

B. CONSTRAINT ANALYSIS

Appendix B contains an analysis of potential market, governmental, and environmental constraints to the production, maintenance, and improvement of housing for persons of all income levels, including persons with disabilities.

Introduction

Decent, suitable, and affordable housing is an important goal in Barstow. Barstow has a variety of housing needs due to changing demographics, rising housing costs, socioeconomic conditions, and various other factors. The City and its civic leaders recognize the challenge of providing sufficient housing opportunities and take great care to address them. Nonetheless, the City's success in achieving its housing goals is limited by certain constraints.

Market factors, including land costs, affect the cost of housing construction. Government regulations, although designed to maintain quality of life, can also increase housing construction costs. Beyond normal market and government factors, the City's success in addressing its housing needs is also constrained by many factors well beyond its control, such as the economic climate, lending industry, and foreclosures.

To that end, California law requires a housing element to identify and analyze potential and actual governmental and nongovernmental constraints to the maintenance, improvement, and development of housing (Section 65583[a][4][5]). This section analyzes three potential constraints:

- **Market Factors.** The demand for housing; development costs, fees, and taxes charged for housing projects; availability of financing; the price of land; and other factors that increase the cost of housing reinvestment.
- **Government Regulations.** Land use regulations, building codes, site improvements, fees and other exactions, local processing and permit procedures, and other regulations that raise the cost of development.
- **Environmental Factors.** The adequacy of infrastructure, water, air quality, and public services to support new residential developments, and other environmental considerations that affect housing investment.

State law requires the housing element to demonstrate efforts to remove governmental constraints to meet the RHNA and address the need for housing for persons with disabilities (Section 65584[a][4]). If constraints preclude achievement of housing goals, state law requires jurisdictions to address and, where appropriate and legally possible, remove governmental

constraints to the maintenance, improvement, and development of housing for persons of all incomes, including persons with disabilities.

1. Market Constraints

Barstow, like many communities, has seen a dramatic decline in the number of new housing units built. This decline in housing construction is due to a convergence of factors – including tighter lending policies, declining home values, foreclosures, and cost of materials. This section analyzes the impact of these “market” factors on the development of housing in Barstow.

- **Development Costs**

Development costs include the whole range of costs incurred in the construction, maintenance and improvement of housing. These include construction costs, which include labor costs, and the cost of residential land. The cost and availability of financing are also included, since they affect the construction industry and the financial feasibility of building new residential projects. The availability and cost of financing also affect the ability of homeowners to secure a loan to purchase or improve a home.

Construction Costs

Construction costs are largely a function of building materials and labor costs. Labor costs can significantly increase construction costs, depending on whether union or non-union labor is used. For affordable projects funded by the City, state law requires the payment of prevailing wages, increasing labor costs 20% to 30% in southern California. However, to mitigate the impact of increasing labor costs on affordable housing, state law exempts certain projects from paying prevailing wages – projects using low-income housing tax credits and tax-exempt bonds where no other subsidy is used. Unfortunately, the City depends solely on private development to meet these demands because, as a small city, funding of residential development by the City is non-existent, and the City no longer has access to Redevelopment monies that could be used for such projects. It is possible, however, that senior housing projects currently under discussion could make use of low-income subsidy programs.

Construction costs also vary widely depending on the type of construction and parking requirements. For instance, wood-frame Type 5 construction over concrete parking is substantially less expensive than steel-frame construction exceeding five stories over subterranean parking. Direct construction costs can average \$220 to \$300 per square foot for these projects. These costs may vary some by jurisdiction, but nonetheless are fairly standard and not conducive for Barstow.

An appropriate modification in amenities and quality of building materials used in residential products can result in lower development costs. Another factor related to construction costs is the number of units built at one time. As the project size increases, builders are able to take advantage of economies of scale and build projects at a lower per unit cost compared to smaller projects. Unfortunately, the largest local residential project in 2013-2014 could only build to suit demand, and was limited, therefore, to 6 to 12 houses at a time, thereby precluding cost advantages associated with economies of scale.

As Barstow is not adjacent to another city, one of the problems with residential development costs is that production is limited to a few local small builders. Only during the housing boom of 2006 did Barstow see large-company builders proposing projects. These builders have not expressed interest in projects in Barstow, in part because the City's low rate of population growth leads to low levels of demand is not high enough. The lack of competition may be another factor keeping prices higher. An estimate of the construction costs (not including land) is included in Table B-1 on page HE-B-7.

Land Costs

Although not as much of a problem of late, the cost of land for residential development can represent a significant market constraint to the production of new housing in Barstow. Barstow has a significant amount of available land for residential development. Typically, land costs are lower than nearby cities. However, during the housing bubble from 2000- 2006, land prices significantly increased. Many landowners have yet to adjust their asking prices in accordance with the new financial realities, keeping acquisition costs beyond the range within which homes can be profitably built.

The market as of January 2015 reflects that vacant land prices for single-family residential range from a low of \$4,000 per acre to nearly \$100,000 per acre (ref.: www.loopnet.com and www.realtor.com). This range is due to availability of utilities and other infrastructure, as well as other factors. For instance, the highest price land noted here includes a recorded eight-lot subdivision with curbs, gutters, sidewalk and pavement already installed, with utilities at the lot, establishing an average price of \$12,500 for each lot.

Multiple family residential land values are even more difficult to ascertain. Because no vacant land for multiple family residential has sold recently, or is currently for sale, price estimates were gained from existing apartments on the market, and their assessed land value from the latest tax roll (January 2014). These land values range from \$14,300 per acre to \$85,400 per acre.

Financial Feasibility

Given the availability and land prices in the City of Barstow, densities of approximately 15 units per acre encourage the development of housing affordable to lower income households. This assumption is further supported by actual sales and for land listed for sale. Recently, January 2015, a 1/3 acre zoned multifamily was listed at \$20,000.00, with converts to \$60,000.00 per acre. Barstow has a history of very low land costs. Since 2003 two multifamily developments have been built at an average of approximately 11 units per acre. The availability of land, sizeable parcels (e.g. an acre or more) and subsequent economies of scale and construction costs for Suncrest Apartments and Riverview Apartments are contributing factors to the cost effectiveness of 15 units per acre. This cost effectiveness, in simple terms can be expressed in terms of land costs per unit at various densities.

