

# 2014 - 2021 Housing Element 2017 Update



Prepared by:  
City of Barstow  
Planning Department  
220 E. Mt. View St., Suite A  
Barstow, CA 92311



**BARSTOW**  
**HOUSING ELEMENT**

- **Planning Commission Approved 01/26/2015 recommending Council Approval of Master Environment Impact Report**
- **Planning Commission Approved 01/26/2015 recommending Council Approval of the General Plan Amendment (PGPA-15-0001)**
- **City Council Approved 02/17/2015 adopting the Master Environment Impact Report**
- **City Council Approved 02/17/2015 adopting the General Plan Amendment (PGPA-15-0001) updating the Housing Element of the City of Barstow General Plan**

**Revision:**

- **Planning Commission Approved 03/12/2018 recommending Council Approval of the General Plan Amendment (PGPA-17-0001)**
- **City Council Approved 03/19/2018 adopting the General Plan Amendment (PGPA-17-0001) updating the Housing Element of the City of Barstow General Plan**

## **Acknowledgements**

### **City Council**

**Mayor Julie Hackbarth-McIntyre**

**Mayor Pro-Tem Carmen Hernandez**

**Council Member Timothy Silva**

**Council Member Richard Harpole**

**Council Member Merrill Gracey**

### **Planning Commission**

**Chairman Andrew Ziemer**

**Vice-Chair Bea Lint**

**Commissioner James Noble**

**Commissioner Marilyn Dyer Kruse**

**Commissioner Elbert Muncy III**

### **City of Barstow**

**Michael Massimini      City Planner**

## Contents

---

### **Housing Framework**

1. Introduction	HE-1
2. Framing the Challenge	HE-6
3. Goals, Policies and Strategies	HE-10
4. Housing Programs	HE-20

---

### **Appendices**

A. Housing Needs	HE-A-1
1. Demographic Trends	HE-A-1
2. Housing Trends	HE-A-8
3. Special Housing Needs	HE-A-19
4. Affordable Housing At Risk of Conversion	HE-A-37
5. September 2017 Assembly and Senate Bills	HE-A-41
B. Constraint Analysis	HE-B-1
1. Market Constraints	HE-B-2
2. Land Use Controls	HE-B-7
3. Development Standards	HE-B-14
4. Permitting Process	HE-B-21
C. Housing Resources	HE-C-1
1. Housing Production	HE-C-2
2. Inventory of Sites	HE-C-2
3. Environmental Concerns	HE-C-26
4. Feasibility of Sites	HE-C-29
5. Implementation Resources	HE-C-34
D. Program Evaluation	HE-D-1
1. Accomplishments	HE-D-1
2. Public Outreach	HE-D-10
E. Community Initiatives	HE-E-1
1. Housing Production	HE-E-2
2. Housing Diversity	HE-E-4
3. Entitlement Process	HE-E-6
4. Social Diversity	HE-E-8
5. Housing Resources	HE-E-9

---

## **Tables**

Table HE-1:	Quantified Housing Objectives	HE-21
Table HE-A-1	Age Characteristics in Barstow	HE-A-3
Table HE-A-2	Race and Ethnicity Trends in Barstow	HE-A-4
Table HE-A-3	Household Trends in Barstow	HE-A-5
Table HE-A-4	Employment in Barstow	HE-A-6
Table HE-A-5	Household Income in Barstow	HE-A-8
Table HE-A-6	Housing Composition in Barstow	HE-A-9
Table HE-A-7	Age of Housing	HE-A-12
Table HE-A-8	Housing Prices in Barstow	HE-A-13
Table HE-A-9	Housing Rents in Barstow	HE-A-14
Table HE-A-10	Affordability of Housing in Barstow	HE-A-15
Table HE-A-11	Housing Problems	HE-A-18
Table HE-A-12	Housing Problems for Lower Income Households	HE-A-19
Table HE-A-13	Trend in Special Needs Groups	HE-A-20
Table HE-A-14	Housing for Seniors	HE-A-25
Table HE-A-15	Housing for Families	HE-A-28
Table HE-A-16	Housing for Homeless People	HE-A-34
Table HE-A-17	Regional Housing Needs Allocation	HE-A-37
Table HE-A-18	Publicly Assisted Multi-Family Housing	HE-A-39
Table HE-B-1	Residential Development Impact Fees in Barstow	HE-B-7
Table HE-B-2	Primary Land Use Designations Allowing Housing	HE-B-8
Table HE-B-3	Barstow's Specific Plan Areas	HE-B-9
Table HE-B-4	Permitted Residential Uses by Zone	HE-B-10
Table HE-B-5	Residential Development Standards	HE-B-15
Table HE-B-6	Parking Standards for Residential Uses	HE-B-15
Table HE-B-7	Reasonable Accommodation Process	HE-B-27
Table HE-C-1	Anticipated Development Potential	HE-C-3
Table HE-C-2	Inventory of Housing Sites	HE-C-4
Table HE-C-3	Recent Projects Built in Barstow	HE-C-33
Table HE-C-4	Comparison of RHNA and Site Availability	HE-C-34
Table HE-D-1	Program Evaluation, 2006-2014 Housing Element	HE-D-4
Table HE-E-1	Housing Initiatives to Improve Housing Choice	HE-E-4

## **Figures**

Figure HE-1	Location Map	HE-2
Figure HE-A-1	Barstow Population Growth, 1950-2020	HE-A-1
Figure HE-A-2	Barstow Average Housing Prices, 2000-2012	HE-A-13
Figure HE-A-3	Barstow Average Housing Rents, 2000-2012	HE-A-14

## **Exhibit**

Exhibit HE-A-1	Existing Farmland	HE-A-23
Exhibit HE-C-1	Available Vacant Residential Land Within ½ Mile of Infrastructure	HE-C-22

## **Housing Framework**

---

The Housing Framework introduces the 2014-2021 Barstow Housing Element, the process of development, a synopsis of major housing issues, and the City's goals, policies and strategies to address its housing needs. Appendices are attached to the Framework to provide supporting information.

### **1. Introduction**

Located in the high desert in central San Bernardino County (see Figure 1), Barstow incorporated as a city in 1947 and as reported in the 2010 Census had a population of 22,639. Barstow has grown from a small railroad town to become a center for rail transportation, the defense industry, mining, and tourist-oriented retail businesses. Barstow is home to Burlington Northern/Santa Fe (BNSF) Railway and two factory outlet complexes, Outlets at Barstow (formerly Tanger Outlet) and Barstow Outlet Stores. While the Outlets at Barstow had expanded to include 10-20 more stores, the Barstow Outlet Stores has experienced a growing number of vacancies with only a handful of stores remaining. In addition, the Outlets at Barstow is proposing an additional expansion to include expanding on an existing building as well as adding another building. The City also serves as the gateway to the U.S. Army National Training Center (Ft. Irwin), the Marine Corps Logistical Base – both the Nebo and Yermo Annex, and NASA's Goldstone Deep Space Communication Complex.

