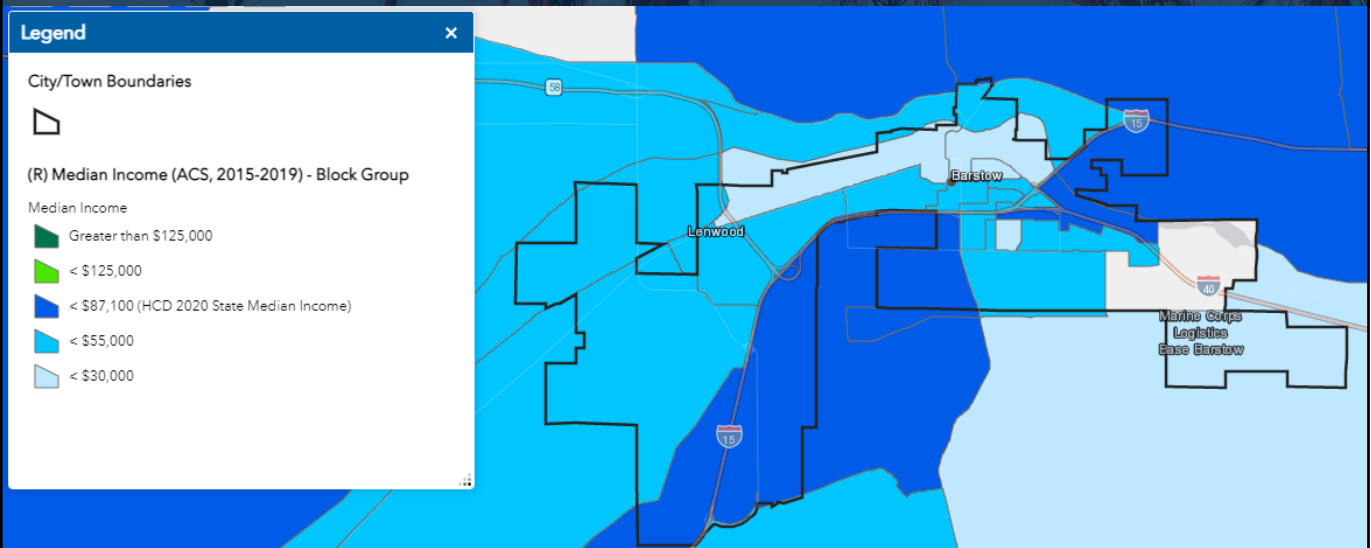
2021 Income Limits

San Bernardino County Area Median Income: \$77,500	Income Level	1 Person Household	2 Person Household	3 Person Household	4 Person Household
	Extremely Low	16,600	19,000	21,960	26,500
	Very Low	27,650	31,600	35,550	39,500
	Low	44,250	50,600	56,900	63,200

14

14

Income in Barstow



15

15

Areas of Opportunity

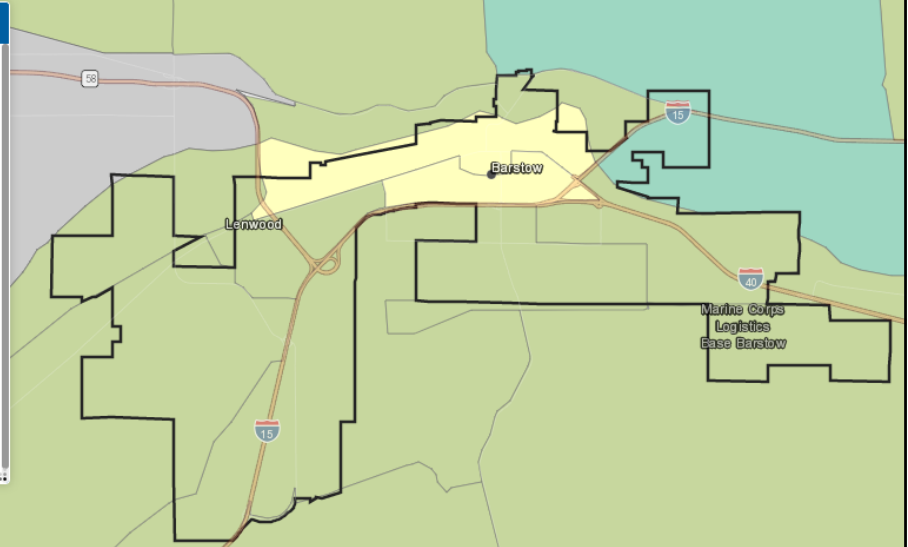
Legend

City/Town Boundaries



(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data



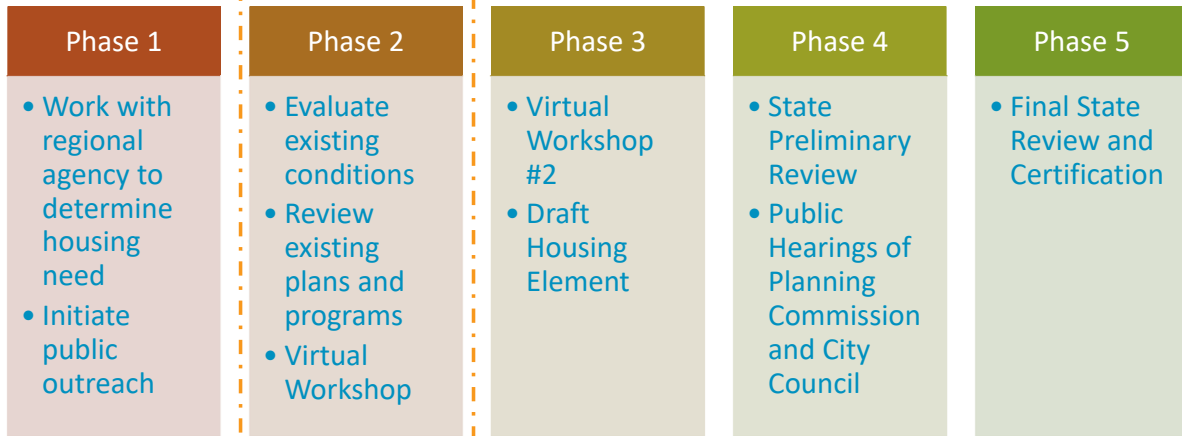
16

16

03 Next Steps

21

Housing Element Timeline



Ongoing Public Engagement

22

22



23

Prompting Questions for Consideration

- Have you faced discrimination in housing access?
- Are you concerned about where you will live as your needs and levels of ability change (possibly due to aging)?
- Are you a developer wanting to know where the opportunities are?
- Are you concerned about change?

24

24

Further Questions?

Contact:

Domingo Gonzales

dgonzales@barstowca.org

Thank You

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25