For example, the following table uses an average land price of \$60,000 per acre. Based on a typical total development cost of approximately \$237,000 per unit¹, the table shows a significant difference between lower densities (e.g., 11 units per acre) and higher densities such as 20 units per acre. Specifically, land costs per unit at 11 units per acre are \$5,454.54 per unit and represent only 2.3 percent of total development costs. By representing less than 3 percent of total development costs, a density of 11 units per acre encourages the cost effectiveness of housing affordable to lower income households.

Units per Acre	Land Costs per Unit	Percent of Total Development Costs
11 units per acre	\$5,454.54	2.3%
15 units per acre	\$4,000.00	1.69%
20 units per acre	\$3,000.00	1.27%
Assumptions: Average land price of \$60,000 per acre and total development costs of \$237,000 per unit ¹ .		

Note:

1 The figure of \$237,000 per unit is based upon the 2014 California Affordable Housing Cost Study for the average cost per unit by TCAC Region, Inland Empire Region (includes the Imperial, Riverside and San Bernardino areas). The California Housing Cost Study has not yet been updated. However, an article from The Press Enterprise, dated February 12, 2017 (*Are Inland Residents Locked Out of the Housing Market?*) suggested that the Inland Empire Region per unit cost is \$299,000.

Historically the City of Barstow has been successful in the development of affordable housing, particularly very low and low-income housing within its existing zoning designations which currently limit density to a maximum of 20 dwelling units per acre in the Medium Density Residential district. The City recognizes that in rezoning land to allow for higher densities there is even greater potential for the development of affordable housing, and has done so as part of the 2015-2020 General Plan Update and Comprehensive Zoning Ordinance Amendment. Table

C-3 on page HE-C-33 Recent projects built in Barstow reflect that even without increasing the density of the current designations, historically very-low and low-income units have been produced.

Access to Financing

Changes in construction lending practices have also had a significant impact on the financial feasibility of building new housing. In past decades, housing developers could receive construction loans for 100% or more of a project's estimated future value. After the boom period of the early to mid-2000s and ensuing plummet in the housing market, financial institutions tightened regulations for approving construction. Loan underwriting has grown more conservative, with maximum leveraging topping out at 75%.

Lenders dramatically increased the amount of equity contribution needed to secure a loan, up from 10% to nearly 30%. Although there is no hard threshold for how much up-front cash equity is too much before a project would be deemed infeasible (or at least unattractive compared to other investment opportunities), the higher the proportion of equity required, the less likely a developer will proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the cash flow needed to meet acceptable cash-on-cash returns.

Availability of financing is further complicated with the elimination of the Redevelopment Agency (RDA). The RDA had funds that could have been used towards financing either the development of, purchase of, or preservation of units for affordable housing. With the dissolution of the RDA, there are no funds available through the City. The most likely source of financing would be through private lending institutions. In addition, other financing sources available include those such as Fannie Mae and Freddie Mac, and the California Housing Finance Agency (CalHFA).

- **Housing Revenues**

The economic downturn also impacted the availability of financing for affordable housing, such as Low Income Housing Tax Credit Programs (LIHTC). LIHTCs provide affordable housing developers an allocation of tax credits, which are sold to investors to raise equity for projects. Investors that purchase tax credits are able to reduce their federal tax liability dollar for dollar, so that the purchase of \$1,000 in tax credits reduces tax liability by \$1,000. Because of the tax breaks, a developer can build or acquire projects with less debt, enabling them to make housing more affordable. LIHTC projects collapsed following the market bust in 2006-2007, but have picked up considerably in the past few years.

The City historically has had sporadic residential development. Before the housing boom, few houses were built each year, sometimes no houses were built. This may have been in part due to the proliferation of apartment development in the 1980's where an overabundance of apartments (more than 900 units) were constructed. An additional 367 units were built during the 1990's, and nearly 400 units were constructed from 2000 to 2007 before apartment development ceased (two of the projects are TCAC funded properties). In the early to mid-2000s, the City noticed a considerable interest in residential development. However, before many homes were built, the market crashed. This was good and bad for the City, as the City did not have an excess of vacant homes deteriorating. Even though the prices fell to below 2000 levels, housing prices remained just high enough to impede competitiveness with nearby cities. The financial crisis and the Governor's dissolution of the redevelopment agency has had a significant impact on the development of affordable units and the elimination of blight and maintenance of homes, etc. that the Redevelopment monies could have been used for.

- **Fees, Taxes, And Exactions**

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

Primary fees charged for new residential development include:

- **Planning and Environmental Fees.** The City charges standard fees for planning services, design review, subdivisions, etc. Environmental fees are collected if the City were to prepare, or contract consulting services to review the environmental documents. In most instances, the developer will hire an environmental consultant (as approved by staff) to prepare the appropriate documentation. Any contracting services are billed at-cost to the developer.
- **Development Impact Fees.** Adopted in 2007, these fees mitigate impacts to the City's park and recreation facilities, infrastructure, and public services that are caused by the development. The implementation of the fees was to be phased in, with 33% required the first year, 66% the second year, and 100% the third and subsequent years. However, detached, single-family residential impact fees have remained at the 33% level in an effort to help entice the development of single-family residences. Although the City has kept

development impact fees in check, the Barstow Unified School District recently ended its freeze on assessing impact fees and has re-established residential impact fees at the maximum amount allowable by State law. This action could potentially affect the City's ability to attract residential builders to the community. As an attempt to further encourage single-family residential development, in 2016, both the City and the school district reduced the impact fees by 50% for the first 50 in-fill houses and 50 tract homes, to sunset December 31, 2017. As of this writing, three in-fill residential permits were issued as part of this reduced impact fee. On November 20, 2017, the City Council extended this 50% reduction until the end of 2018.