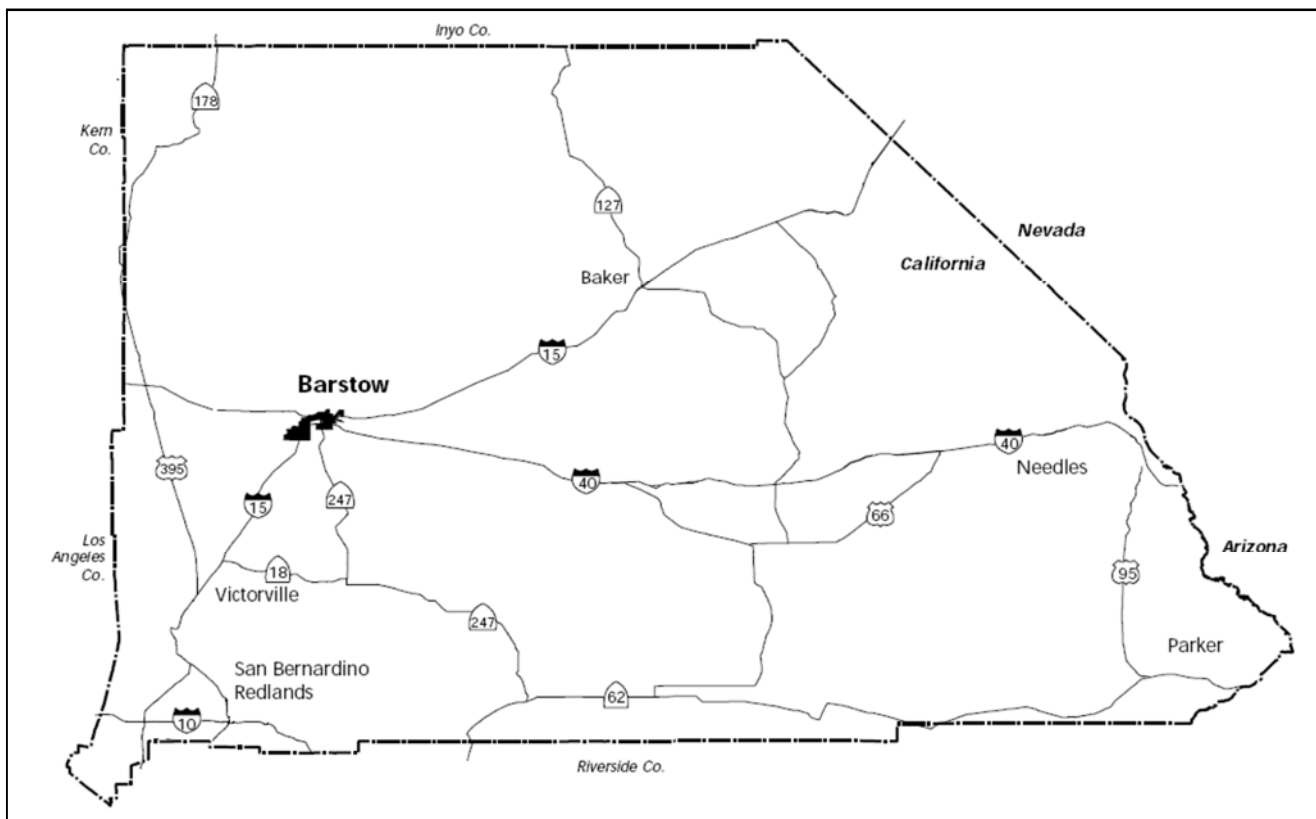
Despite the past expansion in the commercial and industrial sectors, the City experienced relatively slow economic growth during the 1990s. Unemployment, which was close to 10 percent in 1990, dropped to 5.9 percent in 2000. Unemployment then increased to 10.5 percent in March of 2013. It has remained above the County average of 9.3% in July, 2013. Overall, Barstow has the fourteenth lowest median income of all other jurisdictions in the County, not including 34 cities with no reported median income (ACS 2006-2010). This is a significant increase from the 4<sup>th</sup> Cycle Housing Element (2006-2014), listing Barstow as the fourth lowest.

As of the 2010 Census, the City had 9,555 housing units (an increase of 4.4 percent from the 2000 Census), of which approximately half were owner-occupied units. Housing estimates for 2014 provided by the California Department of Finance (DOF) indicate there are 9,656 housing units in the City, which is a 0.011 percent increase since the 2010 Census. This figure remains unchanged for January 2017. The City contained an unusually high number of vacant housing units totaling 15.4 percent of the City's housing stock, according to the 2010 Census. DOF 2014 estimates are consistent with an estimated vacancy rate of 15.2 percent. DOF 2017 estimates reflects the vacancy rate has dropped to 12.8 percent. With affordable prices and rental rates, Barstow offers housing opportunities to the varied income levels of residents in the community. While the City has an aging housing stock, demand in Barstow for newer, larger housing developments was beginning to be addressed with recent housing developments. The Shadow Ridge and Highland Trails Ranch developments offered 3 and 4 bedroom units of higher-end housing. The recession in the latter part of the 2000s, however, caused these and other developments to cease. The

Highland Trails Ranch was acquired by Williams Homes, which completed the remaining 83 residences in early 2014. These homes have helped to serve the demand for move-up and moderate income housing in the City. Vacant residential land is still plentiful and relatively inexpensive in Barstow. The development potential remains high in the City with annexations anticipated, potential commercial and industrial projects that would create living wage jobs, and abundant availability of affordable land.

In addition to updating the City's housing element in 2015, the City completed a comprehensive update of the General Plan, providing a new direction to guide future development. An important aspect of the revised General plan is a modest increase in allowable residential densities in order to provide the necessary housing opportunities as the City develops. Following this comprehensive revision, the zoning code and zoning maps were amended to be consistent with the General Plan.

**Figure 1**  
**Regional Location Map**  
**City of Barstow**





## **A. Statutory Authority**

California law requires that cities develop housing programs to address existing and future housing needs in their respective communities. To comply with state law and provide housing opportunities for residents, the City of Barstow prepares a housing element. The housing element is a state mandated element of the Barstow General Plan and is intended to address the production, maintenance and improvement of housing. The current housing element covers an eight-year planning period from 2014-2021. This is an update of the 2014-2021 Housing Element.

Detailed statutory requirements for preparing a housing element are contained in the California Government Code (sections 65580-65589.9). In accordance with state law, the housing element must include: an identification and analysis of its existing and projected housing needs; an analysis of the various governmental and nongovernmental constraints to meeting these needs; and a series of goals, policies and scheduled programs (strategies) to further the development, improvement and preservation of housing.

