



2015 - 2023

HOUSING ELEMENT



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Certified:

Community Development Department

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CITY OF BAKERSFIELD

HOUSING ELEMENT

OF THE

METROPOLITAN BAKERSFIELD GENERAL PLAN

2015 – 2023

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SECTION 1.0 INTRODUCTION TO THE HOUSING ELEMENT

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. It is one of the seven elements required by the State of California to be included in the General Plan. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the housing element and encourages the provision of affordable and decent housing in all communities to meet State-wide goals. Specifically, Section 65580 states the element shall consist of "... *an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.*"

The element must also contain an eight-year housing plan with quantified objectives for the implementation of the goals and policies of the Housing Element. The contents of the element must also be consistent with the other elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Bakersfield. As the population of the State continues to grow and resources and land more scarce, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. Local agencies must also be in line with the State's planning priorities of promoting infill development and equity, protecting environmental and agricultural resources, and encouragement of efficient development patterns.

The 2015-2023 Housing Element was created in compliance with State General Plan law pertaining to Housing Elements. The City of Bakersfield received a letter indicating substantial compliance from the California Department of Housing and Community Development (HCD) on _____.

1.1 PURPOSE

The State of California has declared that "*The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order*" (Government Code Section 65580). In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, social and community goals within the General Plan.

The State's housing goals are met by an assignment of board allocations of housing unit goals to regional government councils, which in turn allocate the housing unit goals to counties and cities. The document that allocates housing unit goals is referred to as the "Regional Housing Needs Assessment" (RHNA's). In Kern County, the regional government council responsible for the preparation of the RHNA is Kern Council of Governments (Kern COG).

The current Housing Element planning period for this cycle is December 31, 2015 to December 31, 2023. HCD determined Kern COG’s regional housing need to be 67,675 for the 11-year projection period (January 1, 2013 – December 31, 2023).

The last projection period for the 2008-2013 Housing Element Update was January 1, 2006 to June 30, 2013.

Table 1, below, uses data from annual Housing Element reports, US Census estimates, and local Building Permit records to show the number of housing units constructed during the 2008-2013 Housing Element projection period. Table 1 demonstrates that the City of Bakersfield constructed 15,311 new housing units during the 2008-2013 Housing Element projection period; 56% of its RHNA goal. When combined with the high level of housing units constructed during the 2000 - 2007 planning period, Bakersfield achieved 101% of its RHNA. It is also noted that, in the 2000-2007 planning period, Bakersfield met 190% of its RHNA.

Table 1: RHNA Achievement Levels for Kern COG by City

	RHNA Goal	New Housing	Level of Achievement	Achievement with 2000-07 New Housing
Arvin	532	437	82%	130%
Bakersfield	27,252	15,311	56%	101%
California City	407	796	196%	134%
Delano	1,817	437	24%	60%
Maricopa	16	4	25%	16%
McFarland	775	286	37%	76%
Ridgecrest	379	439	116%	160%
Shafter	502	457	91%	84%
Taft	62	2	3%	34%
Tehachapi	454	321	71%	104%
Wasco	858	625	73%	108%
Unincorporated	8,586	4,837	56%	65%
Source: RHNA, annual HE reports, US Census estimates, Building permit records, CA DOF				

Further, State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends
- An analysis of the City’s fair share of the regional housing needs
- An analysis of households characteristics
- An inventory of suitable land for residential development
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing
- An analysis of special housing needs
- An analysis of opportunities for energy conservation

- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and programs which promote preservation, improvement and development of diverse types and costs of housing throughout Bakersfield.

1.2 ORGANIZATION

After the review of the previous Housing Element is discussed below in Section 1.5, Bakersfield’s Housing Element is organized into three primary sections:

Summary of Existing Conditions: This section includes an inventory of existing housing stock and resources, housing cost and affordability, at-risk units/assisted housing, special housing needs, maintenance of neighborhood quality, suitable lands, and a section discussing constraints, efforts and opportunities.

Housing Needs, Issues/Trends: This section includes a discussion of State issues and policies, regional housing policies, and examines Bakersfield’s housing needs and issues such as safety, discrimination, homelessness, and inadequate housing.

Housing Program: This section identifies housing goals, policies and creates programs that will identify funding and schedules for implementation that will maintain, improve, and enhance opportunities for development of all types of housing needs. In addition, a table of quantified objectives is provided.

1.3 RELATIONSHIP TO OTHER ELEMENTS

State Law requires that “...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies....” The purpose of requiring internal consistency is to avoid policy conflict and provide clear policy guidance for the future maintenance, improvement and development of housing within the City. This Housing Element is part of the comprehensive *Metropolitan Bakersfield General Plan*. All elements of the General Plan have been reviewed for consistency and the Housing Element was completed considering General Plan goals and policies.

Metropolitan Bakersfield General Plan policies consistent with Housing Element policies and programs include the following:

- Allow for the development of a variety of residential types and densities.
- Retain existing residential neighborhoods as designated on the Land Use Plan, and allow for the infill of residential land uses which are compatible with the scale and character of the surrounding neighborhood.
- Provide the opportunity for the development of residential units in areas designated for commercial use provided that conflicts between the two can be adequately mitigated.

- Permit the conversion of existing single family neighborhoods to higher densities in those areas in which (1) there are physical and economic conditions which warrant the replacement of existing units, (2) the uses are contiguous with other higher density uses, and (3) adequate infrastructure services are available and/or provided for by developers.
- Accommodate high and high-medium density residential adjacent to existing and planned commercial, multi-family and principal transportation corridors.
- Allow new multiple family residential infill at densities less than the minimum on lots ¼ acres or less where the surrounding area is substantially developed with urban uses, and the project incorporates architectural design elements, open space, landscaping, and setbacks similar with the existing neighborhood character.
- Preserve existing significant sound residential neighborhoods, commercial districts, and industrial areas.
- Provide incentives to upgrade deteriorated residential, commercial and industrial uses when the property owner or resident cannot afford improvements.

1.4 PUBLIC PARTICIPATION

Public participation for the 2015-2023 Housing Element included public workshops and local outreach, neighborhood events, website and online survey and public hearings. The City of Bakersfield has made diligent efforts to solicit public participation that includes all economic segments of the community, including residents, realtors, builders, stakeholders, non-profits, and/or their representatives in the development and implementation of the Housing Element. All comments received during the various efforts to engage the community, were incorporated into the housing element and helped the City define problems and create solutions, as well as identify housing strategies, challenges and opportunities.

The public participation process has included the City's Five-Year Consolidated Plan and related Citizen Participation Plan processes which provides all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of Bakersfield's HUD programs. All HUD programs are included within Housing Element programs. The Consolidated Plan is a five-year plan required by HUD that outlines how the City intends to meet identified local housing and community development needs. The citizen participation process included a series of well-publicized annual community/neighborhood meetings and public hearings. The City also hosted a series of stakeholder focus groups, and conducted a web-based community needs assessment survey.

The Kern Council of Governments (Kern COG) conducts an annual Quality of Life survey of residents of Kern County that asks residents about their housing preferences along with other issues. The survey is conducted county-wide but 80 percent of survey respondents are in the Central Valley, of which Bakersfield makes up the majority. According to the survey conducted in April of 2014, nearly 50% of residents considered the issues of revitalizing older neighborhoods and business districts and creating more affordable housing "Extremely important" according to the rating on the survey form and residents in the Central Valley Region tended to place higher importance on these issues than the residents of the other regions.

Residents were asked to rate the importance of the use of compact, efficient development where appropriate and providing a variety of housing choices achieved an “Extremely Important” rating from nearly 30% of the residents and again Central Valley residents gave higher importance scores than residents from the other regions. Housing option preferences were examined in terms of length of residency in Kern County, home ownership, ethnicity, the number of children under 18 living in the household and annual household income.

The City posted Housing Element information and announcements about workshops and events on its website, in local print media in both English and Spanish and through social media outlets Facebook and Twitter. On the City’s Housing Element Update webpage, the City placed an online survey and provided a City contact where housing concerns could be sent (See Appendix B for survey and other public outreach materials).

Public Workshops & Community Outreach

On May 21st the Community Development Department set up a table at a community event at its Central Park. At the event City staff asked passersby for their concerns and needs for housing they believe the City of Bakersfield needed to focus their policies and housing programs on. The type of feedback received, as well as pictures from the event can be found in Appendix B.

On March 24, 2015, the City of Bakersfield held a public workshop to describe the Housing Element Update process and to gain additional input from the community on housing needs. Notices were sent out to housing stakeholders and non-profits throughout the City and Kern County. The notice was also posted in the newspaper in English and in Spanish, on the City’s KGOV local television channel, on the City’s Housing Element Update webpage and the City’s Facebook and Twitter accounts. A Spanish interpreter was available at the workshop. See Appendix B for a copy of the notice and other workshop materials.

On June 4, 2015 the City of Bakersfield held a second public workshop that was also in front of the Planning Commission. Public and Commission comments received from both workshops are listed in Appendix B.

Public Review of Draft Housing Element

In addition, a public review draft, dated August 18, 2015, was prepared and made available to the community for a 30-day review period. Notice was sent to agencies, service providers, stakeholders, non-profits and individuals; notice was also placed in the newspaper in English and Spanish. The Draft Housing Element was also posted on the City’s website. See Appendix B for a list of those who received notice of availability of the draft document. The City conducted a public hearing on the Draft Housing Element on November 5, 2015. A summary of the meeting minutes, a Planning Commission resolution and the meeting agenda is included in Appendix B. All public comments received during the 30-day public review period have been incorporated and are also found in Appendix B.

The City will continue to engage the public and stakeholders in the implementation of the housing element by providing a series of well-publicized annual community meetings and responding adequately to all comments, objections, and complaints submitted by persons or groups.

1.5 REVIEW OF PREVIOUS ELEMENT

State law requires the City to review its Housing Element in order to evaluate:

- a. “The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives.”
- b. “The progress of the city, county, or city and county in implementation of the Housing Element.”
- c. “The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.”

The remainder of this section addresses and fulfills each State requirement.

1.5.a. EFFECTIVENESS

The effectiveness of Bakersfield’s Housing Program, in regards to meeting regional housing needs, can be measured by a level of achievement. Many uncontrollable factors influence the City’s effectiveness. Over the five-year housing element period, factors such as market fluctuations, available recourses, willing lenders, qualified developers and political climate, all combined to create 15,311 new housing units in the City of Bakersfield. This means that the City achieved 56 percent of its RHNA objective between 2006 and 2013, the effective dates of the last recent RHNA, as shown in Table 2.

Table 2: Bakersfield’s Achievement of RHNA New Construction Goal

Income Groups	RHNA Goal	New Construction	% of Goal
Very Low	6,626	973	15%
Low	4,500	1,349	30%
Moderate	4,960	4,720	95%
Above Moderate	11,166	8,269	74%
Total	27,252	15,311	56%

Source: Kern COG 2006-2013 RHNA, Annual Housing Element Reports, US Census Estimates and Building Permit records

Table 3: Bakersfield Affordable Housing Achievements

Housing Element Goal	Units Achieved	% of Goal
New Construction	2,322	179%
Rehabilitation	202	26%
Preservation	207	100%
Total	2,731	120%

Source: Housing Element 2008-2013, Consolidated Annual Plan and Performance Reviews

As shown in Table 3, 2,322 very low and low income housing units were constructed for an achievement of 179% of goal. Additionally, 202 units were rehabilitated; for an achievement of 26% of the prior Housing Element goal of 770 rehabilitated units.

In 2014, the City of Bakersfield conducted a housing condition survey. That survey indicated over 81 percent of the housing units in the city were in standard condition and did not require rehabilitation. Approximately 2 percent likely require major rehabilitation or in need of demolition. Four apartment complexes, with 207 units, that were at-risk were preserved by the Housing Authority of the County of Kern (HACK). The City has provided funds for multifamily housing units and for grants to disabled persons to improve accessibility.

The City of Bakersfield has some of the most affordable housing in the State of California. New single family homes can still be found for less than \$200,000. From 2006 to 2013, an average of 1,914 housing units was built each year for an average of 159 units a month. A majority of these new units are affordable to the moderate income households.

The Community Development Department of the City of Bakersfield played an integral role in housing opportunities in the community. Using Community Development Block Grant (CDBG) funds, HOME Investment Partnership Program (HOME) funds, Redevelopment Successor Housing Agency funds and the private market the City completed 56 percent of its 2008-2013 housing goal with the construction of 15,311 units. The City helped fund the development of housing projects (between 2008 and 2013) that included the Baker Street Village public housing development, providing 37 units of affordable housing. The Santa Fe Apartments, with 56 low and very low units and rehabilitation of the Friese Inn with 14 units for low-income people suffering from a mental health crisis who need temporary housing. The City Place development included 70 units for low to moderate income families.

Other projects within the City included the rehabilitation and full occupancy of the Pinewood Glen Retirement Community, providing 99 units of affordable housing with services for seniors. The Haven Cottages development provides 23 units of supportive housing for homeless and persons with mental disability. The Residences at West Columbus was developed to provide 20 units of supportive housing for emancipated foster youth and 35 units of affordable housing for families.

In addition, the City of Bakersfield's affordable housing stock is richer by 37 public housing units and HACK continues to issue approximately 7,989 Section 8 vouchers annually. The City's CDBG funding also provides operating and administrative funds for a battered women's shelter, transitional housing, shelters for homeless families and singles, emergency shelter for persons with mental disability, and SRO housing for destitute single persons.

Despite dedicated and active housing professionals at both the City and in other agencies, the City of Bakersfield did not meet its housing goal for all income levels. The recession and related downturn in the housing real estate market had a large impact in our community and like many others throughout the state it has been a slow recovery. The City has participated in several federal, state, and local housing programs; however, the need is so great that government programs are only able to meet some of the shelter needs for the low, very low and extremely low incomes. According to HACK, as of January 27, 2015,

there were 11,604 households on the Section 8 waiting list and 13,001 on the Public Housing waiting list.

The following table includes a summary of the quantified objectives from the prior Housing Element and what was achieved.

Table 4: Housing Quantified Objectives Summary

PROGRAM	Quantified Objective By Income										
	Extremely Low	Achieved	Very Low	Achieved	Low	Achieved	Moderate	Achieved	Above	Achieved	Achieved
New single family – 10,997	150	0	200	0	500	78	2,795	4,577	7,352	8,269	
New multifamily – 14,206	2,424	156	2,953	817	3,831	1,271	1,184	143	3,814	0	
Infill Single Family Units – 50	16	16	20	34	14	28	0	0	0	0	
First-time Homebuyer – 100	15	15	15	15	70	80	0	0	0	0	
Transition Public Housing Renters to Ownership of their Units – 84	31	31	39	39	14	28	0	0	0	0	
Rental Vouchers/Certificates – 250	92	102	115	135	43	53	0	0	0	0	
Construct/Acquire PH Units – 100	36	36	46	46	18	18	0	0	0	0	
Emergency Shelter for Mentally Ill – 50	20	0	30	0	10	0	0	0	0	0	
Units for Disabled – 40	15	40	17	42	8	8	0	0	0	0	
Disabled Persons Housing – 35	10	0	12	0	4	0	4	0	0	0	
Domestic Violence Shelter – 14 beds	4	0	4	0	3	0	3	0	0	0	
Units or Subsidy for Female-headed households – 50	28	0	28	0	24	0	20	0	0	0	
Single Room Occupancy – 30	30	0	0	0	0	0	0	0	0	0	
Elderly/Frail Elderly Housing – 160	42	42	98	98	20	30	0	0	0	0	
TOTAL NEW UNITS	2,913	282	3,577	409	4,559	245	4,006	0	11,166	0	
Rehab Single Family – 25	8	0	10	0	7	0	0	0	0	0	
Rehab Multifamily – 50	16	19	21	24	13	13	0	0	0	0	
Lead-Based Paint Mitigation – 20	5	0	5	0	5	0	5	0	0	0	
Access Grants for Disabled – 50	12	18	13	22	17	40	8	10	0	0	
CHDO set-aside – 15	5	0	7	0	3	0	0	0	0	0	
Rehab Public Housing – 340	125	19	156	24	59	13	0	0	0	0	
Preserve At Risk Units – 207	100	100	107	107	0	0	0	0	0	0	
TOTAL PRESERV/REHAB UNITS	271	156	319	177	104	66	13	10	0	0	

1.5.b. PROGRESS OF BAKERSFIELD’S HOUSING PROGRAM

The following table includes an evaluation of each policy and related programs with a comparison of significant differences between what was projected or planned in the earlier element and what City’s activities were related to achieving those objectives and goals. There is also a report on the status as to whether the program will continue.

Table 5: 2008-2013 Progress in Meeting Program Objectives

Policy/Programs	Accomplishments	Status
Objective 1-1: Seek assistance under federal, state and other programs for eligible activities within the City that address affordable housing needs.		
<p>1-1-1: The City of Bakersfield Community Development Department (City) will continue to use Redevelopment Agency Low and Mod Income Set Aside funds for housing and housing programs in three redevelopment areas of approximately \$1,000,000 per year.</p>	<p>Between 2008 and 2013, the City set aside \$8,000,000 for the three redevelopment areas. These funds were used to construct and rehabilitate affordable housing within the three redevelopment project areas.</p>	<p>The City’s Redevelopment Agency was dissolved on February 1, 2012. However, there are still five affordable housing projects under construction or in final planning process that will be funded by what is left of the Low Mod set aside funds. Income from project loans payments are also funding still available. The City shall continue to seek other sources of funding to provide affordable housing.</p>
<p>1-1-2: The City will continue to apply to HUD and State HCD for grant funds that may be used for housing-related programs. The City receives \$4.5 million in CDBG funds, \$1.6 million in HOME funds, and \$125,000 in ESG money. HOME and ESG funds are required to be used for affordable housing and supportive service projects.</p>	<p>The City was awarded \$5 million in HUD funding for use in housing related programs and supportive service projects. The programs funded included new construction, down payment assistance, and supportive services for the homeless.</p>	<p>As an entitlement jurisdiction the City will continue to utilize HUD funding. In addition, the City will apply for additional funding as it becomes available from the State HCD. The City currently receives \$2.7 million annually in CDBG funds, \$900,000 million in HOME funds, and \$200,000 in ESG money. HOME and ESG funds are required to be used for affordable housing and supportive service projects.</p>

Policy/Programs	Accomplishments	Status
<p>1-1-3: The City will continue to set aside approximately \$1,582,000 a year in Redevelopment Agency Low Moderate housing funds for low to moderate income housing programs including gap financing, infrastructure improvements, land acquisition, and construction.</p>	<p>As stated in 1-1-1, the City was able to set aside a total of \$8,000,000 that was used for down payment assistance, acquisition and construction of affordable multi-family and single family housing and associated infrastructure costs.</p>	<p>The City’s Redevelopment Agency was dissolved on February 1, 2012. However, the City will continue to seek funding sources. The remainder of Low Mod funds will go to five affordable housing projects currently under construction or in planning process.</p>
<p>1-1-4: The City will continue to apply for HOME funds to provide an estimated \$400,000 a year for gap financing to qualified developers to construct 40 very low and low income multifamily units a year.</p>	<p>The City currently receives about \$900,000 annually in HOME funds. Throughout the last Housing Element period, HOME funds have been used to provide construction costs for 200 affordable housing units.</p>	<p>The City will continue to use HOME funds to provide gap financing for the creation affordable housing.</p>
<p>1-1-5: The City will continue to provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing by providing assistance with entitlements, assistance with site identification, fee reductions when appropriate, and density bonuses.</p>	<p>The City works closely with its developers and nonprofit organizations and provides a TEAM Bakersfield approach by bringing together various City departments to make projects</p>	<p>The City continues to offer assistance to developers, non-profit and private sector in the development of affordable housing.</p>

Policy/Programs	Accomplishments	Status
<p>Objective 1-2: Continue pursuing a housing “infill” program and specifically target projects for extremely low, very low, and low-income households.</p>		
<p>1-2-1: The City will aggressively pursue low income and market owner-occupied new construction programs within the City using HOME funds and First Time Homeowner Buyer Program and by providing incentives such as reduced lot size in the Downtown Area to affordable housing developers, acquire/construct infill homes for ten new homebuyers per year.</p> <p>The City has also received \$500,000 from CalHFA funds to establish a revolving loan fund which will leverage the cost of construction loans for ten new infill homes each year.</p> <p>The City will continue to apply for the Infill Infrastructure Grant Program through HCD to accomplish the goals set forth in the Mill Creek Area to provide residential and mixed use housing opportunities at 31 units per acre.</p>	<p>The City provided down payment assistance to 93 first time homebuyers during this period.</p> <p>The City received a \$10.8 million grant from HCD for five infrastructure projects benefitting five new housing developments. 70 units of very low and low multi-family housing were completed along with 14 units of for-sale affordable condominiums.</p>	<p>The City will continue to provide down payment assistance to qualified low- and moderate income households using HOME and HCD funds.</p> <p>The City still has the remaining affordable housing developments under construction which will provide an additional 204 units.</p> <p>The City will still pursue low-and moderate income owner-occupied new construction programs within the City using HOME and HCD funds.</p> <p>The City will continue to apply for the Infill Infrastructure Grant (IIG) Program through HCD, and will examine the use of Cap and Trade program funding for affordable housing and transit oriented development, also administered by the HCD</p>
<p>Objective 1-3: Provide home ownership opportunities whenever possible.</p>		
<p>1-3-1: The City will continue to use ADDI funds to assist households with first time homebuyer down payment assistance of up to \$10,000 each.</p>	<p>The City assisted 3 first-time homebuyers with ADDI funds.</p>	<p>The ADDI Program was discontinued by HUD in 2009. The City continues to look for other funding sources to continue home ownership.</p>
<p>1-3-2: The City will continue to find programs to move very low income families from renters to home owners and will continue to encourage and offer technical assistance with state and federal applications to developers of affordable housing.</p>	<p>The City assisted 107 renters to become homebuyers.</p>	<p>With various funds including HOME, CalHome and BEGIN, the City will continue to offer assistance to first time homebuyers.</p>

Policy/Programs	Accomplishments	Status
<p>1-3-3: The City will continue program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents using information from the Bakersfield Board of Realtors, Multiple Listing Service and the HBA to track housing development, sales, and listing costs.</p>	<p>There are no program specific accomplishments to list. The City will continue monitoring housing market activities.</p>	<p>The City continues to monitor the extent of residential, commercial and industrial development on an annual basis. Along with employment growth, housing production and housing costs.</p>
<p>Objective 1-4: Encourage the development of housing and programs to assist special needs persons.</p>		
<p>1-4-1: The City will continue to apply for and allocate Emergency Shelter Grants to assist housing and service providers by using approximately \$76,000 a year in ESG funds for Homeless Services Homeless Center Services, Rescue Mission Services, Kern Mental Health At Risk Homeless Services, and HIV/AIDS Homeless Support Services.</p> <p>To be consistent with SB2, amend the Zoning Ordinance to specifically identify supportive and transitional housing, and permit this type of housing as a residential use, subject to these restrictions that apply to other residential uses of the same type in the same zone.</p> <p>To be consistent with SB2, amend the Zoning Ordinance to permit Emergency Shelters in the M-2 zone without a CUP or other discretionary action. This zone has sufficient capacity to accommodate the need for emergency shelters and at least one year-round emergency shelter.</p>	<p>The City has exceeded the goal of using approximately \$200,000 a year in homeless services. Over the last Housing Element period the City received more than \$1,000,000.</p> <p>Transitional and supportive housing is considered a residential use in the City's Zoning Ordinance and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p> <p>The City adopted Ordinance No. 4604 which amended the Zoning Ordinance to allow a food and shelter service facility in M-2 zones without a CUP or other discretionary action.</p>	<p>The City continues to apply for and allocate Emergency Shelter Grants, now renamed the Emergency Solutions Grant Program.</p> <p>The City will amend its Zoning Ordinance to specifically identify supportive and transitional housing and permit as a residential use, subject to these restrictions that apply to other residential uses of the same type in the same zone.</p> <p>The City will implement zoning requirements regarding emergency shelters as needed. The existing procedures and development standards will be objective and encourage or facilitate the development or conversion to emergency shelters</p>

Policy/Programs	Accomplishments	Status
<p>1-4-2: To provide housing to single individuals, working poor, homeless, senior citizens, students and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.</p> <p>The City will facilitate the development and rehabilitation of SRO units in the City by offering financial assistance to nonprofit developers who wish to rehabilitate or develop SROs in order to house extremely low income individuals.</p> <p>The City will encourage developers of affordable housing to apply to the MHP – Supportive Housing Program to develop housing affordable to extremely low-income households that are homeless or at-risk of becoming homeless. The City will further assist with expedited permit processing, incentives and modification of development standards as necessary.</p>	<p>The City expends approximately \$200,000 annually in ESG funds for Homeless Services at the Bakersfield Rescue Mission Flood Bakersfield Ministries, Alliance Against Family Violence, and the Bakersfield Homeless Shelter. In addition, the City received \$1,372,251 in Homeless Prevention and Rapid Re-Housing which assisted 3,074 persons and 1,226 households with homelessness prevention and homeless assistance.</p> <p>The City encourages the development of SRO units, transitional housing, supportive housing, and units that target persons with special needs.</p>	<p>The City will continue to allocate resources to provide housing and reduce homelessness.</p> <p>The City is working with the Housing Authority of the County of Kern and non-profit developers to develop new transitional and homeless housing.</p> <p>Continue to allocate a staff member to the Continuum of Care Board.</p>
<p>1-4-3: The City will continue to provide for elderly and frail elderly persons. See Program 1-4-2, above.</p> <p>The City will continue to encourage the use of set-aside funds to develop housing that is affordable to very low and low-income seniors and assist in the development of one affordable senior project per year using HOME funds and set-aside funds.</p>	<p>The City continues to work with developers to provide very low and low income housing to seniors. During this period the City assisted in the acquisition/rehabilitation of a foreclosed 99 unit senior affordable housing complex.</p>	<p>Three senior housing complexes are currently under construction with a total of 182 units.</p> <p>The City will continue to encourage the use of HOME funds to develop housing that is affordable to very low and low-income seniors and assist in the development of one affordable senior project.</p>

Policy/Programs	Accomplishments	Status
<p>1-4-4: The City will continue to provide for housing for persons with disabilities by using federal and state funds to provide new units of supportive housing for persons with disabilities.</p> <p>The City will continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that are funded with federal funds and provide 100 accessibility and mobility enhancing device grants of \$3,500 each from HOME and CDBG funds to persons with disabilities.</p> <p>The City will reexamine and amend its definition of family to ensure that it does not constrain housing for persons with disabilities, including residential care facilities.</p>	<p>The City and the Housing Authority constructed a 24 unit affordable supportive housing complex.</p> <p>The City, through its Home Access Grant program, provided 90 grants to persons with disabilities.</p> <p>The City examined its definition of family and determined it does not constrain housing for persons with disabilities, including residential care facilities.</p>	<p>The City will continue to provide for elderly and frail elderly persons. See Program 1-4-2, above.</p> <p>The City will continue to seek opportunities to work with developers in the creation of supportive housing.</p> <p>Using HOME and CDBG funding the City will continue to provide home access grants to persons with disabilities.</p>
<p>1-4-5: Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code) by regularly monitoring the City’s ordinances, codes, policies, and procedures to ensure that they comply with the “reasonable accommodation” provisions.</p>	<p>Specifically, compliance with SB 520 (Article 10) is met by permitting supportive multifamily or single family housing for the disabled in any residential zone that permits single or multifamily housing. In addition, the City provides \$3,500 grants to disabled persons to improve access and mobility in their homes. The City’s offices are handicapped accessible and the City offers one-on-one assistance to anyone who needs it. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.</p>	<p>The City regularly monitors their ordinances, codes, policies, and procedures to ensure that they comply with reasonable accommodation provisions.</p> <p>The City will adopt an ordinance establishing a procedure or policy for reasonable accommodation, as required by State law.</p>

Policy/Programs	Accomplishments	Status
<p>1-4-6: Assess the need for farmworker housing in the City.</p> <p>Coordinate with the United Farm Worker Union and various nonprofits, including the Kern County Housing Authority, Self-Help Enterprises, and the Delano Office California Rural Legal Assistance to determine the need for farmworker housing in the City.</p> <p>Continue to offer incentives to develop farmworker housing in the City of Bakersfield, such as financial assistance, density bonuses, and fee reductions.</p> <p>The City will contact nonprofit builders and agricultural stakeholders to identify suitable and available sites for the development of farmworker housing by January 2010. Upon identifying a site, the City will expeditiously assist builders and stakeholder to pursue funding resources, infrastructure availability, if necessary, and entitlements and provide priority processing.</p>	<p>The City and developers constructed over 200 units of affordable multi-family housing within the City. There is very limited farming activity within the City limits.</p> <p>The City of Bakersfield welcomes the development of farmworker housing in any zone that permits the type of housing being built (i.e., multifamily or single family) without any special conditions as the result of it being for farmworkers.</p> <p>Additionally, farmworker housing is explicitly permitted in Agricultural zones.</p>	<p>The City will continue to work with nonprofits and builders to identify suitable and available sites for the development of affordable housing.</p>
<p>Objective 1-5: Assist the Housing Authority of County of Kern to meet the growing demand for public housing units and rental assistance through the Voucher programs.</p>		
<p>1-5-1: The City will continue to administer and monitor the Section 8 Housing program and respond to the federal government Super NOFA on an annual basis and use whatever influence exists to obtain an additional 250 certificates/vouchers.</p>	<p>The Housing Authority of the County of Kern (HACK) responds to the Super NOFA on an annual basis. HACK currently administers over 3,000 tenant based rental assistance Section 8 certificates and vouchers. The City has assisted developers with a number of affordable housing projects creating potential units for their voucher program.</p>	<p>As the need for affordable housing, the City will monitor Section 8 certificates and vouchers issued by HACK and use whatever influence exists to obtain an additional certificates/vouchers.</p>

Policy/Programs	Accomplishments	Status
<p>1-5-2: Expand the supply of public housing in the City by allocating public housing funds to the construction of at least one new public housing project over the next five years.</p>	<p>Residences of West Columbus, City Place Apartments, and Baker Street Village are 3 multi-family affordable projects constructed during the last Housing Element Period. The California Tax Credit Allocation Committee allocated a little over \$6 million in tax credits for these projects. See discussion above regarding HOME funds allocated for affordable housing projects.</p>	<p>With the dissolution of redevelopment the City will seek other sources of funding to utilize in the creation of new public housing.</p>
<p>Objective 1-6: Provide the citizens in the City of Bakersfield with reasonably priced housing opportunities within the financial capacity of all social and economic segments of the community.</p>		
<p>1-6-1: The City will preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (i.e. rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.</p>	<p>The City of Bakersfield continues to allow and encourage developers to "piggyback" applications if multiple approvals are required.</p>	<p>The City will assist and encourage developers to "piggyback" applications if multiple approvals are necessary.</p>
<p>1-6-2: The City will preserve affordability and provide incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low income households.</p>	<p>The City provides incentives (density bonuses, fee deferral, fast tracking, etc.) to developers of affordable housing, senior housing, and infill development within the central area of the City. The City also provides "Team Bakersfield" that assists the developer through permits, approvals, plan checks, inspections, etc. This reduces the time an affordable housing developer must spend in City offices and makes the approval process smoother and faster.</p>	<p>Utilizing the "Team Bakersfield" approach allows developers to fast track applications from initial submittal to approval, by providing a staff liaison to assist in resolving permitting and development issues as part of the permitting process.</p>

Policy/Programs	Accomplishments	Status
<p>1-6-3: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply by:</p> <ul style="list-style-type: none"> • Providing incentives (i.e., density bonuses, fee reduction, etc.) to developers who agree to construct a set percentage of very low and low-income units or senior citizen affordable units. • Continue to have the first staff person that assists a low income housing developer to be the primary City contact for that developer on that project. This person then assists the developer through permits, approvals, plan checks, inspections, etc. This reduces the time a low income housing developer must spend in City offices and makes the approval process smoother and faster. • Review density bonus ordinance and, if necessary, amend to be consistent with Government Code §65915 if it is determined to be inconsistent. In the meantime, the City will consider requests for density bonuses consistent with Government Code §65915. 	<p>The City provides density bonuses in compliance with Government Code Section 65915. Three projects used the City’s density bonus to construct a total of 399 multi-family housing units within the 2008-2013 planning period.</p>	<p>The City continues to encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.</p> <p>As discussed above, the City provides incentives to developers of affordable, senior, and infill housing and continues to use “Team Bakersfield.”</p>
<p>Objective 1-7: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants.</p>		
<p>1-7-1: To ensure that the development community (both nonprofit and for profit) is aware of the housing programs and technical assistance available from the City.</p> <p>Publish the City’s Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report and respective notices. Provide an annual funding application workshop for interested agencies and developers.</p>	<p>To help spread awareness of its housing programs, the City publishes the Housing Element and Updates, the Annual HUD Action plan, and respective notices. These documents can be found on the City’s website.</p>	<p>The City continually updates these documents. An interactive City partnered affordable housing map can be found on the City’s website.</p>

Policy/Programs	Accomplishments	Status
Objective 2-1: Provide information to profit and nonprofit developers and other housing providers on available vacant land.		
<p>Policy 2-1-1: Monitor and update the inventory of vacant lands using the City's GIS mapping capabilities. The City will continually update the base map to overlay urban vacant lands with zoning and density information and make this information available on line and in various City offices.</p> <p>Continue publication of the City newsletter, "Blueprints," that reports on recent and planned developments and existing and proposed City programs and incentives.</p>	<p>The City's inventory of vacant land is available upon request at the Community Development Department. This information is also online and in various City offices.</p> <p>Staff continues the publication of the annual City Relocation magazine that highlights recent and planned developments along with City programs and incentives.</p>	<p>Using the City's GIS mapping capabilities, the City will continually update the base maps to overlay urban vacant lands with zoning and density information.</p> <p>The City no longer publishes its Blueprints publication.</p>
Objective 2-2: Provide opportunities for mix-use developments.		
<p>Policy 2-2-1: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.</p> <p>Encourage development of well-planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.</p>	<p>South Millcreek Village is an example of a mixed-use project that includes 70,000 square feet of new commercial space and the construction of 36 for-sale units, 70 multi-family rental and 62 senior apartments that target very low, low-and moderate income households. Funding for this project comes from HUD, HOME, CDBG, housing set aside and tax increment funds.</p>	<p>The City continues to encourage the development of well-planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.</p>

Policy/Programs	Accomplishments	Status
<p>Objective 2-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.</p>		
<p>Policy 2-3-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.</p> <p>Utilizing GIS updates, monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing.</p>	<p>The City continues to monitor the amount of land zoned for all types of housing and will initiate zone changes if necessary. The existing Land Use Element demonstrates 12 years' worth of vacant residential land available for all income types at the City's present growth rate. The GIS system is updated monthly to provide all who are interested public information on the amount and location of available residentially zoned land in relationship to current construction.</p>	<p>The City continually processes General Plan Amendments and Zone Changes in order to provide properly zoned parcels for residential and commercial development. The City also annexes land to provide enough land to meet housing needs.</p>
<p>Policy 2-3-2: Ensure that there is a sufficient number of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).</p> <p>Continue the program of lot consolidation to combine small residential lots into a large lot to accommodate affordable housing production. Offer incentives such as offering graduated density bonuses on a case by case basis.</p> <p>In order to ensure that there is sufficient vacant residentially zoned land to accommodate the RHNA for very low and low income housing, the City will rezone at least 40 to 80 acres of land to R3 and R4. The land will accommodate owner and renter multifamily housing by right without discretionary review or CUP. This land will become available during the planning period where water and sewer can be provided and have the capacity to permit at least 16 units per site. This will create enough vacant high density residential land to permit at least 5,500 new affordable housing units.</p>	<p>As mentioned above, the City continually monitors the amount of vacant land available to ensure that there is enough vacant land to meet the housing needs of the City.</p> <p>The City actively pursues land acquisition in the developed portions of Bakersfield to provide more usable parcels for low cost housing. Staff routinely meets with developers to aid in the development of multifamily dwelling projects suitable for low income housing.</p> <p>The City up-zoned 60 acres of land that accommodates owner and renter multifamily housing by right. There is water and sewer available and has the capacity to develop up to 17.42 units per acre on 24 acres and up 72.6 units per acre on 36 acres.</p>	<p>Continue to ensure there is sufficient number of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).</p> <p>Continue the program of lot consolidation to combine small residential lots into a large lot to accommodate affordable housing production. Offer incentives such as offering graduated density bonuses on a case by case basis.</p>

Policy/Programs	Accomplishments	Status
<p>2-3-3: Ensure adequate infrastructure exists to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).</p> <p>Require that water and sewer providers adopt written policies and procedures that grant priority to proposed developments that includes housing affordable to lower income households. For private water and sewer companies regulated by the Public Utilities Commission, the commission will be encouraged to adopt written policies and procedures for use by those companies in a manner consistent with the statute. In the meantime, these companies will comply with SB 1087 and grant priority to proposed affordable housing projects.</p>	<p>All water providers in the City have adopted Urban Water Management Plans that are required to project the water demands from lower income households as identified in our Housing Element.</p> <p>The City has adopted polices (Res No.249-06) that water and sewer service priority will be given to any proposed development that includes units for lower income households.</p>	<p>There is adequate infrastructure to meet the City’s identified housing needs.</p> <p>The City will continue to implement its adopted policies that water and sewer service priority will be given to any proposed development that includes units for lower income households.</p>
<p>2-3-4: Encourage the development of larger rental units (three and four bedroom) to accommodate the changing household demographics.</p> <p>Work with the development community to identify the incentives and programs that will encourage the construction of three and four bedroom rental units. These programs may include density bonuses, fee reductions, and amending the Zoning Ordinance to include procedures to modify development standards for larger units.</p>	<p>Three of the new affordable housing projects in the City that were also funded by HUD or Redevelopment funds included large family units with three or more bedrooms.</p>	<p>As discussed above, the City continues to work with the development community to identify all incentives and programs that the City offers, along with providing technical assistance for state and federal programs, to ensure that housing is developed that meets the needs of all citizens of Bakersfield.</p>

Policy/Programs	Accomplishments	Status
Objective 3-1: Preserve existing neighborhoods.		
<p>3-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.</p> <p>Review of development proposals within or adjacent to existing residential neighborhoods for potential conflicts (intrusive, disruptive or incompatible land uses and/or activities). Review will be initiated at the point in the processing of the proposal (general plan amendment, rezone, conditional use permit, variance, etc.) when sufficient detail to determine project compatibility is available.</p>	<p>The City through its Administrative Review, Board of Zoning Commission and Planning Commission review of development proposals within or adjacent to existing residential neighborhoods for potential conflicts (intrusive, disruptive or incompatible land uses and/or activities).</p>	<p>The City continues to review development proposals for conflicts with existing neighborhoods. The review is also part of the City’s CEQA environmental review.</p>
<p>3-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.</p> <p>Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.</p>	<p>The City places a high priority on its code enforcement program.</p> <p>The City completed its Southeast Neighborhood Revitalization Project, which was a three-year comprehensive targeted neighborhood revitalization program. This program includes the addition of one dedicated Code Enforcement position, partial clerical support, equipment and supplies to provide various code enforcement activities such as removal of junk cars and the demolition of substandard structures.</p>	<p>The City continues to enforce existing regulations regarding derelict or abandoned vehicles, illegal outdoor storage, and substandard or illegal buildings and has established regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety, or fire hazard.</p>
<p>3-1-3: Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.</p> <p>Use CDBG funds to install and upgrade public service facilities.</p> <p>Continue to program of rebating 25 percent of the traffic impact fees to developers of low and moderate income housing.</p>	<p>By using CDBG funds, the City has improved sewer, streets and park facilities, removed graffiti, and has installed public wet play parks and pools in declining neighborhoods.</p>	<p>The City continues to utilize CDBG funds to improve streets and create livable neighborhoods.</p> <p>The City no longer offers rebates of 25 percent of traffic impact fees to developers of low and moderate income housing.</p>