- **Water and Sewer.** The City charges developers a fixed rate of \$1,500 per unit (2017) for the sewer connection fee. The water is via a franchise agreement with Golden State Water Company and not regulated by the City.

Assessment of Fees

As a means of evaluating the impact that development fees contribute to the cost of constructing housing in Barstow, the City estimated the average fees for an 80-unit apartment project (average of 900 square feet per unit) and a 10 unit, single-family residential development based on an average of 1,500 square feet.

Table B-1: Residential Development Impact Fees in Barstow

Fee Category	Approximate Fees per Housing Unit	
	Apartment	Single-Family Residential
City Service Fees		
Plan Check and Building Fees	\$1,345.77	\$1,782.61
Planning and Environmental	\$0.00	\$0.00
Development Impact Fees		
Development Impact Fee	\$10,041.00	\$4,527.00
Fire Department Impact Fee	\$624.63	\$809.00
Sewer Connection Fee	\$1,500.00	\$1,500.00
Other Agency Fees		
BUSD Impact Fee	\$3,024.00	\$5,040.00
Total Fee	\$16,535.40	\$13,658.61
Per Unit Construction Cost	\$71,160.00	\$109,845.00
Percent of Construction Cost	23%	12%

Source: City of Barstow, 2017

2. Land Use Controls

Barstow implements a variety of regulations that affect land uses and the cost and supply of housing. These include land use controls, building codes and their enforcement, site improvements, fees and exactions, permit procedures, and others. This section discusses these governmental factors and whether they unduly constrain the provision of housing in Barstow.

General Plan Land Use

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. The land use element of the general plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the general plan elements must be internally consistent; and the City’s zoning must be consistent with the general plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the housing element.

Barstow’s comprehensive general plan is the blueprint for the growth and development of the community. It provides for five residential land use designations tailored to different locations and topography in the City. Medium density residential uses are allowed in several commercial locations to support the City’s business sector and provide a diverse use, urban living environment.

Table B-2: Primary Land Use Designations Allowing Housing

General Plan Designation	Zoning District*	Primary Residential Use Allowed
Estate	ER	Single-family residential district typified by single-family detached homes in a rural setting with lots no less than 2.5 acres.
Low-Density	LDR	Single-family residential district typified by single-family detached homes in a rural or ranchette setting with lots no less than 1 acre.
Single-Family	SFR	Single-family residential district typified by single-family detached with a density of no more than 7 units per acre.
Medium-Density	MDR	Multi-family residential district typified by multiple units with a density of no more than 20 units per acre.
Diverse Use/ Human Services	DU/HS	Multi-use districts that allows a mix of residential and commercially oriented uses, with 50% of the lot for commercial use and residential at a density of 16 units per acre.

Source: City of Barstow General Plan, 2015-2020

* *Upon completion of the comprehensive General Plan Amendment, a Zoning Amendment was completed to not only update the zoning map, but the zoning code to ensure compatibility with the General Plan.*

Specific Plan Land Use

The 1997 General Plan used the Specific Plan designation for specific projects, and for areas where the development potential was unknown. As the zoning map was consistent with the general plan (i.e., Specific Plan zone district), this designation created some problems with certain properties that were individually too small to justify such a Plan, and multiple ownerships of properties made it impractical. Unlike the 1997 General Plan, the current comprehensive amendment to the General Plan will not include the Specific Plan as a

designated land use. Rather, it will be treated as more of an overlay district to address certain projects that will have specific needs. In addition, such application may allow the project to exceed the density of the base land use designation.

Barstow currently has three specific plans that allow a residential component. They are as follows:

Table B-3: Barstow’s Specific Plan Areas

Specific Plan Area	Housing Capacity	Description of District
Rimrock Ranch	1,449	Sitting on 564 acres, this project creates a diverse mix of single-family housing from introductory, or “first-time homebuyer” through executive housing and large-lot housing. Open space is included in this project with the possibility of a neighborhood commercial component.
Sun Valley Business Park	20	A 46 acre proposal to create a diversity of uses with a business park in one portion of a property (industrial, commercial and professional) and low-density residential comprising the balance (10 acres), separated by flood control infrastructure as open space.
Spanish Trail	240	A 112 acre proposal to create a diversity of uses primarily oriented towards commercial, but including a 11.5 acre residential component for medium density senior housing.

Source: City of Barstow Adopted Specific Plans

- *The Lenwood Specific Plan was superseded by the zoning ordinance amendment in 2015 and is no longer in effect. There has been no loss of residential as a result of this as the residential component has been retained through the zoning ordinance amendment.*
- *The City also adopted the Historic Route 66 Business Corridor/Downtown Business and Cultural District Specific Plan. However, no specific residential properties were identified as this is more of a design plan. Therefore, the residential units potential are addressed under the zoning and land use of the properties.*

Residential Uses by Zone

California housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage and facilitate the development of various types of housing for all economic segments of the population. This includes the production of housing to meet the needs of different types of households with incomes ranging from low to above moderate. The housing element is the City’s plan for achieving this objective.

As described later, Barstow’s housing vision is one of inclusiveness, and is denoted by offering a broad range of housing types that accommodate people of all backgrounds. This includes standard conventional housing opportunities (e.g., single-family, multi-family, and mixed uses, etc.) and housing opportunities for persons with special needs (e.g., disabled, seniors, homeless, families, etc.) and other groups.

The primary land use designations allowing residential uses are in Table B-4. Following is a description of the various residential land uses.

Table B-4: Permitted Residential Uses by Zone

Type of Unit	Residential Zones				DU/HS
	SFR	ER/LDR		MDR	
Conventional Housing					
Single-Family	P	P		P	P
Multi-Family (including large-family)				P	P
Manufactured Home	P	P		P	P
Diverse Use					P
Affordable Senior	P	P		P	P
Second Units	P	P		P	
Special Housing Needs					
Residential Care, Limited (6 or fewer tenants)	P	P		P	
Residential Care, General (greater than 6 tenants)				P	C
Life-Care Facilities				C	
Boarding House ¹				P	C
Emergency Shelter					p ²
Temp. Homeless Shelter ²					p ²
Transitional House				P	C
SR Occupancy				P	C

Source: City of Barstow Zoning Code, 2014

Notes:

P = Permitted by right, C = Conditional Use Permit required

¹ Defined as a residence wherein three to five rooms are rented to individuals under separate rental agreements. Residents in a boarding house are not considered a family or single housekeeping unit

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

Multi-Family Housing

The zoning code permits multi-family housing by right in the MDR, DU and HS zones. Manufactured housing is permitted in all residential districts. In accordance with the Government Code, the requirements for such housing (e.g., planning, permitting, reviews) are the same as residential units in the same district. Described below, the zoning code also permits additional types of housing.