This housing element has two sections: Housing Framework and Appendices. The Housing Framework sets forth key housing issues in Barstow, followed by the goals, policies, strategies and resources to address them. The appendices are as follows:

- **Appendix A: Housing Needs.** This includes an analysis of demographic, economic, social, and housing characteristics of Barstow residents and an assessment of current and future housing needs in the community arising due to population and employment growth and change.
- **Appendix B: Constraints Analysis.** This includes an analysis of potential governmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities, commensurate with the City's identified housing needs.
- **Appendix C: Housing Resources.** This includes an inventory of resources available to address the City's housing needs, including available land to accommodate new housing, financial resources to support program efforts, and administrative capacity to manage housing programs.
- **Appendix D: Program Evaluation.** This includes an evaluation of current housing programs and accomplishments in addressing the housing needs identified in the 2006-2014 Housing Element. This appendix also includes a summary of comments received during this update.
- **Appendix E: Community Initiatives.** This includes the results input from many community forums held on housing issues over the decade. Although the City presently lacks resources

to implement all these initiatives, this appendix is a resource to draw upon for creative housing solutions.

## **B. Related Plans**

Barstow's 2014-2021 Housing Element is related to local planning efforts and others mandated by the State of California and federal government. The following list describes these documents and how the City will maintain consistency with each of them in accordance with state law.

- **General Plan Housing Vision.** Barstow's General Plan Vision Statement, adopted by the City Council in October 2013 reads as follows:

*Barstow is a community where visitors explore, workers reside and raise their families and children grow up to find jobs at livable wages, enabling them to remain in the community to develop their own households.*

The City's Housing Vision is to maintain a socially and economic diverse community of homeowners and renters in accordance with the General Plan Vision Statement.

- **General Plan Consistency.** 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.
- **Water and Sewer Services.** The Golden State Water Company has a franchise agreement to provide water service to most of Barstow. Two small water companies serve the Barstow Area, the Bar-Len and the High Desert Water Companies. High Desert Water is located within the Sphere of Influence, but not within the City. Some locations have private water systems (wells) that are regulated through the Mojave Water Agency (MWA) and the Regional Water Quality Control Board, Lahontan Region. Sewer service is provided by the City Waste Water Reclamation division of the Environmental Services Department, with some locations reliant upon private sewer systems (typically septic). The City transmitted its 2014-2021 Housing Element to these agencies so population projections could be incorporated into their plans. This allows purveyors to plan for infrastructure and set priorities to serve affordable housing – as required under Government Code section 65589.7 – should a shortfall in water or sewer service occur.
- **Disadvantaged Unincorporated Communities.** As required by SB 244 (Government Code Section 53082.5, 56375, et. seq.), cities are required to amend their land use element to address provision of services to disadvantaged communities within their sphere of influence. According to the San Bernardino County Local Agency Formation Commission, Barstow has disadvantaged communities under the definition specified in SB 244 within its sphere of influence. Although the disadvantaged communities are primarily to the

northwest (most separated by the Mojave River) and southeast (primarily BLM or Government Land) of the City, the areas have some constraints that may limit effective consideration within the 2014-2021 time frame of the Housing Element, and especially for the 2015-2020 General Plan. In addition, much of this land is vacant with no known development proposed.

### **C. Public Outreach**

California law requires that local governments engage the public in the development of the housing element. Specifically, Government Code section 65583(c)(7) states “that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” State law does not specify the means and methods for participation; however, it is generally recognized that the participation must be inclusive.

In accordance with the guiding principal of the General Plan, the City of Barstow continues to engage the community in defining City housing needs and discussing creative ways to address them. During the preparation for the housing element, the following outreach events were held:

- Land Use Workshops. During the preparation of the land use and mobility element, the City of Barstow held two workshops that dealt with housing and the land use plan. Held during 2013 and 2014, these workshops focused on where the City should direct residential growth and the types of housing products desired. These strategies underpin the City’s growth strategy articulated in the housing element.
- Stakeholder Input: In preparing this Housing Element planning staff contacted stakeholders in Barstow about their perceptions of housing needs, constraints to meeting housing needs, and potential programs. Stakeholders included Desert Manna (a local service provider for homeless residents), New Hope Village (a transitional housing program), Haley House (a housing program for victims of domestic abuse) and the Housing Authority of the County of San Bernardino.
- Community Workshops. Two community-wide General Plan Workshops were held in August 2013 and August 2014 to solicit input from the public concerning the General Plan, including housing needs and issues facing the community. These workshops were extensively advertised in the print, broadcast and web media in an effort to maximize public awareness and participation. Approximately 45-50 residents attended each of the two public workshops. Comments made at the workshops are available by request.
- Commission Hearings. Barstow has an active planning commission structure that reviews the housing element, provides input, takes comments from the public, and ultimately

makes recommendations to the City Council. The Planning Commission held public hearings on the General Plan and Housing Element on August 26, 2013, September 9, 2013, September 23, 2013 and August 25, 2014. Additional hearings are anticipated to occur in February 2015 following publication of the General Plan and Final Environmental Impact Report.

- In addition to the above, two additional workshops were held on September 25, 2017 and November 13, 2017. The City also provided copies of the revised Housing Element and sent invitations to Desert Sanctuary/Haley House, Desert Manna Homeless Shelter, New Hope Village/New Hope Too!, the Barstow Senior Citizens Center, Holiday Homes Mobile Home Park (seniors), the public library, and other organizations. The document was amended based upon the comments received.

Comments and recommendations received during these many public forums are summarized in Appendix D of the Barstow Housing Element.

As this is a revision just a few years after the adoption of the 2014-2021 Housing Element, there are only minor changes to update figures, project status, etc. No significant changes have been necessary, as this document was originally prepared as an eight-year document. In addition, Census figures are the most accurate estimate, with the next Census update to occur in the year 2020, three years after this revision was prepared. A comprehensive amendment will be conducted in 2020-2021.

## **2. Framing the Challenge**

Barstow's 2014-2021 Housing Element is prepared during a period unlike previous decades. Changes to the housing market, demographics, and overall economy are fundamentally different than was the case during the prior two decades. Barstow faces unique challenges, potential constraints, and opportunities for furthering its housing vision.