Policy/Programs	Accomplishments	Status
<p>3-1-4: Assist homeowners in foreclosure and continue to refer homeowners in foreclosure to consumer credit counselors and Self-Help Enterprises, who has a program that is assisting homeowners in foreclosure.</p>	<p>No homeowners were assisted with foreclosures.</p>	<p>The City no longer implements this program due to lack of funding.</p>
<p>Objective 3-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Bakersfield.</p>		
<p>3-2-1: Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans.</p> <p>The City will continue to aggressively market the single family rehabilitation loan program in the City using federal and Redevelopment Agency LMIHF for deferred or below market interest loans to single family residents to rehabilitate 5 single-family home units in the Southeast Redevelopment Project Area.</p>	<p>The City, as described above, aggressively markets all of its housing programs.</p> <p>The City used RDA funds to rehabilitate 56 units of public housing at Madison Place Apartments.</p> <p>Additionally, over the last five years, the City utilized HOME funds for Home Access Grant funds. These funds have assisted 90 households in the rehabilitation of their units.</p>	<p>The City will continue to seek funds to rehabilitate homes for accessibility needs.</p>
<p>3-2-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans.</p> <p>Use \$300,000 of HOME new construction funds each year for the rehabilitation of 80 multifamily units over five years. If the project is in the Redevelopment Area, the set-aside fund would contribute \$350,000 to the funding pool.</p>	<p>Over the last Housing Element period, 90 households were able to make their homes handicap accessible with these funds.</p>	<p>The City continues to provide technical and financial assistance to households in need of accessibility for the disabled.</p>

Policy/Programs	Accomplishments	Status
<p>3-2-3: Act to reduce Lead Based Paint Hazards and incorporate the appropriate actions (pursuant to the Lead-Based Paint Hazard Reduction Act of 1992) into all housing programs under the jurisdiction of the City.</p> <p>Incorporate LBP policies and programs into housing programs.</p> <p>Provide \$80,000 in HOME funds for the testing and mitigation of 40 housing units for lead-based paint.</p>	<p>No funds were available to assist in the mitigation of lead based paint hazards.</p>	<p>On a project-by-project basis, funds can be made available to test for and mitigate lead based paint hazards occurring in housing units that receive HUD program funds for rehabilitation.</p>
<p>3-2-4: Continue to apply for and allocate \$400,000 over five years of CDBG, HOME, and ESG funds to housing for special needs groups.</p> <p>Continue funding the Home Access Grant funds to provide a one-time grant of \$3,500 to 135 disabled persons to improve or provide access to their homes.</p>	<p>The City was successful in applying for and allocating over \$1,000,000 over 5 years of CDBG, HOME, and ESG funds to housing for special needs groups.</p>	<p>See 3-2-1, the City will continue to seek funds to rehabilitate homes for accessibility needs.</p>
<p>3-2-5: Continue to set-aside 15 percent of HOME entitlements (\$210,000 a year) funds for Community Housing Development Organization (CHDO) acquisition and rehabilitation.</p> <p>Make funds available to community based organizations to acquire and rehabilitate units which may have been abandoned or otherwise lost from the City’s housing stock and sell them to very low and low income first-time homebuyers.</p>	<p>The City set aside over \$400,000 in HOME-CHDO funds which were used to construct affordable multi-family housing.</p>	<p>The City continues to set aside 15 percent of HOME entitlements for CHDO acquisition and rehabilitation or construction.</p>

Policy/Programs	Accomplishments	Status
Objective 3-3: Preserve At Risk Housing		
<p>3-3-1: Preserve the existing affordable rental housing stock in the City of Bakersfield.</p> <p>Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out.</p> <p>Continue to assist the housing nonprofit, Golden Empire Affordable Housing, Inc., formed by HACK, in the purchase and rehabilitation of any at risk units in the City. GEAHI has already acquired two such complexes. The HACK has not requested funding from the City at this time.</p>	<p>The housing non-profit, Golden Empire Affordable Housing, Inc. formed by HACK, acquired housing over the last Housing Element period to preserve their affordability. HACK monitors the status of 278 rental housing units by regular contact with the owners of rental complexes that may be at risk of selling out of the affordable housing program.</p>	<p>The City continues regular contact with the California Housing Partnership Corporation and continues to assist nonprofits in the purchase and rehabilitation of any at risk units in the City.</p>

Policy/Programs	Accomplishments	Status
<p>3-3-2: Closely monitor the status of affordable rental housing units.</p> <ul style="list-style-type: none"> • Continue regular contact with the owners/ operators of four rental complexes that may be at risk of selling out of the affordable housing program. Those four are: Aqua Terrace, Pioneer Village, Sundance Apartments, and Woodland Apartments. • Provide technical assistance to potential purchasers, including nonprofits, developers, and tenants of potentially converting affordable properties. • Upon notification that a project is at-risk, the City will meet with the development community and provide assistance in preserving these units. Assistance may be in the form of financial assistance from the City which may come from programs such as CalHFA’s preservation program. Other assistance may be technical assistance with applications for other programs, such as the Low Income Housing Tax Credit Program. • When a project becomes at-risk, the City will work with the development community to provide education to tenants about what it means when a project is at-risk, the level of the risk of conversion to market rate rents, and assistance with finding other housing opportunities should the project not be preserved. 	<p>The four at risk rental housing developments, Aqua Terrace, Pioneer Village, Sundance Apartments, and Woodland Apartments, were preserved as low income housing.</p>	<p>According to data from the California Housing Partnership Corporation, there are a total of 5,462 units in Bakersfield that receive assistance for low-income families, seniors, and agricultural workers through State and Federal programs. Of these, a total of 565 units, contained in 11 complexes, are considered at risk of being lost from the affordable housing inventory.</p> <p>The City will continue to meet with the development community and provide assistance in preserving these units.</p>

Policy/Programs	Accomplishments	Status
Objective 4-1: Eliminate housing discrimination.		
<p>4-1-1: The City will support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1986, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act, and the California Unruh Civil Rights Act.</p> <p>The CDD will implement the following programs:</p> <ul style="list-style-type: none"> • Complete a Fair Housing “analysis of impediments (AI)” on an annual basis concurrent with the Consolidated Plan Annual Action Plan. • Expand public information and outreach programs for first time home buyers in high minority areas to help them qualify for special lending programs offered by local lending institutions. • Educate mortgage lenders that they need to increase their outreach in lower income areas. • Continue annual assistance to the Association of the Board of Realtors in coordinating the annual Fair Housing Arts Contest. • Inform the Housing Authority of the County of Kern (HACK) that they need to continue to actively solicit additional units for Section 8 housing in neighborhoods that are not traditional residential areas for such housing. • Promote transit accessibility with KernCOG for needed public transportation to link major employers currently not served by public transit with existing lower income housing locations. • Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law. <p>Continued on next page...</p>	<p>The City regularly completes a Fair Housing Analysis of Impediments. The last Analysis completed was in January 2015 for the years 2015 to 2020, and the City has developed fair housing brochures aimed at Asian and Hispanic communities. These brochures are distributed at outreach events including school fairs, health fairs, and City sponsored events. The staff also provides information flyers and brochures that highlight disability provisions of both federal and state fair housing laws and familial status discrimination.</p> <p>In addition, fair housing laws are taught to students through an Art and Essay Contest by the Bakersfield Real Estate Association in which the City participates.</p> <p>The City of Bakersfield always encourages HACK to continue to solicit additional units for Section 8 housing.</p> <p>The Fair Housing Officer for the City routinely investigates all formal housing discrimination complaints received by the Fair Housing Program and make appropriate referrals to enforcement agencies. The officer also provides information and referral services to approximately 1,200 housing consumers and housing providers per year via the City of Bakersfield’s 24-hour discrimination hotline.</p>	<p>The City will continue its Fair Housing program which includes housing discrimination complaint investigation and fair housing education and outreach. The City will investigate allegations of housing discrimination under the fair housing laws and conduct fact finding investigations and propose potential solutions for victims of housing discrimination.</p> <p>The City will establish an effective and comprehensive outreach and public education program designed to raise awareness of the fair housing laws that protect individuals, often in traditionally underserved communities, against housing discrimination.</p> <p>Outreach will include the development and distribution of educational literature and resources that describe ways to prevent housing injustices and the applicable laws that protect against discrimination. The materials will be made available free to the public in various languages.</p> <p>Outreach will also include workshops on fair housing law for landlords, tenants, nonprofit organizations and government employees.</p>

Policy/Programs	Accomplishments	Status
<ul style="list-style-type: none"> • Update fair housing brochures aimed at reaching the growing Asian and Hispanic communities. • Update information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination to be distributed at all types of outreach events including school fairs, health fairs, and City sponsored events. • Collaborate with service agencies to distribute educational materials. • Conduct regular workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections. • Provide annual fair housing tester training in order to promote tester-pool retention. • Investigate all formal housing discrimination complaints received by the Fair Housing Program and make appropriate referrals to enforcement agencies. • Employ one full time counselor for one-on-one counseling programs through telephone or walk-in contact. • Provide information and referral services to approximately 1,200 housing consumers and housing providers per year via the City of Bakersfield’s 24-hour discrimination hotline. 		

Policy/Programs	Accomplishments	Status
Objective 4-2: Reduce the incidence of displacement.		
<p>4-2-1: In development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation.</p> <p>The City will continue to use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.</p>	<p>In development of public projects, the City requires an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation. As required by Federal and State Redevelopment Relocation laws, the City provides or requires developers to provide temporary and permanent relocation services during the construction or rehabilitation of publicly funded housing projects.</p>	<p>As needed the City will continue to reduce the incidence of displacement and mitigate the impacts.</p>
Objective 5-1: Maximize coordination and cooperation among on housing providers and program managers.		
<p>5-1-1: The City will continue to support the Housing Authority of the County of Kern (HACK) to provide housing assistance to extremely low, very low, low and moderate-income households.</p> <p>The City will maintain membership in HACK to qualify City residents for Section 8 existing housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.</p> <p>The City will continue to participate in the monthly meetings of the Homeless Collaborative composed of service providers, the County, mental health professionals, Continuum Care advocates, and interested individuals.</p> <p>The City will continue the program that pairs the first City employee that assists a developer of low income housing with that developer for the entire processing period. The City employee is the primary contact for all City actions for that project.</p>	<p>During the previous Housing Element period the City continued to support HACK and maintained its membership. The City remained a participant in the Homeless Collaborative and continues assistance to developers of low income housing.</p>	<p>The City continues to support HACK to provide housing assistance to extremely low, very low, low, and moderate-income households. Staff provides information on the availability of Housing Authority programs to qualified residents.</p> <p>Staff continues to participate in the monthly meetings of the Homeless Collaborative composed of service providers, the County, mental health professionals, Continuum Care advocates, and interested individuals.</p> <p>Team Bakersfield program is available to assist developers of low income housing through the planning and permitting process (refer above to discussion of Team Bakersfield).</p>

Policy/Programs	Accomplishments	Status
<p>5-1-2: The City will investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems. The City will work with the Kern County Administration and HACK to identify and solve regional problems.</p>	<p>The City Council and Board of Supervisors met quarterly to investigate alternative intergovernmental arrangements and program options that may be able to address area-wide housing issues and problems.</p>	<p>The City will continue to investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems.</p>
<p>Objective 6-1: Achieve a jobs/housing balance.</p>		
<p>6-1-1: The City will cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.</p>	<p>The City routinely meets with large employers, the Chamber of Commerce and major commercial and industrial developers to identify and implement programs to balance employment growth with affordable housing opportunities.</p> <p>Infill projects, such as Parkview Cottages and Creekview Villas, are located in central Bakersfield, close to many goods and services, schools, and job opportunities.</p>	<p>The City will continue to encourage infill development so that housing is close to job centers.</p>
<p>6-1-2: The City will consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.</p> <p>The City will participate in the development of Job Training Resource training center which will be located in a low income area in southeast Bakersfield. Components could include a day care center, retail training, offices, and be a one-stop for job search and job training.</p>	<p>The City of Bakersfield, though interested in the development of Employers Training Resource center, was unable to develop this during the last Housing Element. It is a policy in this Housing Element to develop this center over the next Housing Element period.</p>	<p>The City will continue to monitor employment growth in relation to housing needs.</p> <p>There is currently an America's Job Center of California in the County of Kern, in Metro Bakersfield area, which serves as the recruitment and training center for local employers and job seekers.</p>

1.5.c. APPROPRIATENESS

This update to the Housing Element revises existing programs and adds new programs, where appropriate, to ensure that the City’s priorities are addressed, that requirements of State law are addressed, and that constraints to housing are removed, to the extent feasible. Based on the achievements made in the previous Housing Element, the City’s

goals, objectives, policies and programs have been appropriate in addressing the communities housing needs and will be generally kept in the Housing programs, with modifications to streamline, condense or clarify policies where appropriate. As discussed in Table 5, many housing programs continue to be appropriate and the intent of these programs will be kept in the Housing Element to address identified specific housing needs, constraints, or other concerns identified as part of this update.

The policies and programs of the 2008-2013 Housing Element that were developed to modify the City's former Zoning Code have been implemented and will be removed from the Housing Element as they are no longer necessary.

Due to the dissolution of the City's Redevelopment Agency, the City has experienced a reduction in staffing and budget, so programs that are not feasible to implement due to staff or funding constraints will be removed.

The following provides a description of each goal and what has been learned based on the analysis of progress and effectiveness of the previous element discussed above.

GOAL 1: PROVIDE HOUSING OPPORTUNITIES AND ACCESSIBILITY FOR ALL ECONOMIC SEGMENTS OF THE CITY.

The City of Bakersfield has many concentrated efforts to increase the availability of permanent housing for all economic segments in the City. The City will continue these efforts to the extent feasible. Federal and State funding sources have significantly been reduced, therefore, some policies and programs will be modified based on funds currently available or anticipated during the planning period.

GOAL 2: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF AFFORDABLE NEW HOUSING.

The City of Bakersfield will continue to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level that can be supported by the infrastructure.

GOAL 3: PRESERVE, REHABILITATE AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS.

The City of Bakersfield will continue to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

GOAL 4: ENSURE THAT ALL HOUSING PROGRAMS PROMOTE EQUAL OPPORTUNITY TO SECURE SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL MEMBERS OF THE COMMUNITY REGARDLESS OF RACE, COLOR, ANCESTRY, NATIONAL ORIGIN, RELIGION, SEX, DISABILITY, AGE, MARITAL STATUS, FAMILIAL

STATUS, SOURCE OF INCOME, SEXUAL ORIENTATION, OR ANY OTHER ARBITRARY FACTOR.

The City of Bakersfield will continue to ensure that all existing and future housing opportunities are open and available to all social and economic segments of the community without discrimination on the basis of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

The City will continue to implement its fair housing policies and programs that provide assistance to individuals and groups and promote quality.

GOAL 5: ENCOURAGE SUSTAINABLE DEVELOPMENT PATTERNS AND PROMOTE INFILL WITH SUFFICIENT AFFORDABLE HOUSING WITH ACCESS TO TRANSIT, EMPLOYMENT OPPORTUNITIES, COMMUNITY FACILITIES AND SERVICES, AND AMENITIES.

The City of Bakersfield will continue to encourage sustainable development patterns and promote infill with sufficient affordable housing with access to transit, employment opportunities, community facilities and services, and amenities. With more infill development, the City can also maintain its agricultural and environmental resources that enhance the quality of living in our community. Intergovernmental cooperation and regional housing programs can help maximize effectiveness in solving local and regional housing problems.

SECTION 2.0 EXISTING CONDITIONS AND DEMOGRAPHIC DATA

The purpose of this section is to summarize and analyze the existing housing conditions in Bakersfield. The section consists of two major sections: Section 2.1 - Summary of Existing Conditions - an analysis of population trends, employment trends, household trends and special needs groups, and Section 2.2 – Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, “at-risk” housing and suitable lands for future development.

2.1 SUMMARY OF EXISTING CONDITIONS

It is important when evaluating housing needs to analyze demographic variables, such as population, employment, and households, in order to assess the present and future housing needs of the City of Bakersfield. This section utilizes sources, such as U.S. Census data, CA Department of Finance, and Kern Council of Governments as the primary sources of this information. See Appendix A for a complete list of data sources.

2.1.a. POPULATION TRENDS

Bakersfield is one of eleven incorporated cities within Kern County. In 2010, Bakersfield represented 41 percent of the Kern County population. Between 2000 and 2013, Bakersfield experienced the largest numerical gain in population in Kern County, while ranking third in proportional gain. In 2010, Bakersfield ranked first among Kern County cities with a total population of 347,483 persons. The Bakersfield’s contribution to Kern County’s population was 57 percent of total population growth.

Table 6: Population Trends – Kern County and Cities (1990-2013)

Jurisdiction	1990	2000	2010	2013	Change 2000 – 2013	
					Number	Percent
Kern County	543,477	661,649	839,631	857,882	196,233	30%
Arvin	9,286	12,956	19,304	19,960	7,004	54%
Bakersfield	174,820	247,057	347,483	359,221	112,164	45%
California City	5,929	8,838	14,120	13,150	4,312	49%
Delano	22,762	40,036	53,041	51,963	11,927	30%
Maricopa	1,185	1,173	1,154	1,165	-8	-1%
McFarland	7,005	9,932	12,707	12,577	2,645	27%
Ridgecrest	27,725	25,103	27,616	28,348	3,245	13%
Shafter	8,409	13,045	16,988	17,029	3,984	31%
Taft	5,902	8,975	9,327	8,911	-64	-1%
Tehachapi	5,791	10,861	14,414	13,313	2,452	23%
Wasco	12,294	21,604	25,545	25,710	4,106	19%

Source: US 2010 Census, California Department of Finance, Kern COG Preliminary 2014 RTP

Bakersfield has had a steadily increasing population with average annual growth rate at about 3 percent. In recent years the rate of growth has decreased. In 2013, there were 359,221 persons estimated to reside in the City, according to CA Department of Finance.

The current population represents a numeric increase of 112,164 persons since 2000 or 45 percent growth.

Table 7: City of Bakersfield Population Trends (1990 - 2013)

Year	Total Population	Numeric Change	% Growth	Avg. Annual Growth
1990	174,820	n/a	n/a	n/a
2000	247,057	72,237	41%	3.9%
2010	347,483	100,426	41%	3.9%
2013	359,221	11,738	3%	1.7%
Source: U.S. Census, CA Department of Finance				

As reported in the 2010 Census, 27.9 percent of the population in the City of Bakersfield is between the ages of 25-44. The 25-34 age groups experienced the largest numeric growth between 2000 and 2010 with a growth of 15,529 persons. In the same time period, the 55-64 age group increased by 14,650 persons with the largest proportionate growth. 20-24 year olds were the second largest in proportionate growth, followed by 15-19 year olds, demonstrating that in addition to more seniors, causing a growing number of young adults entering the rental and housing markets.

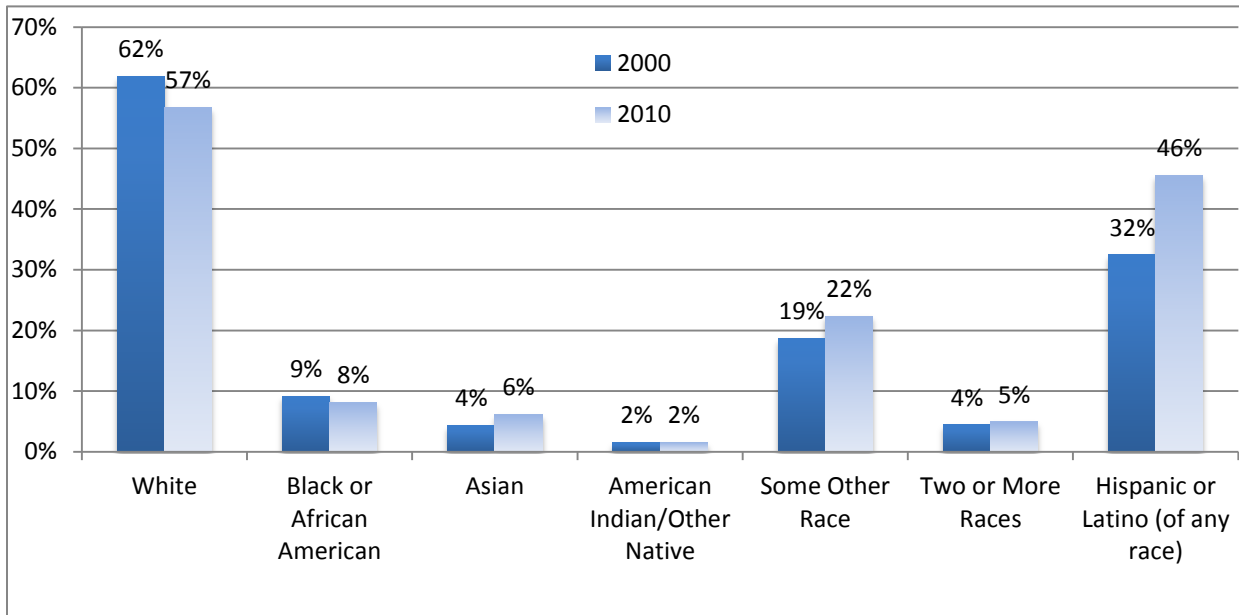
Table 8: Population by Age Groups (2000-2010)

Age Group (years)	2000		2010		Change	
	No.	%	No.	%	No.	%
Less than 5	21,736	8.8%	31,344	9.0%	9,608	44.2%
5-14	46,287	18.7%	59,466	17.1%	13,179	28.5%
15-19	20,338	8.2%	30,191	8.7%	9,853	48.4%
20-24	17,207	7.0%	25,846	7.4%	8,639	50.2%
25-34	35,523	14.4%	51,052	14.7%	15,529	43.7%
35-44	38,334	15.5%	45,972	13.2%	7,638	19.9%
45-54	29,576	12.0%	43,251	12.4%	13,675	46.2%
55-64	16,375	6.6%	31,025	8.9%	14,650	89.5%
65-74	11,217	4.5%	16,309	4.7%	5,092	45.4%
75-84	7,777	3.1%	9,190	2.6%	1,413	18.2%
85 & Older	2,687	1.1%	3,837	1.1%	1,150	42.8%
TOTAL	247,057	100%	347,483	100%	100,426	40.6%
Median Age	30.1		30.0		(0.1)	-0.3%
Source: 2000-2010, U.S. Census						

Since 1980, City and County median age has been less than the statewide median. In 1980, the state median age was 28.7 years, while the City and County median ages were 27.6 years and 27.2 years, respectively. Each of the jurisdictions has steadily increased in median age much like the rest of the nation. By 2010, the state median age was 35.2 while the City’s was 30 years of age and the national median age was 37.2 years.

There has been a significant increase in the number of persons of Hispanic heritage in the City of Bakersfield over the ten years between the 2000 and 2010 Census. The diversity of the Bakersfield community is growing as a majority of races and Hispanics have increased and the City’s white population has decreased.

Figure 1: Population by Race and Hispanic Heritage 2000 & 2010



2.1.b. EMPLOYMENT TRENDS

According to the California Employment Development Department (EDD), the Kern County labor force consisted of 354,200 in 2007 and 390,900 persons in 2013. This represents an annual average increase of 1.7 percent or 36,700 jobs. Farming is the largest employer in the County, followed by State and local government. The six service industries combined for 32% percent of the County labor force.

Table 9: Kern County Employment by Industry (2007 - 2013)

Industry	2007	%	2013	%
Total Farm	48,200	16%	55,900	18%
Mining, Oil & Gas Extraction, Well Drilling	10,000	3%	12,900	4%
Construction	17,400	6%	17,800	6%
Manufacturing Durable Goods	5,700	2%	5,400	2%
Manufacturing Nondurable Goods	7,800	3%	8,900	3%
Wholesale	8,000	3%	9,200	3%
Retail	30,000	10%	31,200	10%
Transportation, Warehousing & Utilities	9,700	3%	9,900	3%
Information	2,900	1%	2,500	1%
Financial, Insurance & Real Estate	8,900	3%	8,800	3%
Professional & Business Services	25,400	9%	26,800	9%
Educational & Health Services	27,800	10%	31,800	10%

Industry	2007	%	2013	%
Leisure & Hospitality	21,600	7%	23,000	7%
Other Services	7,000	2%	7,500	2%
Federal Government	9,600	3%	9,900	3%
State & Local Government	52,300	18%	49,800	16%
TOTAL	292,300	100%	311,300	100%
Source: California Employment Development Department				

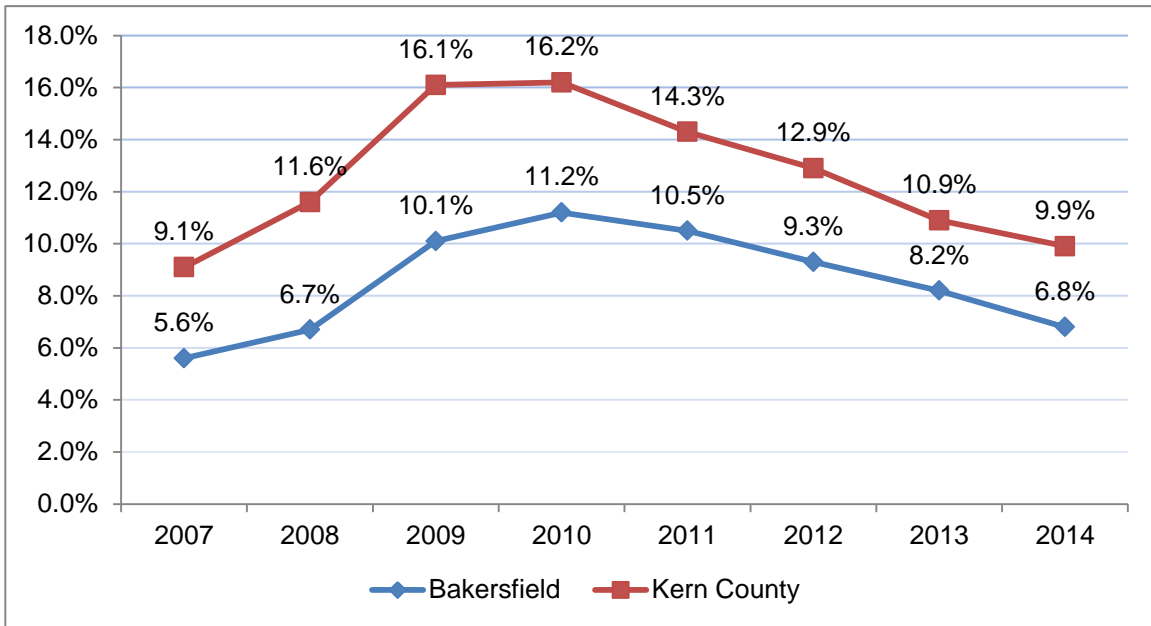
The largest employment group in Bakersfield is Educational, Health Care and Social Services (23 percent) followed by Retail, according to the U.S. Census. Farming only comprises 10 percent of the labor force in Bakersfield.

Table 10: Bakersfield Employment by Industry (2006 - 2013)

Industry	2006	Percent	2013	Percent
Agriculture, Fisheries, Oil and Gas	11,520	8%	14,929	10%
Construction	12,932	9%	8,381	6%
Manufacturing	5,725	4%	7,854	5%
Wholesale	5,522	4%	4,856	3%
Retail	15,798	11%	16,650	11%
Transportation, Warehousing and Utilities	8,804	6%	7,642	5%
Information	2,774	2%	2,104	1%
Finance, Insurance and Real Estate	8,766	6%	7,859	5%
Professional and administrative services	11,079	8%	11,726	8%
Educational, Health Care and Social Services	31,396	23%	33,019	23%
Arts, Entertainment, Hotels and Food Services	8,414	6%	12,850	9%
Other Services, Except Public Administration	8,154	6%	7,172	5%
Public Administration	7,659	6%	9,859	7%
Total Working Population	138,543	100%	144,901	100%
Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey				

According to the California EDD, there were 165,800 persons in the Bakersfield labor force in 2014, an increase of 18,300 persons from 2007. Generally, the unemployment rate has decreased since 2010 in the City and the County with the City unemployment rate consistently remaining lower than the Kern County rate. At the end of 2014, the City unemployment rate was 6.8 percent and the County rate was 9.9 percent. Bakersfield has many employment options that are dispersed at various locations throughout the City.

Figure 2: Bakersfield & Kern County Unemployment Rates (2007-2014)



Between 2007 and 2014, employment in the City of Bakersfield increased at an average of 1.5 percent per year and a total increase of 11 percent.

Table 11: Bakersfield Labor Force Trends (2007-2014)

Year	Labor Force	% Change	Employment	% Change
2007	147,500		139,200	
2008	152,600	3.5%	142,300	2.2%
2009	151,700	-0.6%	136,500	-4.1%
2010	154,800	2.0%	137,300	0.6%
2011	159,900	3.3%	143,100	4.2%
2012	165,000	3.2%	149,700	4.6%
2013	166,100	0.7%	152,600	1.9%
2014	165,800	-0.2%	154,500	1.2%

According to the U.S. Census Bureau, in 2013, 67 percent of the labor force that lived within the City actually worked there as well. A total of 94 percent of all employed persons worked in the County. A majority of Bakersfield workers are commuting alone by car (81 percent in 2013) but their commute is less than 30 minutes each way. Demonstrating an adequate amount of housing near work locations; 31 percent have a commute less than 15 minutes. 81 percent of residents commute to work alone in vehicles. Table 12 shows the amount of working Bakersfield residents who are commuting out of the City.

Table 12: Employment by Commuting Patterns (1980-2013)

Commuting Patterns	1980	1990	2000	2013
Worked in Bakersfield	70%	71%	66%	67%
Worked outside Bakersfield	30%	29%	44%	33%

Source: U.S. Census & 2009-2013 American Community Survey 5-Year Estimates

Figure 3: Bakersfield Mode of Commuting, 2013

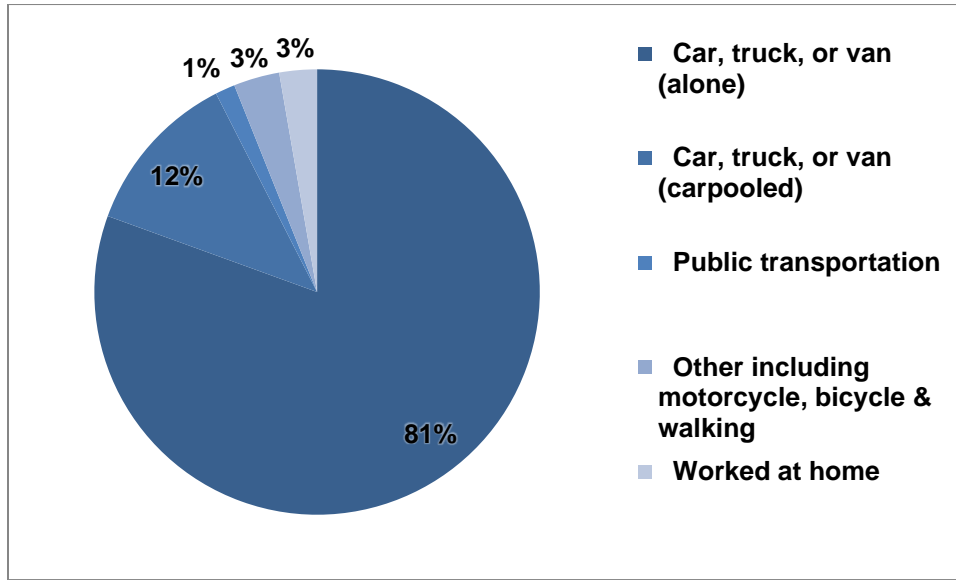


Table 13: Jobs, Housing Units, Jobs-Housing Ratio Projections, 2010 -2023

	2000	2010	2013	2023	2013 - 2023	
					Net Change	% Change
Jobs	111,588	137,700	155,203	175,200	19,997	13%
Housing Units	88,262	120,725	123,066	168,300	45,234	37%
Jobs-Housing Ratio	1.26	1.14	1.26	1.04		-17%

Source: 2000 Census, Kern COG, Kern Regional Housing Data Report

The jobs-housing ratio monitors the balance between employment growth and housing growth. A goal of growth management is to encourage the development of housing in proximity to job growth. The strategy of balancing housing and job growth is intended to reduce the need for long commutes, and to keep living and working communities easily accessible to each other. Bakersfield has maintained a balanced ratio that has reduced vehicle miles traveled and has provided the residents with a variety of options to live that is near their place of employment.

Listed below are the top employers in the Kern County. Edwards Air Force Base is the largest employer in the County, while Kern County Government is the largest employer in the City.

Table 14: Major Employers in Kern County

Employer Name	Industry
American Honda Motor Co	Automobile-Manufacturers
Bakersfield Memorial Hospital	Hospitals
Chevron Corp	Oil Refiners-Manufacturers
County of Kern	Government
Edwards Air Force Base	Military Bases
Grimmway Farms	Farms
Kern County Super. of Schools	Schools
Kern Medical Center	Hospitals
Marko Zaninovich Inc.	Fruits & Vegetables-Growers & Shippers
Mercy Hospital Bakersfield	Hospitals
Naval Air Weapons Station - China Lake	Federal Government-National Security
Rio Tinto Minerals	Mining Companies
Robertsons Ready Mix	Concrete-Ready Mixed
San Joaquin Community Hospital	Hospitals
State Farm Insurance	Insurance
Sun Pacific	Fruits & Vegetables-Growers & Shippers
Wasco State Prison	State Govt-Correctional Institutions
Wm Bolthouse Farms Inc.	Vegetable Farms
Source: EDD America's Labor Market Information System Employer Database, 2015 1st Edition	

2.1.c. HOUSEHOLD TRENDS

In 2000, 83,445 households resided in the City of Bakersfield and that number increased by 42% in the last 13 years. Between 2000 and 2013, the City of Bakersfield added 29,842 households. Currently, there are an estimated 113,287 households. The City increased by approximately 2,296 households a year since 2000.

Table 15: Population and Household Size Projections, 2000 -2023

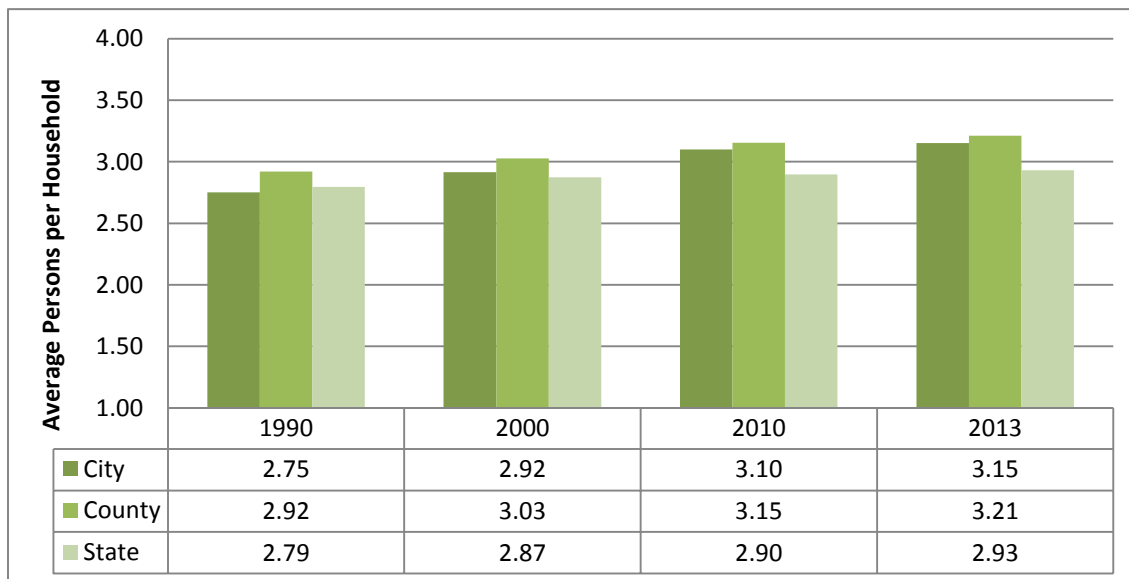
	2000	2010	2013	2023	2013–2023	
					Net Change	% Change
Total Population	253,562	347,483	359,221	505,100	145,879	41%
Group Quarters Population	3,813	3,395	3,638	4,100	462	13%
Household Population	249,749	344,088	355,583	501,000	145,417	41%
Households	83,445	111,132	113,287	155,900	42,613	38%
Average Household Size	2.99	3.1	3.14	3.21	0.07	2%
Sources: Kern COG, Kern Regional Housing Data Report						

Household growth rate is a factor in determining housing needs. Even during periods of fairly static population growth, there may be an increase in households due to, and in no particular order: 1) young people leaving home, 2) divorce, 3) aging of the population, 4) work related move into the area and, 5) other social activities that cause people to occupy a

new residence. Bakersfield’s household growth rate averaged about 2.6% annually between 2000 and 2013, while the City’s population grew about 3% a year. Since 1990, household growth has exceeded population growth. The difference between population and household growth rates has resulted in increasing household size over the years.

The City of Bakersfield average household size has consistently remained smaller than Kern County and has remained higher than the State since 2000. At the same time, the State average household size has consistently remained less than the County. For example, the City average household size was 3.10 persons per household in 2010, while the County average household size was 3.15 and the State average household size was 2.90. The average household size in the City, County and State has been increasing since 1990, indicating a need for housing units with a larger number of bedrooms or new housing for millennials still living with parents and seniors living with adult children. Foreclosures have also caused an increase in more than one family living in a household.

Figure 4: Average Household Size (1990 to 2013)



In 2000, 39 percent of the households were renters in the City. From 2000 to 2013 the amount of owner occupied households decreased by 3 percent, increasing the amount of renter occupied by the same amount. It was estimated in 2013 that 21,477 households occupy a unit in an apartment building with three or more units in the structure. That represents 46 percent of the renters in the City. The remainder of renters occupies units in duplexes, single family homes, or mobile homes. 98 percent of owners occupy single family or mobile homes.

In 2000, more than half of the Bakersfield population was in a two to four person household (62 percent). The larger households (five or more persons) were the largest proportionate gainers between 2000 and 2013 with a 48 percent increase, with the bigger increase being renter occupied (73 percent).

This is a reflection of high housing costs and foreclosure rates as well as tighter lending requirements during the housing market crash of which we are still feeling the effects. At the peak of the recession, Bakersfield ranked eighth nationally in Metropolitan Foreclosure Rates with over 47,000 Notices of Default filed with the Kern County Assessor between 2007 and 2010 (compared to the 38,000 that were filed in the ten years prior to 2007). Homebuyers, young and first-time in particular, experience difficulties qualifying for loans due to credit, unemployment or underemployment, and underwriting standards, thus swelling the renter numbers. California's rate of homeownership has declined since the 2008 Great Recession, a drop of over seven percentage points since its peak year of 2006.