Diverse Use and Human Services

Barstow's land use framework is designed to focus housing in areas of the community that can best accommodate residential growth and reduce transportation demands. Mixed residential/commercial uses are allowed in the Diverse Use and Human Services districts and three of the specific plan areas. Urban housing and mixed-use standards, described later, are implemented to provide greater flexibility and higher densities.

Senior Housing

Barstow has a significant senior population. To allow for adequate housing opportunities, senior housing is permitted in all residential districts. In recent years the aging of Barstow residents has created a need for additional senior housing for different age groups and abilities. Following the 2015 General Plan Revision, the City completed a comprehensive zoning ordinance amendment to further identify special housing including life-care facilities that provide housing accommodations and varying level of care to seniors. Life-care facilities are currently conditionally permitted in the MDR district.

Second Units

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons on the same parcel as a legal single-family residence. Second units offer several benefits. First, they typically rent for less than apartments of comparable size and can offer affordable rental options for seniors. Second, the primary homeowner receives supplemental income by renting out the unit, which can help many modest income and elderly homeowners remain in or afford their homes. Second units are allowed by right in all single- and multi-family districts subject to the applicable district standards and Chapter 19.10.070 (Accessory Dwelling Units)(formerly Chapter 19.75) of the Barstow Municipal Code.

Assembly Bill (AB) 1866 (effective July 2003) requires local governments to use a ministerial process for second unit applications, subject to reasonable development standards. In 2009, the City amended Chapter 19.10.070 (Accessory Dwelling Units) of the Barstow Municipal Code, allowing the second units through an administrative process rather than a discretionary process. The City amended this ordinance 2017 to address the requirements of AB 2299, signed by the Governor in September of 2016.

While second units can contribute to affordable housing, it is important to also ensure the integrity of Barstow's residential neighborhoods. Concerns regarding parking and traffic, suitability of the structure, availability of existing infrastructure, and maintaining the character and integrity of its single-family residential districts were all factors in developing the ordinance.

Over more than twenty years, the City has only seen two requests for a second dwelling unit filed. Both were approved by a conditional use permit. Since the amendment of Chapter 19.10.070, no requests for second units have been made. Therefore, second units represent a negligible component of Barstow's overall affordable housing strategy. For this reason, the City has included an implementation program in the housing element to reevaluate the parameters of the current ordinance to better facilitate the provision of second units within the context of maintaining neighborhood character.

Housing For People With Disabilities

As described in Appendix A, the City has a sizable population of persons with disabilities that require different housing arrangements. The City permits a broad range of housing for people with disabilities. The following describes generally how such facilities are planned to be permitted by the municipal code within the community.

Residential Care Facilities

The City of Barstow permits two types of community care facilities – Residential Care Limited (serving six or fewer people) and Residential Care General (serving seven or more people). These are state-licensed facilities providing 24-hour nonmedical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. The upcoming zoning code permits Residential Care Limited homes by right in all residential districts and permits Residential Care General in the multi-family residential districts with a conditional use permit.

Currently, there are no known residential care facilities within the city limits (although there may be some Residential Care Limited facilities that are not licensed through the City). The zoning code does not subject Residential Care Limited facilities to a use permit, building standards, or regulation not otherwise required of other residential uses in the same district, and imposes no spacing requirements between such facilities beyond those required by state law.

Boarding Houses/Group Homes

The City's Municipal Code allows boarding houses by right in multi-family zoning districts. Consistent with the State Attorney General's opinion (86 Ops. Cal. Atty. Gen. 30 [2003]), boarding houses are prohibited in single-family residential districts and allowed by right in all multi-family residential districts subject to the City's operational standards. Group homes for the disabled are conditionally permitted in the current zoning ordinance (MDR district).

Group Home for the disabled means any home, residence, facility, or premises that provides temporary, interim, or permanent housing to persons who are disabled in a group setting not licensed by the state of California. As noted above, group homes are subject to a conditional use permit in the MDR district.

Housing For People Who Are Homeless

Barstow recognizes the need for housing for the homeless. The City works closely with the Desert Manna and New Hope Village to provide this housing, providing substantial assistance to each of these two agencies. Given changes in state law and HCD guidance, the City has reviewed these provisions for consistency with state law.

Emergency Shelter

The City defines emergency shelters as those that provide short-term lodging on a first-come, first-served basis for people who must vacate the facility each morning and have no guaranteed lodging for the next night. Pursuant to Senate Bill (SB2), the City must allow by right emergency shelters in a zoning district. The City completed a comprehensive amendment to the Zoning Ordinance (Title 19) after the adoption of the comprehensive General Plan Amendment and the Housing Element. The nature of an emergency shelter is that of multiple families or several individuals that would not be conducive to a single-family unit. Pursuant to the amendment, the City allows emergency shelters by right in the Human Resource zone (HR).

Transitional Housing

Transitional housing is defined as a facility that provides housing for individuals in immediate need of housing in which residents stay longer than overnight. Such housing may include support services (e.g., emergency medical care, employment, housing counseling, etc.). Transitional housing is currently treated as a residential use and permitted by right in multi-family districts. Pursuant to Government Code Section 65583(a)(5), transitional 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. In 2017, the City amended the residential district ordinance to include transitional and supportive housing. Consistent with Government Code Section 65583(a)(5), the code indicates that "...transitional and supportive housing shall be considered as a residential use of the property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone."