### **Housing and Neighborhood Change**

A volatile housing market marked the 2000's through much of California, and the nation. From housing boom to recession and now to recovery, underlying housing issues remain. Barstow's ability to further its housing vision is largely dependent on its success in addressing the following:

- **Housing Costs.** During the 2000's, Barstow's housing prices soared. During the foreclosure crisis, prices for single-family residences drastically fell (45.4% in 2009<sup>1</sup>), and then began to stabilize. There was a price drop of 3.6% between 2011 and 2012.<sup>1</sup> Since then, the

housing prices have increased anywhere from a low of 7.3% (2015) to a high of 26.4% (2013). 2016 saw an increase in housing prices of 11.3%.<sup>4</sup>

- **Housing Overpayment.** As housing prices have increased faster than household income, the affordability crisis continued to worsen. From 2000<sup>2</sup> to 2010<sup>3</sup>, the percentage of renter households nationwide overpaying for housing increased from 25.3% to 48%. During the same period, the percentage of all homeowners overpaying for housing increased from 19.5% to 24%, but more than 45.7% of those with a mortgage were overpaying for housing. Because of Barstow's lower rents and home prices the proportion of households overpaying for housing is lower than the state and national rates, especially since the 2008 downturn.
- **Housing Quality.** Overall, Barstow's housing stock is in good condition. However, certain neighborhoods still have higher numbers of older homes that need maintenance and repairs. In addition, the percentage of owner-occupied units is declining, with many units owned by out of town landlords. Because Barstow's housing stock is older than many communities, it must address issues such as lead-based paint, asbestos, and other conditions associated with older structures. Further, many of the out of town landlords have little interest in properly maintaining the rental property, or no knowledge of the conditions of the homes until contacted by the City's Code Compliance unit. Homes need to be closely monitored and repaired to keep structures in good condition and extend their useful lives.
- **Potential Loss of Affordable Housing.** Barstow's quality of life has been affected by the economy. Most cities must set-aside affordable housing. Barstow's median housing value increased from \$53,000 in 2013 to \$94,000 in 2016, and the median income increased from \$40,266<sup>1</sup> in 2013 to \$42,263 in 2016. <sup>4</sup> Unlike most southern California communities, therefore, market rate housing in Barstow remains affordable to all but the very lowest income residents, with rents lower than the Riverside-San Bernardino-Ontario Metro area, the State of California, and, for two-bedrooms and under, the US average. <sup>5</sup> For this reason, it is not anticipated that the City will need to formally set-aside affordable housing for several years to come. Regardless, the City does not restrict the number of Tax Credit Allocation Committee (TCAC) housing developments proposed. The ability to gain TCAC approval resides with the developers.

<sup>1</sup> Reference: Profile of the City of Barstow, Southern California Association of Governments (SCAG). Sources include the U.S. Census Bureau; Nielsen Co.; California Department of Finance; MDA Data Quick; and SCAG. (2013)

<sup>2</sup> Source: U.S. Dept. of Commerce, Bureau of the Census, 2000 Census Report

<sup>3</sup> Source: U.S. Dept. of Commerce, Bureau of the Census, 2005-2009 American Community Survey (ACS)

<sup>4</sup> Reference: Profile of the City of Barstow, Southern California Association of Governments (SCAG). Sources include the U.S. Census Bureau; Nielsen Co.; California Department of Finance; MDA Data Quick; and SCAG. (2017)

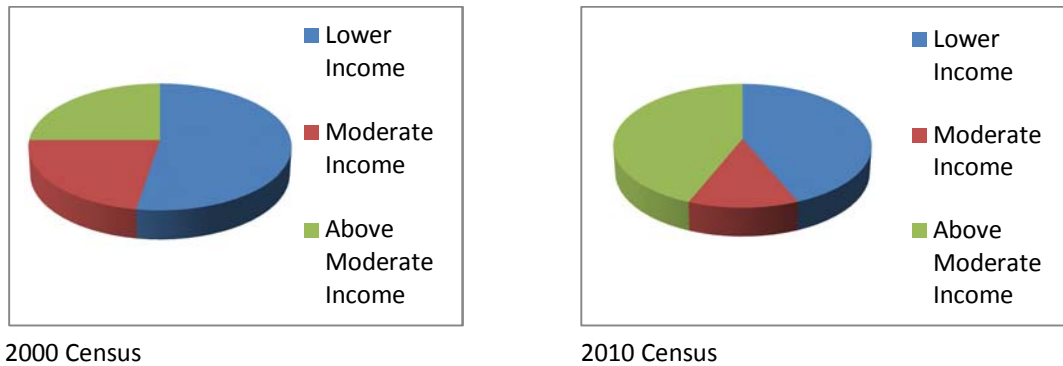
<sup>5</sup> Sperlings Best Places ([www.bestplaces.net/cost\\_of\\_living/city/california/barstow](http://www.bestplaces.net/cost_of_living/city/california/barstow))

### **Demographic Change**

The 2000s were not only marked by a dynamic economy and housing market, but also by significant demographic changes. Some of these changes were more reflective of demographic patterns throughout the State of California and nation. Yet aside from these national and statewide patterns, other demographic changes in Barstow were more subtle and micro-focused on conditions unique to our community. These demographic changes include:

- **Aging Baby Boom Generation.** Over the 2000's, Barstow's population increased by 1,520 residents, but this change was largely due to the baby boom generation. Residents ages 45 and older increased by 1,965, 445 more than the overall increase. This change is mirrored throughout much of California, while many places, including Barstow, witnessed a decline in the other age groups.
- **Race and Ethnic Change.** Race and ethnic changes were also evident. The City's Hispanic population increased 15 percent between 1990 and 2000, and 26 percent between 2000 and 2010. The Black population increased the most dramatically percentage-wise, from 5 percent from 1990 to 2000, to 35 percent between 2000 and 2010. The White population went from an 8 percent increase between 1990 and 2000, to a decrease of 2 percent between 2000 and 2010. The most dramatic decrease was among American Indian/Alaskan Natives, whose population declined by 6 percent.
- **Household Size.** Barstow's household size has fluctuated over the past 30+ years from 2.85 persons per household (PPH) in 1980 steadily declining to 2.71 PPH in 2000. However, the current PPH according to the 2010 Census is 2.75, a minor increase since the 2000 Census. In 2016, the PPH increased slightly to 2.8 per the Profile of the City of Barstow, Southern California Association of Governments (2017). This is expected to continue to increase as it can be speculated that families will share residences until such time that the economy begins to improve. The slight increase in average household size may also be attributable to the increased proportion of Hispanic residents, who tend to reside in larger households.
- **Increasing Household Income.** In 1989, the median household income was \$29,289. Ten years later, this increased to \$35,069, and according to the 2009-2011 ACS, the median household income had increased to \$43,456. However, there is a significant difference between the median income of renters (\$21,761) and homeowners (\$58,899). The 2007-2011 ACS reflects that Barstow's median income is \$45,417, with the county at \$55,853. With respect to lower income residents, the percentage of lower income residents is 43.7.

Above moderate income households currently make up 43.9%. This leaves a small percentage of moderate income residents (12.5%). This is a significant change from the 2000 Census. In 2000, lower income comprised 52.6% of the households, moderate income households made up 22.4%, and above moderate households were 25%. This can best be seen comparing the charts below.



- Special Needs.** The City of Barstow continues to have a large resident population with special housing needs (55.45%, an increase from 43.84% in 2000). This includes seniors, large families, people with disabilities, people who are homeless, and other groups. Regardless of the broader demographic trends at work, Barstow’s special needs groups continue to be one of the largest cohorts in need of affordable housing.