Table 16: Bakersfield Persons per Household Trends (2000 – 2013)

	2000	% of Total	2010	% of Total	2013	% of Total	2000-2013	
							Net Change	% Change
Total:	83,441		111,132		109,932			
Owner occupied:	50,502	61%	66,323	60%	63,549	58%	13,047	26%
1 person	8,420	10%	10,699	10%	10,691	10%	2,271	27%
2 - 4 persons	33,646	40%	42,676	38%	41,692	38%	8,046	24%
5+ persons	8,436	10%	12,948	12%	11,166	10%	2,730	32%
Renter occupied:	32,939	39%	44,809	40%	46,383	42%	13,444	41%
1 person	9,542	11%	11,101	10%	10,976	10%	1,434	15%
2 - 4 persons	18,322	22%	24,220	22%	26,644	24%	8,322	45%
5+ persons	5,075	6%	9,488	9%	8,763	8%	3,688	73%
Source: 2000 & 2010 Census, 2009-2013 American Community Survey 5-Year Estimates								

Currently, the City of Bakersfield has about the same percentage of renters as the County but less than the State. Since 2000, renter rates in Bakersfield have been increasing from 39.5 to 42.2, closer to the States' of 44.7 percent in 2013. In 2010, the County renter rate was 40 percent and the State renter rate was 44.1 percent, compared to 40.3 percent for the City. A large number of renters live in single family homes, a trend that has increased since the start of the Recession as foreclosed homes are bought as investment properties and more households need to rent after losing their homes. In Bakersfield, 42% of households are renters, yet 20% of the occupied housing units are multi-family.

In 2000, just over 30 percent of all households in Bakersfield had incomes less than \$25,000 a year. In 2013, it is estimated that this proportion has declined to 23.1 percent of all households. Households with incomes over \$75,000 a year increased between 2000 and 2013. Currently, it is estimated that over 50 percent of all households in Bakersfield have incomes in excess of \$50,000 a year. Since 2000, it is estimated that the median household income increased by 41 percent, from \$39,723 in 2000 to \$56,204 in 2013. One cause in higher household income is the increase in household size, which could increase income with more income earners in a single household.

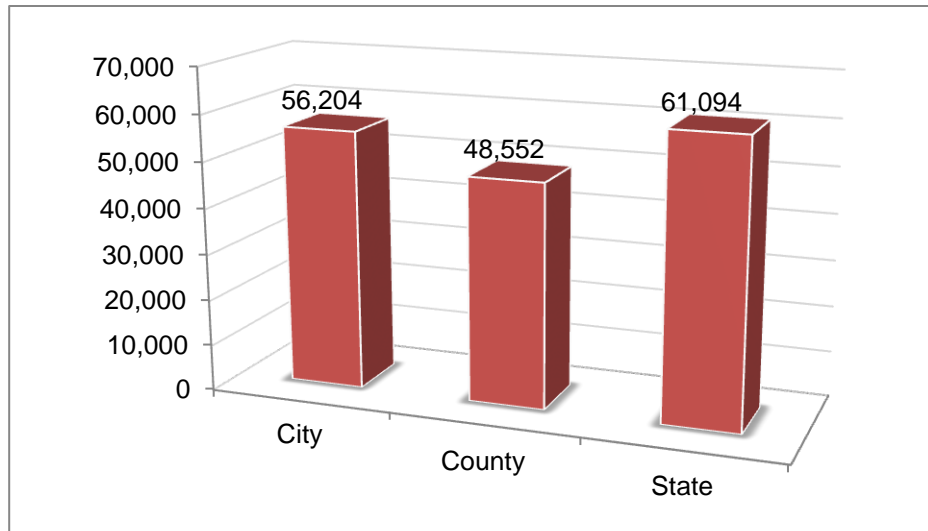
Table 17: Households by Income (2000-2013)

Income Groups	2000		2010		2013	
	No.	%	No.	%	No.	%
Less than \$10,000	9,084	10.9%	6,022	5.7%	6,816	6.2%
\$10,000 to \$19,999	11,844	14.2%	11,410	10.8%	12,532	11.4%
\$20,000 to \$24,999	5,694	6.8%	5,494	5.2%	6,046	5.5%
\$25,000 to \$34,999	10,274	12.3%	10,354	9.8%	9,894	9.0%
\$35,000 to \$49,999	13,945	16.7%	15,742	14.9%	13,742	12.5%
\$50,000 to \$74,999	15,717	18.8%	19,862	18.8%	20,557	18.7%
\$75,000 to \$99,999	8,630	10.3%	14,474	13.7%	14,621	13.3%
\$100,000 or more	8,240	9.9%	22,397	21.2%	25,614	23.3%
Total Households	83,428		105,648		109,932	
Median Household Income	\$39,723		\$53,997		\$56,204	

Source: 2000 & 2010 Census, 2009-2013 American Community Survey 5-Year Estimates

In 2010, the median household income in Kern County was estimated to be \$47,089 which is almost 14 percent lower than in the City of Bakersfield. This is consistent with the differences between the two jurisdictions at the time of the 2000 Census, which was a 13 percent difference. In 2013, the U.S. Census American Community Survey estimates that the Kern County median household income was \$48,552. Bakersfield is still lower than the State overall.

Figure 5: Median Household Income Comparison (2013)



The U.S. Department of Housing and Urban Development (HUD) estimates Area Median Income (AMI) for each county in the United States. These AMI figures are used to classify households into income groups (i.e., Very-low, Low, Moderate and Above moderate). Many housing programs, such as CDBG, HOME and Low-Income Housing Tax Credit (LIHTC), utilize some form of the income groups to establish eligibility. Bakersfield uses the AMI established for Kern County. For example, the HUD AMI figure for Kern County was \$52,500 in 2013 and the corresponding income groups were defined as Very-low (Less

Than \$26,250), Low (\$26,250-\$42,000), Moderate (\$42,001-\$63,000) and Above-moderate (greater than \$63,000).

Generally, fewer than 38 percent of all households in Bakersfield can be classified as low or very low income. Conversely, another 46 percent are considered Above Moderate Income. The smallest economic component in Bakersfield is the mid-income households approximately 16 percent are considered Moderate Income. Non-family households have lower incomes than family households.

Table 18: Households & Families by Income (2013)

Income	Kern County			Bakersfield		
	Households ¹	Families ²	Non-family ³	Households	Families	Non-family
Total	255,271	191,608	63,663	109,932	81,648	28,284
Less than \$10,000	6.9%	6.5%	11.5%	6.2%	6.0%	9.9%
\$10,000 to \$14,999	7.0%	5.0%	14.9%	5.8%	4.3%	11.3%
\$15,000 to \$24,999	12.4%	11.8%	16.2%	11.1%	10.0%	16.0%
\$25,000 to \$34,999	11.4%	11.2%	11.8%	9.0%	9.1%	10.1%
\$35,000 to \$49,999	13.4%	13.1%	13.3%	12.5%	11.7%	14.3%
\$50,000 to \$74,999	17.9%	18.1%	15.7%	18.7%	18.3%	18.4%
\$75,000 or more	31.1%	34.4%	16.7%	36.6%	40.6%	20.1%
Median Income	\$48,552	\$52,618	\$31,044	\$56,204	\$61,188	\$37,497

Source: 2009-2013 American Community Survey 5-Year Estimates

¹ A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit.

² A family household is a household maintained by a householder who is in a family and includes any unrelated people who may be residing there.

³ A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

2.1.d. EXTREMELY LOW INCOME HOUSEHOLDS

Extremely low income is defined as households earning less than 30 percent of Area Median Income (AMI). In 2013, a four-person household with extremely low income earns less than \$17,200 annually. Households with extremely low income have a variety of housing needs. It is not uncommon for households receiving public assistance to be considered extremely low income. Approximately 15 percent of family households are considered extremely low income and 29 percent of non-family households.

According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, 10,385 households in Bakersfield are considered to be extremely low income and have a housing cost burden greater than 30% of household income as of 2011. As depicted in Table 19, some households experience high levels of housing problems and paying more than 50 percent of their income towards housing costs. Overpayment was higher among renter than owner households.

HAMFI – This acronym stands for HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market

Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made (For full documentation of these adjustments, consult the HUD Income Limit Briefing Materials). If you see the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.

Table 19: Housing Problems for All Households (2011)

Cost Burden	Owners	Renters	Total
Household Income <= 30% HAMFI	2,450	7,935	10,385
Household has 1 of 4 Housing Problems	84%	86%	86%
Cost burden > 30%	82%	84%	84%
Cost burden > 50%	72%	78%	77%
Household Income >30% to <=50% HAMFI	3,770	6,595	10,365
Household has 1 of 4 Housing Problems	74%	89%	84%
Cost burden > 30%	74%	88%	83%
Cost burden > 50%	55%	56%	56%
Household Income >50% to <=80% HAMFI	7,200	8,275	15,475
Household has 1 of 4 Housing Problems	71%	81%	76%
Cost burden > 30%	67%	72%	70%
Cost burden > 50%	40%	18%	28%
Household Income >80% to <=100% HAMFI	5,175	4,700	9,875
Household has 1 of 4 Housing Problems	64%	55%	59%
Cost burden > 30%	57%	45%	51%
Cost burden > 50%	22%	6%	14%
Household Income >100% HAMFI	44,540	16,455	60,995
Household has 1 of 4 Housing Problems	28%	18%	25%
Cost burden > 30%	26%	10%	21%
Cost burden > 50%	4%	1%	3%
Source: HUD - Comprehensive Housing Affordability Strategy (CHAS) data			

In Table 19, the four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 30%. Housing problems are considered severe if the cost burden is greater than 50%. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent plus utilities. For owners, housing cost includes mortgage payment, utilities, association fees, insurance and real estate taxes.

To calculate existing housing needs, the City assumed that 50 percent of its very-low income regional housing need is extremely low income. The City was allocated a total very-low income housing need of 6,626 units. Assuming 50 percent of this need is for housing targeting extremely low income households, there is a need for 3,313 units in the City targeting households with extremely low incomes. Many extremely low income households will be seeking rental housing and are most likely to face overpayment, overcrowding, or substandard housing. Some extremely low income households may also have mental or physical disabilities. Extremely low income households are also considered to be at-risk of homelessness.

To address the needs of extremely low income households, the City will continue to promote a variety of housing types, including single-room occupancy units (SRO's) and supportive housing. Additionally, the Housing Authority of the County of Kern (HACK) will continue to acquire Housing Choice Vouchers to both preserve public housing opportunities and to allocate to extremely low income households. Single-room occupancy units are allowed in the Commercial Center and R-4 zoning districts by right. The City has no specific zoning standards for single-room occupancy units, thus there are no constraints in this district to constructing SRO units. SRO buildings have to meet the same requirements as other commercial and multi-family buildings. The height of the building cannot exceed 180 feet and there are no minimum setbacks.

2.1.e. SPECIAL NEEDS

There are segments of the community that need special consideration with regards to housing. For the purposes of this Housing Element, special needs groups are defined as elderly, disabled including developmental disabled, large families, single-parent households, farmworkers, and homeless persons and families. The housing need and assistance for this segment of the Bakersfield population is addressed with affordable housing programs such as the Low Income Housing Program, HUD's Supportive Housing Program, the HUD Section 8 Program, the Multifamily Housing Program (MHP), and the MHP Supportive Housing Program. Supportive housing and transitional housing is allowed and encouraged in zoning that allows for medium and high density multifamily housing and is subject to the same considerations as all multifamily housing.

2.1. e. (1) Elderly

Elderly households may live in housing that costs too much or live in housing that does not accommodate specific needs for assistance. In this case, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all social, economic and physical characteristics of the elderly community. The senior population of Bakersfield is defined as persons over the age of 65 years.

In 2000, there were 21,681 seniors, which represented 8.8 percent of the total population in the City. Between 2000 and 2010, the senior population increased at 3.4 percent annually, on average, less than the rate of general population growth. Prior to 2000, the senior population growth rate has exceeded the City's general population growth rate.

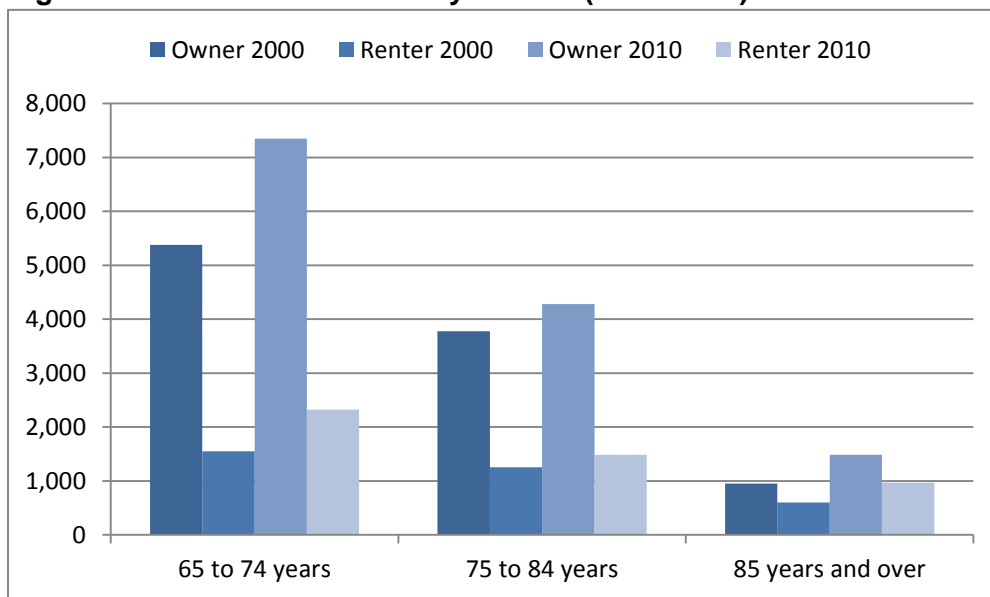
Table 20: Senior Population Trends (65+)

Year	Number	Change	%Change	Annual % Change
1980	9,726			
1990	14,173	4,447	46%	4.3%
2000	21,681	7,508	53%	4.8%
2010	29,336	7,655	35%	3.4%
Source: 1980 - 2010 Census				

In the 2010 Census there were 17,893 senior households estimated in the City, constituting 16.1 percent of the total City households. Comparatively, 16.2 percent of the City’s households were 65 plus in 2000. In 2013, the percent of senior households decreased to 15.6 percent, while the County’s and State’s proportion of senior households was 18.1 percent and 20.5 percent, respectively. Most likely, the demand for senior housing options will increase as the baby boom generation ages.

In 2010, 35.1 percent of the senior households were renters, a 9.9 percent increase from 2000. In the State, 27.1 percent of senior households were renters and 23 percent were renters in Kern County. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. In 2013, the proportion of senior renters had decreased to 24.4 percent or 4,189 households.

Figure 6: Senior Households by Tenure (2000-2010)



In the 2010 Census, a majority of the senior population (53 percent) live in family households, which are defined as a householder living with one or more persons related by birth, marriage or adoption. The remainder of the senior population is in non-family households (42 percent) or group quarters (5 percent). Non-family households are persons living alone or with non-relatives only. Most seniors in group quarters are institutionalized in skilled nursing, intermediate care or congregate care facilities while 22 percent are in non-institutionalized group quarters. More seniors are living in family households, which increased by 5% between 2000 and 2010. Also, more seniors are living in non-institutional group quarters, as showing Table 22.

Table 21: Seniors by Household Type (2000-2010)

Household Status	2000		2010	
	No.	Percent	No.	Percent
In Family Households	7,126	48%	9,975	53%
In Non-Family Households	6,388	43%	7,918	42%
In Group Quarters	1,324	9%	939	5%
Total	14,838		18,832	
Source: U.S. Census				

Table 22: Senior Group Quarters Population (2000 - 2010)

Type	2000		2010	
	No.	Percent	No.	Percent
Institutionalized	1,130	84%	735	78%
Noninstitutionalized	220	16%	204	22%
Total	1,350		939	
Source: U.S. Census				

In 2000, 27 percent of all senior citizen households (with the householder age 65 plus) had incomes below \$15,000. By the time of the 2010 Census that percentage declined to 18 percent and actual numbers declined as well. The greatest gains were in the upper incomes. In 2000, 24 percent of all senior households had annual incomes over \$50,000. At the time of the 2010 Census that income category increased to 39 percent and in 2013 it is estimated 42 percent of seniors have incomes over \$50,000. Over 5,700 senior households are considered Above Moderate Income. The larger portions of senior households are either very low income or above moderate showing a greater discrepancy in incomes.

Table 23: Senior Households by Income (2000-2013)

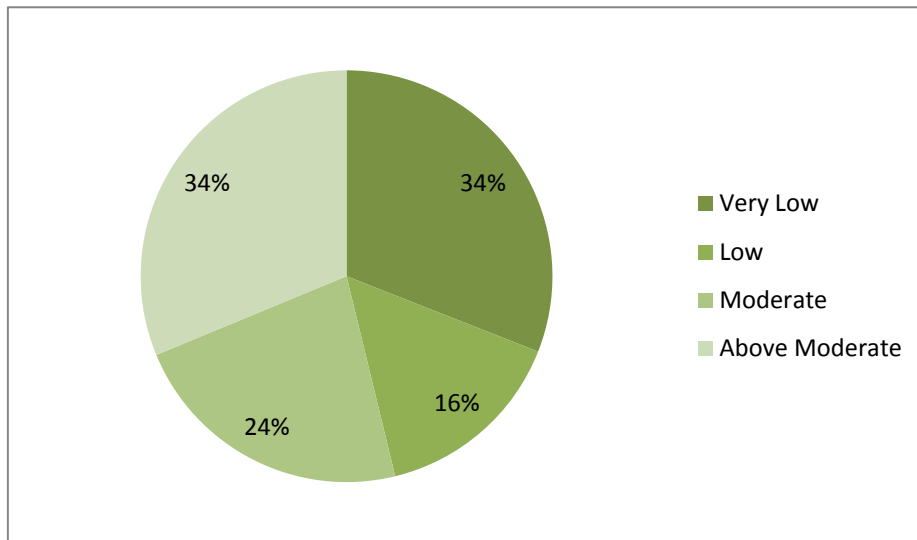
Income Range	2000		2010		2013	
	No.	%	No.	%	No.	%
Total	13,591		16,120		17,153	
Less than \$10,000	1,894	14%	1,154	7%	1,055	6%
\$10,000 to \$14,999	1,804	13%	1,779	11%	1,618	9%
\$15,000 to \$24,999	2,848	21%	2,681	17%	2,827	16%
\$25,000 to \$34,999	1,912	14%	1,669	10%	1,970	11%
\$35,000 to \$49,999	1,899	14%	2,617	16%	2364	14%
\$50,000 to \$74,999	1,610	12%	2,685	17%	2,925	17%
\$75,000 to \$99,999	834	6%	1,607	10%	1,762	10%
\$100,000 or more	790	6%	1,928	12%	2,632	15%
Median Income	\$26,532		\$38,658		\$42,093	
Source: Census 2000 Summary File 3, American Community Survey 5-Year Estimates						

Eligibility for federal programs is based on the median income of the county in which the project or program is located. In this case, eligibility will be based on the HUD Median Income of \$52,500. Using that as the basis:

- Very Low Income households have annual incomes less than \$26,250 – they represent 34 percent of all senior households.
- Low Income households have incomes between \$26,251 and \$42,000 – they represent 16 percent of all senior households.
- Moderate Income households have annual incomes between \$42,001 and \$63,000 – 24 percent of senior households meet that criteria.
- Senior households with incomes classified as Above Moderate Income represent 34 percent of all senior households.

It should be noted that the median senior household income of \$42,093 is 26 percent lower than the City-wide median of \$56,204. This difference puts the lower-income senior households at a significant disadvantage when considering market rate housing choices since general households have the ability to pay higher housing prices and rents, which then leads to increasing housing prices and rents.

Figure 7: Senior Households by Income Group (2013)



An important statistic to measure the affordability of housing in the City of Bakersfield is ‘overpayment’. Overpayment is defined as monthly shelter costs in excess of 30 percent of a household’s gross income.

According to 2013 Census estimates, 62.5 percent of the senior renter households were in overpayment situations and 29.5 percent of senior owner households were overpaying for shelter in Bakersfield. These senior households are cost burdened and would benefit from publicly assisted housing or other types of public assistance. In California, 59.8 percent of the senior renters and 34 percent of owner households overpay for shelter. In Kern County, 54.9 percent of the senior renters and 28.1 percent of the senior owners overpay for shelter.

Table 24: Senior Households by Shelter Payment (2013)

Percent of Income to Shelter	Senior Renters		Senior Owners	
	No.	%	No.	%
Less than 20%	618	15%	6,736	52%
20 to 24.9 %	317	8%	1,344	10%
25 to 29.9 %	345	8%	1,142	9%
30 to 34.9 %	393	9%	937	7%
35 % or more	2,307	55%	2,712	21%
Not computed	209	5%	93	1%
Total	4,189		12,964	

Source: 2009-2013 American Community Survey 5-Year Estimates

Over 42 percent of seniors in Bakersfield are living with one or more type of disability. According to the 2013 Census estimates, 66.7 percent of seniors in Bakersfield did not have self-care or independent living disabilities. This proportion does not include seniors in skilled nursing or other related facilities. The most common disability found among seniors was an ambulatory disability. Senior individuals with self-care and independent living disabilities represented 28.9 percent and may need some type of assisted living or residential care facility.

Table 25: Seniors with Disabilities (2013)

Type of Disability	No.	%
With a hearing difficulty	5,266	17.7%
With a vision difficulty	2,686	9.0%
With a cognitive difficulty	3,369	11.3%
With an ambulatory difficulty	8,556	28.7%
With a self-care difficulty	3,241	10.9%
With an independent living difficulty	5,371	18.0%
Total Seniors with Disabilities	12,705	42.7%

Source: 2009-2013 American Community Survey 5-Year Estimates

There are several types of services and facilities available for senior citizens, including:

- **Subsidized/Public Housing:** Bakersfield has six subsidized independent living housing complexes specifically targeted for seniors. These are: Park Place Senior Apartments (80 units), Pinewood Glen Retirement Community (99 units), Village Park Senior Apartments (60 units), the Plaza Towers and Annex (200 units), Sunny Lane Village (40 units), and Saint John's Manor (79 units). These complexes contain 558 housing units.
- **Licensed Residential Care Facilities:** According to the California Department of Social Services, there are 123 licensed residential care facilities for the elderly located in Bakersfield. These facilities have a total capacity of 1,950 beds.

- Adult Day Care: Another care option for seniors is the use of adult day care facilities. In the City, there are 26 facilities that provide this service with a capacity for 1,881 persons.

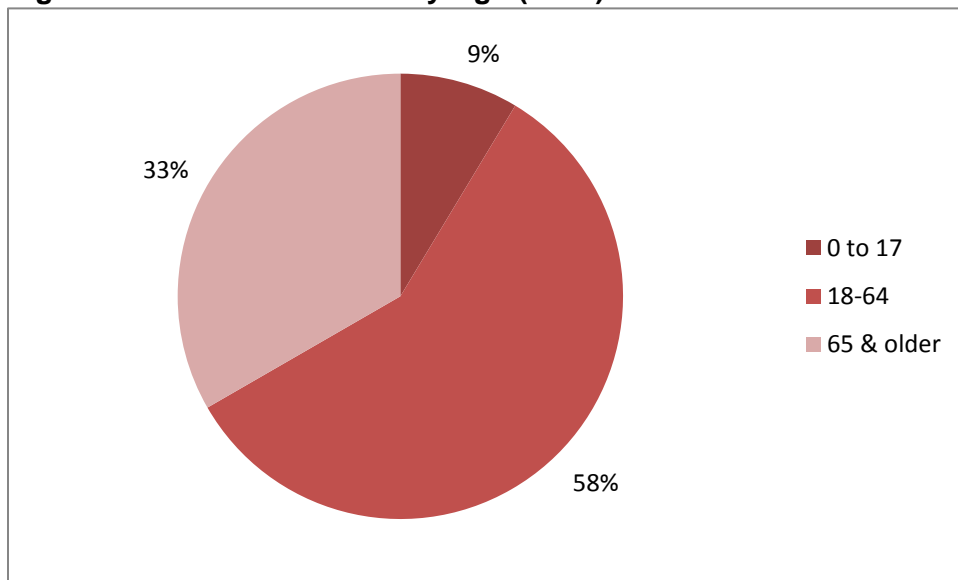
2.1.e (2) Persons with Disabilities

Three types of disabled persons are considered as having special housing needs: physically, mentally, and developmentally disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility within housing.

According In 2013, a total of 38,121 persons with a disability lived in the City (excluding persons in group quarters), which was 10.6% percent of the City’s total population. Of these, 58 percent or 22,125 persons were between the ages of 18 and 64 and 12,705 were 65 years of age or older. In 2013, 14 percent of persons 16 years of age or older lived with a disability.

Having a disability negatively impacts a person’s ability to work and earn money. Among persons with disabilities in Bakersfield aged 18 to 64, approximately 32.9 percent of persons lived in households with incomes below the federal poverty level, compared to only 16.4 percent for persons with no disability.

Figure 8: Disabled Persons by Age (2013)



The 2013 U.S. Census estimates that 20.2 percent of the persons in the City between the ages of 16 and older have a work disability and might need some form of housing assistance.

Table 26: Disabled Persons by Age and Work Disability Status (2013)

Civilian Noninstitutionalized Population	Total	With a Disability	No Disability
Population Age 16 and Over	255,101	35,526	219,575
EMPLOYMENT STATUS			
Employed	56.80%	20.20%	62.70%
Not in Labor Force	35.30%	74.00%	29.00%
Employed Population Age 16 & Over	144,901	7,173	137,728
Source: 2009-2013 American Community Survey 5-Year Estimates			

The City of Bakersfield also has persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. According to the California Department of Developmental Services (DDS), the City of Bakersfield has approximately 4,985 persons with developmental disabilities. Approximately 90% live in a home of a parent, family or guardian and 43% are currently under the age of 18. There is a need for affordable and accessible homes to expand opportunities for persons with developmental disabilities, including access to various types of supported living services is critical for persons with developmental disabilities.

Table 27: Developmental Disabilities by Zip Code and Residence Type

ZIP	Home of Parent/ Family/ Guardian	Independent/ Supported Living	Community Care Facility	Intermediate Care Facility	Foster/ Family Home	Other
93301	62	42	12	0	<10	<10
93304	352	83	26	<10	12	<10
93305	275	50	0	<10	<10	13
93306	454	54	63	15	20	<10
93307	685	101	17	<10	29	<10
93308	325	143	24	0	<10	<10
93309	385	122	130	53	25	<10
93311	262	<10	22	11	15	<10
93312	338	14	56	19	29	<10
93313	348	10	36	0	28	<10
93314	120	<10	13	0	16	0
Total	3,606	>619	399	>98	>174	>13
Source: Kern Regional Housing Data Report, Oct. 2014						

Kern Regional Center is one of 21 private, nonprofit regional centers contracted by the State of California through the Department of Developmental Services (DDS) to coordinate community-based services and support for individuals with developmental disabilities and their families. According to the Kern Regional Center there are currently 56 residential facilities for the developmentally disabled in the City of Bakersfield.

According to the California Department of Social Services, there are 107 Adult Residential Facilities with a total capacity of 767 persons and there are a total of 26 adult day care facilities with a total capacity of 1,881 persons in Kern County serving mentally, developmentally and physically disabled persons.

Kern County Mental Health completed a housing inventory in June 2012 that summarizes existing housing facilities and programs of Kern County Mental Health consumers. Individuals (and their families) with mental disabilities, are physically handicapped, developmentally disabled or mentally ill and/or have substance abuse disorders and live in a wide array of housing situations in Kern County. While the majority, use regular community housing, a significant portion reside in supervised or semi-supervised settings. Still others are homeless or living in temporary or transitional housing with or without mental health assistance. Many Bakersfield residents requiring long term care are at facilities outside of the City or County.

Table 28: Bakersfield Housing for the Disabled

Type of Residential Facility	Beds
Long Term Care for severely, chronically mentally ill	44
Licensed Residential Care Homes	399
Un-Licensed Residential Care Homes	200
State Licensed or Certified Residential Alcohol/Drug Treatment	354
Certified Sober Living Environments	394
Non-Certified Sober Living Environments	415
Adolescent Residential Treatment Programs	6
Juvenile Justice Residential Programs	288
Project-Based Permanent Supportive Housing Programs	193 units
Source: Kern County Mental Health, June 2012	

The need for supportive housing is one of the most important issues related to disabled persons. The Kern County Mental Health System of Care (Adult Services Department) helps persons that are diagnosed as mentally ill find housing. Homeless mentally ill persons are referred to the Kern Linkage Program. A total of 7,470 consumers are served by Kern County Mental Health in the Bakersfield City geographic service area, approximately 2 percent of the population. About two-thirds of the consumers in this area are adults (67.1%) and 32.9% are children under 18 years of age.

The living arrangements of adult consumers in Bakersfield consists' of 69.2% living in a house or apartment. In some cases, consumers live in a house or apartment that provides supervision and/or support (14.8%). Small percentages of consumers are living in group quarters, in a rehabilitation or sober living facility, in a correctional facility or other institution, or in some kind of transitional housing. Just over 2% of consumers are homeless.

The Mental Health Services Act (MHSA) was passed in California in 2004. As part of the MHSA, \$75 million per year will be allocated to finance the costs associated with development, acquisition, construction and rehabilitation of permanent "supportive" housing

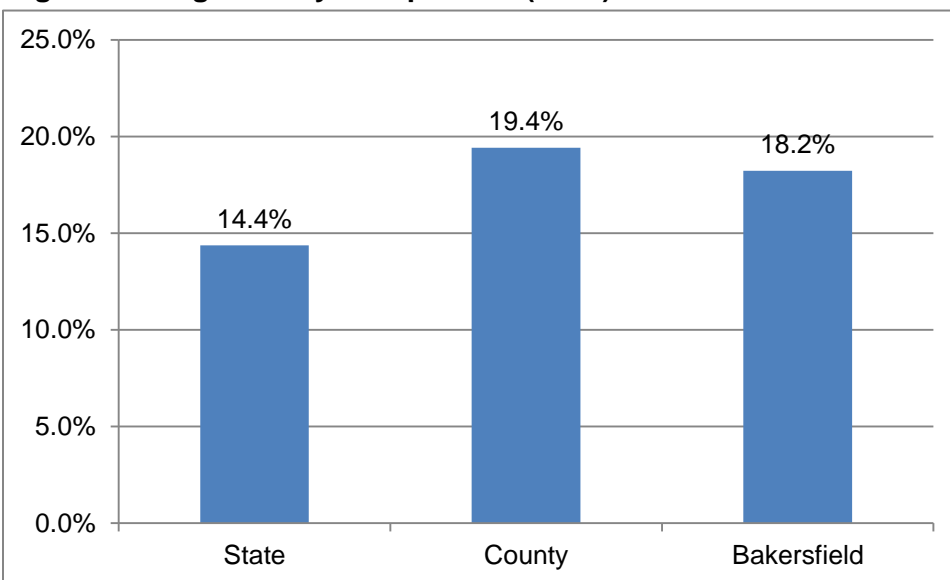
for mental health consumers. Supportive housing describes housing that places no limits on a consumer’s length of stay, and is linked to on-site or off-site services. The MHSA will also make available an additional \$40 million per year in operating subsidies. The mandate of the MHSA Housing program is to provide permanent housing and supportive services for individuals with serious mental illness who are homeless and those who face the possibility of homelessness. Mental Health Services Act funds were used to develop two housing projects in Bakersfield; Haven Cottages and the Residences at West Columbus.

The City imposes no undue constraints to the development of supportive housing and transitional housing and treats these types of housing as multifamily housing, allowed by right in all districts where multifamily housing is allowed. However, the City’s Zoning Ordinance does not expressly identify transitional and supportive housing as specifically permitted uses in multifamily zones. A program is included in this Housing Element to amend the Zoning Ordinance to specifically identify transitional and supportive housing as permitted uses in multifamily zoning districts.

2.1.e (3) Large Families

For the purposes of this section, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multifamily market. This sub-section explores the availability of larger housing units in Bakersfield. Below is a figure comparing the percent of the households that consisted of five or more persons in each jurisdiction.

Figure 9: Large Family Comparison (2013)



In the City, the proportion of five or more person households has been increasing over time. For example, 13.2 percent (8,234 households) included persons that reside in five or more person households in 1990 and 16.2 percent (13,511 households) reside in five or more person households in 2000. In 2010, 20.2 percent, 22,436 households included five or more persons.

Between 2000 and 2013, the City of Bakersfield experienced an increase of 6,418 large family households while 33,035 three or more bedroom housing units were built during the same time period. There was a decrease of housing units with no bedrooms (47%) and one bedroom (15%), while housing units with four bedrooms increased by 116 percent and 5 or more bedrooms by 262 percent, meeting the need for larger family units. This decrease in small unit supply caused those individuals to be part of larger households.

Overcrowding is defined by the Census as more than one person per room living in a housing unit. Generally, a room is defined as living room, dining room, kitchen, bedroom(s) and finished recreation room. The median number of rooms in a housing unit in 2013 was 5.4, where in 2000 it was 5.1.

In 2013, 6.9 percent of the households in the City were considered overcrowded, where in 2000 that percentage was 11.7 percent. The 2013 number represents 7,579 overcrowded units. As with bedrooms, the number of rooms per housing unit has increased significantly, as shown in Table 28, meeting the needs of larger households and families.

Table 29: Housing Units by Number of Rooms

ROOMS	2000	2013	Net Change	% Change
Total housing units	88,189	118,474	30,285	34%
1 room	2,495	1,895	-600	-24%
2 rooms	5,678	2,133	-3,545	-62%
3 rooms	10,064	8,564	-1,500	-15%
4 rooms	13,730	20,006	6,276	46%
5 rooms	20,347	30,249	9,902	49%
6 rooms	17,842	26,223	8,381	47%
7 rooms	9,959	14,990	5,031	51%
8 rooms	5,100	8,363	3,263	64%
9 rooms or more	2,974	6,051	3,077	103%
Median rooms	5.1	5.4		
Source: 2000 Census, 2009-2013 American Community Survey 5-Year Estimates				

Approximately 4,856 renter households and 2,723 owner households were overcrowded in 2013. Bakersfield has accommodated the overall increase in household size with the construction of larger housing units. However, affordability is still an issue where individuals, seniors and young adults are living in large households rather than on their own. Overcrowding is still a concern but Bakersfield has addressed the issue by constructing larger housing units. For example, a total of 1,712 seven or more person renter households resided in the City in 2013 and 4,713 four or more bedroom renter units. By comparison, in 2000, there were only 988 four or more bedroom rental units in the City, an increase of 386 percent. At the same time, there were 23,133 owner occupied housing units with four or more bedrooms and only 4,734 owner households with six or more persons.

Table 30: Overcrowding – Bakersfield Households (2013)

Occupancy	Households	Percent	
Owner occupied:	63,549		
1.00 or less occupants per room	60,826	55.3%	
1.01 to 1.50 occupants per room	2,324	2.1%	Overcrowded
1.51 or more occupants per room	399	0.4%	Severely Overcrowded
Renter occupied:	46,383		
1.00 or less occupants per room	41,527	37.8%	
1.01 to 1.50 occupants per room	3,233	2.9%	Overcrowded
1.51 or more occupants per room	1,623	1.5%	Severely Overcrowded
Total Households:	109,932		
Source: 2009-2013 American Community Survey 5-Year Estimates			

As shown in Table 16, the number of large households has been increasing in Bakersfield and consequently demand will increase for larger homes with more bedrooms. Although the supply of larger housing units has met the demand in the past, overcrowding is increasing and occurring in the larger households. Bakersfield will continue to offer a balance of bedroom types through the encouragement of many rental sizes and ownership programs. Offering affordable 1-2 person units may also help with overcrowding, allowing seniors and adult children to move out of overcrowded households.

2.1.e (4) Farmworkers

Farmworkers are persons that traditionally earn incomes through permanent or seasonal agricultural labor. Permanent farm laborers work in the field, processing plants, or support activities on a generally year-round basis. Agriculture workers earn their income primarily through permanent or seasonal agricultural labor. For some crops, farms may hire migrant workers, whose travel prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g., field laborers versus workers in processing plants) length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

In 2013, six percent of employed persons in Bakersfield worked in “farming, fishing and forestry.” This represents 7,625 persons of which many could be employed in “forestry” positions with the Bureau of Land Management, State Department of Conservation, Fish and Wildlife, the California Farm Labor Contractor Associates – all located in Bakersfield. According to the Labor Market Division of the State Employment Development Department, there were 55,900 farm jobs in Kern County in 2013. This represents 18 percent of the total jobs in the County. The California Employment Development Department (EDD) maintains annual statistics on the number of agricultural jobs reported by employers throughout the County. The 2013 estimated employment was 29,840 workers employed as farm workers and laborers for crop, nursery, and greenhouse work. Average hourly wages for this group in 2013 for the County was \$8.95 per hour. This annual salary based on the assumption of a 40-hour work week (\$18,630) is considered to be extremely low-income.

Although there are agricultural operations within the City’s Sphere of Influence, agriculture land proposed for annexation to the City, is typically pre-zoned to some other non-agriculture use. Since farming in the Kern County area is a year-round industry, most farmworkers tend to live near the areas in which they work, and most of the farming activities occur outside the Bakersfield City limits. According to the 2012 USDA Census of Agriculture, Kern County had 34,501 farm workers and 7,438 migrant workers. In 2013, there were 6,829 vacant housing units in Kern County that are for seasonal, recreational, or occasional use and 105 vacant housing units for migrant workers.

Table 31: 2012 Kern County Hired Farm Labor & Payroll (2012)

Total Farms	1,004
Total Workers	34,501
Total Payroll (\$1,000)	463,843
Farms with 1 – 9 workers	721
Workers	2,244
Farms with 10 or more workers	283
Workers	32,257
Workers – worked 150 days or more:	
Farms	737
Workers	16,235
Workers – worked less than 150 days:	
Farms	592
Workers	18,266
Reported only workers working 150 days or more:	
Farms	412
Workers	3,556
Payroll (\$1,000)	111,414
Reported only workers working less than 150 days:	
Farms	267
Workers	2,038
Payroll (\$1,000)	12,845
Reports both - workers working 150 days or more & less than 150 days:	
Farms	325
Workers – 150 days or more	12,679
Workers – less than 150 days	16,228
Payroll (\$1,000)	339,583
Total migrant workers:	
Farms	113
Workers	7,438
Migrant farm labor on farms with hired labor:	
Farms	103
Workers	6,896
Migrant farm labor on farms reporting only contract labor:	
Farms	10
Workers	542
Unpaid workers:	

Farms	631
Workers	1,447
Source: USDA, 2012 Census of Agriculture	

Farmworkers, along with other low income occupations, who are full-time City residents, need permanent affordable housing. The City of Bakersfield has two projects with a total of 85 units that target farmworkers, Ruben J. Blunt Village and Greenfield Homes. Both housing projects are comprised of large two, three and four-bedroom single family units targeting low income farmworkers. All additional farmworker housing in the County is located in the communities of Arvin, Delano, Lamont and Shafter.

The City of Bakersfield welcomes the development of farmworker housing in any zone that permits the type of housing being built (i.e., multifamily or single family) without any special conditions as the result of it being for farmworkers. Additionally, farmworker housing is explicitly permitted in Agricultural zones and the city complies with the provisions of California Health and Safety Code Sections 17021.5 and 17021.6. The City is committed to permitting farm labor housing in any residential zone that accommodates the type of housing being planned. They will assist HACK, or any other sponsor, to develop farmworker housing.

THE FOLLOWING DATA WAS EXCERPTED FROM THE KERN COUNTY HOUSING ELEMENT APPROVED BY THE STATE IN SEPTEMBER 2008 AND PROVIDES A COMPLETE ANALYSIS OF FARM WORKER HOUSING IN THE COUNTY, WHICH COVERS THE CITY OF BAKERSFIELD.

