

MAR 30 2011

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Bakersfield

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Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables were submitted to HCD via Federal Express at the address listed below:

Department of Housing and Community Development

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Division of Housing Policy
1800 3rd Street
Sacramento, CA 94252
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-and-

via regular mail to the Governor's Office of Planning and Research at the address listed below:

Governor's Office of Planning and Research

P.O. Box 3044
Sacramento, CA 95812-3044

SUBMITTED: 3/29/11

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Bakerfield
Reporting Period 1/1/2010 to 1/31/2010

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes			5 Total Units per Project	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income				
BSV, 711 Lake St	5+	R		37					Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
Nina Place, 1816 Lotus Ln	5+	R	64		64	RDA, HUD			
Santa Fe, 701 Union	5+	R	56		56	TCAC, HUD, RTDA			
Haven, 68 E White Ln	5+	R	24		24	HUD			
City Place, 1401 "S" St	5+	R	49	20	69	TCAC, RDA			
Creekview, 1300 "R" Street	5+	O			14	HUD, RDA			
(9) Total of Moderate and Above Moderate from Table A3			41	730	771				
(10) Total by income Table A/A3			193	57	43	742			
(11) Total Extremely Low-Income Units*									

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		14		99	HUD - National Stabilization Program 1
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units		13	15	28	Neighborhood Stabilization Program - 11 VL, 13 Low Parkview Cottages - 2 VL, 2 Low
(5) Total Units by Income	0	27	15	127	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	41					41	
No. of Units Permitted for Above Moderate	730					730	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.															
Income Level	RHNA Allocation by Income Level	Year 2008	Year 2009	Year 2010	Year 4	Year 5	Year 8	Year 9	Total Units Issued to Date (all years)	Total Remaining RHNA by Income Level					
		1	2	3											
Very Low	Deed	140	14	193					347	6,240					
	Restricted Non-dead	19	20	0					39						
	restricted														
Low	Deed	0	83	37					120	4,358					
	Restricted Non-dead	0	2	20					22						
	restricted														
Moderate	Deed	37	34	8					79	4,677					
	Restricted Non-dead	92	69	43					204						
	restricted														
Above Moderate	11,166	1,201	1,015	754					2,970	8,196					
Total RHNA by COG: Enter allocation number:		27,252													
Total Units		1,489	1,237	1,055					3,781	23,471					
Remaining Need for RHNA Period															

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
 Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
CA HCD	Seek eligible programs/activities for affordable housing	5 yrs.	On-going
Housing Authority of the County of Kern	Assist with demands for public housing	Annual	On-going
Development Sites for Affordable Housing	Use GIS, planning, density bonuses, fee reductions, and amend zoning	Annual	On-going
Fair Housing	Provide housing to reduce homelessness	Annual	On-going
Enhance and Encourage Coordinated Housing Programs	With federal, state, regional and local governmental agencies	Annual	On-going
HUD Entitlement Programs	Seek eligible programs/activities for affordable housing	5 yrs.	On-going
Technical Assistance	Assist with entitlements, site identification, fee reductions, density bonuses	5 yrs.	On-going
Affordable In-fill Housing	Purse projects targeted for extremely low, very low and low	Annually	On-going
ADDI Funds	Assist First Time Homebuyers w/Down Payment Assistance	On-going	On-going
Emergency Shelter Grants for Special Needs	Work with homeless providers	Annually	On-going
Amend Zoning Ordinance with SB2	Permit Emergency Shelters w/o a CUP	2009, 2010	Done
SRO Development	Expedite permits, incentives, and modify development standards	On-going	On-going
Continuum of Care Board	Economic Development Dept. allocates staff	On-going	On-going

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Housing Set-aside Funds for Senior Housing	Provide housing to reduce homelessness	On-going	On-going
Compliance with SB 520	Regularly Monitored by the Planning Dept.	31/1/2010	On-going
Density Bonus Ordinance	Low-moderate income units	On-going	On-going
Publish Housing Element, Annual Action Plan, Redevelopment plans	Public Awareness	On-going	On-going
Adequate Infrastructure	Water and sewer providers	6/30/13	On-going
Neighborhood Preservation	Preserve existing neighborhoods	On-going	On-going
Code Enforcement	Enforce regulations regarding abandoned vehicles, outdoor storage, and substandard	On-going	On-going
Supportive Housing for Persons of Disabilities	Continue to provide programs for persons w/ disabilities	On-going	On-going
Fee Deferrals, Reductions, Fast-tracking	Low-moderate income units	On-going	On-Going
Rebate 25%of traffic Impact Fees to developers of low/mod housing	Increase market investment	On-going	On-going
Residential Rehabilitation	Maintain and preserve existing housing stock	Annually	Annually
HUD - National Stabilization Program 1 & 3	Foreclosure assistance and down payment assistance	Annually	Annually
Lead based Paint Hazards	Reduce lead based paint hazards	Annually	Annually
Preserve At Risk Housing	Work with housing nonprofits	Annually	Annually
Monitor Affordable Housing	Provide technical Assistance	Annually	Annually
Jobs/housing Balance	Encourage job development through economic incentives	Annually	Annually
Home Access Grant - HOME, CDBG	Provide to persons w/ disabilities	On-going	On-going