**Balancing Goals and Resources**

In the early 2000’s, Barstow began to see a potential growth in the housing market in the production of housing units, most of which were geared towards the “first-time home buyer.” However, the subsequent financial crisis affecting the nation also curtailed Barstow’s ability to address its housing needs. On the heels of a poor economy, the State legislature’s actions led to the elimination of redevelopment altogether, permanently taking nearly a million dollars in redevelopment funds that had been used to eliminate blight, and finance affordable housing, such as the First Time Buyers Program and rehabilitation of housing.

Part of this loss occurred as a result of sharp cuts in state and federal housing grants. These included federal community development block grants, state homeownership grants, and other funding sources. The economic downturn also resulted in reduced sales tax, property tax, building permit fees, and other revenues. Significant losses in funding, along with staff reductions in virtually every City department, continue to constrain the ability to address housing needs. Although the economy is recovering, it may take years for the City to restore curtailed programs. Fortunately, because of the community’s comparatively low housing costs,

the curtailment of such programs has consequences that are less severe than in other higher cost housing markets.

The fiscal and administrative context facing Barstow during this time should not be interpreted to mean that the City has changed its commitment toward housing. These contemporary fiscal challenges, although significant, will not remain indefinitely, particularly as evidence emerges of recent improvements in the economy. Economic improvements, though, will not replace the redevelopment funds that were taken by the State, 20 percent of which were mandated by law to be allocated toward affordable housing. It is therefore incumbent on Barstow to devise creative strategies, unique partnerships, untapped funding sources, and other means to continue advancing its housing vision.

Despite these challenges, the City remains committed to furthering its housing vision and pursuing needed programs to address its housing needs. Guided firmly by an inclusive housing vision, the following section sets forth the goals, policies, and implementation programs that Barstow is following to address the housing needs in the community.

### **3. Goals and Policies**

#### **Goal HE-1: Housing and Growth Needs**

For several years, the City of Barstow has encouraged the development of move-up, executive, and senior housing. This is due to the belief that employers may have reluctance to move their operations here due to the lack of executive housing. Most developers, however, have shown greater interest in providing “first-time homebuyer” residences, and this accounted for the majority of the housing proposed during the housing boom. While this serves the needs of some residents and some of the homes that were built fell into the category of move-up housing, executive housing has been limited to custom homes built specifically for the owners. There has not been any new senior housing constructed since the Veterans Home of Barstow was built. The majority of the housing that has been built so far since 2006 has been affordable housing, drawing people from apartment living. One project, though stalled prior to completion of the tract, was later completed after being purchased by another developer. This tract was geared more towards the move-up category, though on small lots.

Several of the policies that are listed below were achieved over the last seven years. It is important to note that the City is not restricting the special needs of housing, or limiting second units provided sufficient infrastructure is in place (consistent with state law), though no second units have been built since this ordinance went into effect in 2009. The City is open to all housing proposals, but advises on the types that the City would like to see.



Even though the state dissolved the Redevelopment Agency, the City still pursues other avenues to entice developers to develop needed housing for certain groups, including senior citizens, by offering City land under land write-downs, land exchanges, etc.

### **Goal HE-1**

---

## **PROVIDE A RANGE OF HOUSING BY LOCATION, TYPE AND PRICE TO MEET THE GROWTH NEEDS OF THE CITY.**

---

### **Policies**

HE-1.1 Provide a variety of residential development opportunities in the City, ranging from large lot rural living, to single-family neighborhoods, to moderate density apartments as designated in the Land Use Diagram.

Strategy: The General Plan includes a wide variety of housing types. The infrastructure is conducive to this as some areas are remote with no or limited sewer access, so larger lots are necessary for the private systems. This does, however, provide for large lot rural living. In addition, the overall density of residential housing increased as a result of higher allowable densities in the revised General Plan. As a result, the overall potential housing development in Barstow remains more than sufficient to meet projected housing needs.

Following the General Plan update, the City completed a comprehensive revision to the Zoning Map and the zoning code in order to be consistent with the General Plan. This ensures consistency between the documents and that a variety of housing types will be provided.

HE-1.2 Encourage the development of upper-end housing to provide opportunities for moderate and upper income employees in the City to reside in Barstow.

Strategy: The City has been encouraging upper-end housing for several years. However, during the housing boom of 2006, developers built primarily entry-level homes, indicating that construction of higher price homes will occur during later phases. Unfortunately, the housing market crashed, and few new houses were constructed. Upper-end housing, at this time, is limited to custom homes.

HE-1.3 Promote the use of favorable home purchasing techniques, including the City's Mortgage Assistance Program and preferential financing available through private lending institutions.

Strategy: As with other funding programs, the dissolution of the Redevelopment Agency resulted in the elimination of most of, if not all, monies available for such programs. The City continues to seek potential funding sources and hopes to re-introduce this and other programs to the community.

HE-1.4 Encourage the development of rental housing units with three or more bedrooms to accommodate large families and address unit overcrowding in Barstow, particularly in the northern area of the City.

Strategy: In 2003 and 2006, two Tax Credit Allocation Committee (TCAC) apartment projects were built, each with 80 units. These projects receive TCAC funding for a period of 55 years. Between the two projects, there are 71 three bedroom, and 40 four bedroom units. Both of these projects are located north of Main Street (the base line separating the northern section and southern section of the City). Two additional TCAC funded, large-family affordable housing projects were proposed on Montara Road, located in the southeast area. Only one is proposed as of the writing of this revision.

HE-1.5 Encourage the development of housing for the elderly by offering incentives such as land write-downs on City-owned property and flexible development standards.

Strategy: The City has been working with potential developers to provide active senior housing on land currently owned by the City. Two locations in particular are located close to the Barstow Community Hospital and the Senior Citizens Center.

HE-1.6 Encourage the development of residential units that are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons. Pursuant to State law, require apartment complexes with 20 or more units to provide a minimum of one handicapped accessible unit, with two units required for developments over 100 units.

Strategy: The City follows current state and federal laws for the implementation of the Americans with Disabilities Act (ADA). In addition, the City currently has one Certified Access Specialist (CASP) on staff to address the requirements of ADA at both the state and federal level. In 2011, the City amended its municipal code to include Reasonable Accommodations to the zoning chapter, ensuring that the public has the right to alter their residence for any necessary ADA requirements.

HE-1.7 Allow for the development of second units in single-family zones subject to the availability of adequate infrastructure.

Strategy: In 2009, the City amended its Accessory Dwelling Unit ordinance to allow second dwelling units (subject to infrastructure support) to be approved administratively. Prior to this amendment, second units required a conditional use permit. This ordinance was amended a second time in 2017 to be consistent with state laws (SB 1069 and AB 2299).