Historically, many migrant agricultural workers resided in farm labor camps throughout the County. However, similar to others areas throughout the state, many farm operators have shifted away from hiring their own workers and instead use farm labor contractors to provide needed agricultural labor, particularly for migrant seasonal labor. The farm operators are thus not directly involved with employing their workforce and have also removed themselves from providing housing for the workers, which is typically economically unfavorable. Kern County's Environmental Health Services Department is responsible for monitoring the privately owned farm camps. Table 17 identifies the 13 camps, 9 of which are year-round camps and 4 of which are seasonal. The seasonal housing operates from July through October. These camps provide housing for a total of 399 employees.

Table 32: Privately Owned Farm Employee Housing Facilities (KC Table 17)

Name	No. of Employees	Months Occupied per Year
<i>Belridge Drilling</i>	<i>27</i>	<i>12</i>
<i>Wheeler Farms Headquarters</i>	<i>5</i>	<i>12</i>
<i>Cauzza Brothers – Home Ranch</i>	<i>7</i>	<i>12</i>
<i>GV Camp 10A</i>	<i>60</i>	<i>4</i>
<i>GV Camp 10B</i>	<i>60</i>	<i>4</i>
<i>GV Camp 23B</i>	<i>100</i>	<i>4</i>
<i>GV Camp 37</i>	<i>72</i>	<i>4</i>

Name	No. of Employees	Months Occupied per Year
<i>Sunfield Farms</i>	5	12
<i>Bonanza Farm II</i>	16	12
<i>Opal Fry and Son</i>	19	12
<i>Belridge Main Ranch</i>	17	12
<i>Shop 27</i>	5	12
<i>Wheeler Farms</i>	6	12
Total	399	
<i>Source: Kern County Environmental Health Services Department, 2007</i>		

In addition to privately owned farm labor housing, HACK operates and owns farmworker housing in the San Joaquin Valley area of the County. HACK operates both year-round and seasonal housing, as shown below in Table 18. There are three main factors to consider when dealing with the special housing needs of agriculture workers: limited incomes, overcrowding, and substandard housing conditions. Agriculture workers tend to earn very low incomes which force them to live in substandard and overcrowded housing. Table 18 provides a list of farmworker housing throughout Kern County. These sites provide anywhere from one to four bedroom units.

For the majority of agricultural workers in the County who are full-time residents, their housing needs are best met through the provision of permanent affordable housing. The County is actively involved in the provision of permanent housing suitable for farmworkers and has several self-help housing developments targeted to farmworkers. The County has established the provision of larger unites (3+ bedrooms) as a high priority to address the needs of farmworkers and continues to provide funding support for affordable projects for large families.

Table 33: Farmworker Housing/Migrant Labor Centers (KC Table 18)

Name	Location	Number of Units
<i>USDA International Village</i>	<i>Delano</i>	<i>54</i>
<i>USDA Sun Garden</i>	<i>Arvin</i>	<i>50</i>
<i>USDA Shafter</i>	<i>Shafter</i>	<i>100</i>
<i>USDA Ruben J. Blunt Village</i>	<i>Bakersfield</i>	<i>50</i>
<i>USDA H.R. Olson</i>	<i>Lamont</i>	<i>50</i>
<i>Rancho Algodon</i>	<i>Delano</i>	<i>62</i>
<i>USDA Cases del Valle</i>	<i>Delano</i>	<i>35</i>
<i>Greenfield Homes</i>	<i>Bakersfield</i>	<i>35</i>
<i>Migrant Labor Centers</i>		
<i>Arvin Farm Labor Center</i>	<i>Delano</i>	<i>88</i>
<i>North Shafter Farm Labor Center</i>	<i>Shafter</i>	<i>88</i>
<i>Source: Housing Authority of the County of Kern, 2007</i>		

This ends the excerpt from the Kern County 2008 Housing Element.

2.1.e (5) Single-parent Households

At the time of the 2000 Census, there were 11,042 single parent households in Bakersfield, 75 percent of which were female head of household. In 2013 the amount more than doubled, there were 26,298 single parent households and 71 percent are female. Over 10 percent of total households in the City of Bakersfield are headed by single female parent households with incomes at or below the poverty level.

Table 34: Single Parent Households

Category	Number	% Female or Male	% of Total Households
Total Single Parent Households	26,298		
Male Head of Household	7,634	29%	6.9%
Female Head of Household	18,664	71%	17.0%
Single Parent Households Below Poverty Level	17,187		
Male Head of Household	6,003	35%	5.5%
Female Head of Household	11,184	65%	10.2%
Source: 2009-2013 American Community Survey 5-Year Estimates			

2.1.e (6) Homeless Persons (Persons in Need of Emergency Shelter)

The Kern County Homeless Collaborative conducted a Point-in-Time survey in January of 2014 to gain an accurate count of homeless persons in Bakersfield. The Point-in-Time survey is an estimate of homeless persons in sheltered and unsheltered locations on a single night. The Continuum of Care takes measures to ensure that the survey provides a statistically reliable, unduplicated count. The Bakersfield/Kern County Continuum of Care utilized shelter surveys, interviews, public place counts and service based counts to obtain the most accurate and comprehensive possible count of sheltered and unsheltered homeless persons. The total count for unduplicated homeless persons was 992, including 577 sheltered and 341 unsheltered persons. The results of the last three surveys have shown a continued reduction in homelessness in Kern County. Since 2009, there has been a decrease in the overall unsheltered homeless population of 13% and a 37% decrease in metro Bakersfield. 60% of those surveyed stated they had a substance abuse disorder and 23% stated they have a mental illness. Veteran homelessness was reduced by 30% in the unsheltered veteran population while the number of sheltered veterans and those in transitional housing programs remained steady.

Table 33 summarizes the number of sheltered homeless individuals and the number of unsheltered homeless individuals both with and without families and by sub-population.

Table 35: Homeless Population by Type of Shelter in Bakersfield (2014)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Households with children	52	15	14	81
Persons (adults & children)	172	55	40	267

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Households without children	202	140	341	683
Persons (adults & unaccompanied youth)	210	140	375	725
Total households	254	155	355	764
Total persons	382	195	415	992
Source: Consolidated Plan 2015-2020, Bakersfield/Kern County Continuum of Care				

A total of 168 chronically homeless individuals were counted. In general, a chronically homeless person is an unaccompanied disabled individual who has been continuously homeless for more than one year, according to HUD definitions. Of these, 29 people, or 17 percent, were sheltered.

Because addressing chronic homelessness is a primary issue, the Bakersfield/Kern County Continuum of Care tracks the number of chronically homeless persons and the number of permanent housing beds specifically designated for such persons. A total of 168 chronically homeless persons were counted in 2014, a significant decrease from the total of 445 counted in 2012. In 2014, there were 337 beds designated for chronically homeless persons. Total number of beds was not available for 2012 and 2013; however, in 2009 there were 160 beds designated for chronically homeless persons – less than half the number of beds available in 2014.

Table 36: Point-in-Time Homeless Subpopulation in Bakersfield (2014)

Category	Sheltered	Unsheltered	Total
Chronically homeless	29	139	168
Severely mentally ill	74	91	165
Chronic substance abuse	203	233	436
Veterans	66	21	87
Persons with HIV/AIDS	4	6	10
Victims of domestic violence	49	26	75
Unaccompanied youth (under 18)	0	0	0
Source: Consolidated Plan 2015-2020, Bakersfield/Kern County Continuum of Care			

Given the number of unsheltered homeless persons, there is a need for additional housing for the homeless in the form of emergency shelters, transitional housing, and permanent supportive housing utilizing programs administered by the Housing Authority of Kern County and other non-profit groups. Funding sources include the Bakersfield/Kern County Continuum of Care, Department of Housing and Urban Development and the California Multifamily Housing Program.

Many organizations in Bakersfield provide services that complement services directly aimed to homeless individuals and families. Table 35 identifies service providers who participate in the Continuum of Care system serving Bakersfield and the types of services offered. Although not all-inclusive, this list represents the key homeless service providers active in Bakersfield.

Table 37: Homeless Shelter Inventory

Provider Name	Facility Name	Family Units	Total Beds	Overflow/ Vouchers
Emergency Shelters				
The Mission at Kern County	HIS Center	0	200	200
Bethany Services	Men's/Women's/Family	23	156	79
Alliance Against Family Violence and Sexual Assault	Woman's & Children's Shelter	12	16	0
Salvation Army	Motel Vouchers	0	0	35
Transitional Housing				
Bakersfield AIDS Project	Ricky's Retreat	0	6	n/a
The Mission at Kern County	Woman's/Men's/After	0	124	n/a
Freedom House	Freedom House	0	42	n/a
California Veterans	Veteran's Haven	0	9	n/a
California Veterans	Step-Up	0	24	n/a
Clinica Sierra Vista	Griffins Gate	0	24	n/a
Housing Authority of Kern	Family Transitional	24	8	n/a
St. Gianna's Maternity Home	St. Gianna's Maternity	4	32	n/a
Permanent Supportive Housing				
Golden Empire Affordable	Haven Cottages	0	23	n/a
Hearthstone Community	HUD 2009 Permanent	0	36	n/a
Housing Authority of Kern	Green Gardens Apts.	0	90	n/a
Housing Authority of Kern	Home First	0	38	n/a
Housing Authority of Kern	Casa Bella	0	39	n/a
Kern County Mental Health	Kern Linkage Program	0	10	n/a
California Veterans	Rally Point	6	14	n/a
California Veterans	Transitions in Place	9	11	n/a
Clinica Sierra Vista	HIV/AIDS Homelessness	9	12	n/a
Golden Empire Affordable Housing	Residences at West Columbus	3	20	n/a
Housing Authority of Kern	Mas Hogares TB/S+ C	16	95	n/a
Housing Authority of Kern	Casa Nueva S	60	91	n/a
Housing Authority of Kern	Casa Nueva S Bonus	31	37	n/a
Housing Authority of Kern	Lugar de Refugio	80	110	n/a
Housing Authority of Kern	Lugar de Refugio Bonus	12	22	n/a
Housing Authority of Kern	Dulce Hogar TB/S+ C	150	279	n/a
Housing Authority of Kern	Home First 2013	4	38	n/a
Housing Authority of Kern	Homeless Voucher	180	207	n/a
Housing Authority of Kern	VASH Voucher Programs	62	151	n/a
TOTAL		426	927	
Source: Consolidated Plan 2015-2020, Bakersfield/Kern County Continuum of Care				

The City is sensitive to the needs of the homeless population and provides funding to service providers. Over the next eight years the City of Bakersfield, has programs to assist service providers in contacting and assisting the needs of homeless families and

individuals, provide referral services to homeless persons, and performing case management for homeless families and individuals.

Reduction in overall homelessness is a goal set by the U.S. Department of Housing and Urban Development (HUD) for communities across the nation that receive funding through the Continuum of Care Program to provide housing and services for the homeless. In recent years, as the Bakersfield/Kern Continuum of Care has received between \$3 Million and \$5 Million annually to help fight homelessness.

The United Way of Kern County and the Kern County Homeless Collaborative put together a steering committee with service providers and local government representatives to develop a 10 Year Plan to End Chronic Homelessness. The plan includes a “Housing First” approach which assists persons to find permanent housing first and providing access to needed support services, rather than emergency shelters or temporary transitional housing. It also accepts that lifelong support may be required to prevent homelessness reoccurrence.

Homeless shelters are defined in the City of Bakersfield code as “food and/or shelter service agency” and not a “residential use of property.” Emergency shelters, as defined in subdivision (e) of Section 50801 of the Health and Safety Code, are permitted in the General Manufacturing (M-2) Zoning District (Title 17 of the Bakersfield Municipal Code, Chapter 17.30) by right without a Conditional Use Permit or other discretionary approval. This zone has sufficient capacity to accommodate the need for emergency shelters and at least one year-round emergency shelter. Currently, there are 1,272 acres of vacant M-2 land in the City. There are 222 parcels with less than 5 acres, 17 parcels with 5 to 10 acres, and 30 parcels with 11 acres and more. Existing permit procedures, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters are subject to the same development and management standards that apply to residential or commercial uses within the same zone. The City does not condition the use of the site or structure. The only conditions imposed are those associated with zoning, setbacks, and similar items. These conditions run with the land and may continue under successive owners.

Transitional and Supportive Housing facilities are not explicitly mentioned in the Zoning Ordinance but would be permitted by right in multifamily zoning districts (R-3 and R-4). A program in this current Housing Element is to amend the Zoning Ordinance to explicitly state that Transitional Housing and Supportive Housing is permitted by right in multifamily zoning districts, provided they comply with the development standards of the district.

2.2 INVENTORY OF RESOURCES

2.2.a. EXISTING HOUSING CHARACTERISTICS

Between 2000 and 2010 the City had an estimated increase of 4,105 multifamily (two or more units per structure) dwelling units. Between 2010 and 2013, the City added another 768 multifamily units. In 2013, 74 percent (90,587 units) of the housing in the City were single-family units. Single-family construction increased by 33 percent between 2000 and

2013 while multifamily new construction increased by 16 percent. During the same time period, single-family units in Kern County increased by 22 percent and multifamily units increased by 8 percent proportionally.

Table 38: Housing Units by Type – 2000 to 2013

Housing Type	2000		2010		2013	
	No.	%	No.	%	No.	%
City of Bakersfield						
Single-family	60,856	69%	89,001	74%	90,587	74%
2-4 Units	10,002	11%	12,073	10%	14,383	12%
5+ Units	14,868	17%	16,902	14%	15,360	12%
Mobile Home	2,540	3%	2,749	2%	2,736	2%
Total	88,266		120,725		123,066	
Kern County						
Single-family	164,744	71%	209,393	74%	212,209	74%
Multi-family	43,770	19%	52,337	18%	47,487	16%
Mobile Home	23,053	10%	22,637	8%	28,928	10%
Total	231,567		284,367		288,624	
Source: 2000 & 2010 Census, DOF January 2000, 2010 & 2013 Estimates						

There are 49 Low Income Housing Tax Credit (LIHTC) rental housing developments in Bakersfield. Of the total 4,317 units, 4,274 units or 99 percent are low-income units. These rental housing developments provide affordable housing to large families, seniors, and persons at-risk and with special needs.

Public Housing in the City of Bakersfield is owned and operated by the Housing Authority of the County of Kern (HACK). There are a total of 17 public housing complexes in the City. According to PIH Information Center data, there are 866 public housing units in Bakersfield in 17 complexes. Of these, 15 complexes have been inspected in 2012 or later by HUD's Real Estate Assessment Center (REAC). All 15 of the inspected complexes scored 81 or better, with all but four complexes scoring above 90.

2.2.b. HOUSING CONDITIONS

According to the Kern COG Housing Stock Conditions Report, 34 percent of Bakersfield's housing stock was substandard in 2012. The Kern COG 2012 survey is the most recent survey for all incorporated cities and unincorporated communities in Kern County. It was based on sampling from existing data sets and the use of geographic information systems modeling to determine housing conditions within incorporated and unincorporated areas. The result allows for housing condition assumptions to be made on a parcel-by-parcel basis based on the improved value (value of only the residential structure without the land value) on a per-square-foot basis.

Table 39: Housing Units by Condition (2012)

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1880	2	2	-	-	-
1890	9	18	9	2	5
1900	29	89	38	11	29
1910	68	318	207	29	53
1920	96	591	492	155	73
1930	54	406	407	147	130
1940	77	953	1,196	394	446
1950	31	1,203	3,729	1,234	783
1960	33	476	2,552	1,998	1,409
1970	48	848	1,329	1,730	4,935
1980	38	931	1,379	2,836	9,046
1990	5	158	325	913	14,138
2000	9	87	513	1,660	25,633
2010	7	24	39	17	1,404
Total	506	6,104	12,215	11,126	58,084

Source: Kern COG Housing Data Report, October 2014

Substandard is defined as either suitable for rehabilitation or in need of replacement. Of the substandard housing units, a majority 78 percent (or 23,341 housing units) is identified as suitable for moderate or minor rehabilitation and the remaining 6,610 housing units most likely are in need of major rehabilitation or replacement. According to Kern COG conditions report, major rehabilitation is assumed necessary if a roof is sagging; fascia is missing; windows and doors are broken, missing, or severely damaged; exterior structures are faulted, cracked or missing; and/or the foundation appears to be missing, cracked, or sagging.

The housing stock in Bakersfield is relatively new. Nearly 28 percent of the housing in the City of Bakersfield has been constructed over the last 15 years. According to 2013 Census estimates, nearly 27 percent of the housing units were built between 2000 and 2009 and 15 percent were constructed between 1990 and 1999. However, 40 percent of Bakersfield’s housing stock was built before 1980.

Table 40: Housing Units by Year Built

Decade	Bakersfield		Kern County	
	No.	%	No.	%
Built 2010 or later	998	1%	1,788	1%
Built 2000 to 2009	31,660	27%	57,183	20%
Built 1990 to 1999	18,292	15%	41,112	14%
Built 1980 to 1989	19,924	17%	48,513	17%
Built 1970 to 1979	19,551	17%	45,613	16%
Built 1960 to 1969	9,849	8%	29,914	10%
Built 1950 to 1959	10,079	9%	32,862	11%

Decade	Bakersfield		Kern County	
	No.	%	No.	%
Built 1940 to 1949	3,818	3%	15,331	5%
Built 1939 or earlier	4,303	4%	13,579	5%
Total:	118,474		285,895	
Source: 2009-2013 American Community Survey 5-Year Estimates				

Even with the relative age of the housing stock, the housing condition survey that was conducted by the City in the fall of 2014 indicates just over 81 percent of all housing units in Bakersfield were considered sound.

In 2014, the City of Bakersfield conducted a comprehensive housing survey throughout the City. The City conducted this survey to compare its results with the 2012 Kern COG survey. The City's survey revealed that 81 percent of the housing in incorporated Bakersfield is considered to be standard, which is greater than the 66 percent standard units that the 2012 Kern COG survey found. Approximately 2 percent likely require major rehabilitation or in need of demolition.

Since 2009, the City of Bakersfield appears to have similar levels of substandard housing. Despite the notable increase residential development since 2009, much of any decreases in sub-standard housing resulting from housing investment as part of a recovering real estate market following the recent national economic recession may be offset by the large number of foreclosed or abandoned homes or by deferred property maintenance by homeowners. Also, there appears to be a correlation between areas of low- and moderate-income as defined by HUD, and sub-standard housing in the City of Bakersfield. As previously stated, it is likely that approximately 49% of housing (more than 7,400 units) in low- and moderate-income areas of the city require some sort of rehabilitation. Along with economic constraints of these areas, substandard housing conditions in these areas may be largely attributed to the age of homes. In low- and moderate-income areas, 73% of homes (more than 11,000 homes) were built prior to 1979. This compares to 32% of homes city-wide being constructed prior to 1979, meaning that those individuals living in low- and moderate-income areas of Bakersfield have a higher potential for exposure to lead-based paint. Accompanied with the general housing condition in those areas, this may pose additional risks to rehabilitating homes in areas of low- and moderate-income.

Table 41: Housing Units by Condition (2014)

Housing Conditions for City Residential Parcels	2009	2014
No. of Demolitions	0.51%	0.31%
No. of Major Rehabs	4.01%	1.83%
No. of Moderate Rehabs	10.28%	11.87%
No. of Minor Rehabs	10.94%	4.92%
No. of Standard Units	74.25%	81.06%
Source: 2014 City of Bakersfield Housing Conditions Analysis		

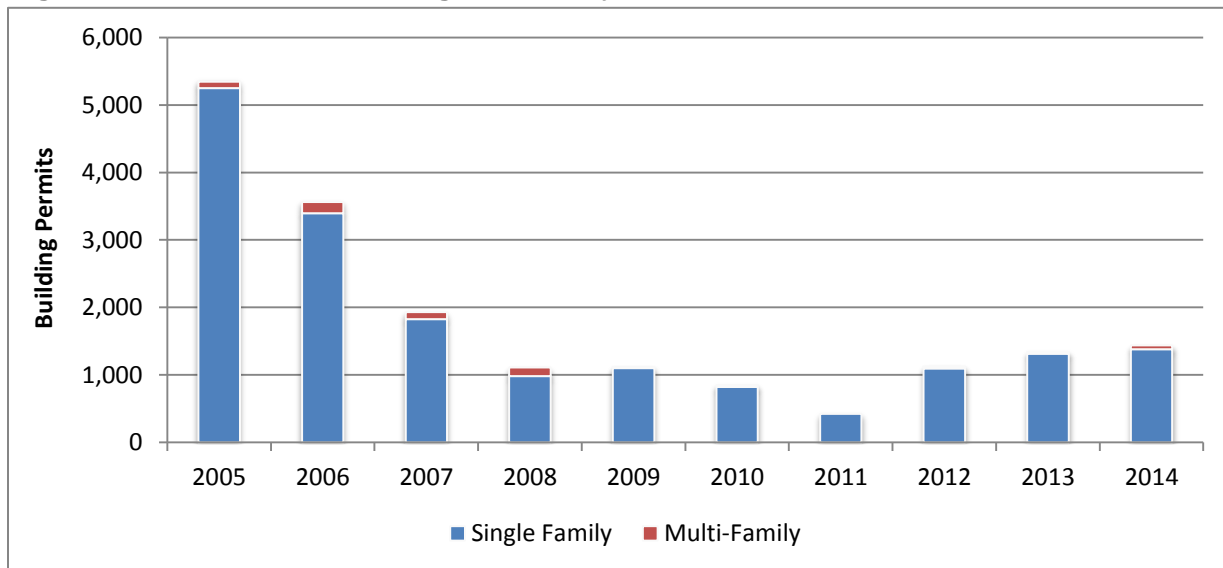
The City of Bakersfield takes a proactive approach toward housing conditions through housing rehabilitation programs and code enforcement programs. Existing housing

rehabilitation and code enforcement programs are successfully correcting code violations and maintaining the housing stock. Bakersfield uses both Community Development Block Grant (CDBG) and HOME funds to provide rehabilitation assistance.

2.2.c. RESIDENTIAL CONSTRUCTION TRENDS

A total of 9,338 residential building permits were issued in the City of Bakersfield over the period between 2007 and 2014. Almost 96 percent of the permits issued were for standard single family units. However, the building permits issued do not reflect the number of multifamily units constructed. For example, in 2009, only 13 multifamily permits were issued, but a total of 108 multifamily units were constructed. With the housing market slowing down as the economy has weakened, Bakersfield had trouble meeting the 2008-2013 RHNA. However, the City is ready and has zoned sufficient land to meet, or exceed, the new RHNA at all income levels.

Figure 10: Residential Building Permits by Year



2.2.d. VACANCY TRENDS

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is probably low, and the price of housing will most likely increase or remain stable. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility.

According to 2013 Census estimates, the total vacancy rate was 7.2 percent (8,542 vacant units) in the City of Bakersfield, compared to 10.7 percent for Kern County and 8.6 percent for the State. These figures are skewed by the number of seasonal and other types of vacancies. According to the 2000 Census, the vacancy rate for the City was 5.5 percent, 9.9 percent for the County and 5.8 percent for the State.

In the Census, there are six “vacant” categories. The “other” vacant category includes everything that has not already been classified, such as units held for occupancy by a

caretaker or janitor, or units held for reasons of the owner, such as foreclosed properties held by banks. In the 2000 Census, a large majority of the vacant housing units in the City were in the for rent category, where by 2013 that has decreased by over 12 percent and the other vacant increased by 14 percent due to foreclosures. According to the 2010 Census, the rental vacancy rate is 9 percent and the homeowner vacancy rate is 3.2 percent. More recently, according to the Department of Finance, the overall vacancy rate for housing units in the City was 7.7 percent in 2014.

Table 42: Vacancy by Type (Housing Units)

Type of Vacant Unit	2000		2010		2013	
	No.	%	No.	%	No.	%
For rent	2,187	45%	4,428	46%	2,811	33%
Rented or sold, not occupied	309	6%	551	6%	803	9%
For sale only	1,018	21%	2,187	23%	1,566	18%
For seasonal, recreational, or occasional use	268	6%	427	4%	412	5%
For migrant workers	3	0%	7	0%	-	0%
Other vacant	1,036	21%	1,993	21%	2,950	35%
Total	4,821		9,593		8,542	
Total Housing Units	88,262		120,725		118,474	
Vacancy Rate	5.5%		7.9%		7.2%	

Source: 2000 & 2010 US Census, American Community Survey 5-Year Estimates

2.2.e. HOUSING COSTS AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. The following table describes the ideal monthly payment for households in the four major income groups: Very-low, Low, Moderate and Above-moderate.

Table 43: Income Groups by Affordability (2013)

Income Group	Income Range	Ideal Monthly Housing Costs (30% of monthly income)
Very Low	Below \$26,250	Less than \$656
Low	\$26,251 to \$42,000	\$656 to \$1,050
Moderate	\$42,001 to \$63,000	\$1,050 to \$1,575
Above Moderate	Above \$63,001	More than \$1,575

Source: HUD AMI at \$52,500

2.2.e (1) Single-family Sales Units

Near the end of the last Housing Element period in 2006, home prices in the City of Bakersfield and throughout the state peaked. During the recession, City experienced falling home prices, reduced sales, increased inventory, fewer new building permits, and skyrocketing foreclosure activity. The median price of housing units sold in Kern County

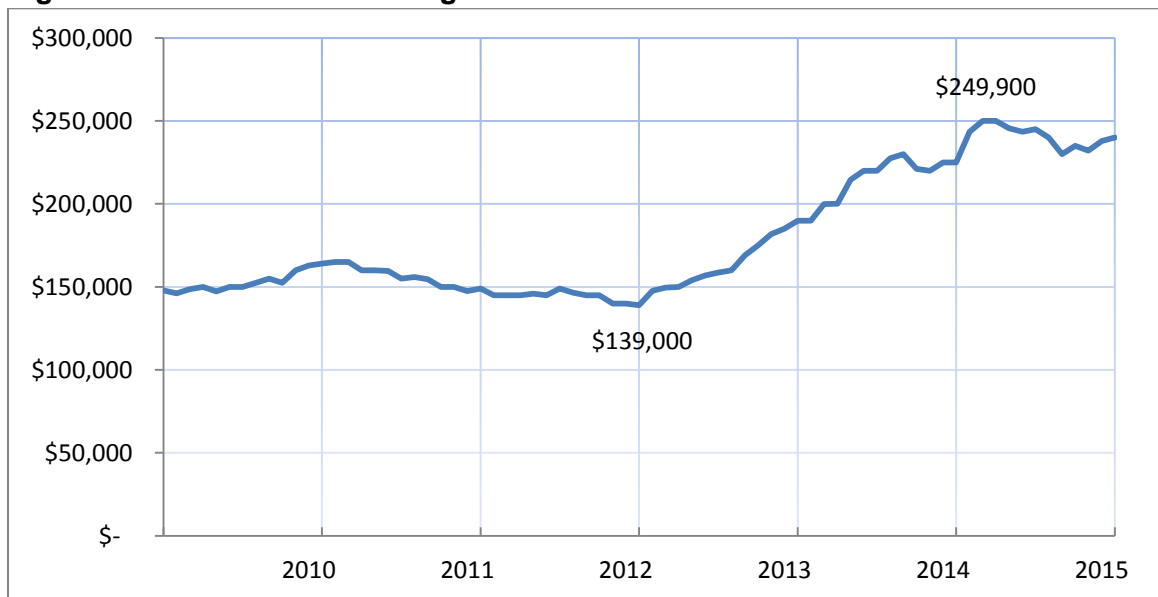
plunged 50 percent from \$260,000 in 2007 to \$130,000 in 2010. Sales of housing units followed a similar trend. According to Zillow, the lowest median home during the recession was in February of 2009 (\$147,900). Since 2009, median home values in Bakersfield have increased to \$199,500. With increasing home values, difficult lending practices and low inventory, affordability is a significant issue for both home ownership and renters.

Table 44: Bakersfield Median Home Value and Sales Price (2010 to 2014)

Median Home Value			Median Sale Price
Year	Single Family	Condo	All homes
2010	\$ 148,700	\$ 76,350	\$ 154,513
2011	\$ 137,550	\$ 67,950	\$ 146,400
2012	\$ 142,500	\$ 68,400	\$ 157,113
2013	\$ 172,450	\$ 79,150	\$ 197,888
2014	\$ 199,500	\$ 93,400	\$ 213,350

Source: Zillow Real Estate Research

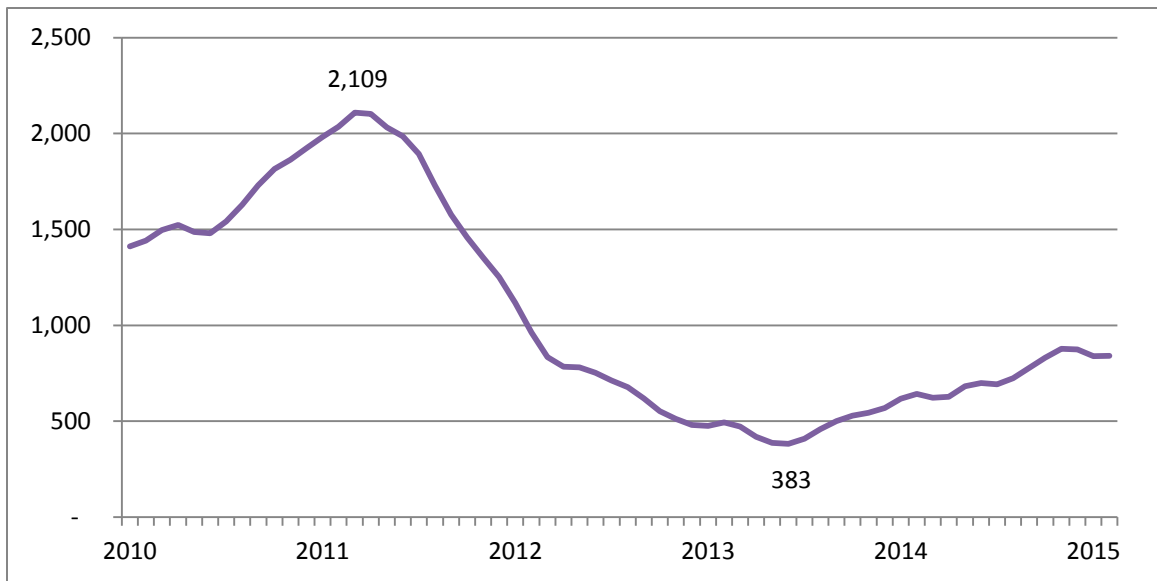
Figure 11: Median Price Listing - All Homes



2.2.e (2) Current Single Family Listings

As of January 2010, there were 1,411 homes listed for sale in Bakersfield. In January 2015, there were 839 homes listed. Although listings have increased since the lowest in June of 2013 of only 383 homes, including mobile homes and condos, the market has not provided enough to meet all of Bakersfield’s housing needs. The median estimated home value for homes that fall into the bottom third of home values within Bakersfield is \$111,100. The middle third of home value is \$175,000 and the median home value of the highest third of homes is \$270,000. Bakersfield is still one of the most affordable cities in California.

Figure 12: Homes Listed for Sale



2.2.e (3) Rental Units

According to the 2000 Census, the median gross rent was \$564 in the City of Bakersfield, compared to \$518 for Kern County in the same year. According to the 2006 American Community Survey, the median gross rent in 2006 in the City of Bakersfield was \$815.

According to a survey conducted by RealFacts, in the first quarter of 2015, the average rental rate in Bakersfield was \$970. In 2014 the annual average was \$945, \$560 for a studio up to 1,146 for a three bedroom/two bath. Rent for a two bedroom/two bath unit is about \$183 higher per month than for one bedroom/one bath units.

Table 45: Average Multifamily Market Rents – Bakersfield

	2010	2011	2012	2013	2014	2015
Average	\$839	\$869	\$907	\$929	\$954	\$970
Studio	\$500	\$546	\$554	\$570	\$560	\$592
1 bed 1 bath	\$779	\$800	\$843	\$865	\$893	\$899
2 bed 1 bath	\$719	\$745	\$789	\$814	\$834	\$848
2 bed 2 bath	\$940	\$947	\$1,014	\$1,036	\$1,065	\$1,082
3 bed 2 bath	\$1,111	\$1,155	\$1,136	\$1,124	\$1,146	\$1,166
Occupancy Rate	95.1	97.1	96.6	96.4	96.2	96.9
Source: RealFacts Market Overview Report, City of Bakersfield, 1 st Quarter 2015						

2.2.e (4) Affordability

Affordability is defined as a household spending 30 percent or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water,

sewer and garbage. “Gross monthly owner costs” includes mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

A total of 46,155 households, which is just over 42 percent of all households, in the City of Bakersfield pay in excess of 30 percent of their income for shelter. As expected, renter households had a higher percentage of households who over pay with 53.5 percent. However, over a third of home owners also overpay. The overpayment situation is particularly critical for renters with annual incomes less than \$20,000 where 11,896 households (25.6 percent) are cost burdened.

Table 46: Housing Costs by Household Income (2013)

Income	Owner	% paying over 30%	Renter	% paying over 30%
Less than \$20,000:	4,129	6.5%	11,896	25.6%
\$20,000 to \$34,999:	4,239	6.7%	7,695	16.6%
\$35,000 to \$49,999:	4,182	6.6%	3,129	6.7%
\$50,000 to \$74,999:	5,077	8.0%	1,748	3.8%
\$75,000 or more:	3,729	5.9%	331	0.7%
Zero income	330	N/A	833	N/A
Total Households:	63,549	33.6%	46,383	53.5%
Source: 2009-2013 American Community Survey 5-Year Estimates				

As noted above, over 53 percent of renter households pay in excess of 30 percent of their income for shelter. In 2013, the income ranges based on the Area Median Income (AMI) of \$52,500 along with the “affordability range” for housing costs. For instance, very low income families can generally afford a total of \$656 a month for rent and utilities. At that rate, over 42 percent of very low and low income renters need some type of subsidy, voucher, or low income housing unit to fall within established affordability. The 2013 Fair Market Rates used by HUD for their housing programs include the following:

- Efficiency Unit: \$610
- One-Bedroom Unit: \$614
- Two-Bedroom Unit: \$804
- Three-Bedroom Unit: \$1,179
- Four-Bedroom Unit: \$1,424

The rents for subsidized units are less, adjusted based on a tenant’s monthly income, than market rate units. A summary of all assisted apartment complexes is located in Appendix C.

Table 47: Affordable Housing Costs (2013)

Income Category	Income Range	Maximum Affordability (\$/month)
Very Low	\$26,250 or less	Less than \$656
Low	\$26,251 to \$42,000	\$656 to \$1,050
Moderate	\$42,001 to \$63,000	\$1,050 to \$1,575
Above Moderate	\$63,001 or more	\$1,575 or more
Source: HUD User, Median Income FY 2013 Income Limit Area		

While shelter costs for rental units are generally figured to be affordable at 30 percent of gross income, households are able to obtain a mortgage loan based on 30-40 percent of gross income; subject to existing debt, credit and budgeting conditions. For instance, using maximum affordability payment, very low and low income households in Bakersfield could afford a home in the range of \$83,972 to \$140,112. The costs do not include homes in need of repairs. There are, however, many options for low income families, with the bottom third of homes on the market having a median estimated home value of \$111,100. For extremely low incomes there is still the need for programs that make housing more affordable and for government-assisted first-time homebuyer programs.

Table 48: Affordable Housing Cost

Income Range	Purchase Price with Mortgage @ 4.0%*	Purchase Price with Mortgage @ 5.0%*
Very Low < \$26,250	\$91,737	\$83,972
Low = \$26,251 to \$42,000	\$153,068	\$140,112
Moderate = \$42,001 to \$63,000	\$234,791	\$214,917
Source: Zillow Affordability Calculator: http://www.zillow.com/mortgage-calculator/house-affordability/		
*Note: 30 year mortgage, 1.0% taxes, and \$800 annual insurance costs		

According to data in Table 42, the median sale price for a single family home sold in 2014 in Bakersfield was \$213,350. At today’s 4.0 percent mortgage interest rate, a household would require an income of \$47,909 a year to qualify. This income is lower than the median household income in the City (\$48,552).

2.2.f. AT - RISK HOUSING

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover an eight year period, coinciding with the update of the Housing Element. There are three general cases that can result in the conversion of public assisted units:

- Prepayment of HUD mortgages: Section 221(d)(3), Section 236 Section 202, and Section 811 – A Section 221 (d)(3) is a privately owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. In 1991, capital advances replaced direct loans for the Section 202 program. These capital advances are granted to approved low income housing developers and cover 100 percent of the approved development costs for low-income elderly residents.

Low income use restrictions on Section 236(j)(1) projects are for the full 40-year mortgage term. However, owners have the option to repay the remaining mortgage at the end of the first 20 years.

FHA-insured mortgages under the Section 221 (d)(4) program have no binding use restrictions. The affordability of these projects is governed by the Section 8 contracts maintained on the projects which are now approved on a year-to-year basis. Because of the uncertain future of the Section 8 program at the federal funding level, HUD considers projects assisted with Section 8 contracts at risk.

- The Multifamily Assisted Housing Reform and Affordability Act of 1997 addresses expiring Section 8 contracts. It provides authority to HUD to operate a mark-to-market program to (1) reduce over-subsidized Section 8 contracts, (2) restructure project financing, and (3) provide funds for rehabilitation needs. The bill also includes tax legislation to ensure that adverse tax consequences do not deter owners from participating in the program. In exchange for favorable tax treatment, owners would preserve the units at rents affordable to low and moderate income households.

In addition to instituting these changes in the Section 202 program, the National Affordable Housing Act of 1990 created a separate program, Section 811, to support the development of housing for people with disabilities. Prior to 1990, Section 202 funds could be used to develop housing for disabled persons in addition to low income elderly.

- Opt-outs and expirations of project-based Section 8 contracts – Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.
- Other – Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and HOME funds and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in Bakersfield's bond financed multifamily properties is 15 years. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. Also, properties funded through the Redevelopment Agency generally require an affordability term of 20 years.

It is good to note that the process of selling out of affordable programs is a thorough and lengthy process which requires notices to local government and local housing authorities. In fact the list of housing non-profit organizations in Appendix D of this housing element has a few organizations known to both the State and local governments as being interested in acquiring at-risk units and maintaining affordability for the life of the structure. In addition, under HUD regulations, the property owners are required to provide a six-month notice to tenants prior to opting out. In 1998 the California legislature adopted AB 1701 requiring a nine-month notice to tenants.

2.2.g. INVENTORY OF AT - RISK RENTAL HOUSING UNITS

The following inventories include government assisted rental properties in the City of Bakersfield that may be at risk of opting out of programs that keep them affordable to very low and low income households over the eight year Housing Element Period (2015-2023). Generally, the inventory consists of Housing and Urban Development (HUD), Redevelopment Agency, multifamily bonds and Density Bonus properties. Target levels include the very low, low, and moderate income groups.

According to data from the California Housing Partnership Corporation, and City records, there are a total of 5,462 units in Bakersfield that receive assistance for low-income families, seniors, and agricultural workers through State and Federal programs. Of these, a total of 616 units, contained in 11 complexes, are considered at risk of being lost from the affordable housing inventory. The eleven complexes are listed in Table 47. Realistically, those with expiration dates that have passed probably will not be sold for market rate since owners have not taken any action to do so.

Through communication with the Kern County Housing Authority, we have found that three of the Low Income Housing Tax Credit Projects have been extended ten years beyond their original contract date. In addition, Green Gardens' HAP contract will keep the complex affordable until at least 2028, and Villa San Dimas will remain affordable through its HAP contract through 2018.