Permanent Supportive Housing

Supportive housing refers to permanent, affordable housing linked to on-site or off-site services. Services typically include assistance to help residents transition into stable, more productive lives and may include case management, mental health treatment, and life skills counseling. Barstow allows permanent supportive housing as a residential use. Supportive housing, including housing suitable for individuals living with HIV/AIDS, is also available to homeless people. Pursuant to Government Code Section 65583(a)(5), 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. As noted above under Transitional Housing, the code was amended in 2017 to address Supportive Housing.

Single-Room Occupancy

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

3. Development Standards

Land use policies in the general plan are implemented primarily through the zoning code. The zoning code is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These include lot coverage, density, parking standards, and other applicable requirements.

Development Standards

Barstow's zoning code allows for a range of housing types and densities. Within the MDR districts, single-family homes with private open space are allowed from 1 to 7 lots per acre. The MDR district allows 20 dwelling units to the acre ratio. Two additional zones allow for residential development, HU and DU, both up to 16 dwelling units per acre ratio. The 2015-2020 General Plan Update increased the density from 5 units per acre to a maximum of 7 units per acre density for single-family, and from 15 units per acre up to 20 units per acre for multi-family. Barstow's zoning code was updated shortly after the completion of the general plan update to ensure consistency between the two documents. Table B-5 summarizes the most pertinent development standards in Barstow.

Table B-5: Residential Development Standards

Development Standards ¹	SFR	ER	LDR	MDR	DU/HS
Minimum Lot Area and Minimum Lot Width	4,500 sq. ft. 50 feet	2.5 acres 300 feet	1-2.5 acres	6,000 sq. ft. 60 feet	4,500 sq. ft. See Note ⁴
Maximum Site Coverage	45%	None	None	None ⁵	50%
Maximum Density	1 per lot	1 per lot	1 per lot	20 per acre	16 per acre
Maximum Building or Structure Height	Two Stories	Three Stories	Three Stories	Four Stories	See Note ⁴
Front, Rear, Side Yard Setbacks	10' ² , 5', 5' ³	25', 25', 10'	25', 25', 10'	15', 5', 5'	See Note ⁴
Minimum Unit Size	None	None	None	Per State ⁶	None

Source: City of Barstow Zoning Code, 2017

Notes:

- ¹ Development standards based on most strict zoning classification.
- ² Front yard setback to garage is 24'.
- ³ Aggregate setback total, one side to be a minimum 10'.
- ⁴ Development standards based upon development standards of the zoning district which the use replicates (i.e., SFR, ER, LDR, and MD).
- ⁵ Multi-family development must include outdoor living area for each dwelling unit (Section 19.10.050(B) of the Barstow Municipal Code).
- ⁶ Minimum unit size for the MDR district is regulated by Section R304 of the California Residential Code (2016)

Parking Standards

City parking standards are intended to progressively alleviate or prevent traffic congestion and shortages of curbside parking spaces, ensure that adequate off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and, where applicable, insulate surrounding land uses from adverse impacts. Shown in Table B-6 are the parking requirements for residential and mixed-use developments.

Table B-6: Parking Standards for Residential Uses

Residential Development	Parking Requirements	
	Basic Requirement	Regulatory Concession
Single-Family	2 enclosed (garage) parking	None
Multi-Family	1 per studio unit, 2 per unit for 1+ bedrooms/50% enclosed plus 10% for visitors	Potential use of carports in lieu of garages
Senior Citizen (Deed Restricted)	0.75 per unit/50% garage or carport plus 10% for visitors	Consideration of slight parking reduction.
Boardinghouses	1 per guestroom or per 2 beds	None
Mobile Home Parks	2 covered per unit	None
Accessory Dwelling	1 covered	None at this time. See Program #24 on Page HE-44
Group Care Facilities	1 per 2 beds plus employees	None

Source: City of Barstow Zoning Code, 2015

Barstow's parking space requirements are generally two spaces per unit and match the vehicle ownership patterns and parking needs of residents. The guest parking requirement of one space per 10% of required parking units seem to generally meet or exceed the needs of the associated complexes. Parking space reductions are allowed for multi-family units and senior housing (deed restricted properties, multi-family units). Parking requirements are inclusive of handicap parking. In accordance with state density bonus law, the City will also consider an alternative parking ratio and other parking incentives. Reduction in parking requirements will be among the criteria considered within the Diverse Use and Human Services zoning designations under the revised Zoning Ordinance that followed the adoption of the 2015-20 General Plan.

Building Codes and Enforcement

The City of Barstow has adopted Title 24 of the most current California Code of Regulations, which is substantially based on the new International Building Code (IBC). State law requires that all local jurisdictions adopt the new Code; however, local governments are permitted to make local amendments to the Code that are necessary to address unique local climate, geologic, and/or topographical conditions in their respective community.

Building Codes

To address issues of local concern, the City has adopted the following local amendments to the California Code of Regulations to protect the public health and safety from hazards indigenous to the community.

- **Fire Hazards.** Barstow's location in the dry high desert creates additional concerns regarding fire hazards. To address these concerns, the code has restrictions on the use of wood as exterior wall and roof material in fire hazard areas, requirements for Class A assembly of other materials, and requirement for sprinklers in all new construction.
- **Seismic Hazards.** Barstow's location in a seismically active area necessitates greater structural modifications to protect from earthquake. More restrictive building standards for roof sheathing, diaphragms, footings and foundations, shear walls, and building separation reduce risk of injury and property damage in the event of an earthquake.
- **California Green Standards (CalGreen).** Mixed-use and multi-family projects of four stories or more are required to comply with the CalGreen's Tier I requirements. This requires applicable structures to submit a checklist as part of building plan check documenting attainment of at least the minimum points to achieve Tier I standards.

Code Compliance

The City of Barstow has adopted Chapter 6.28 (Public Nuisances) of the Barstow Municipal Code (BMC) addressing building and construction. Within this chapter, the BMC has several sections regulating the maintenance of properties and structures and remediation of blighted conditions. These local codes are enforced by building and code compliance staff.

The Code Compliance division includes three members who patrol the City in beats. In addition, the City may receive complaints, which will initiate an investigation by the patrolling Code Compliance Officer. Code Compliance has been instrumental in eliminating much of the blight and nuisances across the City.