HE-1.8 Permit the development of manufactured housing in all residential zones, pursuant to the City's manufactured housing ordinance.

Strategy: In the 1980's, state law required local agencies to permit manufactured housing in all residential zones. In 1989, the City amended its municipal code to address this state requirement.

HE-1.9 Encourage the construction of planned residential developments in the City.

Strategy: Continue to work with developers to provide patio homes, townhomes, and other forms of planned residential developments that provide homes for working couples, families and senior citizens. Incentives for this may include small-lot subdivisions, reduced setbacks and other standards modifications.

### **Goal HE-2: Conserve and Improve Existing Housing**

Forty-six percent of Barstow's housing stock was built between 1950 and 1969, making the homes more than 45 years old. Seventy percent of the City's housing stock was built prior to 1980, indicating that the majority of the houses in Barstow either are in need of, or will need maintenance and updating.<sup>1</sup> This is a significant portion of the homes built within the City, with merely 5% of the housing stock built in 2005 and later.

Given the age of the majority of the houses, it is anticipated that many require improvements and no longer meet building code (i.e., electrical, dual pane windows, sufficient insulation, etc.). However, given the current economy coupled with the fact that monies are not as readily available (i.e., grants, low interest loans, etc.), it can be anticipated that many of the homes will not be sufficiently maintained, let alone improved over original construction. Even so, some improvements are accomplished over time. For instance, the state requires that existing homes (under certain conditions) increase attic insulation upon a re-roof. This could have a negative effect as some people may be able to afford re-roofing their house, or adding insulation, but not both, and therefore neither are accomplished.

<sup>1</sup> Reference: Profile of the City of Barstow, Southern California Association of Governments (SCAG)/Nielsen Co. (2017)

## Goal HE-2

---

### CONSERVE AND IMPROVE THE CONDITION OF THE CITY'S EXISTING HOUSING STOCK.

---

#### Policies

HE-2.1 Utilize the City's code enforcement program as the primary tool for bringing substandard units into compliance with City codes and for improving overall housing conditions in Barstow.

Strategy: The City's Code Compliance Division is active in patrolling the city, using the Nuisance Abatement Ordinance as the key mechanism in order to gain compliance of substandard units and properties. Additionally, Code Compliance and the Building Department respond to complaints pertaining to housing conditions. Any valid complaints are issued a correction notice with a time-frame in which to correct the issue. Failure to correct the issue may result in fines and ultimately court action.

HE-2.2 Pursue the removal of abandoned substandard housing units in the City's flood prone areas.

Strategy: The City's first attempt to remove substandard housing units is via the property owner. For the City to remove abandoned housing units, it must go through a lengthy legal process. Ultimately, the City may sometimes have to acquire a court order to remove the structure that poses a safety hazard, a lien is placed on the property for the cost of the removal. In other circumstances, the City was able to acquire the property at fair market value in order to remove the abandoned substandard structure. This has occurred with respect to several homes in the Crooks/Pierce neighborhood along the Mojave River.

HE-2.3 Encourage vigorous enforcement of the City's nuisance ordinance, along with other applicable codes, to promote property maintenance.

Strategy: The City's Code Compliance Division is actively patrolling the City to ensure that nuisances are identified and addressed. Each of the City's three compliance officers has a beat that they patrol. A number of nuisance violations are on record, but typically the nuisances are eliminated by the notice of violation, without having to resort to fines and court actions.

HE-2.4 Actively market single-family rehabilitation programs available through the City and County which provide financial assistance to lower income property owners.

Strategy: With the dissolution of the Redevelopment Agency, both the City and County have little to no financial assistance available to assist lower income

property owners. However, upon the availability of funds, the City typically notifies the public in a number of ways including the internet (City's website), in the local newspaper, and potentially the local radio stations. Because of the lack of funding, no formal policy is in place at this time.

HE-2.5 Provide information on County multi-family rehabilitation programs to owners of deteriorated apartment buildings.

Strategy: The City has a Housing Program Coordinator that works with the County on any program available for rehabilitation of residential. Based on a discussion with the Coordinator, the County also has limited funds due to the elimination of the Redevelopment Agencies and current economic conditions. The County has committed their remaining funds into its own housing projects, leaving little to no money available for the rehabilitation of privately owned apartment buildings. Upon the availability of funds, the City will work with the County and property owners to rehabilitate deteriorating apartment buildings.

HE-2.6 Attempt to preserve rent-restricted housing in the City that is at-risk of converting to market rate housing by monitoring the prepayment status of projects and identifying financial and organizational resources available to preserve these units.

Strategy: The City currently has two, 80-unit deed-restricted projects, built in 2003 and 2006 on North Yucca Avenue. The City continues to work with a proposed deed-restricted large-family, affordable project (73 units) on Montara Road, located south of the Walmart retail center. This project would be TCAC funded and typically have a minimum 55-year commitment. No deed-restricted units are currently at-risk. The City will continue to work with any private developer to maintain and/or increase the amount of rent-restricted housing and maintaining any that are at-risk of converting.

The City also has one family type apartment complex, Virginia Terrace, that participates in the U.S. Department of Housing and Urban Development (HUD) Voucher program. Once a rent-restricted facility, their covenant expired in 2001.

The Housing Authority of the County of San Bernardino provides an additional 179 family housing units, and 40 senior housing units. These are scheduled to remain in perpetuity as long as the County owns the land.

In December 2016, the City entered into an Exclusive Negotiating Agreement for the consideration of providing nearly 60 affordable senior housing units and

approximately 40 market-rate senior housing units. The developer continues to work with the City and county to develop this project.

### **Goal HE-3: Preserve and Enhance Neighborhoods**

Barstow residents experience a social, cultural, and economic diversity that contributes to the rich character of community life. A diverse community is believed to evoke contrasting ideas, allow creative expression, foster a greater appreciation of lifestyles, and ultimately, although not without conflict, produce a stronger and more resilient community. The City of Barstow has the privilege to support and promote a diverse community where all residents are included and valued, where no group is privileged above any other group, and where all have opportunity.

Barstow's housing policies and programs have a fundamental role in preserving the quality, social and economic diversity of the community. Barstow's rental voucher subsidies (issued through the County), and other housing strategies preserve housing opportunities for residents. Barstow supports concepts such as aging in place, barrier-free housing, and other innovative products that are designed to adapt to the changing lifestyle needs of Barstow residents. These programs create, preserve, and help to maintain or enhance housing options.

One of the objectives of Barstow is to provide housing of all types (affordable, seniors, move-up, and executive). In order to help achieve this, the City recognizes the need to implement goals and policies to ensure that adjacent residential types are compatible with one-another. A multi-family apartment complex or commercial use should blend-in with the single-family residential neighborhood that is adjacent to it. Otherwise, a degradation of the single-family neighborhood may occur. Therefore, design considerations must be implemented to aesthetically blend the two uses to be compatible with one-another.