Table 49: Inventory of At - Risk Assisted Complexes (2015)

Project	Financing	Units	Target Group	Earliest Expiration Date	Risk Assessment
Villa San Dimas	CHRP	20	Seniors	2014	Very High
	HAP			2018	
Tegeler House	CHRP	53	Single Room Occupancy	2021	High
Agua Terrace Apartments	HUD Section 8	22	Families	2/28/17	High
Sundance Apartments	HUD Section 8	60	Families	4/30/17	High
South Real Gardens Apartments	HUD Section 8	20	Families	5/31/24	Moderate
Summerfield Place Apartments	HUD Section 8	18	Families	12/31/23	Moderate
Woodlane Apartments	HUD Section 8	40	Families	9/30/15	Very High
Kristine Apartments	LIHTC	59	Large Families	8/5/2019	Moderate
Pineview	LIHTC	109	Large Families	2020	Moderate
Foothill Vista Apartments	LIHTC	111	Large Families	2020	Moderate
Green Gardens	HOME	104	Formerly Homeless with Disabilities	8/4/15	Low
	HAP			2028	

Source: HUD/California Housing Partnership Corporation Revised March 2015

HCD Properties: Two properties with a total of 73 units have loans under the California Housing Rehabilitation Program (CHRP) that have expired or are expected to expire in the next ten years: Villa San Dimas (20 units, expired 2014) and Tegeler House (53 units, expected to expire 2021).

HUD Properties: Five properties with a total of 160 units that are assisted under the Section 8 Housing Choice Voucher program are considered at Moderate, High or Very High risk of being converted to market rate: Agua Terrace Apartments (22 units, High); Sundance Apartments (60 units, High); South Real Gardens Apartments (20 units, Moderate); Summerfield Place Apartments (18 units, Moderate); and Woodlane Apartments (40 units, Very High).

LIHTC Properties: Three properties with a total of 279 units are financed with Low Income Housing Tax Credits and are expected to have their affordability restrictions expire in the next ten years: Kristine Apartments (59 low-income large family units); Pineview (109 low-income large family units); Foothill Vista Apartments (111 low-income large family units). These units were placed in service in 1995 or earlier. Each of these properties contracts have been extended 10 years beyond their original contract and have therefore been moved to a moderate risk.

HOME Property: One property, Green Gardens, is a City-assisted affordable housing project financed with HOME funds. It contains 104 units (Low), and serves formerly homeless individuals who have disabilities. Its affordable housing period is set to expire in 2015. Golden Empire Affordable Housing is currently working to secure financing to rehabilitate Green Gardens preserving its status as affordable housing.

2.2.h. COST ANALYSIS

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

2.2.h (1) Rehabilitation

The factors used to analyze the cost to preserve the “at-risk” housing units include acquisition, rehabilitation, and financing costs. These figures are estimates based on recent affordable housing rehabilitation projects by the Housing Authority of Kern County. Actual costs will depend on condition, size, location, existing financing and the availability of financing. Local developers have provided the following information.

Table 50: Rehabilitation Costs

Fee/Cost	Cost Per Unit
Acquisition	63,125
Rehabilitation	22,442
Financing/Other	24,865
TOTAL COST PER UNIT	110,432
Source: Housing Authority of Kern County	

2.2. h (2) New Construction/Replacement

The following cost estimates are estimates based on recent new affordable housing construction by the Housing Authority of Kern County. The actual replacement costs for any of the “at-risk” units will depend on many variables such as the number of units, location, density, unit sizes, on and off-site improvements, and both existing and new financing.

Table 51: New Construction/Replacement Costs

Cost/Fee Type	Cost Per Unit
Land Acquisition	8,048
Construction	183,707
Financing	90,666
TOTAL PER UNIT COST	282,421
Source: Housing Authority of Kern County	

2.2.h(3) Tenant-based Rental Assistance

Based on current condition data, it is assumed that a four person household is very low income, earning about \$28,450 a year. Shelter affordability (using a standard affordability rate of 30%) would be \$711 a month of which \$553 would be attributable to rent. If the complex converted to fair market rate, the two bedroom unit would have an estimated rent of \$832 (Section 8 Payment Standard amount for Kern County for 2 bedroom apartment). This means subsidizing the household at \$279 per month, or \$3,348 a year. Over 20 years, which is the average affordability term, the total rental assistance would be \$66,960.

2.2.i. PRESERVATION RESOURCES

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at-risk." Groups with whom the City has an on-going association are the logical entities for future participation. The City will continue to provide information about financial resources available to “at-risk” developments such as low interest loans, grants and tax credits. A list of potential organizational preservation resources is provided in Appendix D.

2.2.j. STRATEGIES TO RETAIN AFFORDABLE UNITS

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited and public funding for new projects is unpredictable. The following programs are local, state and federal programs. Some are managed locally by the City through funds accessed directly from HUD.

HOME Program: The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The City of Bakersfield receives approximately \$1 million a year in HOME funds from HUD. Approximately \$700,000 is available to develop and support affordable rental housing and home ownership affordability. Activities include acquisition, rehabilitation, and construction.

Housing Authority of the County of Kern (HACK): HACK is a public housing authority with jurisdiction within the City of Bakersfield and the County of Kern. It administers federal and state funds for its public housing projects and government assisted housing units such as Section 8 Rent Subsidy.

Community Development Block Grant (CDBG) Funds: The City of Bakersfield is an entitlement city with a population over 50,000 that can receive funding directly from HUD. The City receives approximately \$4.5 million from the federal government annually. The City utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and are used to retain subsidized housing projects whose federal assistance is expiring.

Community Reinvestment Act (CRA): Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to meet with the Community Reinvestment Act Lenders Group organized by the Bakersfield Economic and Community Development Department to discuss future housing needs and applicability of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

Low-income Housing Tax Credit Program (LIHTC): The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

The Affordable Housing Program (AHP) and Community Investment Program (CIP) are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.

Multifamily Housing Program (MHP): The MHP is conducted through HCD, provides low interest loans in the form of permanent financing to pay the costs of acquisition and rehabilitation of existing complexes as well as funding for the construction of new affordable housing.

The City of Bakersfield, HACK, and its two housing non-profit organizations KAHI and GEAI have continually demonstrated a willingness and capability to acquire at risk units or – at a minimum – locate rental subsidy vouchers for those tenants displaced by the sale as evidenced by the following case. Emphasis is being placed on those properties that are expiring in the next few years which include: Woodlane Apartments, Sundance Apartments, Agua Terrace Apartments, and Villa San Dimas Apartments.

2.2.k. RESIDENTIAL ZONING AND DENSITY

To date, the City of Bakersfield has had a large amount of low cost, easily developable vacant land. While the City regularly offers density bonuses to developers of affordable housing, only three multifamily projects of 399 units have used that bonus between 2007 and 2014. So while it is generally true that higher density housing reduces the land cost on a per unit basis and contributes to development of affordable housing, this has not proven to be the fact in Bakersfield. Many affordable housing projects have been developed at medium densities.

The housing industry always responds to market demand. The City meets regularly with both non-profit and market rate developers and lenders, and with the Kern County Home Builder's Association (HBA). The City welcomes residential development and will continue to do so.

The City of Bakersfield Zoning Ordinance provides eight main residential zone districts with single family densities ranging from one dwelling unit per 20 acres to 7.26 units per acre before the density bonuses are applied. The multifamily zone districts provide densities ranging from 10 to 72.6 dwelling units per acre before the density bonuses are applied.

The City also provides for multifamily housing "by right" in the Commercial Center zone with no maximum density limits. The City's downtown Central Business zone also allows multifamily housing "by right" as long it is part of a mixed use where the residential use starts on the second floor. There is also no maximum density limit.

In addition, the City's Zoning Ordinance recognizes the potential for infill construction and allows for the possibility of multifamily dwellings on lots with minimum 600 square feet of lot area per dwelling unit. Looking toward the future, the City has a policy that permits and encourages a lot consolidation program and has actually used eminent domain powers, through the former Redevelopment Agency, to assemble lots for the development of a campus type development on downtown (including multifamily, cottages, and service-based supportive housing).

There is a substantial amount of vacant land within the City of Bakersfield. In 2015, the City had over 38.10 square miles of both vacant residentially zoned land and land not

residentially zoned sites but allows residential development. Using realistic unit capacity calculations the capacity of the residentially zoned vacant land includes approximately 137,022 units could be constructed. This estimate used the following useable densities based on allowed densities, lot size, development requirements and building trends.

Table 52: Zoning and Usable Densities

Zoning Code	Zone Category	Allowed Density	Usable Density (DU/Acre)
<i>Allows single family dwellings, mobile home (meeting R-1 & SF building requirements), second units and residential facilities serving 6 or fewer persons:</i>			
A	Agriculture	1 DU/Lot Min. 6,000 sq. ft. or 20 acres	0.12
R-H	Residential Holding	1 DU/Lot Min. 20 acres	0.05
R-S	Residential Suburban	1 DU/Lot Min. 24,000 sq. ft. - 20 acres	0.59
R-S-FP-S	Residential Suburban - Secondary Floodplain	1 DU/Lot Min. 24,000 sq. ft.	0.28
R-S-HD	Residential Suburban - Hillside Development	1 DU/Lot Min. 24,000 sq. ft.	0.13
E	Estate	1 DU/Lot Min. 10,000 sq. ft. - 1 acre	2.76
R-1-4.5	Small Lot One Family Dwelling	1 DU/Lot Min. 4,500 sq. ft.	5.08
R-1	One Family Dwelling	1 DU/Lot Min. 6,000 sq. ft.	5.06
R-1 (10K or 18K)	Large Lot One Family Dwelling	1 DU/Lot Min. 10,000 - 18,000 sq. ft.	2.35
R-1-FP-S	One Family Dwelling - Secondary Floodplain	1 DU/Lot Min. 6,000 sq. ft.	3.31
R-1-HD	One Family Dwelling - Hillside Development	1 DU/Lot Min. 6,000 sq. ft.	3.51
WM-R1	West Ming - One Family Dwelling	7.25 DU per net acre or less	3.26
<i>Allows R-1 uses and mobile home, mobile home park or subdivision:</i>			
MH	Mobile Home	1 DU/Lot Min. 6,223 sq. ft.	4.20
Allows single and multi-family and condominiums:			
PUD	Planned Unit Development	Based on Land Use density	6.50
<i>Allows single and multi-family dwellings, mobile home (meeting R-1 & SF building requirements), second units and residential facilities serving 6 or fewer persons. R-3 also allows apartment houses:</i>			
R-2	Limited Multiple Family Dwelling	1 DU/Lot Min. 4,500 sq. ft. or 2,500 sq. ft /MF DU	9.49
R-2-HD	Limited Multiple Family Dwelling - Hillside Development	2 DU/Lot Min. 4,500 sq. ft. or 2,500 sq. ft /MF DU	4.82
R-2-MH	Limited Multiple Family Dwelling	2 DU/Lot Min. 4,500 sq. ft. or	7.00

Zoning Code	Zone Category	Allowed Density	Usable Density (DU/Acre)
	– Mobile Home	2,500 sq. ft /MF DU	
R-3	Multiple Family Dwelling	1 DU/Lot Min. 6,000 sq. ft. or 1,250 sq. ft /MF DU	21.75
R-3-MH	Multiple Family Dwelling – Mobile Home	1 DU/Lot Min. 6,000 sq. ft. or 1,250 sq. ft /MF DU	24.39
WM-R2	West Ming - Limited Multiple Family Dwelling	17.42 DU per net acre or less	4.05
WM-R3	West Ming - Multiple Family Dwelling	72.6 DU per net acre or less	21.75
<i>Allows all R-1, R-2 & R-3 uses including apartment house, rooming house, single room occupancy, permitted residential facility housing of people with disabilities; allows food and shelters services and residential facilities with 7 or more juveniles or adults in custody or court ordered living restrictions:</i>			
R-4	High Density Multiple Family Dwelling	1 DU/Lot Min. 6,000 sq. ft. or 600 sq. ft /MF DU	48.74
<i>Allows multi-family dwellings starting on second floor of mixed uses; allows first floor residential with a CUP:</i>			
C-B	Central Business (allows residential above first floor)	Unlimited Density, FAR 3.0	47.19
<i>Allows multi-family, apartment house, rooming house, single room occupancy, single family if it is an accessory to commercial use; allows single family with a CUP:</i>			
C-C	Commercial Center	600 sq. ft lot area/MF DU, Unlimited Density	47.19

Residential growth areas and densities are among issues and policies addressed in the General Plan. Residential densities are specified for each residential land use designation, and the General Plan provides for a wide range of residential densities. Single family detached housing densities range from one dwelling per 20 acres to 7.26 units per net acre. Multiple family densities, including but not limited to attached, zero lot line and apartments, range from greater than 7.26 to 72.6 dwelling units per net acre. Each zoning district's usable density was based on the underlining land use and density allowed as well as the number and size of the lot area. Other considerations were current building trends, open space and amenity requirements, parking and other right-of-way requirements.

Zoning districts specify minimum lot size, permitted uses, conditional uses, building height and front, and rear and side yard setbacks. Zoning districts further the health, safety and welfare of the residents. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the General Plan. Single family zoning districts have minimum lot sizes ranging from 4,500 square feet to 20 acres. Limited multiple family (R-2) and multiple family districts (R-3 and R-4) require a minimum amount of lot area per dwelling unit ranging from 2,500 square feet per dwelling unit to 600 square feet per

dwelling unit and minimum lot sizes of 6,000 square feet. Agricultural zoning districts have minimum lot sizes of 6,000 square feet and 20 acres. However, a parcel of lot on agriculture zones may not be occupied by more than one dwelling unit.

The MH (Mobile Home) zone provides for mobile home subdivisions. Zoning standards are reduced. A maximum density of seven mobile homes per gross acre is allowed. Consistent with Section 65852.7 of the Government Code, the City allows mobile home parks and subdivisions on all land designated by the General Plan for residential use. Development standards are less stringent than for conventional residential development.

The PUD (Planned Unit Development) zone allows for a density based on the underlying General Plan designation. Within the perimeters of the General Plan designation, development may be a combination of uses including multifamily. The Planning Commission approves development standards.

The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space requirements and parkland requirements. These requirements were adopted through the public hearing process and reflect the minimum standards thought necessary for protection of the public.

The City has adopted a local subdivision ordinance that implements the requirements of the State of California Subdivision Map Act. This ordinance sets forth the rules and requirements for the division of real property. The City has limited discretion when acting on a subdivision map. Other than implementing the State Map Act requirements, the City primarily insures that the map is in compliance with the conditions of the California Environmental Quality Act, and that the map is consistent with the General Plan and zoning.

When a developer proposes a housing development, state law requires that the City provide incentives for the production of low-income housing. A density bonus agreement between the developer and City is used to set forth the incentives to be offered by the City and the requirements of the developer. Since July 1, 1992 the City of Bakersfield has had an ordinance to implement the state law covering density bonuses (Section 65915 et seq., of the California Government Code) on all residential zoned land. The City's ordinance established a density increase and incentive program to provide both density increases and other incentives for owner-occupied and rental housing developments to encourage the creation of housing affordable to moderate, low, and very low income households, and to encourage the creation of housing for senior citizens.

Other provisions of the Zoning Code include defining Homeless shelters as "food and/or shelter service agency." In 2009, the City updated its Zoning Ordinance to comply with the provisions of SB2. The City of Bakersfield Planning Commission approved the existing Bakersfield Homeless Shelter in an industrial area near the downtown over citizen protests.

The City allows second dwelling units on owner-occupied lots with approval by the Planning Director.

Group homes for six or fewer persons are permitted within a residential zone. Those for seven or more residents are permitted in all commercial zones and in residential zones with a CUP approved by the Board of Zoning Adjustment. The City follows state law with respect to group homes of seven or more people. As the living situation becomes more institutional in nature, the City makes sure that the facility is ADA compliant and the fire department has conducted inspections. However, should a group of persons of any number disabled or not, decide to share a housing unit, no CUP would be required and the City would only intervene if there were complaints from neighbors.

2.2.1. ON- AND OFF-SITE IMPROVEMENTS

For residential projects the City requires both on- and off-site improvements. These include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of site plan review or building permit. These on- and off-site improvements promote the health, safety and general welfare of the public.

Curbs/gutters and drainage facilities are required or direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage and reduces dust. It also produces a circulation system and facilitates relative safe traffic movement. Roadways are classified in the City according to traffic needs. Roadway classifications are as follows:

- Arterial - 6 lanes, 90 feet wide, 110 foot right-of-way
- Collector - 4 lanes, 68 feet wide, 90 foot right-of-way
- Local - 2 lanes, 40 feet wide, 60 foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected traffic needs. Arterials are normally located at one mile intervals, while collectors are at one-half mile intervals. Local streets are located as needed throughout residential development. Developers are responsible for construction of roadways associated with the residential project and also participate in regional transportation system improvements through payment of a Traffic Impact Fee (refer to discussion in Section 2.3, Constraints, Efforts, and Opportunities).

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children.

In addition, the City's Consolidated Plan includes funding potential for low income and blighted neighborhoods that need street reconstruction, upgrade or replacement of water main systems or new or reconstructed sewer lines.

Landscaping of medians and parkways is required for both "arterial" and "collector" roadways. Such landscaping would include, but not be limited to, shrubbery, trees, grass and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic

environment in the City by providing relief from developed and paved areas. In hillside areas, landscaping helps prevent erosion. Median and parkway landscaping is installed by the developer of the subdivision tract and maintained by the City or a property owners association.

2.2.m. AVAILABLE RESIDENTIALLY ZONED LAND

As part of the 2015-2023 Housing Element update, an inventory of the residential development potential of vacant land in the City of Bakersfield was completed using the City's Geographic Information System (GIS) augmented by County Assessor's records and building permit records. The City regularly updates its GIS system of vacant land and has this information readily available. The results of the inventory are identified on map in Appendix E. The inventory also includes an analysis of realistic development capacity based on the land use controls and site improvements required. The inventory included properties that have water and sewer infrastructure available to support development. The infrastructure necessary to service housing developments are put in place by the housing developers using City standards and requirements. As development occurs, the City requires infrastructure to be installed by the developer that is adequate and has sufficient capacity to support the new development.

In addition to the City, there are four other domestic water service providers within the City limits; California Water Service Company, East Niles Community Services District, Greenfield County Water District and Vaughn Water Company. The 2010 Urban Water Management Plans of the six domestic water service providers includes projected water use for single and multifamily housing needed for lower income households and projects this out to the year 2030. Additionally, purveyors in the City are not allowed to deny or condition the approval or reduce the amount of service for an application for development that includes housing affordable to lower income households. The water use projections for low income households make up about 29 percent of the City's projected water demands; 23.3 percent of Cal Water's projected water demand; 41% of East Niles Community Services District's projected water demands; and 8% of Vaughn Water Company's projected water demands. Greenfield County Water District is not required to prepare an Urban Water Management Plan because they have less than 3,000 water service connections. All five water service providers will be subject to any future water legislation that is a result of the current drought and these restrictions may impact the availability of housing.

A program included in this Housing Element for the City to continue to implement policies that grant priority to proposed developments that includes housing affordable to lower income households. All water service agencies must comply with SB 1087 and grant priority to proposed affordable housing projects.

The realistic capacity of the vacant sites was determined by analysis of vacant parcels throughout the City. Parcels in all zoning categories were analyzed to determine what building densities are typical for each zoning type, looking at land use controls and site improvements required. The realistic capacity presented in this survey is a conservative estimate of the density each site would likely be.

Most of the vacant residential sites have no constraints that would preclude development. Those with constraints can be easily mitigated. The two constraints present among the vacant sites are flood plains and hillsides. Both of these zones can be developed provided that certain mitigation measures are met; the realistic capacity of these zones is designated as much lower than other zones without these constraints.

Table 51 provides a summary of available residentially zoned land throughout the City of Bakersfield, with acreage suitable to accommodate very low, low, moderate and above-moderate housing, by zoning classification and unit capacity.

Table 53: Acreage and Units to Meet Current RHNA

Income Level	RHNA	Acres	Realistic Unit Capacity	Net Capacity Over Need
Very Low	9,706	604	19,477	9,771
Low	5,800	2,194	22,777	16,977
Moderate	6,453	12,780	63,994	57,541
Above Moderate	14,331	8,809	30,773	16,442
Total	36,290	24,387	137,022	100,732

Land most feasible for ease of residential development and immediate availability is located in the western and southeast portions of the City. Development potential varies based on the geographical location of land. The northeast is most impacted by hillsides, flood plains and lack of infrastructure. While this is generally available City-wide, the southwest area has significant amounts of vacant land currently zoned for housing.

The predominant development trend in central Bakersfield includes the development of City-assisted infill affordable housing units. However, the City has seen an increased interest in market rate housing in central Bakersfield, focusing on the redevelopment of vacant properties.

According to the City's Zoning Ordinance, multifamily housing can be built on any infill lot in the City's Downtown area. While there is developable land in the northeast, there are numerous development obstacles such as: topography (foothill terrain), soil stability, seismic zones identified in the Alquist-Priolo studies, inadequate accessibility, relative isolation and petroleum production. The lack of infrastructure was previously identified as a development constraint in the northeast; however, construction of comprehensive water and sewer systems throughout the area has significantly enhanced development potential in this area of the City. With the variety of zoning classifications, development can occur or will be accommodated to consider the topography, seismic and petroleum production conditions in the northeast.

According to the State Department of Housing and Community Development's "Housing Resources – Q&A," - "The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element. The

analysis should also identify the zones the locality believes can accommodate its share of the regional housing needs for all income levels.”

Table 52 summarizes vacant parcels by zone classification along with the conservative unit capacity for those parcels. A total of 24,387 acres are currently zoned for homes in the City of Bakersfield that will accommodate 137,022 new housing units – more than half the number needed to meet the City’s current Regional Housing Needs Assessment of 36,290 new units to be built by 2023.

Table 54: Vacant Residential Land Inventory

Zoning Code	Zone Name	Acres	DU Capacity
Above Moderate			
A	Agriculture	659.4	76
R-H	Residential Holding	544.1	27
R-S	Residential Suburban	260.5	153
R-S-FP-S	Residential Suburban - Secondary Floodplain	15.2	4
R-S-HD	Residential Suburban - Hillside Development	22.4	3
E	Estate	1,115.7	3,084
R-1	One Family Dwelling	3,903.9	19,501
R-1 (10K / 18K)	Large Lot One Family Dwelling	2.8	7
R-1-FP-S	One Family Dwelling - Secondary Floodplain	49.7	164
R-1-HD	One Family Dwelling - Hillside Development	1,797.8	6,310
WM-R1	West Ming - One Family Dwelling	429.6	1,402
PUD	Planned Unit Development	8.3	42
Above Moderate Total		8,809	30,773
Moderate			
R-1-4.5	Small Lot One Family Dwelling	25.3	129
R-1	One Family Dwelling	10,843.2	55,162
R-2	Limited Multiple Family Dwelling	411.6	2,401
R-2-HD	Limited Multiple Family Dwelling - Hillside Dev.	88.3	425
WM-R2	West Ming - Limited Multiple Family Dwelling	1,255.2	5,085
PUD	Planned Unit Development	156.1	793
Moderate Total		12,780	63,994
Low			
MH	Mobile home	23.9	101
PUD	Planned Unit Development	15.3	331
R-2	Limited Multiple Family Dwelling	2,054.0	20,989
R-2-HD	Limited Multiple Family Dwelling - Hillside Dev.	22.2	107
R-2-MH	Limited Multiple Family Dwelling – Mobile home	17.8	125
R-3 & WM R3	Multiple Family Dwelling	60.6	1,124
Low Total		2,193.8	22,777
Very Low & Extremely Low			
R-3	Multiple Family Dwelling	349.5	7,602
R-3-MH	Multiple Family Dwelling – Mobile home	5.7	139

Zoning Code	Zone Name	Acres	DU Capacity
R-4	High Density Multiple Family Dwelling	5.6	271
C-B	Central Business (residential above 1 st floor)	7.4	349
C-C	Commercial Center	235.5	11,115
	Total Very Low & Extremely Low	603.7	19,477
	TOTAL AVAILABLE FOR HOUSING NEEDS	24,387	137,022

All properties listed above have adequate lot size and have water and sewer infrastructure readily available and can be developed within the Housing Element Planning period of 2015 to 2023. The City will monitor the amount and location of multifamily zoned land and the City will initiate zone changes to ensure the continued availability of land for very low and low income housing.

2.2.n. ZONING TO ACCOMMODATE LOWER INCOME HOUSEHOLDS

It is recognized that multifamily zones represent 13.7 percent of the total land zoned for residential development. The multifamily zones will accommodate over 44,838 multifamily units at a realistic capacity of 7 to 48.74 units to the acre. For the purposes of this Housing Element, it was estimated that the extremely and very low income units would most likely be constructed on high density zoned land and that low income units would predominantly be developed on medium to high density land. However, it is also feasible that single-family housing could be developed for very low and low income households and multifamily units will be constructed for moderate and low income households. Given that the City has such an abundance of vacant land, there is sufficient land to meet the needs of all income levels in need of various housing types.

The City will continue to meet with the development community to ensure that there is sufficient land to meet market demand and will monitor zone change requests on a quarterly basis at the time the GIS data is being updated and will monitor demand at the time of the Housing Element Annual Update and will initiate zone changes as necessary to meet demand.

Some of the sites included in the vacant land inventory are smaller sites with less than 2 acres. However, the City generally encourages lot consolidation and programs in this Housing Element will address additional opportunities for lot consolidation. In the past, the City's Redevelopment Agency has purchased smaller lots and consolidated them in order to make better use of the properties. While there are several smaller R-2 sites, there is an abundance of R-2 sites that would accommodate the RHNA for low income households.

The State states the default density standard for the City of Bakersfield is 30 dwelling units per acre. However, the R-2 zone has historically been a zone used to develop affordable multifamily housing. As shown in Table 53, there are eleven R-2 zoned sites, with existing affordable housing projects with densities that range from 6 to 33 dwelling units per acre. The City regularly approves higher density projects on R-2 sites based on the underlying land use which could allow up to 72.6 dwelling units per acre. The City encourages higher density development in R-2 zones by providing generous density bonuses if requested.

Other zones developed with existing affordable housing include C-2, C-B, C-C, PCD and R-3 zone districts. The mixed use commercial sites have an average density over 30 dwelling units per acre and the R-3 zone averages at about 17.74 units per acre.

Table 55: Affordable Housing Developments – Low & Very Low Income

Name	LU	Zoning	Total Units	DU/Acre	Acres
Panorama Park	GC	C-2	66	18.70	3.53
Plaza Towers and Annex	GC	C-2	200	63.90	3.13
The Village at Lakeside	HMR	C-2	136	26.36	5.16
Tegeler Hotel	MUC	C-B	53	311.76	0.17
Park Place Apartments (Seniors)	MUC	C-C	80	29.09	2.75
Residences at Old Town Kern	MUC	C-C	50	34.48	1.45
South Mill Creek Apartments	MUC	C-C	70	21.54	3.25
Village Park Senior Apartments	MUC	C-C	60	35.50	1.69
Baker Street Village	MUC	PCD	37	23.87	1.55
Average Density in Commercial Zones*			699	31.05	22.51
1420 Monterey	HMR	R-2	16	32.65	0.49
Adelante Vista	HMR	R-2	142	7.89	18
Casa Loma Family Apartments	LMR	R-2	113	12.60	8.97
Bakersfield Family Apartments	LMR	R-2	80	13.47	5.94
Hillsdale	HMR	R-2	4	13.33	0.3
King Square Family Apts.	LMR	R-2	73	5.41	13.5
Pineview	HMR	R-2	110	13.92	7.9
South Real Gardens	HMR	R-2	20	16.67	1.2
Summerfield Place	HMR	R-2	18	18.95	0.95
Sunny Lane Village	HMR	R-2	40	12.31	3.25
The Residents at West Columbus	HMR	R-2	56	16.72	3.35
Average Density in R-2 Zone			672	10.52	63.85
Bakersfield Family Apartments	HR	R-3	78	20.91	3.73
California Avenue Senior Housing	HR	R-3	180	33.83	5.32
Canyon Hills Senior Housing	HR	R-3	74	11.21	6.6
Coventry Place	HR	R-3	88	17.60	5
Emerald Glen Apts.	HR	R-3	240	18.68	12.85
Nina Place Apartments	HMR	R-3	65	13.60	4.78
P Street Family Apartments	HR	R-3	21	10.40	2.02
Santa Fe Apartments	PUD	R-3	56	21.96	2.55
St. John's Senior Manor	HR	R-3	79	35.43	2.23
Sycamore Walks Apt	HMR	R-3	112	17.50	6.4
Village at East Hills	HR	R-3	258	26.88	9.6
Willows	HR	R-3	120	7.89	15.21
Auburn Heights	HR	R-3-MH	160	16.00	10
Average Density in R-3 Zone			1,531	17.74	86.29

Name	LU	Zoning	Total Units	DU/Acre	Acres
Madison Place	HMR	R-S	56	12.31	4.55
*Being outside the status quo, density average does not include Tegeler Hotel.					
Source: HACK, HUD LIHTC Database, July 2015					

During the previous Housing Element planning period, 2008-2013, to further ensure that there is enough vacant residentially zoned land to accommodate high density housing, the City committed to rezoning 40 to 80 acres of vacant land to R-3 and R-4 zone districts and included a program to fulfill this need. Land zoned R-3 and R-4 was determined to be the most compatible development for low and very low income households. The City did rezone 60 acres of vacant land to R-3 and C-C zoning districts to accommodate high density housing developments. The previous Housing Element also did not take into account the vacant Central Business and Commercial Center zones, which allows unlimited residential density. The City's R-4, C-C and C-B zoning districts meet the density requirements of zones that exceed the minimum 30 units per acre required by Assembly Bill 2348 to accommodate lower income households. Although not typically accommodating a density of over 30 units per acre, the City's R-3 zone accommodates a majority of the City's affordable housing as you can see on Table 53.

Table 56: Vacant Residential Zoning for Very & Extremely Low Income

Zoning District	Usable Density (DU/Acre)
Multiple Family Dwelling (R-3)	21.75
Multiple Family Dwelling – Moblie Home (R-3-MH)	24.39
High Density Multiple Family Dwelling (R-4)	48.74
Central Business (C-B)	47.19
Commercial Center (C-C)	47.19

The financial feasibility and market demand for R-3 zoning to provide housing for lower income households is demonstrated by the amount of affordable housing that already exists in this zone. It may not be feasible or realistic to develop at 30 units per acre. Key factors that could eliminate the possibility of high density development include increasing construction costs and possible diminishing returns, low land costs, on-site amenities, and location to transit and employment. With low land costs, there are more market demands for more median density projects with parks and other amenities in close proximity to schools, medical clinics and other community serves.

2.3 CONSTRAINTS, EFFORTS AND OPPORTUNITIES

The purpose of this section of the Housing Element is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Bakersfield. A discussion of Bakersfield's efforts to remove constraints is included, as well as efforts to promote energy conservation.

2.3.a. GOVERNMENTAL CONSTRAINTS

2.3.a (1) State and Federal Policy

Actions or policies of numerous governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the private sector to provide adequate housing to meet consumer demands. One example, the impact of federal monetary policies, and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Bakersfield.

2.3.a (2) Land Use Controls

In terms of land use controls, the General Plan establishes the location and amount of land that will be allocated to residential development, and also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

The City of Bakersfield Development Standards does not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other cities in the State. Open Space provisions (parklands) require 2.5 acres of parkland for every 1,000 persons.

Table 57: Development Standards by Residential Zone

Zone District	Bldg. Height	Yard Setback			Min. Lot Area (acres)	Lot Area	Parking Spaces	Open Space ¹
		Front	Side ²	Rear				
CC	180'	NA	NA	NA	6,000	NA	1-2/du	Yes
CB	None	NA	NA	NA	6,000	NA	1-2/du	Yes
E	35'	20'	5'	25'	10,000	NA	2/du	Yes
R-S	35'	20'	5'	25'	24,000	NA	2/du	Yes
R-1	35'	20'	5'	25'	6,000	NA	2/du	Yes
R-1 4.5	35'	20'	5'	25'	4,500	NA	2/du	Yes
R-2	2.5 stories 35'	15'	5'	25'	6,000	2,500	1-2/du	Yes
R-3	45'	15'	5'	15'	6,000	1,250	1-2/du	Yes
R-4	4 stories 35'	15'	5'	15'	6,000	600	1-2/du	Yes
MH	1 story 15'	15'	5'	5'	Max. 7 du/acre	NA	2/du	Yes
PUD	ZC ₃	ZC ₃	ZC ₃	ZC ₃	1	ZC ₃	1-2/du	Yes
R-H	NA	NA	NA	NA	20	NA	2/du	Yes
A	35'	20'	5'	25'	6,000	NA	NA	Yes

Source: City of Bakersfield Zoning Ordinance
¹ Two and one half acres per one thousand persons.
² Minimum side yard of corner lot is 10 feet on side street frontage.
³ Determined at PUD Zone Change or PUD review approval.

2.3.a (3) Local Entitlement Processing and Fees

Two aspects of local government have been criticized as placing undue burdens on the private sector's ability to build affordable housing. These are: (1) the fees or other exactions required of developers to obtain project approval and, (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are, in part, passed onto the prospective homebuyer in the form of higher purchase prices or rents.

A survey of the planning application fees charged by the City of Bakersfield is generally lower than cities outside Kern County, but is comparable to Kern County fees. Smaller cities in Kern County generally have lower application fees. Kern County charges a fee of \$1,230 plus \$25/lot for a zone change, plus the cost of the environmental document (\$2,660 min. for an Initial Study and Negative Declaration). The City of Bakersfield charges a reduced fee, if a general plan amendment and zone change are processed concurrently. The total for both if processed at the same time is \$11,325. Other jurisdiction comparisons can be found in Table 56. Bakersfield is lower than other large cities but higher than immediate neighbors.

Table 58: Planning Application Fees – Surrounding Jurisdictions

Jurisdiction	General Plan Amendment*	Zone Change*	Tract Map	Variance
Bakersfield	\$8,100	\$6,405	\$6,090	\$1,905
Fresno	\$10,539	\$10,325	\$20,671 + \$ 8,815 per each 50 Lots	\$6,160
Santa Clarita	\$17,760	\$19,565	\$18,825 + \$217 ea. additional lot over 24 lots	\$6,260
Shafter	\$1000 + cost of environ. report	\$750	\$1,850 + \$25/lot	\$750
Kern County	\$1,565 + environ. report	\$1,230 + \$25/lot + environ. report	\$2,770 min. + \$175/lot + environ. report	\$1,410 + \$25/lot

*In Bakersfield, the general plan amendment and zone change are reduced if done concurrently. The total for both if done simultaneously is \$11,325. In Santa Clarita, the total for both if done simultaneously is \$28,875

Source: City of Bakersfield Planning Dept. Application Fees May 2015; City of Fresno Fee Schedule (Revised effective 08/27/12); City of Shafter Fee Schedule May 2015; City of Santa Clarita Planning Division Fee Schedule May 2015; Kern County Land Development Fee Schedule May 2015

The time required to process a project varies tremendously from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. The following chart identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), a General Plan Amendment, a rezone, or zoning modification). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these two actions are processed simultaneously. Bakersfield also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required tentative tract map and any necessary variances. Such procedures save time, money and effort for both the public and private sector.

Table 59: Development Review and Approval Procedures

Action/Request	Processing Time	Comments
Environmental Impact Report (Fee: Actual cost to prepare + administration)	8 – 10 months	Processing and review time limits controlled through CEQA. Accepted by decision making body
Negative Declaration (Fee: \$285)	6 – 8 weeks	Processing time can be extended if the project has a longer review and approval period. Adopted by decision-making body

Action/Request	Processing Time	Comments
General Plan Amendment (Fee: \$8,100)	4 – 6 months (if EIR is not required)	Gov. Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year. Approved by the City Council upon recommended by Planning Commission
General Plan Amendment and Zone Change processed simultaneously (Fee: \$11,325)		
Zone Change (Fee: \$6,405)	90 – 120 days	Certain procedures and time limits established by Gov. Code Sections 65854-65857. Approved by the City Council upon recommendation by the Planning Commission
PUD & PCD (Fee: \$7,075)		
Parcel Map (Fee: \$5,520)	90 – 120 days	Approved by Planning Commission
Tentative Tract Map (Fee: \$6,090)	90 – 120 days	Approved by Planning Commission
Planned Development Review (Fee: \$725 – \$7,829.75)	60 – 90 days	Approved by Planning Commission
Administrative Review (Fee: \$200 – \$910)	45 – 60 days	Approved by Planning Commission
Zoning Modification (Fee: \$1,905)	45 – 60 days	Approved by Board of Zoning Adjustment
Conditional Use Permit (Fee: \$2,235 – \$8,655)	45 – 60 days	Approved by Board of Zoning Adjustment
Site Plan Review (Fee: \$340 – \$7,814.75)	60 – 90 days	Staff level review

In development jargon – time is money! That is true of whatever type of a project is under construction, but particularly true for affordable housing with its smaller profit margins. Recognizing that fact, the City of Bakersfield has developed an innovative program entitled “Team Bakersfield.” Under this program, whichever City employee is the first person to assist the developer, that employee becomes the sole contact for the developer for that project. The designated staff member will lead the developer through approvals, permits, inspections, and even financing. Using this process, the average processing time from beginning to end is six weeks for a multifamily housing project (if General Plan amendment or zone change is not required). With this in mind, the City also has a one-stop in-take counter where multiple applications can be made at the same time.

A majority if the processing times referenced in Table 57 are established by law and/or are subject to statutory public hearing and comment periods. The following discussion outlines the level of review required for various permits and timelines associated with those reviews.

Ministerial Permits Issued by Community Development Department:

- **Building Permits**

A building permit may be issued the same day as requested if all required documentation is correct. This includes a plot plan identifying the building location on site with required setback adherence.

Discretionary Permits Issued by Community Development Department:

- **Site Plan Review**

When a project site has the land use designation and zoning to accommodate the density for the proposed multi-family residential development, then only a Site Plan Review application is required. The Site Plan Review process would ensure the development meets all requirements within the Zoning Ordinance. The Zoning Ordinance includes requirements for such things as parking, landscaping, building setbacks, and building heights. Site plans typically go through a 60-day review period. Typically the site plan review uses a previous CEQA documents for their environmental review.

Discretionary Permits Issued by Board of Zoning Adjustment:

- **Zone Modification & Conditional Use Permits**

The process includes a 30-day review period for completeness, a 45-day processing time for environmental documents, and a public hearing before the Board of Zoning Adjustment. Decisions of the Board of Zoning Adjustment may be appealed to the Planning Commission.

Environmental Impact Reports (EIRs) are rarely required for these types of permits; however, should an EIR be required the project shall meet all requirements within the California Environmental Quality Act (CEQA). Approximately one project out of 500 requires an EIR. This means it rarely happens for this category of permit. When required, processing of an EIR could require an eight to ten month process.

Discretionary Permit Issued by Planning Commission:

- **Tentative Tract Map**

State Law allows a 30-day review to determine completeness of the application. Copies of the Tentative Maps are sent to agencies for review. A Negative Declaration is usually processed for the environmental document. The Negative Declaration is distributed for a 20-day review period to responsible agencies and a notice to property owners (including posting of proposed action by a sign on the affected property) and newspaper notice all take place simultaneously. This means that the tentative tract maps can take a total of 60-days to reach the Planning Commission. Tentative tract maps are approved by the Planning Commission. If

there is no appeal then the Planning Commission decision is final. If the application is denied, the applicant may appeal the decision to the City Council within ten days.

A tentative tract map can be processed concurrently with a General Plan Amendment/Zone Change request. If this occurs, then a Negative Declaration or EIR may be required for the application.