Subdivision and Site Improvements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. In order to ensure public health and safety, Barstow requires developers to provide on-site and off-site improvements necessary to serve proposed residential projects for projects that require a discretionary entitlement, or when improvements reach certain thresholds.

The City may require developers to fulfill obligations specified in the Subdivision Map Act. Such improvements may include water, sewer, and other utility lines and extensions; street construction to City standards; and traffic controls reasonably related to the project. Barstow regulates the design, installation, and maintenance of improvements needed for new housing. On/off-site improvements include street right-of-way dedication, sidewalks, street lighting, pavement, curbs and gutters, water and sewer mains, and others.

Typical standards requirements include:

- Local streets must have 60' of right of way (ROW) with 40' of roadway. Collector streets must have 60' of ROW and 44' of roadway. Secondary arterials must have 80 feet of ROW and 64' of roadway. Primary arterials must have at least 100' of ROW and at least 84' of roadway.
- Street improvements-including street trees on both sides of the street in accordance with the City's Landscape Guidelines, pavement, curbs, gutters and sidewalk, street lights, signage, and other similar appurtenances.
- Utility lines-including but not limited to electric, communications, street lighting and cable television to serve the subdivision shall be required to be placed underground.

- Water infrastructure-including water mains, sub-mains and services needed for the distribution of water to each lot or parcel, or parcel of land. Construction of all new water and drainage distribution systems related to projects are completed by the developer.
- Parks and recreation-including open space, park and recreational facilities for which dedication of land and/or payment of a fee is required in accordance with the General Plan and fee schedule.

In the vast majority of cases, infrastructure is already in place and in surrounding projects. Sufficient capacity exists within the existing street network. In these cases, most of the City's on- and off-site improvements are provided simply through the payment of a pro-rate share of fees, which have been accounted for under residential development fees mentioned earlier. These subdivision requirements are similar to jurisdictions across southern California and are not deemed to place a unique cost or actual constraints upon the development, improvement, and maintenance of housing.

Energy Conservation

The State of California has taken a progressive role in energy conservation for water resources, renewable energy sources, etc. The City has implemented these measures that the state has implemented. Furthermore, the City has employed the CalGreen Standards to further conserve resources.

California's Energy Efficiency Standards require all new housing to meet minimum energy conservation standards. This requirement can be met in two ways, with either a prescriptive approach or a performance approach. With either option, mandatory components would be installed, such as minimum insulation, heating, ventilation, and air conditioning systems and efficient heating equipment. In addition, all residential projects are subject to meeting the state building codes, which also include energy conservation standards.

Originally, the City of Barstow adopted a Green Building Code to achieve the goals underpinning statewide legislation and the City of Barstow's desire to promote energy efficiency and resource conservation goals. The Green Building Ordinance applied to new multi-family, mixed-use projects and commercial buildings of four stories or more and alterations or construction over 25,000 square feet and municipal buildings of 5,000 square feet or more. Buildings meeting this threshold were required to meet Leadership in Energy and Environmental Design (LEED) standards.

In 2010, Barstow adopted the new California Green Building Standards Code (CalGreen), replacing many provisions of the existing Green Building Code. CalGreen offers statewide

uniformity to many established and emerging local green building ordinances. Barstow's new code is designed to promote sustainable building design and construction that has a low impact on the environment, uses resources efficiently, is healthy for the occupants, and brings economic and social benefits to the community.

The CalGreen Code applies to all projects, residential and non-residential. The City meets or exceeds CalGreen Standards by including additions and alterations of all projects except where exempted in City codes. The City also adopted additional requirements, including: 1) all new and re-roofs of low-slope roofs be "Cool Roof" certified or otherwise appropriately insulated; 2) water-conserving flushing must comply with industry standards or manufacturer's instructions; 3) pre-installation of conduits in all new buildings for future photovoltaic systems. Moreover, mixed use projects and multi-family buildings four or more stories in height must comply with Tier I standards, which are comparable to LEED certification.

Historic Preservation

Although Barstow has several sites that have an undocumented "historic value," most are considered local landmarks and are not on any registry. One that is on the state and federal registry is the Historic Harvey House on North First Avenue. Known as the 'Casa Del Desierto,' this historic building was commissioned by Fred Harvey and served rail passengers and crew via two restaurants and hotel rooms. As identified in the Housing Element Framework, the Harvey House was rebuilt in 1910-1913 after a fire burned the original structure in 1908. However, this is the extent of the historic structures in Barstow. There are no residential historic structures. As the Historic Harvey House is the only historically significant structure, and it is owned by the City, there are no further historic preservation plans in place other than the continued maintenance of the Historic Harvey House.

Affordable Housing Incentives

As the City of Barstow's housing market and rental market is already one of the lowest priced in California, most of the housing is affordable to lower and moderate income housing. In addition, two TCAC housing projects have been built, with one more under consideration, along with more than 200 units available through the Housing Authority of the County of San Bernardino, who also provides about 257 Housing Choice vouchers and 100 Project Based vouchers. In addition, Clifford Beers remodeled an older apartment complex (Lantern Woods Apartments), utilizing vouchers available through HUD. The City does not have any plans at this time to provide any additional incentives other than what is required through state law. The City will track the RHNA numbers as well as the housing market to determine the need, should it arise, to implement certain incentives such as inclusionary housing.

Density Bonus

The availability and cost of land has not caused a need for a density bonus request. The City of Barstow adopted a Density Bonus ordinance pursuant to Section 65915 through 65918 of the California Government Code (SB2). This ordinance was adopted as part of the comprehensive Zoning Ordinance amendment in 2015. It was amended in 2017 to ensure compliance with AB 1934, AB 2442, AB 2501 and AB 2556.

Standards for Urban Housing and Mixed-Use Projects

Barstow's land use framework focuses housing in areas of the community that can best accommodate residential growth and reduce transportation demands. Urban housing and diverse use are a key strategy in Barstow to further its housing, economic, mobility, air quality, and neighborhood stabilization goals in the community. To achieve these ends, the City has adopted development standards for all housing projects. As the standards are new, and the housing market has not yet recovered, it is too early to realize the benefits. Only upon the recovery of the housing market will we see any benefits.