The following goals and policies are intended to further achieve the City's quality housing enhancement and preservation objectives.

### **Goal HE-3**

---

**PRESERVE AND ENHANCE THE QUALITY OF RESIDENTIAL NEIGHBORHOODS IN BARSTOW AND ENSURE THAT NEW HOUSING IS SENSITIVE TO THE EXISTING NATURAL AND BUILT ENVIRONMENT.**

---

### **Policies**

HE-3.1 Ensure that multi-family development is compatible in design with single-family residential areas and is consistent with the intensity and scale of existing housing.

Strategy: In 2014, the City adopted an ordinance establishing design guidelines. Among other things, the ordinance addresses compatibility with adjacent properties. This includes the "...stepping down the scale, height, and density of buildings at the edges of the development when surrounding neighborhoods are of lower density or smaller scale." In addition, the City amended the zoning ordinance, requiring a reduced height when commercial development is adjacent to single-family residential districts.

HE-3.2 Regularly examine new residential construction methods and materials and upgrade the City's residential building standards as appropriate.

Strategy: The City is open to new types of construction methods. Any method approved by the Building Department must meet certain seismic, fire and other safety criteria. This is reviewed on a case-by-case basis. The City's new design ordinance particularly encourages the incorporation of energy-saving features in new residential development projects.

In 2014 the Barstow Unified School District increased school fees, charging the maximum allowable by state law. This dealt a potential setback for development. Prior to this, the school fees were set at \$0 as the schools have vacant sites that are not being utilized. The City, by contrast, has continued to hold developer impact fees to 33% of the total amount allowed under its impact fee schedule in an effort to encourage residential development. In 2016, both the City and the school district agreed to reduce the impact fees by 50% for the first 50 single-family homes (in-fill) and first 50 homes of a subdivision, with a sunset of December 31, 2017. As of the writing of this revision (August 16, 2017), only three residential permits have been issued. On November 20, 2017, the City Council voted to extend the 50% reduction for another year.

HE-3.3 Prohibit new residential development from fronting on major arterial highways without adequate setbacks and buffering.

Strategy: The City of Barstow has approved some subdivisions in the past that front on major arterial roadways. This has caused some concern and the City no longer allows this. However, no formal code changes have occurred to address this. In 2014, the City adopted an ordinance establishing design guidelines. This included a statement that single-family residential units should front on local streets, but not primary (major) arterials.

HE-3.4 Ensure higher quality development standards in new mobile home developments as specified in the City's residential district zones, including compatibility with adjacent single-family neighborhoods.

Strategy: State law requires that all residentially zoned properties must allow mobile, or modular homes. However, the state did allow the City to require development standards. In 1989, the City amended its "Special Provisions" ordinance to establish standards for all residential development, including mobile homes. This establishes set-down criteria, as well as minimum width, eave overhang, window and door treatment, and skirting requirements. These requirements apply to all residential developments. In addition, the City recently (2014), adopted a "Design Guideline" ordinance to set additional development standards for all development. The City will continue to enforce these design codes. Mobile home parks are regulated by the State and are exempt from local standards.

HE-3.5 Endeavor to ensure that housing constructed expressly for low and moderate income households not be concentrated in any single area of Barstow.

Strategy: The City has apartment zoned properties in several locations within the City. Although two large-family affordable projects were built near each other on North Yucca Avenue adjacent to the Main Street shopping centers and walk-in clinic, another project is proposed on Montara Road south of the Walmart center. The City does not dictate where low and moderate income households are concentrated. The deciding factor is made by the developer based upon the availability of suitable land (i.e., acreage, services, and infrastructure) and other market-related factors.

HE-3.6 Locate higher density residential development in close proximity to public transportation, services and recreation.

Strategy: The City has not seen higher-density development for several years. In the 1980's and 1990's, the City experienced an upsurge in apartment development, resulting in an excess supply of apartments. The latest apartment developments included two large-family affordable projects (2003 and 2006) and a market-rate apartment complex built in 2007. These projects were located near retail centers, with the last one near a public park.

HE-3.7 Prohibit housing development in areas subject to significant geologic, flooding, blow sand, noise and fire hazards.



Strategy: The most significant geologic hazards are identified as Alquist-Priolo hazard zones. The City has one within the City limits, and one adjacent to the City but within the planning area. These areas are restricted with no development permitted. In addition, areas impacted by flooding are discouraged for residential development, or appropriate measures must be taken such as increasing the pad height above the flood elevation. The areas most susceptible to blow sand have been zoned for industrial development. Noise impacts are minimized. However, there is no adequate method of eliminating the noise from the Burlington Northern/Santa Fe Classification Yard. For the most part, there is sufficient distance to minimize most noise from the yard. However, during certain events there is no mitigation possible.

HE-3.8 Accommodate new residential development that is coordinated with the provision of infrastructure and public services.

Strategy: This policy is, for all practical purposes, implemented by developers as the cost of infrastructure installation is expensive and borne by them. In addition, proximity to public services is a selling point. The City discourages what is termed “leap-frog development” in favor of infill development. In the previous General Plan there were no mechanisms in place to prevent leap-frog development other than the actual cost of extension of infrastructure, which in itself proved to be an effective mechanism for its prevention. The revised plan utilizes the Open Space and Interim Open Space land use designation in an effort to formalize its intent to develop in a compact fashion.

HE-3.9 Encourage the use of energy conservation devices and passive design concepts that make use of the natural climate to increase energy efficiency and reduce housing costs.

Strategy: In addition to following state energy guidelines and the aforementioned new local design ordinance, the City recently adopted an ordinance regarding alternative energy. This allows the installation of roof-mounted solar systems, and ground mounted solar systems (subject to certain criteria) via administrative approval of a building permit. In addition, the City has a water efficiency ordinance that limits the amount of lawn area while regulating summertime watering times (avoiding the hottest times of the day where evaporation is highest).

#### **Goal HE-4: Special Housing Needs**

---

**Promote Equal Opportunity for All Residents in the Housing of Their Choice.**

---

The City of Barstow shall continue to address the needs of residents with special housing needs.

## **Policies**

HE 4.1 Work with developers to encourage the provision of housing for seniors.

Strategy: Continue to offer city-owned property at reasonable prices to developers interested in providing senior housing. In December 2016, the City entered into an Exclusive Negotiating Agreement to provide nearly 60 affordable senior housing units and approximately 40 market-rate senior housing units. The City continues to work with the potential developer.

HE 4.2 Continue to assist non-profit organizations in modifying their approaches to homeless assistance from service provision to transitional housing.

Strategy: In 2014 the City allocated over \$ 150,000 from its Community Development Block Grant program to assist New Hope Village in purchasing and renovating a 10-unit apartment building for use as transitional housing. This purchase and renovation was completed and New Hope Village is operating at 100 percent occupancy. Additionally, New Hope Too! provides housing permanent supportive housing through two units leased from the City for \$1.00 a year. Increasing movement of persons with development disabilities out of institutions requires new models of permanent supportive housing. Barstow is also exploring additional models for homeownership.