Discretionary Permit Review by Planning Commission Prior to City Council:

- **General Plan Amendments**

State Law allows municipalities to amend the General Plan Elements up to four times per year. State Law allows a 30-day review period to determine the application is complete. Typically a Negative Declaration is processed for such applications. The Negative Declaration and notice of hearing is distributed to responsible agencies for a 20-day review and the notice is sent to property owners within 300 feet from the project site (including posting of the proposed action by a sign on the affected property) and newspaper notice all take place simultaneously. The Planning Commission reviews General Plan Amendment applications on a quarterly cycle. If no EIR is required, this review occurs. However, if an EIR is required the project must meet all requirements within CEQA, which means the process could take up to 18 months.

The Planning Commission decision is a recommendation to the City Council. The City Council has the final decision on all General Plan Amendment requests.

- **Zone Changes**

Typically a Zone Change application follows the same steps as a General Plan Amendment application; however, there are no restrictions as to the amount of Zone Change applications for Planning Commission reviews per year. State Law allows a 30-day review period for completeness determination. Typically a Negative Declaration is processed for such applications. The Negative Declaration and notice of hearing is distributed to responsible agencies for a 20-day review and the notice is sent to property owners within 300 feet from the project site (including posting of the proposed action by a sign on the affected property) and newspaper notice all take place simultaneously. The Planning Commission hears zone change requests at any time, but they can be processed separately from a General Plan Amendment. If an EIR is required, then the zone change project must meet all requirements within CEQA, which means the process could take up to 18 months.

The Planning Commission decision is a recommendation to the City Council. All Zone Change applications have a first and second reading prior to adoption by the City Council.

Table 60: City of Bakersfield Discretionary Actions

Discretionary Permit	Decision Maker
General Plan Amendment	City Council/Planning Commission
Zone Change	City Council/Planning Commission
Tentative Tract Map or PUD Review	Planning Commission
Multifamily Residential PUD Review	Planning Commission
Zone Modification	Board of Zoning Adjustment
Conditional Use Permit	Board of Zoning Adjustment
Multifamily Site Plan Review	Community Development Department
Source: City of Bakersfield Zone Ordinance	

The single most important improvement to the development process has been the initiation of “Team Bakersfield” in the City’s Community Development Department. It provides a personal one-on-one relationship between an applicant and a City employee. Team Bakersfield provides a single point of contact for all dealings with the City, including other department review, application and permit processing, and inspections. This one-stop support helps eliminate challenges caused by red tape and ensures that affordable housing developments are fast-tracked through the system.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works improvements (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

The significance of the necessary public works improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project.

The City has additional fees that are charged to new development. Both the City and County collect the Habitat Conservation Fee, currently \$2,145 per gross acre, within the Metropolitan Bakersfield area. The school impact fees of \$2.79 - \$6.08 per sq. ft. for residential projects and \$0.47 per sq. ft. for commercial projects, are considered “typical.” Some school districts have adopted slightly different fees. A park fee of \$1,825 per residential unit is imposed, as is a Strong Motion Instrumentation (seismic) fee of \$10 per \$100,000 of assessed valuation for residential projects and \$21 per \$100,000 of assessed valuation for commercial/industrial projects. Sewer fees for residential construction are: single family - \$4,000 per unit; multifamily (1 bathroom) - \$2,545 per unit; and multifamily (2 or more bathrooms) - \$2,880 per unit.

Fees for housing in the City will vary by development size, unit size, the extent to which environmental testing is needed, and whether or not general plan amendments, zone maps, and administrative reviews are needed. Below is an example of the fees associated with a single-family unit and multifamily unit on land already entitled for residential.

Table 61: Average Fees for Single-Family and Multifamily Developments (2015)

Fee	Single Family (6,000 sq.ft. lot)	Multi Family (1,250 sq.ft of lot area/DU)
Tract Map + Final Check	\$6,090 + \$895 + \$33.25/lot	Not needed
Site Plan Review	Not needed	\$725 - \$7,829.75
Habitat Conservation	\$2,145 per gross acre	
Park	\$1,825 per residential unit	
School	vary by school district \$2.79 - \$6.26 per sq. ft. of unit	
Sewer	\$4,000 per unit	\$2,545 or \$2,880 per unit
Traffic Impact Fee	\$7,747 per unit (Core Area) \$12,870 per unit (Non-Core)	\$3,740 per unit \$6,213 per unit
Average Per Unit	\$38,529	\$19,761
Source: City of Bakersfield, Community Development Department, May 2015		

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site. In some instances, developers must decide whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market.

During the Consolidated Plan Update process, the City made a commitment to developing a process for an overall collaborative effort to link needs and develop compatible and cooperative programs from all sources.

Building a higher number of small units can reduce costs and provide additional housing opportunities for smaller households but does not accommodate the needs of larger families. Bigger units can be made available to families but because of their size and lower density, the cost of these units is higher.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code state regulations regarding noise transmission and energy conservation can also result in higher construction costs. While some of these features (interior and exterior design treatments) are included by the developer to help sell the product in the competitive market, or some features (energy conservation regulations) may actually reduce monthly living expenses, all add to the initial sales price, which is becoming an increasingly difficult hurdle for many new homebuyers.

Specifically, compliance with SB 520 (Article 10) is met by permitting supportive multifamily or single family housing for the disabled in any residential zone that permits non-designated single or multifamily housing. The City provides \$3,500 grants to disabled persons to improve access and mobility in their homes. The City will continue to fund out-reach

programs at the County Mental Health facility. Also, although supportive housing is permitted in residential zones, a program included in this Housing Element is to update the Zoning Ordinance to specifically identify supportive housing to be allowed in residential districts as long as the housing is consistent with the zoning use.

The City of Bakersfield offices are handicapped accessible. All applicants are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City of Bakersfield is a Charter City. Changes in design requests are subject to the conditions of a zoning modification decided at a hearing before the Board of Zoning Adjustment. The City will reasonably accommodate any specific request for assistance subject to the intent and purpose of the zoning code. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment.

A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) and is based on consideration of the following factors:

- 1) Whether the housing, which is the subject of the request, will be used by an individual disabled under the Acts.
- 2) Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- 3) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.
- 4) Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- 5) Potential impact on surrounding uses. Whether the accommodation, when evaluated on case by cases basis, will negatively impact neighbors.

- 6) Physical attributes of the property and structures.
- 7) Alternative reasonable accommodations which may provide an equivalent level of benefit.

The City considers all requests for reasonable accommodation and all exceptions to zoning. If a person were to request a zoning modification, they would fill out an application and this would go before the Board of Zoning Adjustment. This allows a forum for discussion for requests, such as if a person needs to build a tall wall in their yard, or a fence needs to be much higher than what is typical, which sometimes affects neighbors. Requests for group homes, special needs housing and supportive housing have streamlined processes because one City employee is designed to be the point-person for the complete application, processing, and permitting process. This reduces processing time and provides one-stop coordination for all municipal actions and approvals. The City permits state licensed group homes with six or fewer persons in any residential zone without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs. It is a market issue, not jurisdictional.

The City of Bakersfield continually reviews its ordinances, policies and practices for compliance with fair housing laws. A recent review resulted in a broadened and revised definition of “family” to include State and federal definitions relating to unrelated adults.

“Family” means an individual or group of individuals, related or unrelated, living together as a single housekeeping unit, including necessary servants. A family does not include institutional group living situations such as a residential facility, rest home, dormitory, or similar use, nor does it include such commercial group living arrangements such as a rooming house, motel, hotel, or similar use. (Ord. 3964 § 3, 2000: prior code § 17.08.230) This definition of family is not a constraint to persons living in group homes or residential care homes because the City of Bakersfield regulates the use of the structure, not the number of people or the living situation. The City has examined its definition of family to ensure that it does not constrain housing for persons with disabilities, including residential care facilities. The City’s definition of family does not distinguish between related and unrelated persons and does not impose limitations on the number of persons that may constitute a family.

All multifamily complexes are required to provide handicapped parking at a rate of one for every 20 non-handicapped spaces. The City works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking.

Group homes with more than six persons are permitted in all commercial zones without additional action and in residential zones with a Conditional Use Permit from the Board of Zoning Adjustment at a noticed public hearing. Property owners within 300 feet of the site are noticed and may attend and comment. There are no regulations relating to the siting of special needs housing in relationship to distance or location to one another.

The City of Bakersfield holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, and other similar actions. There is no public

comment request for the establishment of a state licensed group home for six or less persons. There are no special conditions for state licensed group homes that also provide services if there will be six persons or less in a residence or if the larger facility is located in a commercial zone. However, if the larger facility is planned in a residential zone the services component (meaning the services provided at the facility for the residents) will become a part of the Conditional Use Permit process outlined above.

2.3.a (4) Building Codes and Enforcement

Compliance with Building Code standards often adds to the cost of construction, but is seen as necessary to protect the health, safety and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity.

The City of Bakersfield does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities.

Also, the City uses the CALDAG Book, an interpretive manual that shows the correlation between federal and state rules, regulations, and guidelines for compliance with ADA and California requirements. Additionally, the City has adopted these design elements into their building code.

The City of Bakersfield will ensure that its ordinances comply with the provisions of Chapter 671 pertaining to reasonable accommodation.

In 1997 the City of Bakersfield adopted the Uniform Building Code (UBC), Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings. New structures must conform to the standards of the UBC. In addition, the City has adopted the following amendments to the UBC: dust abatement, fee schedule, geological and flood hazards, concrete quality and mixing, excavation and grading, application procedures, plan review fees, grading permits and fees, Uniform Mechanical Code and amendments for LPG appliances, need for Type 1 hood, condensate disposal, Uniform Code For Abatement of Dangerous Buildings and enforcement, procedures for work by private contract, and repair and demolition fund; Uniform Plumbing Code and minimum plumbing facilities, water heater floor support, installation, inspection, and testing of water piping, and testing for swimming pools; sewer required if connection is within 1000 feet of property line, appliance connectors for mobile home gas, Electrical Code permits and meter-re-set, special requirements for rigid metal conduit, service equipment protection, swimming pool panel board grounding, Uniform Sign Code repainting or cleaning, real estate sign limits, Fencing, Swimming Pools, Spas, and Hot Tubs, protective enclosures, doors and gates, extension of time, Pay Toilets Prohibited, Uniform Housing Code standards provide for repair of existing dwellings under the building code criteria in effect at the time the dwelling was constructed. The Uniform Housing Code is not applicable to structural modifications or additions. The Uniform Code for the Abatement of Dangerous Buildings applies to all buildings, old or new. The primary thrust of this code is safety. These building codes ensure structural integrity, and facilitate the City's efforts to maintain a safe housing supply.

2.3.b. NON-GOVERNMENTAL CONSTRAINTS

The ability to address the underserved needs of the citizens of the City of Bakersfield must overcome a variety of obstacles, many of which are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the agencies providing services. Funding limitations exist at all levels.

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

2.3.b (1) Availability of Financing

One constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries but appear to be more dramatic in the homebuilding sector because of susceptibility of the industry to changes in federal fiscal and monetary policies. Bakersfield has a relatively stable housing market despite interest rate fluctuations. New residential building permits issued by the City from 2007-2014 totaled 9,338, with almost 96 percent going towards standard single family units.

One significant component to overall housing cost is financing. The City of Bakersfield, like the rest of California, has a long history with fluctuating housing prices and financing availability. For example, the 1980's saw a rise in interest rates that peaked at approximately 18.8 percent, while the 1990's saw interest rates drop dramatically, fluctuating between six and eight percent. More recent years have seen unparalleled volatility in the housing market with median housing prices in 2006 reaching above \$314,000 (Zillow Home Value Index). These high prices, coupled with a substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages, eventually led to a boom in foreclosures from 2008-2012. As a result, in 2012 the median sales price of housing plummeted to \$133,000 (Zillow Home Value Index). These conditions made banks far more selective in who received mortgages. Since 2012, there has been a rebound in the housing market for both housing prices and availability of financing. The current rate on a 30-year fixed rate mortgage is about 4 percent with a median housing price of \$202,600 (Zillow, Home Value Index for April 2015).

Interest rates dramatically influence a buyer's ability to purchase a home. Interest rates impact housing costs in two ways. First, the costs of borrowing money for the actual development of the dwelling units are incorporated directly into the sales price or rent. Second, the interest rate of the homebuyer's mortgage is reflected in subsequent monthly payments. Often the monthly costs are more critical to the homeowner than the final sales price. As such, variations in interest rates can price many consumers out of the housing market. For example, a 30-year loan of \$202,600 financed at 4 percent translates into a

monthly payment of \$871 while a similar loan at 5 percent increases the payment to \$979 per month.

The following table shows the current median price of a single family home (\$202,600, Zillow Home Value Index for April 2015) and the annual income required to purchase that same home over the next eight years of the Housing Element period. The price has been adjusted for inflation using the average inflate rate over 2014 of 1.6 percent. Using the 2013 American Community Survey estimates for Kern County, the median household income is \$48,552. Therefore, it is anticipated that over the Housing Element period (2014-2023), households that meet the median income level can afford a median priced home in Bakersfield. However, those with lower incomes will have a more difficult time.

Table 62: Effects of Interest Rates on Monthly Payments

House Price	Down Payment	Loan Amount	Monthly Payment	Annual Income
4% Interest				
\$202,600	\$20,260	\$182,340	\$871	\$34,840
\$205,842	\$20,584	\$185,258	\$884	\$35,360
\$209,135	\$20,914	\$188,221	\$899	\$35,960
\$212,481	\$21,248	\$191,233	\$913	\$36,520
\$215,881	\$21,588	\$194,293	\$928	\$37,120
\$219,335	\$21,934	\$197,401	\$942	\$37,680
\$222,844	\$22,284	\$200,560	\$958	\$38,320
\$226,410	\$22,641	\$203,769	\$973	\$38,920
5% Interest				
\$202,600	\$20,260	\$182,340	\$979	\$39,160
\$205,842	\$20,584	\$185,258	\$995	\$39,800
\$209,135	\$20,914	\$188,221	\$1,010	\$40,400
\$212,481	\$21,248	\$191,233	\$1,027	\$41,080
\$215,881	\$21,588	\$194,293	\$1,043	\$41,720
\$219,335	\$21,934	\$197,401	\$1,060	\$42,400
\$222,844	\$22,284	\$200,560	\$1,077	\$43,080
\$226,410	\$22,641	\$203,769	\$1,094	\$43,760

Race/Ethnicity also plays an important role in whether or not financing is easily available. According to 2012 Home Mortgage Disposition Act Data (HMDA), the disposition of home purchase loans compared to the racial and ethnic composition of Bakersfield’s population indicated that American Indians, Asians, Black/African Americans and Hispanic/Latinos were under represented in the homeownership market. This was especially evident for Hispanic/Latinos (-10.7%) and Black/African Americans (-6.1%). By contrast, the percent of homebuyers who are White were ten percent higher than their percentage of the population. This was also reflected in the approval rate for home purchase loans in the City of Bakersfield. Non-Hispanic Whites had the highest approval rate for both conventional and government-backed home purchase loans at approximately 78 percent. While the conventional loan approval rate for Asian applicants was 72.1 percent, Hispanics applicants

was 68.9 percent, African-American applicants was 60.6 percent and only 54.2 percent for American Indian applicants.

Although an analysis of lending patterns for race/ethnicity provides valuable information, it still cannot provide a reason for any discrepancy. Aside from income, many other factors can contribute to the availability of financing, including credit history, the availability and amount of a down payment and knowledge of the home-buying process, among others. However, the City will continue to monitor the approval rates among ethnic groups and continue to take appropriate actions to remove barriers to financing, including credit counseling, down payment assistance and homebuyer education programs.

2.3.b (2) Cost of Land

The cost of residential land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the land costs, the higher the price of a new home. However, like the costs for homes, land in Bakersfield is still among the most affordable in the State. Current vacant land listings range from a 1.03 acre lot for \$215,000 in an R-1 zone to a 23.65 acre R-3 lot for \$690,000.

Table 63: Vacant Land Costs

Area	Lot Size	Zoning, Potential DU	Total Cost	Est. Cost per Unit
Multifamily				
APN# 388-072-24	2.4940 ac	R-2, 34	\$95,000	\$2,794.12
Padre St	1.87 ac	R-2, 26	\$320,000	\$12,307.69
4100 Cottonwood Rd	23.65 ac	R-2, 329	\$690,000	\$2,097.26
231 L St.	4,914 sq.ft.	R-3, 3	\$30,000	\$10,000
917 10 th St.	4,445 sq.ft.	R-3, 3	\$35,000	\$11,667
2006 Planz Rd.	37,536 sq.ft.	R-3, 24	\$209,000	\$8,708.33
Single Family				
Panama Lane and Gosford Rd.	60.80 ac	R-1, 221	\$6,851,000	\$31,000
7110 Amati Dr.	1.03 ac	R-1, 6	\$215,000	\$35,833.33
Highland Knolls	10.99 ac	R-1, 63.84	\$500,000	\$7,832.08
Source: Tobias Real Estate, May 2015				

2.3.b (3) Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. According to the California Affordable Housing Cost Study, construction costs are the most significant being 69 percent of total development costs. Demolition/site preparation and developer fees were the next largest categories, accounting for 8 and 7 percent of total costs, respectively. Local permits and development impact fees comprised 6 percent of total development costs, and costs for

architects, engineering and surveys represented 4 percent. Acquisition costs and offsite improvements were just one percent of costs, with other costs accounting for the remaining 4 percent of development costs.

The high cost of constructing housing in California is an important public policy issue impacting our state's economic growth, its environment, and the health of its citizens. Policies that can help reduce the costs for the development of affordable housing can result in increased supply, fostering sustainable growth for our great state in the coming decades.

As noted throughout this Housing Element, land costs in the City of Bakersfield are generally affordable to developers of all types and costs of housing. The City has some of the most affordable housing of any urban area in the State of California. While this is expected this situation will continue for the Housing Element period (to 2023), the City will continue to collect development cost and location data on a regular basis and ensure that City officials are aware of and track any changes to supply and cost. If land costs increase or availability decreases, the City can be proactive to direct available funds toward affordable residential development or to zone additional land to accommodate very low and low income apartments and/or single family homes.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960's. Numerous interior and exterior design features (larger master bedroom suites, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive and sophisticated market such as Southern California, many consumers consider these "extra touches" as necessities when buying a new home. While the basic shelter or "no frills" house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs.

A significant constraint to many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities restrict access to handicapped persons.

2.3.c. CONSTRAINT REMOVAL EFFORTS

The City of Bakersfield has instituted actions aimed at reducing the impact of the public sector role in housing costs. Development permits were being delayed due to the requirements of the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service requirements for individual projects to mitigate endangered species for proposed developments within the Metropolitan Bakersfield area. In late 1994, the City of Bakersfield and Kern County successfully processed a Habitat Conservation Plan (HCP). This HCP allowed proposed development to occur with the payment of a per acre fee which would be used to purchase habitat for a mitigation bank. The adoption of the HCP has eliminated the need for individual negotiations with California Fish and Wildlife and Fish

and Wildlife Service, which had added more than a year to development application approvals.

The City's processing policies regarding "piggyback" or concurrent review of related applications for a single project also reduce overall time and costs.

Although the City's processing and development fee structure accounts for less than two percent of the final costs, cost implications for developers of low-income housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developer's costs, the City sometimes installs public improvements for affordable housing. Such an effort results in a reduction in fees paid by private housing developers.

The City provides cost reductions to developers through the Density Bonus and Other Incentive Ordinance when low and very-low income housing units are proposed. Further cost reductions occur in the form of increased densities and concessions such as flexibility in site development standards and zoning code requirements, reductions in development fees and dedication requirements, financial aid, and/or accelerated plan check.

Cost reductions occur through the more efficient use of land in the Commercial/Residential land use zone, SRO conversions, the creation of specific parking requirements for the downtown area, granny units, accessory units and the Planned Unit Development (PUD) program. For example, the PUD residential districts of the zoning code allow design flexibility through, but not limited to, small lots, zero lot line, cluster developments, mixed unit types and high-rise apartments.

2.3.d. OPPORTUNITIES FOR ENERGY CONSERVATION

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

2.3.d (1) Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Because of the warm climate, some of the insulation and heating standards are significantly less stringent in Bakersfield.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall

energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Land use policies also affect the consumption of energy for transportation. The historic pattern of growth and development in Southern California (urban sprawl) has made necessary an intricate network of freeways and surface streets. As the region becomes more decentralized, residences and places of employment are become more scattered over large areas and mass public transit (trains, subways, etc.) become less feasible. The private auto becomes a necessity.

Although the regional pattern has already been established, opportunities still exist for energy sensitive land use and transportation decisions on a local level. Concentration of higher density housing and employment centers along major transportation corridors increases the convenience of public transit and may encourage reduced use of private automobiles with a corresponding reduction in vehicular fuel consumption. Integrated, or mixed-use developments, provide the opportunity for people to live within walking distance of employment and/or shopping. The continued traditional development of 6,000 sq. ft. homes within subdivisions at the urban fringes reduces the ability to take advantage of increase use of mass transit.

The City continues encourage opportunities for energy conservation. Each Element in the General Plan addresses energy needs and conservation strategies and be consistent with the Housing Element.

2.3.d (2) Development

Solar energy is a viable alternate energy source for the City of Bakersfield. There are two basic types of solar systems; active and passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays that generate electricity and can substantially reduce one's electric bills. Technology has made the cells increasingly efficient and has reduced their cost to the level that may make them more popular with the average consumer.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house

plus provide it with hot water and electricity. This may mean lower energy costs for Bakersfield residents.

Approximately 51 percent of the City's housing stock has been built since 1980 and most of these units benefit from Title 24 and other energy conservation measures. Some conservation opportunities will come from remodeling the existing residences. Major opportunities for residential energy conservation will include insulation and weatherproofing, landscaping and maximizing orientation and lowering appliance consumption. With the energy crisis, many new residential structures have incorporated energy conservation equipment and design, as well as technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy dependence.

Electric utility service in the Bakersfield area is provided by the Pacific Gas and Electric Company (PG&E); gas utility services are provided by PG&E and the Southern California Gas Company (SCG). Both utility companies sponsor programs designed to conserve energy and to reduce energy dependence. Some programs have eligibility requirements, but most are available to the general public.

Energy conservation programs sponsored by both PG&E and SCG include a Weatherization and Furnace program, and financing and/or rebate programs for new equipment purchases or upgrading older equipment to more energy efficient models (including such items as water heaters, home cooling equipment, roofing, and central heating and cooling systems).

SECTION 3.0 HOUSING NEEDS, ISSUES AND TRENDS

The purpose of this chapter is to assess state, regional and local housing issues, in order to provide a foundation for the City of Bakersfield's Housing Program.

3.1 STATE HOUSING ISSUES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

The current Statewide Housing Plan (Raising The Roof: California Housing Development Projections and Constraints, 1997-2020) indicates that California may have to accommodate 12.5 million new residents and should form approximately 5 million new households by 2020. Almost all of this growth will occur in metropolitan areas. To meet the housing needs of California's growing population, homebuilders and developers will have to build an average of 220,000 housing units each year between now and 2020. The greatest growth is projected for aging baby-boomers (55+) followed by generation Y (25-34).

Between 1995 and 1997, housing production again trailed demand, this time by 145,000 units, statewide. If these trends continue, California will build less than 60 percent of the new housing units needed to accommodate projected 1997-2020 population and household growth. Housing shortages have historically gone hand-in-hand with rising housing prices and rents, higher housing cost burdens, lower homeownership rates, increased crowding, and longer commutes. California's housing market ended on a stronger note in 2011 and showed signs of improvement in 2012 and 2013. Despite six years of decline in housing prices, the State still lacks an adequate supply and mix of housing, in the right locations, and affordable to families, the workforce and special needs populations.

Furthermore, the affordability of rental housing in many markets has gradually deteriorated due to falling incomes and rising rents. Affordability of ownership housing and financing remains difficult for many due to tight lending requirements. The University of Southern California Population Dynamics Research Group found that while the recession of the early 1990s was most devastating with regard to poverty and unemployment, the housing price declines, construction downturn, and foreclosures have been worse in the Great Recession of the mid-2000s. This recession worsened the effect of long term inadequate supply and affordability problems and has not been offset by vacant units resulting from foreclosures, or from depressed market conditions.

Prior to the foreclosure crisis and current economic downturn, California had experienced decades of undersupply, contributing to significant price escalation and worsening affordability. While the housing market is stabilizing, its recovery may be different from previous crises and is being shaped by new market conditions and shifting trends. Without fail, the supply and affordability issues are present more than ever.

If California homebuilders and apartment developers are to meet projected homeownership and rental housing demands, they will need an adequate supply of development sites and capital. They will also need to operate within a regulatory environment which makes it possible to build housing when and where it is needed, and at prices that Californians can afford.

Two conclusions stand out above all others. The first is that California will need new housing construction—more than 200,000 units per year through 2023—if it is to accommodate projected population and household growth and still be reasonably affordable. California will need more suburban housing, more infill housing, more ownership housing, more rental housing, more affordable housing, more senior housing, and more family housing. California will also need more diverse housing types to serve special needs and market demands.

The State of California is currently working on a new housing strategy, which is due to be completed in late 2015. The California 2015-2025 Statewide Housing Plan (SHP) is a 10-year comprehensive strategy that will be central to implementing the Department of Housing and Community Development's (HCD) mission of preserving and expanding safe and affordable housing opportunities, and promoting strong communities for all Californians.

The SHP is intended to be a reliable reference and messaging tool to policy makers, affordable housing providers and advocates, and state, regional and local entities, that will measure housing needs, describe general housing trends and issues in California, form policies recommendations, and identify strategic investment approaches.

This conclusion applies to the laws and procedures that govern housing development, the funding and lending programs, and the myriad public, private, and non-profit organizations that produce and operate housing in California. If indeed California is to remain a state where people from all backgrounds and walks of life are able to pursue the American dream of homeownership and secure housing tenure, then substantial investment and innovation in housing development policy, financing, and planning will be required.

At the other end of the spectrum is the preference for larger housing units accommodating multigenerational households which may be amplified by weak economic conditions. The number of households in which two-three generations live together (adults, elderly parents, or grown children) has spiked in the past five years, as the economic conditions forced many families to change their living arrangements. Demographers predict multigenerational households will continue to rise as baby boomers seek care with family members, children affected by the slow job market boomerang home, or delay leaving their parents' home, and as ethnic or racial groups more likely to live with extended family continue to grow.

Given the variety of housing preferences and needs of the State's diverse population, an assortment of rental and owner options are needed to accommodate households in different stages of life and for all income levels. These trends combined will likely result in a stronger demand for a variety of housing types located in denser, more urban settings, closer to services and amenities.

Trends and factors contributing to California's continuing housing supply shortage and affordability problems are highlighted in this brief:

- Affordability worsens, particularly impacting lower income renters, as falling incomes lag behind spiking rents, and homeowners continue to face tight lending standards that impede access to housing financing.
- Housing supply shortage in growth areas persists, as new construction is sluggish, and as significant shift from ownership units to rentals continues to occur.
- Innovative partnering to preserve the affordable housing stock is critical, as tens of thousands of affordable rental units are at-risk of converting to market rates within five years, squeezing out vulnerable renters.
- Aging baby boomers and young millennials are drivers of housing demand over the next decade, with a preference and/or need for a variety of housing types, tenure and locations.
- Delayed effects of the housing bust become more evident, as more households face difficulties to rent or take jobs due to credit issues, or inadequate access to education, jobs, health services, and economic opportunity.

3.2 REGIONAL HOUSING NEEDS ASSESEMENT (RHNA) AND POLICIES

The City of Bakersfield falls under the jurisdiction of Kern Council of Government (Kern COG) that uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated County areas. This process results in a Regional Housing Needs Assessment (RHNA) and the number reflected in that assessment must be considered when the Housing Element is prepared. Kern County has attracted housing growth with low construction costs and the challenge that has created is how local governments channel the projected growth into well-designed housing and socially-cohesive neighborhoods; and second, given the lower price of housing, how to pay for the growing service and infrastructure needs.

Historically, COGs prepared RHNAs every five years according to a statewide schedule prepared by the State. However, new State law mandates that the Housing Element component of the General Plan be updated based on adoption dates pursuant to transportation planning requirements. Due to our non-attainment designation that requires a regional transportation plan (RTP) every four years. RHNA and housing element schedules must be coordinated with every other RTP requiring housing elements be updated every 8 years no later than 18 months after RTP adoption. Kern COG has adopted an RTP; therefore, the planning period for the current cycle is December 31, 2015 to December 31, 2023.

The purpose of the income group goals is to ensure that each jurisdiction within a COG attains their share of the state housing goal without any relative disproportionate distribution of household income groups. The household income groups are defined according to the HUD Area Median Income (AMI): Very-low (less than 50% of AMI), Low (50-80% of AMI), Moderate (80-120% of AMI) and Above-moderate (greater than 120% of AMI).

3.3 BAKERSFIELD HOUSING - ISSUES AND TRENDS

Local housing demand includes a variety of housing types including senior housing and small units for millennials and young families. Bakersfield needs more land for high density development as well as more incentives and funding resources for low income developers. Vacancy rates are low and supplies have not kept up with demand as many low and very low income residents are not able to afford the high market rates; 38 percent of households are in the low and very low income category. More Bakersfield residents are pay more than 30% of their income on housing costs and households are growing in size with multi-generational households become more common. Construction trends have built larger units however, not enough for low income families or households. There is still a strong demand for rental assistance and large family affordable units.

Overall, housing needs are derived from Kern COG population and household growth projections. The income group proportions are then applied toward the housing need, which results in a goal for the number of housing units by income group within the City of Bakersfield.

For the period 2015 to 2023, the City of Bakersfield has been given a housing need of 36,290 new housing units. The specific need by income group is depicted in the following table.

Table 64: Bakersfield Housing Need (2015-2023)

Income Group/Percent of Households	Housing Need (Units)
Extremely Low – 13.37%	4,853
Very Low- 13.37%	4,853
Low - 16.0%	5,800
Moderate - 17.8%	6,453
Above Moderate - 39.5%	14,331
TOTAL	36,290
Source: 2014 Regional Housing Allocation Plan, Kern COG	

Over the last Housing Element period, the Bakersfield Housing Program was fairly effective in meeting Regional Housing Needs Assessment (RHNA) goals. A variety of housing types and economic segments have been accommodated through the Housing Program. The City has continued to accommodate additional households, providing maximum housing assistance within its resources for very low, low, and moderate income families. With a viable General Plan and consistent zoning, the City has provided for housing growth in this housing element period.

The City of Bakersfield is generally geographically isolated from other major population centers and serves as a regional magnet for commercial, legal, social, governmental, and housing programs and services throughout Kern County.

Key household trends and major challenges impacting Bakersfield's housing are:

- Accommodating the demand for four bedroom or larger units
- Accommodating the demand for rental units for young singles or couples
- Homes in close proximity to employment
- A growing demand for non-subsidized and subsidized rental units
- Find additional incentives and resources for the development community to construct and make housing more affordable
- Protecting environment and agricultural resources while still addressing housing needs with urban development
- Assist first time home buyer and households still going through foreclosure that may need assistance and referrals from the City
- Currently, 5 percent of Bakersfield's housing stock or 6,610 housing units need some level of repair. Of these, 506 housing units are most likely in need of replacement
- Four projects or a total of 195 units are "at-risk" of converting to market rate over the next eight years. Realistically, the Housing Authority of the County of Kern (HACK) or an approved housing provider will be able to purchase and operate any of them that may be opted out. At a minimum, HACK may be able to find vouchers for the families.

SECTION 4.0 HOUSING PROGRAM

The purpose of this chapter is to formulate a housing program that will guide the City of Bakersfield and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic sectors. It is the City's intent to create a municipal climate that welcomes good, varied, affordable housing development by both the public and private sectors. The following program includes goals, policies, objectives and programs that will form the foundation for specific activities.

SB 375 amendments clarified programs and actions specified in GC 65583(c) that now require programs set forth a schedule of actions "during the planning period, each with a timeline, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period." The purpose of the clarification is to ensure program effectiveness in addressing housing needs in the planning period to better assist in meeting the objective of SB 375. Each program must include a definitive date or deadline, or benchmarks for implementation early enough in the planning period to realize "beneficial impacts" and successful program implementation within the planning period.

4.1 GOALS, POLICIES AND PROGRAMS

The current update continues to address the adequate site issues, and the availability of federal and state housing programs and housing preservation but it also focuses on the identification and mitigation of constraints to affordable housing and the identification of incentives. It further incorporates portions of the housing program from the Consolidated Plan, which is an integral part of the federal spending process. There are also the last few projects that were once part of the City's Redevelopment Agency. The City's Low and Moderate Housing Income Fund program still has some continued contractual obligations and anticipated future income from Successor Housing Agency agreements for local spending. These two programs focus on very low and low income persons and on homeless and other special needs groups. The objectives in this update will be quantified to meet the Regional Housing Needs Assessment (RHNA) for the City.

The City of Bakersfield has five housing goals:

1. To provide housing opportunities and increase the availability of permanent housing for all economic segments in the City.
2. To provide and maintain an adequate supply of sites for the development of affordable new housing.
3. To preserve, rehabilitate, and enhance existing housing and neighborhoods.
4. To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

5. Encourage sustainable development patterns and promote infill with sufficient and sustainable affordable housing with access to transit, employment opportunities, community facilities and services, and amenities.

Each housing goal has appropriate programmatic and policy responses to address the housing needs of the City of Bakersfield. With quantified objectives, in Section 4.2, the City provides reasonable estimates of the number of units, by income level, these programs and policies can accomplish.

GOAL 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY

It is the goal of the City of Bakersfield to concentrate its efforts to increase the availability of permanent housing for all economic segments in the City.

Policy 1-1: Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.

Programs/Schedule of Action

1-1a: Federal and State Funding. Continue to apply to HUD and State HCD for grant funds that may be used for affordable housing, housing for special needs groups and related programs, and “gap” financing for eligible multifamily housing projects. The City of Bakersfield receives an entitlement of approximately \$4.5 million dollars a year in federal assistance. That represents \$3.2 million in CDBG funds, \$1,000,000 in HOME funds, and \$300,000 in ESG money. HOME and ESG funds are required to be used for affordable housing and supportive service projects. The City will provide an annual funding application workshop for interested agencies and developers as well as conduct education and outreach on programs and financing.

- Responsibility: Community Development Department
- Funding: HUD and State HCD
- Timing: On-going, 2015 – 2023

1-1b: Redevelopment Successor Housing Agency Funding. Allocate Successor Housing Agency Low to Moderate funds to direct housing-related programs. Use set aside funds from previous Redevelopment Low Moderate housing funds of \$6,000,000 for low to moderate income housing programs including down payment assistance, infrastructure improvements and construction.

- Responsibility: Community Development Department
- Funding: Successor Housing Agency Funds
- Timing: 2020

1-1c: Local Assistance and Outreach. Continue to provide education and technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing and by

providing assistance with entitlements, site identification, fee reductions when appropriate, and density bonuses.

- Responsibility: Community Development Department
- Funding: HUD and General Funds
- Timing: On-going, 2015 – 2023

Policy 1-2: Provide home ownership opportunities whenever possible.

Programs/Schedule of Action

1-2a: Homeownership Assistance. Continue to identify and pursue Federal, State and regional programs to move very low income families from renters to home owners, such as HUDs Homeownership Voucher Program, down payment and closing cost assistance, mortgage financing and mortgage credit certificates for homebuyers. The City's objective is to assist 15 persons or families with homeownership assistance.

- Responsibility: Community Development Department
- Funding: HUD Funds
- Timing: On-going, 2015 – 2023

Policy 1-3: Encourage the development of housing and programs to assist special needs persons, including the elderly, the disabled, female-headed households, large families, farmworkers and homeless persons and families.

Programs/Schedule of Action

1-3a: Homeless Prevention Services. Continue to apply for and allocate Emergency Solutions Grants and Housing Opportunities for Persons with AIDS (HOPWA) program funds to assist housing and service providers including homeless services and shelters, street outreach, Kern Mental Health at Risk Homeless Services, HIV/AIDS homeless support services and Alliance Against Family Violence services and emergency shelter.

Continue to allocate a staff member to the Continuum of Care Board (Kern County Homeless Collaborative) and assist to provide housing to single individuals, working poor, homeless, senior citizens, students and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.

- Responsibility: Kern County Homeless Collaborative, HACK and Community Development Department
- Funding: HUD ESG Funds
- Timing: On-going, 2015 – 2023, Awarded Annually

1-3b: Supportive and Transitional Housing. To be consistent with SB2, amend the Zoning Ordinance to specifically identify supportive and transitional housing, and permit this

type of housing as a residential use, subject to these restrictions that apply to other residential uses of the same type in the same zone.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: 2016

1-3c: Homeless Shelter Development. Facilitate the development and rehabilitation of SRO units and other emergency shelters in the City by offering financial assistance to nonprofit developers who wish to rehabilitate or develop SROs in order to house extremely low income individuals or develop emergency shelters. The City's objective is to assist in rehabilitation of 5 units, 5 units of SROs and 10 beds for emergency shelter.

The City will encourage developers of affordable housing to apply to the MHP – Supportive Housing Program to develop housing affordable to extremely low-income households that are homeless or at-risk of becoming homeless. The City will further assist with expedited permit processing, incentives and modification of development standards as necessary.

- Responsibility: Kern County Homeless Collaborative, HACK and Community Development Department
- Funding: HUD ESG Funds
- Timing: On-going, 2015 – 2023

1-3d: Senior Housing. Continue to provide for elderly and frail elderly persons by encouraging the use of set-aside funds to develop housing that is affordable to very low and low-income seniors. Assist in the development of affordable senior projects using HOME funds and set-aside funds. The City's objective is to assist 2 affordable senior housing projects.

- Responsibility: Community Development Department
- Funding: HOME funds and set-aside funds
- Timing: On-going, 2015 – 2023, Awarded Annually

1-3e: Disabled Persons. Continue to provide for housing for persons with disabilities including developmental disabilities with the use of federal and state funds to provide new units of supportive housing for persons with disabilities and permit persons with disabilities of any age to locate in senior citizen independent living facilities. In addition, administer the City's Home Access Program that provides accessibility and mobility enhancing device grants of up to \$3,500 each from CDBG funds to persons with disabilities and developmental disabilities. The City's objective is to assist 2 supportive housing projects and assist 50 persons with home access grants.

- Responsibility: Community Development Department
- Funding: CDBG and HOME funds
- Timing: On-going, 2015 – 2023, Awarded Annually

1-3f: Reasonable Accommodation. Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code). The City will complete an audit and, if necessary, revise the City’s ordinances, codes, policies, and procedures to ensure that they comply with the “reasonable accommodation” provisions.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: December 2016

1-3g: Farmworker Housing. Assess the need for farmworker housing in the City by coordinating with the United Farm Worker Union and various nonprofits, including the Kern County Housing Authority, Self-Help Enterprises, and the Delano Office California Rural Legal Assistance to determine the need for farmworker housing in the City. Continue to assist builders and stakeholders to pursue funding resources, density bonuses, infrastructure availability and, if necessary, and provide priority processing. The City’s objective is to assist one farmworker housing project.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

Policy 1-4: Assist the Housing Authority of the County of Kern to meet the growing demand for public housing units and rental assistance through the Voucher programs.

Programs/Schedule of Action

1-4a: Rental Assistance. Continue to collaborate with HACK and monitor the Section 8 Housing program. Respond to the federal government Super NOFA on an annual basis and use whatever influence exists to obtain additional certificates/vouchers.

- Responsibility: HACK and Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

1-4b: Public Housing. Assist in the expansion of public housing in the City. The City does not operate a housing authority for public housing but will support HACK in their efforts by providing assistance to public housing builders and stakeholders to pursue funding resources, density bonuses, infrastructure availability and, if necessary, and provide priority processing. The City’s objective is to assist with to 2 public housing projects.

- Responsibility: HACK and Community Development Department
- Funding: HACK and HUD funds
- Timing: On-going, 2015 – 2023

Policy 1-5: Provide the citizens in the City of Bakersfield with reasonably priced housing opportunities within the financial capacity of all social and economic segments of the community.