In addition, the City implemented a comprehensive update of the zoning ordinance upon the completion of the 2015-2020 General Plan. This zoning ordinance is consistent with the General Plan, and includes the housing density increases identified in the General Plan Land Use designations.

- **Regulatory Concessions.** The 2015-2020 General Plan allows for densities up to 20 units per acre in the Medium Density Residential land use designation. This is an increase from the 15 units per acre in the 1997 General Plan. Two new classifications replaced an outdated, underutilized land use classification. The Diverse Use and Human Services land uses allow up to 16 residential units per acre, in addition to commercial and services. This will encourage shorter travel, possibly the development of live-work situations, or walkable communities.
- **Affordable Housing Incentives.** The prospect of developing the Diverse Use and Human Services districts will create housing that can potentially be more affordable than apartment buildings for the mere fact that the property owner also has the income of commercial/service units. With the availability of land, developers can build four-stories or more without the cost of underground garages.

The City is willing to work with developers to achieve a proper mixture of housing types, from extremely low to above moderate-income households. Staff continues to work with potential developers to construct senior housing units, including the use of land write-downs. Although

the provision of direct financial assistance is prohibitive at this time with the dissolution of the Redevelopment Agency, the City seeks ways of assisting developers to make projects feasible.

4. Permitting Process

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

Development Review

The City of Barstow has combined Building, Engineering and Planning into a common office area, with a single permitting location. Through this permit area, all three departments are available to the public and each other, ensuring that all permits are available at a “one-stop” permit application center.

Normal Development Review

Multiple departments have a weekly meeting to discuss activities, project review, and any other pertinent reviews and issues. Any department that has an impact on development is typically a part of this weekly meeting. In addition to the individual staff reviews of projects, this meeting is intended to pull all review information together.

Pre-application Plan Review (PPR)

As part of the above meeting, the City has a PPR application for applicants that are considering constructing, remodeling, expanding, or changing a use. At the conclusion of a PRR meeting at the above staff level meetings, the City sets a meeting with the applicants to discuss development requirements. This ensures that the applicant has as much information regarding their project before they submit any construction or land use applications.

Site Plan Review (SPR)

The City recently adopted a Site Plan Review Ordinance in 2017. This is a formal review of projects, that will determine if a project can be approved ministerially, through a public hearing by staff, or by public hearing by the Planning Commission. As part of the above meeting, the City has a SPR application for applicants that are considering constructing, remodeling, expanding, or changing a use. This ensures that the City is knowledgeable of the scope of the project and that the applicant has as much information regarding requirements before they submit any construction or land use applications. This process will eventually replace the Pre-application Plan Review process noted above. While this review was initiated primarily for commercial and industrial projects, it is applicable to all development projects to help inform

the developer/owner of local, state and federal requirements that may be required for a project. This includes but is not limited to ADA requirements, zoning regulations, building code requirements, on-site and off-site parking, health and safety issues, etc.

Preliminary Plan Check

The Planning Department will typically meet with applicants and provide a cursory review of their project before submittal. However, if an SPR is necessary, the preliminary plan check may occur at that time.

Discretionary Permit

Certain development projects may require a conditional use permit and/or a variance, subdivision, etc. Typically, multi-family residences are allowed as a by-right use. However, a project within the Diverse-Use or Human Services district may require a conditional use permit to ensure compatibility with the surrounding development.

Commission Review

Residential projects may require approvals by the Planning Commission, depending on the location, scale, and use proposed. The City staff reviews development applications for compliance with City design guidelines. Design review is completed at the staff level unless directed by the BMC.

Plan Check/Permit Issuance

Once the residential or diverse-use/human services project is approved by staff or, as applicable, the Planning Commission, the project is moved through the plan check stage and permit issuance. This involves verification that the project complies with building, zoning, fire, mechanical, plumbing, electrical, and health codes. The time-frame required to complete plan check varies with the size, complexity, and location of the project. Generally, plan check requires roughly one month to complete, but corrections and second submittals are common and can increase the time required to complete plan check. Second submittals generally take one to two weeks to complete.

For a single-family residence on a legal lot, the process typically requires only plan check, without discretionary review. Plan check review requires about two weeks for the Building Department to either approve the drawings as submitted or to indicate what corrections are required. After changes are made by the applicant, the City's recheck is usually accomplished in one to two weeks. The cumulative time-frame is generally no more than six-to-eight weeks from application submittal to permit issuance, unless the project requires more resubmittals, or there is a delay in the applicant resubmitting corrected plans.

Multi-family project approval depends on the environmental review process and mandated time-frames, and the applicant's qualifications. Typically, multi-family projects can take two weeks for SPR and project plan review, up to eight weeks for plan check, resubmittals would take approximately two weeks (not including time to resubmit by the applicant). Permits can generally be issued in about eight to twelve weeks for multi-family projects. If environmental review is required, additional time is necessary, dependent upon the type of environmental review (i.e., negative declaration or EIR), and if any biological, archaeological, or other studies are necessary with the environmental review.

Variance

A variance is a request for a deviation from the zoning code for a particular development standard because of unusual circumstances associated with a particular site, such as topography, shape, or other characteristic. Some examples of the types of variances requested are for building height and parking. No variances to the land use classifications of the zoning code are allowed. Variances require noticed public hearings with a review by the Planning Commission. A decision to approve or disapprove an application is based on the findings of fact in the zoning code.

Following a public hearing, if required, the review authority may approve a variance application, with or without conditions, only after first finding that:

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

Conditional Use Permit

Conditional use permits (CUP) are required for uses typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated to be compatible with the neighboring properties. The municipal code provides for the review of the configuration, design, location, and potential impacts of the proposed use in order to evaluate the compatibility of the proposed use with surrounding uses and the suitability of the use to the site.