## **4. Housing Programs**

The housing element vision, goals, and policies are achieved through the implementation of housing programs. These programs are consistent with the general plan, City vision and mission, and state and federal mandates. The housing program section is organized into four goal areas – housing and growth needs, conserve and improve existing housing, preserve and enhance neighborhoods, and special housing needs.

### **Quantitative Objectives**

To maintain consistency among planning efforts and address state law, quantified objectives for all housing programs are provided, where possible. Quantified objectives can refer to the number of households served, housing units built or preserved, or other units of service planned for from 2014-2021. The quantitative objectives are based on current funding known today. As indicated elsewhere in the Housing Document, the dissolution of the Redevelopment Agency by the state has severely impacted the City's and county's ability to provide funding sources for the continuation of past programs. Should the funding change, the achievable objectives would change as well. The City is considering funding such as the Section 236

funding available through HUD for the preservation of at-risk units. Table HE-1 provides a summary of quantified objectives from these programs.

**Table HE-1: Quantified Housing Objectives**

Program Area*	Income Category				
	0-30 % of MFI	31-50 % of MFI	51-80% of MFI	81-120 % of MFI	>120 % of MFI
Housing Construction <sup>1</sup>	94	94	138	154	363
Housing Rehabilitation <sup>2</sup>	10 <sup>3</sup>	8 <sup>3</sup>	5 <sup>3</sup>	0	0
Preservation and Conserved <sup>2</sup>	40 <sup>3</sup>	35 <sup>3</sup>			
Rental Housing Assistance <sup>4</sup>	8	55	9	0	0
<b>Total</b>	152	192	152	154	363

Source: *SCAG Regional Housing Needs Assessment, City of Barstow, 2014, Global Premier Development*

- \* All quantitative objectives are subject to funding availability; MFI is median family income.
- <sup>1</sup> Refers to the 2014-2021 regional housing needs assessment and is consistent with projected housing growth.
- <sup>2</sup> Funding is no longer available. Upon securing funding, housing rehabilitation, preservation and homeownership assistance may occur.
- <sup>3</sup> Figures are estimates and are dependent upon securing available funding available through HUD (Section 236 Preservation, etc.), HOME and similar programs available.
- <sup>4</sup> Refers to the proposed Calico Apartments project that may receive assistance as part of TCAC.

With the exception of the very low-income group, the estimated housing needs of all other Barstow residents can be met through market-rate housing in light of the city’s low overall home prices and rents. The City of Barstow will implement numerous initiatives to achieve the goals, policies, and objectives in the 2014-2021 Housing Element. The programs are organized with individual activities, specific objectives, time frames for completion, funding sources, and agencies responsible for implementation. The following describes these housing initiatives and programs in detail.

**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.

<b>Target Population:</b>	Citywide
<b>Time Frame:</b>	Ongoing
<b>Responsibility:</b>	Interdepartmental
<b>Funding Source(s):</b>	General Funds

**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

**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 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

**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  
**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.

*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.*

---

**Implementation:**

**2014-2021 Objectives:**

- Implement design guidelines to ensure maintenance of Barstow’s architectural character and quality of the built environment.

<b>Target Population:</b>	Citywide
<b>Time Frame:</b>	Ongoing
<b>Responsibility:</b>	Planning and Economic Development
<b>Funding Source(s):</b>	General Funds

**Program #6: Housing Sites**

For the population, Barstow has a lot of area. As such, the City’s population density is only about 589<sup>1</sup> people per square mile, a slight increase since 2015. Although higher than the state average of about 251.3<sup>2</sup> 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 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.

---

<sup>1</sup> Reference: Profile of the City of Barstow, Southern California Association of Governments (SCAG)/Nielsen Co. (2017)

<sup>2</sup> World Population Review (<http://worldpopulationreview.com/states/california-population/>) (2017)

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.

<b>Target Population:</b>	Citywide
<b>Time Frame:</b>	2015-2020 General Plan (adopted)
<b>Responsibility:</b>	Planning and Economic Development
<b>Funding Source(s):</b>	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.

<b>Target Population:</b>	Citywide
<b>Time Frame:</b>	General Plan and zoning amendment adopted in 2015
<b>Responsibility:</b>	Planning and Economic Development
<b>Funding Source(s):</b>	General Funds

**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 (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  
**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 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 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.

<b>Target Population:</b>	Citywide
<b>Time Frame:</b>	Ongoing
<b>Responsibility:</b>	Building, Planning and Economic Development, Engineering
<b>Funding Source(s):</b>	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 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:** City-wide, all residential zones, all economic groups

**Time Frame:** Adopted July 2015, amended May 2017

**Responsible Agency:** Planning and Economic Development

**Funding Source:** 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.

- **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:** City-wide, 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  
**Responsible Agency:** Planning and Economic Development  
**Funding Source:** CDGB, General Funds, Grants

**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

### **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 unit<sup>1</sup>, 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) 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<sup>1</sup> may turn market rate by 2058, and a second eighty-unit project<sup>1</sup> 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 listed under Section 8 on [www.gosection8.com](http://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:

1 *Apartments listed are 81 units each including manager’s unit.*

---

**Implementation:**

**2014-2021 Objectives:**

- Continue to expand partnership and funding opportunities to leverage resources for housing programs.

<b>Target Population:</b>	Citywide
<b>Time Frame:</b>	Ongoing
<b>Responsibility:</b>	Economic Development
<b>Funding Source(s):</b>	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 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.

<b>Target Population:</b>	Citywide
<b>Time Frame:</b>	Ongoing
<b>Responsibility:</b>	Building, Planning and Economic Development
<b>Funding Source(s):</b>	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 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.

<b>Target Population:</b>	Citywide
<b>Time Frame:</b>	Ongoing
<b>Responsibility:</b>	Interdepartmental
<b>Funding Source(s):</b>	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 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.
- 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 review of the housing element ensures that housing programs remain relevant through 2021.

---

**Implementation:****2014-2021 Objectives:**

- On annual basis, monitor the progress in meeting the objectives set forth in the housing element and prepare annual reports as required.
- Conduct ongoing educational efforts to engage and inform the public, decision makers, and stakeholders about housing issues.
- At the midpoint of the 2014-2021 housing element period (2017), review select programs and activities to fine tune and adjust as deemed necessary.

<b>Target Population:</b>	Citywide, All economic groups
<b>Time Frame:</b>	Annual and 2017 for mid-cycle review (2017 Revision)
<b>Responsibility:</b>	Planning and Economic Development
<b>Funding Source(s):</b>	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 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

**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.

- **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

**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:** CDBG

**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

**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.
- 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

**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, 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