Programs/Schedule of Action

1-5a: Development Process Assistance. To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (i.e. rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements. Continue to have the first staff person that assists a low income housing developer to be the primary City contact for that developer on that project. This person then assists the developer through permits, approvals, plan checks, inspections, etc. This reduces the time a low income housing developer must spend in City offices and makes the approval process smoother and faster.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

1-5b: Development Incentives. To preserve affordability, provide incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) and encourage developers to employ innovative or alternative construction methods to reduce housing costs of residential projects who agree to provide the specified percentage of units at a cost affordable to very-low and/or low income households or senior citizens. The City's objective is to assist 10 affordable housing projects.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

1-5c: Density Bonus. The City will continue to implement its Density Bonus Ordinance, consistent with Government Code Section 65915, and consider requests for density bonuses on residential projects.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

GOAL 2: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING

It is the goal of the City of Bakersfield to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level no greater than that which can be supported by the infrastructure.

Policy 2-1: Provide information to profit and nonprofit developers and other housing providers on available vacant land.

Programs/Schedule of Action

2-1a: Available Vacant Land. Monitor and update the inventory of vacant lands using the City's GIS mapping capabilities and continually update the base map to overlay urban vacant lands with zoning and density information and make this information available on line and in various City offices. The City's objective is to annually update the vacant land inventory.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

2-1b: Development Monitoring. Continue program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents. Include information from the Bakersfield Board of Realtors, Multiple Listing Service and the HBA to track housing development, sales, and listing costs.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

Policy 2-2: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.

Programs/Schedule of Action

2-2a: Zoning for All Incomes. Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary. Utilizing GIS updates, monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing. The City's objective is to annually review its residential zones to make sure there is enough land to accommodate housing for all incomes.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

2-2b: Housing Opportunity Sites. Ensure that there is a sufficient amount of multi-family zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA). Continue the program of lot consolidation to combine small residential lots into a large lot and large lot subdivisions to accommodate affordable housing production. Offer incentives such as offering graduated density bonuses on a case by case basis. The City's objective is to do 5 lot consolidations and 30 subdivisions.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

2-2c: Adequate Infrastructure. Ensure adequate infrastructure exists to meet the housing need identified in the Regional Housing Needs Assessment (RHNA). The City will continue to implement adopted policies that require City water and sewer providers grant priority to proposed affordable housing projects. The City will deliver its adopted Housing Element to all local water and sewer providers.

- Responsibility: Public Works and Water Department and Water Agencies
- Funding: Impact Fees, Grants and General Funds
- Timing: On-going, 2015 – 2023

2-2d: Large Family Units. Encourage the development of larger rental units (three and four bedroom) to accommodate the changing household demographics. Work with the development community to identify the incentives and programs that will encourage the construction of three and four bedroom rental units. The City's objective is to hold an annual workshop with developers and educate them about affordable housing programs and incentives and assist with the development of 10 large family units.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

2-2e: Small Units. Encourage the development of smaller rental and owner units for singles and couples to accommodate the changing household demographics. Work with the development community to identify the incentives and programs that will encourage the construction of studios and one bedroom rental units or small 1-2 bedroom single family units. The City's objective is to hold an annual workshop with developers and educate them about affordable housing programs and incentives and assist with the development of 10 small single units.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

GOAL 3: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS

It is the goal of the City of Bakersfield to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

Policy 3-1: Preserve existing neighborhoods.Programs/Schedule of Action

3-1a: Prevent Disruptive Land Uses. Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities. Review of development proposals within or adjacent to existing residential neighborhoods for potential conflicts (intrusive, disruptive or incompatible land uses and/or activities). Review will be initiated at the point in the processing of the proposal (general plan amendment, rezone, conditional use permit, variance, etc.) when sufficient detail to determine project compatibility is available.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

3-1b: Code Enforcement. Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard. The City's objective is to complete 100 code enforcement inspections to facilitate housing improvements or rehabilitation.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

3-1c: Public Facility Improvements. Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

- Responsibility: Community Development Department
- Funding: CDBG funds
- Timing: On-going, 2015 – 2023

3-1d: Foreclosure Assistance. Continue to refer homeowners in foreclosure to consumer credit counselors and Self-Help Enterprises, who has a program that is assisting homeowners in foreclosure. Additionally, the City's Rapid Re-Housing program provides assistance to approximately 20 households annually who have been displaced due to foreclosure or eviction.

- Responsibility: Community Development Department
- Funding: CDBG and/or ESG funds
- Timing: On-going, 2015 – 2023

Policy 3-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Bakersfield.

Programs/Schedule of Action

3-2a: Housing Rehabilitation. Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. The City will continue to partner with community organizations and assist in single family rehabilitation in the City using federal and Redevelopment Successor Housing Agency funds for deferred or below market interest loans, down payment assistance or grants to rehabilitate single-family and eligible multifamily complex owners. The City's objective is to assist in the rehabilitation of 10 units.

- Responsibility: HACK and Community Development Department
- Funding: HACK, HUD CDBG, Successor Housing Agency funds
- Timing: On-going, 2015 – 2023

3-2c: Reduce Lead Based Paint. Act to reduce Lead Based Paint Hazards and incorporate the appropriate actions (pursuant to the Lead-Based Paint Hazard Reduction Act of 1992) into all housing programs under the jurisdiction of the City. On a case by case basis, provide funds for the testing and mitigation of housing units for lead-based paint. The City's objective is to assist in the reduction of lead based paint hazards in 5 units.

- Responsibility: Community Development Department
- Funding: HUD HOME funds
- Timing: On-going, 2015 – 2023

Policy 3-2d: Rehabilitation Funding. Make funds available to community based organizations to acquire and rehabilitate units which may have been abandoned or otherwise lost from the City's housing stock and sell them to very low and low income first-time homebuyers. Continue to set-aside 15 percent of HOME entitlements funds for CHDO acquisition and rehabilitation. The City's objective is to provide rehabilitation funding to one community organization every two years.

- Responsibility: Community Development Department.
- Funding: HUD HOME funds
- Timing: On-going, 2015 – 2023

Policy 3-3: Preserve At-Risk Housing and existing affordable rental housing stock in the City of Bakersfield.

Programs/Schedule of Action

3-3a: Monitor At-Risk Housing. Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Continue to assist the housing nonprofit, Golden Empire Affordable

Housing, Inc., formed by HACK, in the purchase and rehabilitation of any at risk units in the City.

- Responsibility: HACK and Community Development Department.
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

3-3b: Monitor and Preserve Affordable Housing. Closely monitor the status of affordable rental housing units. Continue regular contact with the owners/ operators of rental complexes that may be at risk of selling out of the affordable housing program. Provide technical assistance to potential purchasers, including nonprofits, developers, and tenants of potentially converting affordable properties. The City’s objective is to annually contact the California Housing Partnership Corporation for a list of potential at risk housing and provide assistance to developers and/or properties to help preserve 195 affordable units.

- Responsibility: HACK and Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023, Bi-annually check with owners

3-3c: At-Risk Preservation. Upon notification that a project is at-risk, the City will meet with the development community and provide assistance in preserving these units. Assistance may be in the form of financial assistance from the City which may come from programs such as CalHFA’s preservation program. Other assistance may be technical assistance with applications for other programs, such as the Low Income Housing Tax Credit Program.

- Responsibility: HACK and Community Development Department
- Funding: HUD funds
- Timing: Immediately upon notification of at-risk project

3-3d: At-Risk Tenant Assistance. When a project becomes at-risk, the City will work with the development community to provide education to tenants about what it means when a project is at-risk, the level of the risk of conversion to market rate rents, and assistance with finding other housing opportunities should the project not be preserved.

- Responsibility: HACK and Community Development Department.
- Funding: HUD funds
- Timing: Immediately upon notification of at-risk project.

GOAL 4: PROMOTE EQUAL OPPORTUNITY TO SECURE SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL MEMBERS OF THE COMMUNITY

It is the goal of the City of Bakersfield to ensure that all existing and future housing opportunities are open and available to all social and economic segments of the community without discrimination on the basis of race, sex, color, religion, ancestry, national origin,

disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Policy 4-1: Support the elimination of housing discrimination.

Programs/Schedule of Action

4-1a: Fair Housing Program. The Community Development Department, through its Fair Housing Program, will support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1986, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988, The California Fair Employment and Housing Act, The Unruh Act (California Government Code Section 51), The Ralph Civil Rights Act (California Civil Code Section 51.7), The Bane Civil Rights Act (California Civil Code Section 52.1), California Government Code Sections 111135, 65008 and 65589.5.

As part of the City's Fair Housing Program the following activities will be completed; 1) an annual Analysis of Impediments to Fair Housing concurrent with the Consolidated Plan Annual Action Plan; 2) Provide annual fair housing tester training in order to promote tester-pool retention; 3) investigate all formal housing discrimination complaints received and make appropriate referrals to enforcement agencies; 4) employ one full time counselor for one-on-one counseling programs through telephone or walk-in contact.

- Responsibility: Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

4-1b: Public Information and Outreach. Implement an effective and comprehensive outreach and public education program designed to raise awareness of the fair housing laws that protect individuals, often in traditionally underserved communities, against housing discrimination.

Outreach will include the development and distribution of educational literature and resources that describe ways to prevent housing injustices and the applicable laws that protect against discrimination. The materials will be made available free to the public in various languages.

Outreach will also include workshops on fair housing law for landlords, tenants, nonprofit organizations and government employees. The workshops will include an overview of the state and federal fair housing laws, as well as basic landlord-tenant rights and responsibilities. Workshops will be given in various languages as needed. The City will hold 2 workshops annually at accessible community locations.

Expand public information and outreach programs for first time home buyers in high minority areas to help them qualify for special lending programs offered by local lending institutions. Educate mortgage lenders that they need to increase their outreach in lower income areas.

Collaborate with service agencies to distribute educational materials. The City will update fair housing brochures aimed at reaching the growing Spanish-speaking communities by January 2016. The City's Limited English Proficiency plan only identified Spanish translation based on current demographics.

- Responsibility: Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

4-1c: Community Equity and Access. Encourage public and private low income housing in neighborhoods that are not traditional residential areas with access to transit, employment centers, and community amenities. The City's objective is to hold two workshops with developers and educate them about affordable housing and optimal locations in the City.

- Responsibility: Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

4-1d: Housing Discrimination Complaint Investigation. The City (or Fair Housing service provider) will maintain a 24-hour discrimination hotline and will investigate allegations of housing discrimination under the fair housing laws. The City will conduct fact finding investigations and propose potential solutions for victims of housing discrimination. Case resolution may include mediation, conciliation, a referral to state and federal administrative agencies, or referral to the contractor's litigation department.

- Responsibility: Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

Policy 4-2: Reduce the incidence of displacement of public projects.

Programs/Schedule of Action

4-2a: Housing Displacement. In development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation. Continue to use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.

- Responsibility: Community Development Department and HACK
- Funding: CDBG or HOME funds
- Timing: On-going, 2015 – 2023

GOAL 5: ENCOURAGE INFILL AND SUSTAINABLE DEVELOPMENT PATTERNS WITH SUFFICIENT AFFORDABLE HOUSING WITH ACCESS TO TRANSIT, EMPLOYMENT OPPORTUNITIES, COMMUNITY FACILITIES AND SERVICES, AND AMENITIES.

It is the goal of the City of Bakersfield to encourage infill and sustainable development patterns with sufficient affordable housing with access to transit, employment opportunities, community facilities and services, and amenities. The City will coordinate local housing efforts with local governments and/or agencies to ensure maximum effectiveness in solving local and regional housing problems.

Policy 5-1: Continue pursuing a housing “infill” program and specifically target projects for extremely low, very low, and low-income households.

Programs/Schedule of Action

5-1a: Infill Incentives. Using HOME funds to provide incentives such as reduced lot size in the Downtown Area to affordable housing developers, acquire/construct infill homes for new homebuyers.

- Responsibility: Community Development Department
- Funding: HUD Funds
- Timing: On-going, 2015 – 2023, Awarded Annually

5-1b: Fund Infill Development. Continue to apply for the Infill Infrastructure Grant Program through HCD to provide residential and mixed use housing opportunities.

- Responsibility: Community Development Department
- Funding: State HCD Funds
- Timing: On-going, 2015 – 2023, Awarded Annually

5-1c: Locations for Infill Development. Collaborate with and use GIS tools developed by the California Coalition for Rural Housing and the UC Davis Regional Opportunity Index to determine optimal infill locations for affordable housing with accessibility to transit, employment opportunities, community facilities, services and amenities. The City will evaluate optimal infill locations for affordable housing using GIS tools at least three times during the planning period or as necessary.

- Responsibility: Community Development Department
- Funding: HUD and General funds
- Timing: On-going, 2015 – 2023

Policy 5-2: Provide opportunities for mix-use developments and a jobs/housing balance.

Programs/Schedule of Action

5-2a: Mixed Uses. To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access. Encourage development of well-planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

5-2b: Jobs/housing Balance. Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities. Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

Policy 5-3: Promote energy and water conservation and efficiency in new development of housing.

Programs/Schedule of Action

5-3a: Energy Efficiency Improvements. Promote and support State and local programs for energy and water conservation in existing homes. The Golden State Finance Authority provides financing for homeowners making energy efficiency improvements.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

5-3b: Efficient Development. The City will seek out and pursue funding for and development of programs for new construction and rehabilitation to promote energy and water conservation efforts. The City partner with utility companies and water agencies in various conservation programs such as energy audits, rebates for improvements, and other measures to eliminate wasteful resource consumption.

- Responsibility: Community Development Department, Water Department, Utility Companies and Water agencies.
- Funding: General Funds
- Timing: On-going, 2015 – 2023

Policy 5-4: Maximize coordination and cooperation among on housing providers and program managers.Programs/Schedule of Action

5-4a: Local Coordination. Continue to support the Housing Authority of the County of Kern (HACK) to provide housing assistance to extremely low, very low, low and moderate-income households. Maintain membership in HACK to qualify City residents for Section 8 existing housing assistance administered by the Housing Authority.

Continue to participate in the monthly meetings of the Homeless Collaborative composed of service providers, the County, mental health professionals, Continuum Care advocates, and interested individuals.

Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems. Work with the Kern County Administration to identify and solve regional problems.

- Responsibility: Community Development Department, HACK, Local Housing Agencies and Stakeholders, Local Government and Agencies
- Funding: HUD and General funds
- Timing: On-going, 2015 – 2023

Policy 5-5: Maximize coordination and cooperation with High Speed Rail Authority to reduce impacts to housing.Programs/Schedule of Action

5-5a: HSR Coordination. Continue to coordinate with the High Speed Rail Authority and evaluate the impacts to existing housing and housing needs from the High Speed Rail project. The City will conduct public outreach, as needed, with the High Speed Rail Authority to provide project updates and to collect public feedback during various stages of project development.

The City will develop a station area plan that will evaluate the impacts to existing housing and for the potential of future housing growth in the downtown area. Plan to be completed by the end of 2017.

- Responsibility: Community Development Department, High Speed Rail Authority
- Funding: Federal and General funds
- Timing: On-going, 2015 – 2023

4.2 HOUSING QUANTIFIED OBJECTIVES

As required by State law governing Housing Elements, Table 63 lays out the City's quantified objectives for the development, improvement, maintenance, and preservation of housing for the period 2015-2023.

Table 65: Bakersfield's Quantified Objectives

Programs	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction					
Single Family	550	595	1,590	3,390	9,695
Multi-Family	2,235	2,395	2,385	725	2,425
Rehabilitation	65	55	45	0	0
Conservation/Preservation	195	0	0	0	0
TOTAL	3,045	3,045	4,020	4,115	12,120

The Kern Council of Government's Regional Housing Needs Allocation (RHNA) covers a nearly eleven-year period (i.e., January 1, 2013, to December 31, 2023), while the Housing Element planning period covers only a portion of the RHNA timeframe (i.e., an eight-year period). The objectives contained in the following table cover the Housing Element period of December 31, 2013, to December 31, 2023.

The quantified objectives quantify the City's programs and policies to promote housing development and access to affordable housing, particularly for lower-income households. The quantified objectives are prepared in the context of funding availability, community desires and programmatic limitations, allowing for a more comprehensive understanding of how the City anticipates accommodating its affordable housing development.

APPENDIX A: LIST OF DATA SOURCES

- 1) U.S. Census 1990, 2000 & 2010
- 2) California Department of Finance, Demographic Research Unit
- 3) 2008-2013 City of Bakersfield Housing Element
- 4) City of Bakersfield, Annual Housing Element Reports
- 5) City of Bakersfield, Building Permit Reports
- 6) City of Bakersfield Five-Year Consolidated Plan and Citizen Participation Plan
- 7) Kern Council of Governments 2014 Quality of Life Survey
- 8) Regional Transportation Plan – Appendix H: Regional Housing Needs Allocation Plan, January 1, 2013 – December 31, 2023
- 9) 2014 Update, Highlights of the State of Housing in California: Affordability Worsens, Supply Problems Remain
- 10) California Affordable Housing Cost Study, October 2014
- 11) Housing Authority of the County of Kern
- 12) Kern COG Preliminary 2014 RTP
- 13) California Employment Development Department, Labor Data 2007-2014
- 14) U.S. Census Bureau 2009-2013 5-Year American Community Survey Estimates
- 15) Kern COG, Kern Regional Housing Data Report
- 16) EDD America's Labor Market Information System Employer Database, 2015 1st Edition
- 17) HUD - Comprehensive Housing Affordability Strategy (CHAS) data
- 18) Kern County Mental Health, June 2012
- 19) Kern Regional Center, California Department of Developmental Services
- 20) 2008 Kern County Housing Element
- 21) Kern County Homeless Collaborative, 2014 Point-in-Time survey
- 22) Consolidated Plan 2015-2020
- 23) Bakersfield/Kern County Continuum of Care
- 24) United Way of Kern County and the Kern County Homeless Collaborative, 10 Year Plan to End Chronic Homelessness
- 25) City of Bakersfield Metropolitan Bakersfield General Plan
- 26) City of Bakersfield Zoning Ordinance, Chapter 17 of Municipal Code
- 27) Kern COG Housing Stock Conditions Report
- 28) 2014 City of Bakersfield Housing Conditions Analysis
- 29) Kern COG Housing Data Report, October 2014
- 30) HUD Area Median Income AMI
- 31) Zillow Real Estate Research
- 32) RealFacts Market Overview Report, City of Bakersfield, 1st Quarter 2015
- 33) 2013 Fair Market Rates used by HUD
- 34) HUD User, Median Income FY 2013 Income Limit Area
- 35) Zillow Affordability Calculator
- 36) HUD/California Housing Partnership Corporation Revised March 2015
- 37) Housing Authority of Kern County
- 38) Kern County Assessor Property use codes
- 39) Urban Water Management Plans
- 40) HUD LIHTC Database, July 2015

- 41) City of Bakersfield Planning Fees May 2015
- 42) City of Fresno Fee Schedule (Revised effective 08/27/12)
- 43) City of Shafter Fee Schedule May 2015
- 44) City of Santa Clarita Planning Division Fee Schedule May 2015
- 45) Kern County Land Development Fee Schedule May 2015
- 46) 2012 Home Mortgage Disposition Act Data
- 47) Tobias Real Estate, May 2015
- 48) Statewide Housing Plan (Raising The Roof: California Housing Development Projections and Constraints, 1997-2020)
- 49) The State of Kern County's Economy: Ten Years of Boom and Bust, Abbas P. Grammy, Professor of Economics, California State University, Bakersfield
- 50) The CSUB Business Blog, What's Happening? Boom and Bust in Kern County's Housing Market, Abbas P. Grammy, Professor of Economics
- 51) City of Bakersfield, Proposed NSP3 Substantial Amendment, February 17, 2011

APPENDIX B: PUBLIC PARTICIPATION

City of Bakersfield Citizen Participation Plan

May 2015



Community Development Department
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City of Bakersfield Citizen Participation Plan

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Introduction

The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities (jurisdictions with populations above 50,000) under the federal Housing and Community Development Act of 1974, as amended, to develop a citizen participation plan. This Citizen Participation Plan describes how the City of Bakersfield (hereafter “the City”) will involve residents in the planning, implementation and assessment of how Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) funds will be used. The primary goal of this Citizen Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of Bakersfield’s HUD programs. The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes¹, residents of blighted neighborhoods, residents of predominantly low income areas², and residents of areas where community development funds are utilized.

The ConPlan is a five-year plan required by HUD that outlines how the City intends to meet identified local housing and community development needs over the five-year period. It is a plan and a process for defining and carrying out a unified vision for housing, homelessness, special needs populations and community economic development needs. The main components of the ConPlan include a housing and community development needs assessment; a housing market analysis; an Analysis of Impediments to Fair Housing Choice; a strategy that reflects general goals (priorities) and performance outcome measurements for allocating HUD funds to address the housing and community development needs; a list of specific objectives for each priority (including proposed accomplishments); and an annual action plan (one-year funding) describing how federal and local resources will be used to address the needs and objectives identified in the ConPlan.

The City’s ConPlan identifies unmet priorities in the community that generally deal with a suitable living environment, affordable housing, economic opportunities and homelessness. All future requests for HUD funding through the City of Bakersfield beginning in 2015 must be identified by the ConPlan as a

¹ Low and moderate income means a family or household with an annual income less than the Section 8 Low Income Limit, generally 80 percent of the area median income, as established by HUD.

² A predominately low income area is an area where 51% or more of the residents are low and moderate income, as described above.

need and be part of the strategic objectives for each goal/priority in order to be considered for funding from the City. This includes requests from outside agencies that are directly applying to the City for funding of their activities.

The ConPlan planning and approval process can be broken down into the following stages:

- Needs assessment
- Plan development
- Approval
- Amendments
- Performance review

The City of Bakersfield will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all HUD programs undertaken by the City. City staff will make every effort to involve citizens in all phases of the development, implementation and assessment of community development programs including, but not limited to, the following phases:

- a. Identification and assessment of housing and community development needs; determination of CDBG, HOME, and ESG project(s) (ConPlan and Annual Action Plan);
- b. Changes and/or amendments to approved CDBG, HOME and/or ESG projects; and
- c. Assessment of CDBG, HOME, and ESG program performance (CAPER).

All phases of the community development process will be conducted by City staff in an open manner. Citizens of Bakersfield are encouraged to participate at all levels and will be given access to program information during each phase of any HUD program as outlined herein.

This citizen participation process generally includes a series of well-publicized annual community/neighborhood meetings and public hearings to review the ConPlan, the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). All meetings and hearings are publicized in accordance with applicable HUD, state and local regulations. Public notices for environmental procedures and project-related policies are also part of the citizen participation process.

In addition to hosting community meetings and public hearings, the City hosted a series of stakeholder focus groups, and conducted a web-based community needs assessment survey.

Background

In 2006, HUD and its Office of Community Planning and Development (CPD) division encouraged and, in some cases, required entitlement communities to implement strategies that further promote residents to participate in community building through the five-year ConPlan planning process. The CPD's underlying principles include the following:

- Community building begins with job creation, employment and the creation of safe, decent and affordable housing.
- Planning and execution of community development initiatives must be bottom up and community-driven.
- Complex problems require coordinated, comprehensive and sustainable solutions.
- Government must be streamlined to be more efficient and effective.
- Citizen participation in federal, state and local government can be increased through communication and better access to information.

This Citizen Participation Plan is in compliance with these federal principles.

Overview

GOAL: To generate significant public participation in the consolidated planning process, including any amendments to the ConPlan, the Annual Action Plan and the CAPER. Input will be sought particularly from low- and moderate-income persons and groups residing within various areas of the City where program funds will be used.

Objective A: *All persons, including those of low and moderate income, and persons with disabilities, shall have the opportunity to take part in the consolidated planning process and any amendments to the ConPlan, the Annual Action Plan and the CAPER.*

Policies:

- 1) The consolidated planning process and any amendments to the ConPlan, Annual Action Plan, and CAPER are designed to promote participation by low and moderate income citizens, as well as residents of blighted neighborhoods and CDBG, HOME, or ESG project areas. Bakersfield staff may take additional steps to further promote participation by such groups, or to target program information to these persons should staff feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include: posting of notices in blighted neighborhoods and in places frequented by low and moderate income persons, and holding community meetings in low and moderate income neighborhoods or areas of existing or proposed CDBG, HOME, or ESG project activities.
- 2) The locations of all community meetings as described in this Citizen Participation Plan shall be made accessible to persons with disabilities. The City of Bakersfield shall provide a sign language interpreter whenever City staff is notified five days in advance that one or more deaf persons will be in attendance. The City of Bakersfield shall provide a qualified reader whenever City staff is notified five days in advance that one or more visually impaired persons will be in attendance. Additionally, the City of Bakersfield shall provide reasonable accommodations whenever City staff is notified five days in advance that one or more persons with mobility or developmental disabilities will be in attendance.
- 3) Two public input meetings will be held typically in the summer or fall prior to those years when a ConPlan is being prepared. At those meetings, members of the public will be asked to identify community needs and priorities prior to the drafting of the ConPlan.

- 4) Upon completion of the draft ConPlan, the plan will be available for public review and comment for 30 days. Copies of said plan shall be made available to the public at the City offices, at the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum). The ConPlan will also be made available in a format accessible to persons with disabilities upon request.
- 5) Upon completion of the draft Annual Action Plan, the plan shall be made available for public review and comment for 30 days. Copies of said plan shall be made available to the public at the City offices, at the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum). The draft Annual Action plan will also be made available in a format accessible to persons with disabilities upon request.
- 6) Upon any substantial changes requiring an amendment to the ConPlan or Annual Action Plan, the amendment shall be made available for public review and comment for 30 days. Copies of said amendment shall be made available to the public at the City offices, at the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum). Any amendments to the ConPlan or Annual Action Plan will also be made available in a format accessible to persons with disabilities upon request.
- 7) Upon completion of the draft CAPER, the report will be available for public review and comment for 15 days. Copies of said report shall be made available to the public at the City offices, at the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum).
- 8) Two separate public meetings at different times in each program year shall be conducted by the City to obtain community views and to respond to proposals and questions. The first public meeting will be held in the spring. The primary purpose of this public meeting shall be to assess community needs and problems in an effort to determine the most critical needs to be addressed by the ConPlan and/or the Annual Action Plan; and also to present for public comment and review the program activities which have been selected by the City of Bakersfield to resolve the identified needs.

The second public meeting will be held in the late summer/early fall prior to the submission of the Consolidated Annual Performance and Evaluation Report (CAPER). The purpose of this public meeting is to assess how funds were spent during the previous program year and assess the performance of the City of Bakersfield in resolving identified community

development and housing needs, and in achieving its community development goals and objectives.

- 9) Public hearings and/or meetings shall be conducted at times and locations which will be convenient and accessible to all citizens, especially persons of low and moderate income, residents of blighted neighborhoods, and areas where CDBG, HOME, or ESG projects are proposed or on-going.
- 10) The City shall provide interpreters for non-English-speaking persons and/or the hearing impaired when such requests are made at least five working days prior to the meeting.

Objective B: *Adequate program information shall be provided to all interested persons and groups upon request.*

Policies:

- 1) Prior to adoption of the ConPlan, the City shall make available to all interested persons and groups the amount of assistance the City expects to receive in CDBG, HOME and ESG funding. In addition, the City shall identify the range of activities that must be undertaken with these funds, plans to minimize the displacement of persons and plans to assist displaced persons.
- 2) The City shall provide all interested persons and groups with reasonable and timely access to all information relating to the City's proposed ConPlan and the City's use of assistance under the relevant programs during the previous five years.
- 3) Materials to be made available shall include, but are not necessarily limited to: the Citizen Participation Plan; records of public hearings; mailings and promotional materials; prior CDBG program applications; letters of approval; grant agreements; the environmental review record; financial and procurement records; project design and construction specifications; labor standards materials; performance and evaluation reports; other reports required by the HUD; proposed and approved CDBG program application(s) for the current year or project; written comments or complaints received concerning the community development program, and written responses from the City of Bakersfield; and, copies of the applicable Federal and State rules, regulations, policies, requirements and procedures governing the CDBG, HOME, or ESG program. Upon request, the City shall provide copies of this information in oral, Braille, electronic, or large print (for the visually

impaired) for disabled persons, or will hand deliver copies to persons that are homebound.

- 4) In no case shall the City of Bakersfield disclose any information concerning the financial status of any program participant(s) which may be required to document program eligibility or benefit. Furthermore, the City of Bakersfield shall not disclose any information which may, in the opinion of the Community Development Director, be deemed of a confidential nature.

Objective C: *The City shall provide adequate advance public notice of all associated meetings and hearings.*

Policies:

- 1) The City shall provide adequate advance notice of all public hearings and meetings to all interested persons and groups. Sufficient information shall be published about the subject of the hearing or meeting, including but not limited to, the time, date, place and topics and procedures to be discussed to permit public input. Such notice shall take the form of a public notice in the *Bakersfield Californian*; online outreach via the City's Web site; and/or individual letters, notices or flyers mailed to interested persons and groups.
- 2) Public hearings will be held during all phases of the community development process, as outlined herein, to allow citizens to voice opinions and offer proposals concerning the development and performance of CDBG, HOME, and ESG programs. City staff will respond to questions and proposals from citizens at each public hearing. Any questions that citizens may have concerning a program will be answered and their comments, suggestions, and/or proposals will be received. Citizens may also express comments and views concerning the community development process or any specific project to the governing body at any regularly scheduled meeting.

Objective D: *The City shall furnish technical assistance to all interested persons and groups requesting such assistance.*

Policies:

- 1) The City shall provide technical assistance upon request, particularly to groups or individuals representing persons with low and moderate income. The City shall determine the necessary level and degree of assistance. Such technical assistance might include the following:

- Assisting low and moderate persons, and residents of blighted neighborhoods to develop statements of view, identify their needs, and to develop activities and proposals for projects, which when implemented, will resolve those needs.
- Explaining the process for submitting proposals.
- Interpreting program rules, regulations, and procedures and/or federal and local requirements.
- Providing comments and advice on the telephone or in meetings.
- Reviewing and commenting on draft proposals.

Objective E: *All comments, objections, and complaints submitted by interested persons or groups shall be adequately considered and addressed.*

Policies:

- 1) The City shall consider any comments or complaints from interested persons or groups received in writing or orally at public hearings or meetings in preparing the ConPlan, any amendments to the plan, the Annual Action Plan and/or the CAPER.
- 2) A summary of public comments or complaints and a summary of any comments or complaints not accepted and the reasons thereto shall be attached to the respective final ConPlan, any amendments to the plan, the Annual Action Plan and/or the CAPER.
- 3) The City shall provide a substantive written response to every comment or complaint received within 15 working days when possible.

Public Participation

1. Citizen Participation Plan and Amendments

The Citizen Participation Plan is designed to facilitate and encourage residents to participate in the ConPlan process. In particular, the Citizen Participation Plan seeks to encourage the involvement of low- and moderate-income persons.

The City will use the following process to adopt and make any subsequent changes to its Citizen Participation Plan:

- The City will place public notices in the *Bakersfield Californian* newspaper, at the Community Development office and the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum) in advance of a 30-day public review and comment period.
- Residents have 30 days to review the Citizen Participation Plan from the date of the notice.
- During the 30-day public review and comment period, the document will be available for review at the City's Community Development Department office. Copies of the document will be available to the public.
- Residents may file comments in writing at the City offices during the 30-day period from the date of the notice.
- The City Council will adopt the Citizen Participation Plan as part of the Consolidated Plan.

Any change in the public participation process as outlined in this document will require an amendment to the Citizen Participation Plan.

2. Consolidated Plan and the Annual Action Plan

The steps outlined below provide opportunities for public involvement in the ConPlan and the Annual Action Plan:

- The City will consult with local public agencies that assist low- and moderate-income persons and areas, including City staff, state and

federal agencies, neighboring local governments and regional agencies.

- The City will consult with private agencies, including local nonprofit service providers and advocates such as the local public housing agency, health agencies, homeless service providers, nonprofit housing developers and social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.).
- The City will place public notices in the *Bakersfield Californian* newspaper, at City offices and the Bakersfield branches of the Kern County Public Library and on the City's Web site (see Addendum) 15 days in advance of a meeting. The notice will include the amount of funds available, the range of activities that could be undertaken and the amount that would benefit low- to moderate-income persons.
- A public hearing will be held before the City Council to solicit input on needs and priorities for the ConPlan and the Annual Action Plan.
- Residents have 30 days to review the draft ConPlan and/or the draft Annual Action Plan from the date of the notice.
- Residents may file comments at the City offices during a 30-day period from the date of the notice.
- A public hearing will be held before the City Council to receive comments and approve the ConPlan and the Annual Action Plan.
- The City Council will adopt the ConPlan and/or Annual Action Plan.
- In preparing the final ConPlan and/or Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final documents will have a section that includes all comments, plus explanations as to why any comments were not accepted.

3. Substantial Amendments to the ConPlan and the Annual Action Plan

Amendments to the ConPlan or the Annual Action Plan will be necessary whenever one of the following is proposed:

- To make a substantial change in the allocation priorities or a substantial change in the method by which funds are distributed
 - For the purpose of the Consolidated Plan, a “substantial change” involves a cumulative change in the program budget of 25 percent or more of the City’s total federal entitlement for the current program year
 - If an amendment does not qualify as a substantial change (cumulative change of under 25 percent of the City’s total federal entitlement), it will be considered administrative in nature and documentation of the administrative amendment will be made to the current Consolidated Plan or Annual Action Plan, and notification of the amendment will be provided to HUD
- To use CDBG, HOME, or ESG funds (including program income) to carry out an activity not previously described in the Annual Action Plan or ConPlan; or
- To allow a substantial change in the purpose, scope, location or beneficiaries of a specific activity.

The following procedures apply to amendments:

- The City will place public notices in the *Bakersfield Californian* newspaper, at the City offices and the Bakersfield branches of the Kern County Library and on the City’s Web site (see Addendum) in advance of a 30-day public review and comment period.
- Residents have 30 days to review the proposed amendment from the date of the notice.
- During the 30-day public review and comment period, the document will be available for review at the City’s Community Development Department and City Clerk’s office. Copies of the document will be available to the public.
- Residents may file comments at the City offices during the 30-day period from the date of the notice.
- The City Council will adopt the amendment.
- In preparing a final amendment, careful consideration will be given to all comments and views expressed by the public, whether given as

verbal testimony at the public hearing or submitted in writing during the review and comment period. The final amendment will have a section that includes all comments, plus explanations as to why any comments were not accepted.

- Substantial amendments are submitted to HUD as it occurs or at the end of the program year.

4. Consolidated Annual Performance Evaluation Report (CAPER)

Every year, the City must submit to HUD a Consolidated Annual Performance Evaluation Report (CAPER). In general, the CAPER must describe how funds were actually used and the extent to which these funds were used for activities that benefited low- and moderate-income people. The following steps outline the opportunities for public involvement in the CAPER:

- The City will place public notices in the *Bakersfield Californian* newspaper, at the City offices and the Bakersfield branches of the Kern County Public Library and on the City's Web site (see Addendum) in advance of a 15-day public review and comment period.
- Residents have 15 days to review the CAPER from the date of the notice.
- During the 15-day public review and comment period, the document will be available for review at the City's Community Development Department office. Copies of the document will be available to the public.
- Residents may file comments at the City offices during the 15-day period from the date of the notice.
- In preparing the CAPER, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final report will have a section that includes all comments, plus explanations as to why any comments were not accepted.

Funding of Public Services

The City will issue a Notice of Funding Availability (NOFA) to the community for the Annual Action Plan, beginning with the 2015–2016 program year. The notice will identify the amount of CDBG, HOME and ESG funds available to public service agencies and a list of eligible activities. The agencies may apply to the City at the following address:

City of Bakersfield
Community Development Department
1715 Chester Avenue
Bakersfield, CA 93301

All applications must include the following information in order to be eligible to receive CDBG, HOME and/or ESG funds:

- Name of the organization, the contact person(s) and a brief history of the organization
- Name of the project and a detailed description of project
- Documentation identifying the need for such a project
- Financial summary, including the amount of CDBG, HOME and/or ESG funds requested and other resources to leverage CDBG, HOME and/or ESG funds, as well as the potential uses of the funds
- Objectives of the project and the intended beneficiaries
- If the organization is requesting CDBG, HOME and/or ESG funds from other jurisdictions for the same project, information included on the amount requested and the potential benefits for each jurisdiction

City staff will review the applications to determine the eligibility of the projects. City staff will evaluate the projects based on the benefits to low- and moderate-income residents and areas and on the projects' feasibility. The selected projects will be recommended to the City Council for approval.

Plans to Minimize Displacement of Persons and Assist any Persons Displaced

The City of Bakersfield in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the 1988 Common Rule, and the 1989 Barney Frank Act, will provide relocation assistance, as described in 24 CFR 570.606(b)(2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the City of Bakersfield will include, but not be limited to, the following steps to minimize the displacement of persons from their homes:

- A. Avoid, as much as possible, Action Plan funded projects which permanently displace persons from their homes.
- B. Fully advise any residents who may be displaced of their rights and options for relocation benefits as required by federal regulations.
- C. Assist displaced residents in filling out any required forms for assistance or to appeal City decisions regarding displacement or the level of relocation benefits.

A copy of the City's Anti-Displacement and Relocation Plan is also available to interested residents upon request.

Citizen Participation Summary

DOCUMENT	PUBLIC PARTICIPATION	REQUIRED TIME FOR PUBLIC REVIEW	REQUIRED APPROVAL	DEADLINE
Citizen Participation Plan	Public Hearing 15-Day Notice	30-Day Public Review	City Council	N/A
ConPlan and/or Annual Action Plan	Public Hearing 15-Day Notice	30-Day Public Review	City Council	Submit to HUD 45-days prior to start of new program year
Substantial Amendments	Public Hearing 15-Day Notice	30-Day Public Review	City Council	Submit to HUD when complete
Administrative Amendments	No Public Hearing	None	City Manager	Submit to HUD when complete
CAPER	Not Required	15-Day Public Review	City	Submit to HUD within 90-days of end of program year

Addendum

The City of Bakersfield Community Development Department located at 1715 Chester Avenue, Bakersfield, California.

The City Clerks Office located at 1600 Truxtun Avenue, Bakersfield, California.

The Bakersfield branches of the Kern County Library are as follows:

- Baker, 1400 Baker Street; (661) 861-2390
- Beale Memorial Library, 701 Truxtun Avenue; (661) 868-0701
- Holloway-Gonzales, 506 E. Brundage Lane; (661) 861-2083
- Southwest, 8301 Ming Avenue; (661) 664-7716
- Northeast, 3725 Columbus; (661)871-9017

The California State University Bakersfield Library at 9001 Stockdale Highway, Bakersfield, California

The City's Web site address is <http://www.bakersfieldcity.us/>.



Community Development Department
Douglas N. McIsaac, Community Development Director

Phil Burns, Building Director
Building Division

Jacquelyn R. Kitchen, Planning Director
Planning Division

Housing Element Update Community Workshop

The City of Bakersfield is updating the Housing Element of the General Plan. A community workshop to discuss the Housing Element Update and solicit public input will be held at 6:00 PM on March 24, 2015 at the City of Bakersfield Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield.

The Housing Element is a state-mandated element of the City's General Plan that must identify and analyze existing and projected housing needs of our community. It is a comprehensive city-wide planning document that includes a statement of goals, policies, quantified objectives, financial resources and programs for the preservation, improvement and development of housing.

For additional information on the Housing Element and updated news on upcoming meetings, materials and links, please go to the Housing Element Update webpage:

<http://www.bakersfieldcity.us/housingelementupdate.html>

Do you want to inform the City about your housing needs, issues and concerns? Please go to the webpage above and fill out our housing survey.