A CUP requires a public hearing and is reviewed by the Planning Commission. Public noticing of the hearing is required to notify all property owners within 300 feet of the project boundary, and is advertised in the local paper. Sometimes the site is also posted. Following a hearing, the Planning Commission may approve, conditionally approve, or disapprove an application for a CUP. The Planning Commission may approve a conditional use permit only after finding that:

- The proposed use is allowed with a conditional use permit in the applicable zoning district and complies with zoning code provisions.
- The location of the proposed use is necessary or desirable for the development of the community and is not detrimental to existing uses or uses specifically permitted in the district classification.
- That the site for the proposed use is adequate in size and shape to accommodate the use and that all of the yards, setbacks, walls, fencing, landscaping and other features required in order to adjust the use to existing uses or possible future uses on adjoining land in the neighborhood be compatible with one another.
- That the use proposed will not affect the existing streets and highways provided conditions proposed are completed prior to the issuance of certificate of occupancy
- That City sewer service shall not be provided to any parcel not meeting the requirements of Section 19.30 (Conditional Uses) of the BMC.

The CUP process has not constrained the production of diverse-use projects in Barstow. The Diverse Use and Human Resources zoning districts generally permit any use proposed within this district (residential through commercial, industrial is not permitted or limited). The City removed the prior Mixed Use designation from the General Plan Land Use Designation and zoning, and implemented the Diverse Use and Human Services designations that will help to encourage a true combination of compatible uses.

Housing For People With Disabilities

In accordance with Section 65008 of the Government Code, this section analyzes potential and actual constraints to the development, improvement, and maintenance of housing serving

people with disabilities in Barstow. Where actual constraints are found, this section describes specific programs that are implemented as part of the 2014-2021 Housing Element to remove government constraints to housing people with disabilities.

Municipal Code Definitions

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

Permitted Land Use

The Barstow Zoning Code designates two types of community care facilities – Residential Care Limited (serving six or fewer people) and Residential Care General (serving seven or more people), as defined earlier. Residential Care Limited homes will be permitted by right, in all residential districts, and Residential Care General facilities will be permitted by right in the multi-family residential districts. The revised zoning code will not subject Residential Care Limited facilities to a use permit, building standard, or regulation not otherwise required of homes in the same district, and imposes no spacing requirements between such facilities beyond state allowance. It will be determined at the time of the zoning code update whether Residential Care Limited will be permitted anywhere else other than the multi-family residential districts.

Building Codes, Development Standards, and Permitting Processes

Barstow has adopted the latest edition of the California Building Code, including all provisions related to facilitating disabled access. Accessibility is required to all covered multi-family dwellings. “Covered multi-family dwellings” are all dwelling units in buildings consisting of three or more privately funded units if such buildings have one or more elevators; and all ground floor dwelling units in other buildings consisting of three or more dwelling units. In covered multi-family dwellings in buildings with elevators, all units are required to be located on an accessible route. For such units, the units must be adaptable, so that the public and common use areas are readily accessible to and usable by a person with a disability, and all doors are designed sufficiently wide to allow passage into and within all premises by persons who use wheelchairs, as required by the Building Code. The City’s building official enforces compliance with these requirements, among others.

Reasonable Accommodations

Reasonable accommodations means the process by which an operator may seek from the City an accommodation in rules, policies, practices, or services when such accommodation may be necessary to afford the disabled equal opportunity to use and enjoy a dwelling. Summarized below in Table B-7, the City has three procedures to implement state and federal fair housing law and to ensure housing opportunities for people with disabilities.

- **Building Codes.** Barstow complies with the standards and processes contained and described in the current California Building Code with respect to housing for people with disabilities. Every three years, the California Building Codes are updated (including processes and codes affecting housing for people with disabilities), and the City adopts these codes to comply with state and federal disability requirements.
- **Land Use Classification.** The Barstow Municipal Code has never differentiated between housing units for people with disabilities and housing for people without disabilities. Regardless, the City adopted a Reasonable Accommodations Ordinance in 2011 to ensure that no discrimination or differentiation between housing would occur.
- **Zoning Standards.** Modifications to zoning standards are granted in a manner identical to the application, notice, and hearing requirements for any public hearing. The hearing officer may approve a modification with consideration for only findings specific to a reasonable accommodation: 1) the request is by or on behalf of an individual; 2) the request is necessary by state or federal laws to avoid discrimination; 3) The request will not impose an undue financial or administrative burden on the City; 4) the request will not result in a fundamental alteration in the nature of the City's zoning program; and 5) the modification will not result in a direct threat to the health or safety of other individuals or cause substantial physical damage to the property of others.

Table B-7: Reasonable Accommodation Process

	Building Standard Modificaiton	Land Use Classification	Zoning Standard Modification
Types of request	Application of building code to new housing	Appeal of determination of land use classification	All standards, except gross floor area, lot coverage, density
Process	California Building Code	Request for appeal of Zoning Code Interpretation	Modification for people with disabilities
Decision Maker	Building Official	Planning Commission	Hearing Officer
Public Hearing	No public hearing; not publicly noticed	Publicly-noticed meeting, depending on type of application, may be public hearing	Publicly-noticed hearing
Findings of approval	California Building Code	Findings as appropriate for type of application, letter of approval or determination	Findings related to the existence of a disability
Appeal Authority	California Building Code	City Council	Planning Commission

City of Barstow, 2011

Efforts to Overcome Constraints

The preceding sections of this appendix have provided evidence of the City's efforts to overcome governmental constraints to housing development in Barstow. As a result of these efforts, neither governmental nor environmental constraints pose significant limitations to the production, maintenance and improvement in housing. The primary remaining constraint is market-based; housing developers as well as the financial institutions need to be convinced that a viable potential market for new housing exists in Barstow. The City continues to make efforts to address this constraint, including increasing allowable densities, improving infrastructure to reduce the costs of housing development, making city-owned land available to potential developers and encouraging mixed residential/commercial development through establishment of the Diverse Use and Human Services land use designations. Although housing development in the community remains stagnant, there is optimism that these efforts, combined with an ongoing national and regional economic upturn, will have the effect of increasing the availability of housing in Barstow for all income groups.