We Encourage Your Participation!

For more information, or if you require Spanish translation, sign language interpreter, or visual aids in order to participate in the community workshop, please call (661) 326-3733 and ask for assistance.

Dated: February 27, 2015

Jacquelyn R. Kitchen,
Planning Director



Community Development Department
Douglas N. McIsaac, Community Development Director

Phil Burns, Building Director
Building Division

Jacquelyn R. Kitchen, Planning Director
Planning Division

Taller del Housing Element Actualización de la Comunidad

La ciudad de Bakersfield está actualizando el Housing Element del Plan General. Un taller de la comunidad para discutir la Actualización del Housing Element y solicitar la opinión pública se llevará a cabo a las 6:00 pm el 24 de marzo de 2015 a la ciudad de Bakersfield Cámara del Concejo de la ciudad de Hall, 1501 Truxtun Avenue, Bakersfield.

El Housing Element es un elemento obligatorio del estado del Plan General de la Ciudad que se deben identificar y analizar las necesidades de vivienda existentes y proyectados de nuestra comunidad. Se trata de un documento de planificación de toda la ciudad completa que incluye una declaración de metas, políticas, objetivos cuantificados, recursos financieros y programas para la conservación, mejora y desarrollo de la vivienda.

Para obtener información adicional sobre el Elemento de Vivienda y noticias actualizadas sobre las próximas reuniones, materiales y enlaces, por favor vaya a la página del Housing Element Actualización:

<http://www.bakersfieldcity.us/housingelementupdate.html>

¿Quieres informar a la Ciudad acerca de sus necesidades de vivienda, problemas y preocupaciones? Por favor, vaya a la página web arriba y llene nuestra encuesta sobre la vivienda.


Alentamos a Su Participación!

Para obtener más información, o si necesita traducción en español, intérprete de señas, o ayudas visuales con el fin de participar en el taller de la comunidad, por favor llame al (661) 326-3733 y pedir ayuda.

Fecha: 27 de Febrero 2015

Jacquelyn R. Kitchen,
Planning Director

HOUSING ELEMENT UPDATE 2015-2023



Thursday, June 4, 2015
Planning Commission and Community Workshop

Agenda

- Purpose & Components of the Housing Element
- California Housing Issues
- Overview of Bakersfield/Demographics
- Bakersfield Supply & Affordability
- Housing Needs & Projected Growth
- Potential Housing Issues & Needs
- Bakersfield's Housing Priorities & Goals
- California's New Housing Strategy
- Process Overview & Questions

Purpose of the Housing Element

- A planning document used to address the housing needs and demands over a eight-year period
- Sets forth goals, policies and programs regarding the construction, preservation and improvement of housing
- Helps guide local governments who must adopt land-use plans and regulatory schemes that provide opportunities for, and do not excessively constrain, housing development

Components of the Housing Element

- Public Participation
- Review & Evaluation of Previous Housing Element
- Housing Needs Assessment
- Identification of Constraints
- Identification of Resources and Opportunities
- Goals, Policies and Programs

In California, Housing Supply Problems Remain

- Population growth in California currently averages 330,000 persons annually
- Construction continues to lag behind demand:

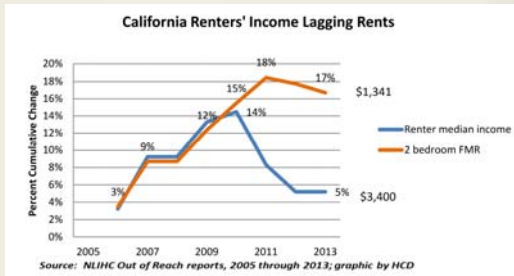


Source: Construction Industry Research Board/California Homebuilding Foundation and DCF 2013

CA Housing Supply Problems Remain

- Homeownership rate in California was 58.4% in 2006 and in 2012 had dropped to 54%
- Overall, there has been a shift in housing tenure from homeownership to renting, which is increasing demand for rental housing
- Aging baby boomers and young millennials are also drivers of housing demand with a preference for variety of housing types

CA Housing Affordability Worsens



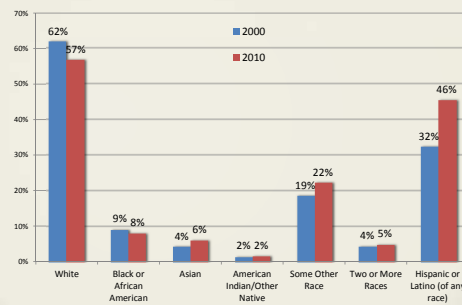
CA Housing Affordability Worsens

- Private housing market is not providing an adequate number of homes affordable to low and moderate incomes
- In CA, 57 percent of all renters pay more than 30 percent of their income for housing, while lower income households overpaying is 78 percent
- The lower income households are most impacted by the tight rental market, as incomes lag behind spiking rents
- Homeowners continue to face tight lending standards that impede access to housing financing

Overview of Bakersfield

- Population
 - 2000 - 247,057
 - 2010 - 347,483
 - 2013 - 359,221
- In 2000 we ranked 12th in population of CA cities
- Now Rank 9th, behind Oakland
- Growth of 112,164 persons since 2000 (45%)
- The City was 57% of the growth in County

Bakersfield Race/Ethnicity



Age Characteristics

- Median age slightly decreased from 30.1 in 2000 to 30 in 2010
- Largest increase (89.5%) was in adults from 55-64

Age Group	% of Population	
	2000	2010
Preschool (0-4 years)	8.8%	9.0%
School Age (5-19 years)	27.0%	25.8%
College Age (20 - 24 years)	7.0%	7.4%
Young Adults (25 - 44 years)	29.9%	27.9%
Adults (45 - 64 years)	18.6%	21.4%
Seniors (65+ years)	8.8%	8.4%

Housing Occupancy

	2013	2013		2000-2013	
		% of Total	Net Change	% Change	
Owner occupied:	63,549	58%	13,047	26%	
1 person in household	10,691	10%	2,271	27%	
2 - 4 persons in household	41,692	38%	8,046	24%	
5+ persons in household	11,166	10%	2,730	32%	
Renter occupied:	46,383	42%	13,444	41%	
1 person in household	10,976	10%	1,434	15%	
2 - 4 persons in household	26,644	24%	8,322	45%	
5+ persons in household	8,763	8%	3,688	73%	

Households By Income

Households By Income	2000		2010		2013	
	Number	%	Number	%	Number	%
Less than \$10,000	9,084	10.9%	6,022	5.7%	6,816	6.2%
\$10,000 to \$19,999	11,844	14.2%	11,410	10.8%	12,532	11.4%
\$20,000 to \$24,999	5,694	6.8%	5,494	5.2%	6,046	5.5%
\$25,000 to \$34,999	10,274	12.3%	10,354	9.8%	9,894	9.0%
\$35,000 to \$49,999	13,945	16.7%	15,742	14.9%	13,742	12.5%
\$50,000 to \$74,999	15,717	18.8%	19,862	18.8%	20,557	18.7%
\$75,000 to \$99,999	8,630	10.3%	14,474	13.7%	14,621	13.3%
\$100,000 or more	8,240	9.9%	22,397	21.2%	25,614	23.3%
Total Households	83,428		105,648		109,932	
Median household income (dollars)	39,723		53,997		56,204	

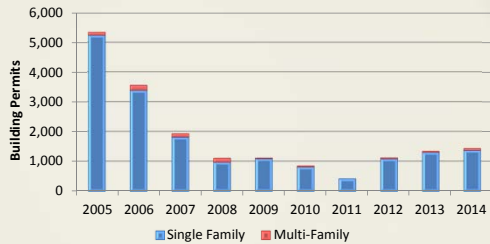
Vacant Housing Units

Type of Vacant Unit	2000		2010		2013	
	No.	%	No.	%	No.	%
For rent	2,187	45%	4,428	46%	2,811	33%
Rented or sold, not occupied	309	6%	551	6%	803	9%
For sale only	1,018	21%	2,187	23%	1,566	18%
For seasonal, recreational, or occasional use	268	6%	427	4%	412	5%
For migrant workers	3	0%	7	0%	-	0%
Other vacant	1,036	21%	1,993	21%	2,950	35%
Total	4,821		9,593		8,542	
Vacancy Rate	5.5%		7.9%		7.2%	

Source: 2000 & 2010 US Census, American Community Survey 5-Year Estimates

- Just apartment vacancy, the 2014 3rd quarter rate was just 2.3 percent, the lowest in 2 years

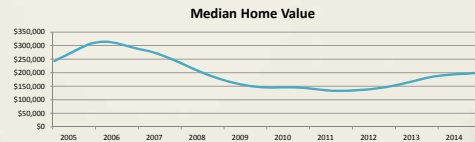
Residential Building Permits



- Multifamily permits consisted of a small percentage; 3% in 2012, 2% in 2013 and 4% in 2014

Bakersfield - Housing Affordability

- Median Home Value: (December 2014) \$199,900
- Currently the Annual Income needed to buy a \$200,000 home is estimated at \$50,240 (includes 5% down, 30 year mortgage, 3.8% interest, taxes & insurance)
- Almost 45% of Bakersfield households earn less than \$50,000 a year



Bakersfield - Housing Affordability

- In Bakersfield MSA (2013), the annual income needed to afford a 2 bedroom apartment was \$32,600 (FMR \$815)
- Affordable rents or mortgage payment is considered not more than 30% of gross income
- Residents that pay 30% or more on housing (2013)
 - 34% of Owners
 - 53% of Renters
- 42% of renters have a household income of less than \$35,000 and are paying more than 30% in housing costs

Housing Need Allocation

- Regional Housing Need Allocation (RHNA) projection period:
 - January 1, 2013 – December 31, 2023
- Bakersfield:
 - Total Allocation: 36,290
 - Very Low Income: 9,706 (26.7%)
 - Low Income: 5,800 (16.0%)
 - Moderate Income: 6,453 (17.8%)
 - Above Moderate Income: 14,331 (39.5%)

Bakersfield Growth

- Projected population increase of 145,879
- Housing need of 36,290 units

	2013	2023	2013-2023	
			Net Change	% Change
Total Population	359,221	505,100	145,879	41%
Group Quarters Population	3,638	4,100	462	13%
Household Population	355,583	501,000	145,417	41%
Households	113,287	155,900	42,613	38%
Average Household Size	3.14	3.21	0.07	2%

Sources: 2010 Census, California Department of Finance, Kern COG

Potential Housing Needs

- Preserving existing neighborhoods & improving housing conditions
- Providing a variety of housing types to accommodate all income levels and foster balanced growth
- Providing affordable housing for young families, young single professionals and seniors
- Consolidated Plan Public Survey
 - Energy Efficiency Improvements
 - Housing for Homeless
 - Affordable Housing
 - Shelters for Women and Victims of Domestic Violence and Abused/Neglected Children
 - Housing for the Elderly

Housing Priorities & Goals

- 1) Decent housing opportunities and accessibility for all incomes and those with special needs
- 2) Provide and maintain an adequate supply of sites for affordable housing
- 3) Preserve, rehabilitate and enhance existing housing
- 4) Ensure access to housing and housing programs are available without discrimination
- 5) Encourage and enhance intergovernmental, public and private coordination and cooperation to achieve an adequate housing supply for all economic and social segments of the community

The Future 2015-2025

California's new statewide housing strategy is in development



Housing Element Process

1. Public Outreach/Workshops
2. Administrative Draft
3. Send Draft to State HCD
4. 60 Day HCD Review Period
5. Draft to Planning Commission
6. Final Draft (60 days HCD & Public Review)
7. Letter of Substantial Compliance from HCD
8. Adopt Housing Element
9. HCD Certification (HCD has 90 days)
10. Implementation of Goals, Objectives & Programs

Questions?

Please take our Housing Survey!

Survey Deadline is June 12th!

www.bakersfieldcity.us/housingelementupdate.html

Contact:

- Cecelia Griego, Associate Planner II
- Community Development Department
- 1715 Chester Avenue
- (661) 326-3788
- cgriego@bakersfieldcity.us



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Housing Element Update Community Workshop

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Dated: May 14, 2015

Jacquelyn R. Kitchen,
Planning Director



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Phil Burns, Building Director
Building Division

Jacquelyn R. Kitchen, Planning Director
Planning Division

Taller del Housing Element Actualización de la Comunidad

La ciudad de Bakersfield está actualizando el Housing Element del Plan General. Un taller de la comunidad para discutir la Actualización del Housing Element y solicitar la opinión pública se llevará a cabo a la Comisión de Planificación a las 5:30 pm el Jueves, 04 de junio 2015 en la ciudad de Bakersfield, City Hall Council Chambers, 1501 Truxtun Avenue, Bakersfield.

El Housing Element es un elemento obligatorio del estado del Plan General de la Ciudad que se deben identificar y analizar las necesidades de vivienda existentes y proyectados de nuestra comunidad. Se trata de un documento de planificación de toda la ciudad completa que incluye una declaración de metas, políticas, objetivos cuantificados, recursos financieros y programas para la conservación, mejora y desarrollo de la vivienda.

Para obtener información adicional sobre el Elemento de Vivienda y noticias actualizadas sobre las próximas reuniones, materiales y enlaces, por favor vaya a la página del Housing Element Actualización:

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¿Quieres informar a la Ciudad acerca de sus necesidades de vivienda, problemas y preocupaciones? Por favor, vaya a la página web arriba y llene nuestra encuesta sobre la vivienda.

Alentamos a Su Participación!

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Fecha: 14 de mayo 2015

Jacquelyn R. Kitchen,
Planning Director

	34th St Neighborhood Partnership 3800 Jewett Avenue Bakersfield, CA 93301	African American Network of Kern County P.O. Box 1215 Bakersfield, CA 93302
Alliance Against Family Violence 1921 19th St, Bakersfield, CA 93301 Bakersfield, CA 93305	Alzheimer's Disease Association of Kern County 5500 Olive Drive Bldg. 1 Bakersfield, CA 93308	American Cancer Society 1831 Truxtun Ave Ste 150 Bakersfield, CA 93301
American Heart Association 404 Truxtun Avenue Bakersfield, CA 93301	American Lung Association 4660 American Ave., #100 Bakersfield, CA 93309	American Red Cross Kern Chapter 5035 Gilmore Avenue Bakersfield, CA 93308
Anne Sippe Clinic-Riverside Ranch 18200 Highway 178 Bakersfield, CA 93306	Arthritis Association 1800 Westwind Drive #500 Bakersfield, CA 93301	Assistance League of Bakersfield P.O. Box 2286 Bakersfield, CA 93301
Golden Empire Association of Realtors PO Box 9338 Bakersfield, CA 93389	Bakersfield City School District 1300 Baker Street Bakersfield, CA 93306	Bakersfield Community House 2020 R Street Bakersfield, CA 93301
Bakersfield Police Activities League 301 E 4th Street Bakersfield, CA 93307	Bakersfield Post NO. 26 2020 H Street Bakersfield, CA 93301	Bakersfield Pregnancy Center 1801 21st Street #1 Bakersfield, CA 93301
The Mission at Kern County PO Box 2222 Bakersfield, CA 93303	Bakersfield Senior Center 530 4th Street Bakersfield, CA 93304	BARC 2240 South Union Avenue Bakersfield, CA 93307
Believers In Jesus Men's Ranch 600 Planz Road Bakersfield, CA 93304	Bethany Services 1600 East Truxtun Avenue Bakersfield, CA 93305	B-Glad Deaf Services 4949 Buckley Way, Suite 203 Bakersfield, CA 93309
Home Builders Association of Kern County P.O. Box 21118 Bakersfield, CA 93390	Big Brothers/ Big Sisters 948 N. "H" Street, Suite 2 Tulare, CA 93274	Boy Scouts of America-So Sierra Council 2417 M Street Bakersfield, CA 93301
Boys and Girls Club PO Box 5J Bakersfield, CA 93385	Canyon Hills Senior Housing Inc 6701 Auburn St Bakersfield, CA 93306	CAP of Kern 300 19th Street Bakersfield, CA 93301

CASA
2000 24th Street Ste 130
Bakersfield, CA 93301

Catholic Charities
825 Chester Ave.
Bakersfield, CA 93305

Center For The Blind
1721 Westwind Dr Ste B
Bakersfield, CA 93301

Chamber of Commerce
PO Box 1947
Bakersfield, CA 93303

Clinica Sierra Vista
1430 Truxtun Avenue #4
Bakersfield, CA 93302

Comm Action Against Drug & Alcoh
PO Box 60367
Bakersfield, CA 93386

Community Clean Sweep
PO BOX 2072
Bakersfield, CA 93303

Community Connection for Child Care
2000 24th Street Ste 100
Bakersfield, CA 93301

Community Relations
PO Box 9338
Bakersfield, CA 93389

Crews Home for Girls Inc
9711 Iroquois Lane
Bakersfield, CA 93312

CSUB-Dept of Social Work
9001 Stockdale Hwy
Bakersfield, CA 93311

Department of Human Resources
100 E California Avenue
Bakersfield, CA 93302

Developmental Svcs Support Fndn /
Kern Inyo Mono Michal C. Clark
3200 N Sillect Avenue
Bakersfield, CA 93308

Disabled American Veterans
PO BOX 6175
Bakersfield, CA 93386

E. Bakersfield Comm. Health Ctr
815 Lakeview Avenue
Bakersfield, CA 93307

East Bakersfield Senior Center Inc
2101 Ridge Road
Bakersfield, CA 93305

East Niles Senior Citizens Center
6601 E Niles Street
Bakersfield, CA 93306

Ebony Counseling Center
1301 California Avenue
Bakersfield, CA 93304

Elderlife
1111 Columbus Street
Bakersfield, CA 93305

Employer's Training Resource
2001 28th Street
Bakersfield, CA 93301

Family Health Clinic
1611 First Street
Bakersfield, CA 93301

Family To Family
900 22nd Street
Bakersfield, CA 93301

First Assembly
4901 California Avenue
Bakersfield, CA 93309

Friends Outside
3416 Sillect Avenue
Bakersfield, CA 93308

GBLA
615 California Avenue
Bakersfield, CA 93304

GEAHI
601 24th Street Ste B
Bakersfield, CA 93301

Girl Scouts of America-Joshua Tree
Council
1831 Brundage Lane
Bakersfield, CA 93304

Golden Empire Gleaners
1326 30th Street
Bakersfield, CA 93301

Good Samaritan Hospital
901 Olive Drive
Bakersfield, CA 93308

Goodwill Industry
4901 Stine Road
Bakersfield, CA 93313

Greenfield Family Resource Center
5400 Monitor Street
Bakersfield, CA 93304

Greenfield Union School District
1624 Fairview Road
Bakersfield, CA 93307

H E A R T S Connection
3200 Sillect Avenue
Bakersfield, CA 93308

Habitat For Humanity
PO Box 3267
Bakersfield, CA 93385

Hall Ambulance Service
1001 21st Street
Bakersfield, CA 93301

Harvesters of Kern County Inc
202 Solecita Way
Bakersfield, CA 93314

Haven Counseling Center
730 Chester Avenue
Bakersfield, CA 93301

Helping Hands Project
1820 Westwind Drive
Bakersfield, CA 93301

Henrietta Weill Memorial Child
Guidance Clinic
3628 Stockdale Hwy
Bakersfield, CA 93309

Here's Life Inner City
6021 Friant Drive
Bakersfield, CA 93309

Hispanic Faith Based Homeless Coalition
600 Planz Road
Bakersfield, CA 93304

Hoffmann Hospice of the Valley Inc
8501 Brimhall Rd. Bldg 100
Bakersfield, CA 93312

Housing Authority of Kern County
601 24th Street
Bakersfield, CA 93301

Independent Living Center
1631 30th Street
Bakersfield, CA 93301

Jason's Retreat
PO Box 3246
Bakersfield, CA 93385

Inland Empire Job Corps
1727 19th Street
Bakersfield, CA 93301

Junior League of Bakersfield
PO Box 2920
Bakersfield, CA 93303

Kaiser Permanente
5055 California Avenue Ste 110
Bakersfield, CA 93309

Karpe Foundation
4000 Ming Avenue
Bakersfield, CA 93309

KC Dept of Mental Health
PO Box 1000
Bakersfield, CA 93302

KC Emerg Food & Shelter Program
217 El Tovar Court
Bakersfield, CA 93309

KC Hispanic Chamber
1401 19th Steet Ste 110
Bakersfield, CA 93301

KC Public Health Department
1800 Mt Vernon
Bakersfield, CA 93306

KC Superintendent of Schools
1300 17th Street
Bakersfield, CA 93301

Kenya Community Center
1627 Virginia Avenue
Bakersfield, CA 93307

Kern Adult Literacy
331 18th Street
Bakersfield, CA 93301

Kern Bridges Youth Group
1321 Stine Road Ste 100
Bakersfield, CA 93309

Kern Child Abuse Prevention Council Inc
730 Chester Avenue
Bakersfield, CA 93301

Kern City Veterans Serv. Center
1120 Golden State Avenue
Bakersfield, CA 93301

Kern Council of Govts
1401 19th Street Ste 300
Bakersfield, CA 93301

Kern County Black Chamber of
Commerce
4918 Shadow Stone Street
Bakersfield, CA 93313

Kern County Alliance for the Mentally Ill
PO BOX 9144
Bakersfield, CA 93389

Kern County Child & Family Svc
2000 24th Street
Bakersfield, CA 93301

Kern County Food Bank
PO Box 134
Bakersfield, CA 93302

Kern County Mental Health-Kern Linkage
Program
PO Box 1000
Bakersfield, CA 93302

Kern County Mental Health-Help+ &
Rural Homes
PO Box 1000
Bakersfield, CA 93302

Kern Health Systems
9700 Stockdale Hwy
Bakersfield, CA 93311

Kern Hospice
1315 Boughton Drive
Bakersfield, CA 93308

Kern Indochinese American Center
1700 14th Street
Bakersfield, CA 93301

Kern Lifeline
3550 Q Street, Ste 204
Bakersfield, CA 93301

Kern Medical Center
1830 Flower Street
Bakersfield, CA 93305

Kern Regional Center
3200 No. Sillect Avenue
Bakersfield, CA 93308

Kern Youth Services
8600 Chaumont Court
Bakersfield, CA 93311

Link to Life
1706 Chester Avenue Ste 200
Bakersfield, CA 93301

Links Inc
4101 Adias Avenue
Bakersfield, CA 93313

Lloyd Plank Foundation
1400 Easton Drive Ste 107
Bakersfield, CA 93309

Local Investment in Child Care
2100 Chester Avenue
Bakersfield, CA 93301

MAOF (Mexican-American Opportunity
Found.)
2130 Chester Ave. Ste 200
Bakersfield, CA 93301

Mercy Healthcare
PO Box 119
Bakersfield, CA 93302

Mercy Services Corporation
2215 Truxtun Avenue
Bakersfield, CA 93301

Mount Elgon Corporation
615 California Avenue
Bakersfield, CA 93304

MOVE International
1300 17th Street
Bakersfield, CA 93301

Murphys Boys Group Home Inc
3509 Eisenhower Avenue
Bakersfield, CA 93309

National Assn People with Disabilities
4032 Jewett Avenue
Bakersfield, CA 93301

Nemesis Station
4718 Poppyseed
Bakersfield, CA 93313

New Beginnings
1800 Height Street
Bakersfield, CA 93305

New Beginning Recovery Center
1006 Collins
Bakersfield, CA 93307

New Directions Group Home for Girls
PO Box 41374
Bakersfield, CA 93384

Niles Assembly of God
1701 Niles Street
Bakersfield, CA 93305

NOR Recreation & Parks District
405 Galazy Avenue
Bakersfield, CA 93308

North Bakersfield Senior Adult Alliance
inc
115 E Roberts Lane
Bakersfield, CA 93308

Office of Aging and Adult Services
5357 Truxtun Avenue
Bakersfield, CA 93309

Operation Fresh Start
6208 Norris Road
Bakersfield, CA 93308

Our Lady of Guadalupe Preschool
11702 Crockett Court
Bakersfield, CA 93312

Pelletier Foundation
1224 Mt Lowe
Bakersfield, CA 93309

Resurrection Christian Ministries Inc
1009 6th Street
Bakersfield, CA 93304

Saint John Manor Housing Corporation
900 4th Street
Bakersfield, CA 93304

Saint Vincent De Paul Society
300 Baker Street
Bakersfield, CA 93305

Salvation Army
4417 Wilson Road
Bakersfield, CA 93309

Self Help Enterprises
PO Box 6520
Visalia, CA 93290

Senior Legal Center
1601 F Street
Bakersfield, CA 93301

Senior Serve
12320 Backdrop Court
Bakersfield, CA 93306

Service Access Coalition
PO Box 456
Bakersfield, CA 93302

Skeet Varner Foundation
PO BOX 80427
Bakersfield, CA 93380

Society For Crippled Children & Adults
1819 Brundage Lane
Bakersfield, CA 93304

Southeast Bakersfield Civic League
931 Bank Street
Bakersfield, CA 93304

Steinert Family Foundation
3939 Bernard Steet Ste 1
Bakersfield, CA 93306

STEPS
3533 Mt Vernon Avenue
Bakersfield, CA 93306

Tabitha's House Inc
700 19TH STREET
Bakersfield, CA 93301

Teen Challenge International
PO Box 1011
Bakersfield, CA 93302

Garden Pathways
1616 29th Street
Bakersfield, CA 93301

The Mare Program
9620 Bracken Oak Way
Bakersfield, CA 93311

Todd and Maris Madigan Foundation
PO BOX 2354
Bakersfield, CA 93303

United Way of Kern County
5405 Stockdale Hwy Ste 200
Bakersfield, CA 93309

United Resources for Social Change
PO Box 3343
Bakersfield, CA 93385

Valley Achievement Center
1300 Stine Rd
Bakersfield, CA 93309

Vida Scott Center
1101 E Belle Terrace Way
Bakersfield, CA 93307

Vinesmans Ponderosa Christian Ranch
518 Union Avenue
Bakersfield, CA 93307

Volunteer Center of Kern County
1400 Chester Avenue
Bakersfield, CA 93301

WS Senior CARE Foundation
1817 Truxtun Avenue
Bakersfield, CA 93301

Y Kwong and R Fok Foundation Inc
2920 F Street Ste12
Bakersfield, CA 93301

Youth Connection INC
PO BOX 3309
Bakersfield, CA 93385

Youth For Christ
2131 California Avenue
Bakersfield, CA 93304

Mountain View Community Church
3535 Union Avenue
Bakersfield, CA 93305

Faith in Action Kern County
2005 Eye Street
Bakersfield, CA 93301

Dolores Huerta Foundation
P.O. Box 2087
Bakersfield, CA 93303

Kern County Network for Children
1300 17th Street
Bakersfield, CA 93301

Bike Bakersfield
1708 Chester Avenue
Bakersfield, CA 93301

Stewards Inc.
2211 H St.
Bakersfield, CA 93301

Bakersfield Association of Realtors
2300 Bahamas Drive
Bakersfield, CA 93309

Kern County Builders' Exchange
1121 Baker Street
Bakersfield, CA 93305

ACECOC
P.O. Box 176
Bakersfield, CA 93302

Kern Hispanic Chamber of Commerce
231 H Street,
Bakersfield, CA 93304

KERN COG
1401 19th Street Ste 300
Bakersfield, CA 93301

Kern County Planning & Community
Development
2700 M Street Ste 100
Bakersfield, CA 93301

Smart Growth Coalition of Kern County
441 Vineland Road
Bakersfield, CA 93307

Law Library
1415 Truxtun Avenue
Bakersfield, CA 93301

Beale Memorial Library
701 Truxtun Avenue
Bakersfield, CA 93301

Southwest Library
8301 Ming Avenue
Bakersfield, CA 93311

Baker Library
1400 Baker Street
Bakersfield, CA 93305

Eleanor Wilson Branch
1901 Wilson Road
Bakersfield, CA 93304

Holloway-Gonzales Branch
506 East Brundage Lane
Bakersfield, CA 93307

Northeast Branch
3725 Columbus Street
Bakersfield, CA 93306

Will Chandler
9100 Ming Avenue, #100
Bakersfield, CA 93311

Richard Harriman
1078 Via Verona Drive
Chico, CA 95973

Renee Nelson
12430 Backdrop Court
Bakersfield, CA 93306



Housing Element Update 2015 - 2023

CITY OF BAKERSFIELD



Baker Street Village

What is a Housing Element?

The Housing Element is a state-mandated element of the City's General Plan that must identify and analyze existing and projected housing needs of our community. It is a comprehensive city-wide planning document that includes a statement of goals, policies, quantified objectives, financial resources and programs for the preservation, improvement and development of housing. This update is for the reporting period of 2015-2023.

Bakersfield's Housing Element has three primary sections:

Existing Conditions

An inventory of existing housing stock and resources, housing costs and affordability, assisted housing developments, special housing needs, maintenance of neighborhood quality, suitable lands, and discusses constraints, efforts and opportunities.

Housing Needs

A discussion of State issues and policies, regional housing policies, and examines Bakersfield's housing needs such as safety, discrimination, homelessness, and inadequate housing.

Housing Program

Identifies housing goals, policies and objectives and creates programs that will identify funding and schedules for implementation that will maintain, improve, and enhance opportunities for development of all types of housing needs.

For more information about the Housing Element Update contact:

Cecelia Griego, Associate Planner
Community Development Dept.
1715 Chester Avenue
Bakersfield, CA 93301
(661) 326-3733
cgriego@bakersfieldcity.us

YOUR OPINION COUNTS!

What are the City's Housing Challenges & Needs?
What should be the City's Housing Priorities?
PLEASE FILL OUT OUR HOUSING SURVEY AT:
<http://www.bakersfieldcity.us/housingelementupdate.html>

Update Process:

- PUBLIC OUTREACH FOR INPUT ON HOUSING
- REVIEW PREVIOUS HOUSING ELEMENT
- ANALYZE RESOURCES AND CONSTRAINTS
- GOALS, POLICIES & MEASURABLE OBJECTIVES
- DRAFT HOUSING ELEMENT REVIEW
- SEND TO STATE HCD
- ADOPT HOUSING ELEMENT
- IMPLEMENTATION

Regional Housing Needs Assessment (RHNA)

City of Bakersfield 2015-2023 RHNA by Income Category

Income Category	Max. Annual Income	Housing Units
Very Low	\$25,850	9,706
Low	\$41,360	5,800
Moderate	\$62,040	6,453
Above Moderate	Above \$62,040	14,331
TOTAL		36,290

The RHNA is a housing goal set for the City by the Kern Council of Governments. The housing goal guides the City to zone enough land to potentially build new housing based on projected population and employment growth for residents of all income levels between 2015 and 2023.



Creek View Villas



Housing Element Actualización 2015 - 2023

CITY OF BAKERSFIELD



Baker Street Village

SU OPINIÓN CUENTA!

¿Cuáles son los retos y las necesidades de vivienda de la Ciudad?
 ¿Cuáles deberían ser las prioridades de Viviendas de la Ciudad?
POR FAVOR LLENE NUESTRO ENCUESTA DE VIVIENDA EN:
<http://www.bakersfieldcity.us/housingelementupdate.html>

¿Qué es un Housing Element?

El Housing Element es un elemento obligatorio del estado del Plan General de la Ciudad que se deben identificar y analizar las necesidades de vivienda existentes y proyectados de nuestra comunidad. Se trata de un documento de planificación de toda la ciudad completa que incluye una declaración de metas, políticas, objetivos cuantificados, recursos financieros y programas para la conservación, mejora y desarrollo de la vivienda. Esta actualización es para el período de referencia de 2015-2023.

Housing Element de Bakersfield tiene tres secciones principales:

Condiciones Actuales

Un inventario de las viviendas y de los recursos, los costos de vivienda y la asequibilidad, desarrollos de vivienda asistida, necesidades especiales de vivienda, el mantenimiento de la calidad del barrio, tierras aptas existente, y discute las limitaciones, los esfuerzos y oportunidades.

Necesidades de Vivienda

Una discusión de cuestiones y políticas del Estado, las políticas de vivienda regionales, y examina las necesidades de vivienda de Bakersfield como la seguridad, la discriminación, la falta de vivien-

da, y la vivienda inadecuada.

Programa de Vivienda

Identifica objetivos de vivienda, políticas y objetivos y crea programas que identificarán financiación y plazos de aplicación que mantener, mejorar y aumentar las oportunidades para el desarrollo de todo tipo de necesidades de vivienda.

Para obtener más información de contacto:

Cecelia Griego, Associate Planner
 Community Development Dept.
 1715 Chester Avenue
 Bakersfield, CA 93301
 (661) 326-3733
cgriego@bakersfieldcity.us

Proceso de Actualización:

- DIFUSIÓN PÚBLICA DE ENTRADA EN VIVIENDA
- REVISE HOUSING ELEMENT ANTERIOR
- ANALIZAR RECURSOS Y LIMITACIONES
- OBJETIVOS, POLÍTICAS Y OBJETIVOS MENSURABLES
- PROYECTO DE HOUSING ELEMENT COMENTARIO
- ENVIAR A ESTADO HCD
- ADOPTAR HOUSING ELEMENT
- IMPLEMENTACIÓN

Regional Housing Needs Assessment (RHNA)

City of Bakersfield 2015-2023 RHNA por Categoría de Ingresos

Categoría de Ingresos	Ingreso Máximo Anual	Unidades de Vivienda
Muy Baja	\$25,850	9,706
Bajo	\$41,360	5,800
Moderado	\$62,040	6,453
Por Encima de Moderado	\$62,040	14,331
TOTAL		36,290

El RHNA es una meta de vivienda establecido para la Ciudad por el Consejo de Gobiernos de Kern. La meta de vivienda guía la Ciudad de zona de tierra suficiente para construir potencialmente nuevas viviendas basada en la población y el empleo el crecimiento proyectado para los residentes de todos los niveles de ingreso entre 2015 y 2023.



Creek View Villas



BAKERSFIELD

Community Development Department

HOUSING ISSUES AND NEEDS SURVEY

PLEASE FILL IN FORM AND EMAIL TO: cgriego@bakersfieldcity.us

How long have you lived in Bakersfield?

- Less than 1 year
- 1-5 years
- 6-10 years
- 11-20 years
- 21+ years

What is the primary language you speak at home?

- English
- Spanish
- Other (please specify):

[Click here to enter text.](#)

How old are you?

- 18-24
- 25-54
- 55-62
- 62+

What is your annual household income?

- Below \$30,000
- \$30,000-\$45,000
- \$45,000-\$57,000
- \$57,000-\$68,000
- \$68,000-\$100,000
- \$100,000+

How would you rate the physical condition of the unit you live in?

- Excellent condition
- Minor deferred maintenance (peeling paint, chipping stucco, etc.)
- Needs one or more modest improvements (new roof, new siding, etc.)

Needs one or more major upgrades (new foundation, plumbing, electrical, etc.)

- Other (please specify):

[Click here to enter text.](#)

What best describes your housing situation?

- I own my own residence
- I rent my residence
- Other (please explain):

[Click here to enter text.](#)

Select five reasons you chose to live in Bakersfield:

- Quality of local school system
- Quality of home
- Quality/ambiance of neighborhood
- Safety of neighborhood
- City services and programs
- Proximity to family
- Proximity to shopping and services
- Proximity to medical care
- Proximity to open space / recreation
- Proximity to job(s)
- Cleanliness of streets and surroundings

What types of housing are most needed to address Bakersfield' housing needs? (select all that apply)

- Single-family houses
- Condominiums/Townhouses
- Apartments
- Secondary Units or "Granny Flats"
- Senior Housing
- Housing for Persons with Disabilities
- Other (please specify):

[Click here to enter text.](#)

What should be the City's housing priorities?

- Maintain the quality of the existing housing stock.
- Provide opportunities for new construction.
- Encourage housing to address the needs of all socioeconomic groups in the community.
- Promote equal access to housing for all.
- Provide affordable rental housing.
- Develop programs to help seniors age in place.
- Offer incentives for residential rehabilitation.
- Other (please explain):

[Click here to enter text.](#)

What are the housing challenges in Bakersfield?

[Click here to enter text.](#)

What are the opportunities to improve housing in the City?

[Click here to enter text.](#)



CUESTIONES DE VIVIENDA Y NECESIDADES ENCUESTA

POR FAVOR LLENAR LA FORMA Y REGRESAR POR CORREO ELECTRÓNICO: cgriego@bakersfieldcity.us

¿Cuánto tiempo ha vivido en Bakersfield?

- Menos de 1 año
- 1-5 años
- 6-10 años
- 11-20 años
- 21+ años

¿Cuál es el idioma principal que se habla en su casa?

- Inglés
 - Español
 - Otros (especificar):
-

¿Cuántos años tienes?

- 18-24
- 25-54
- 55-62
- 62+

¿Cuál es su ingreso anual del hogar?

- abajo \$30,000
- \$30,000-\$45,000
- \$45,000-\$57,000
- \$57,000-\$68,000
- \$68,000-\$100,000
- \$100,000+

¿Describir las condiciones físicas de la unidad en que vives?

- Excelente estado
 - Mantenimiento diferido Menor (pintura descascarada, chipping estuco, etc.)
 - Necesita uno o más modestas mejoras (techo nuevo, nuevo revestimiento, etc.)
 - Necesita una o más actualizaciones importantes (nueva fundación, plomería, electricidad, etc.)
 - Otros (especificar):
-

¿Qual descripción describe su situación de vivienda?

- Soy dueño de mi propia residencia
 - Alquilo mi residencia
 - Otros (explicar):
-

Seleccionar cinco razones por las que eligió vivir en Bakersfield:

- Calidad del sistema escolar local
- Calidad de la casa
- Calidad / ambiente de barrio
- Seguridad de barrio
- Servicios y programas de la Ciudad
- La proximidad a la familia
- Proximity to shopping and services
- La proximidad a la atención médica
- La proximidad a los espacios abiertos / recreación
- La proximidad al trabajo(s)
- Limpieza de calles y alrededores

¿Qué tipos de vivienda es más necesaria para al frentar a las necesidades de vivienda Bakersfield?

- Viviendas unifamiliares
 - Condominios / Adosados
 - Apartamentos
 - Unidades secundarias o "Granny Pisos"
 - Vivienda Principal
 - Vivienda para Personas con Discapacidad
 - Otros (especificar):
-

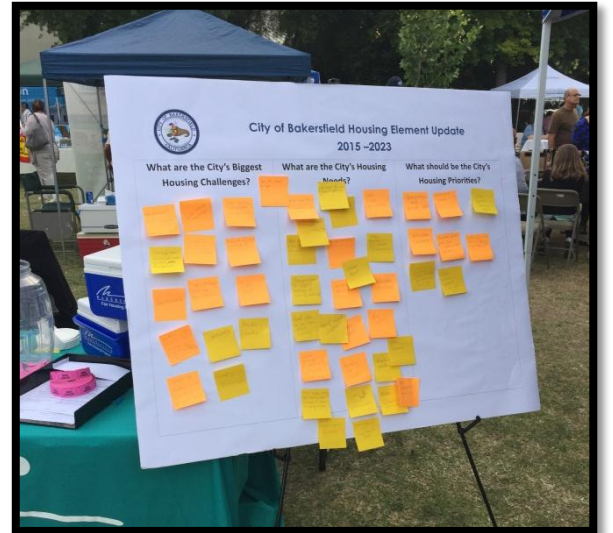
¿Cuáles deberían ser las prioridades de vivienda de la Ciudad?

- Mantener la calidad de las viviendas existentes.
 - Proporcionar oportunidades para la nueva construcción.
 - Anime a la vivienda para hacer frente a las necesidades de todos los grupos socioeconómicos en la comunidad.
 - Promover la igualdad de acceso a la vivienda para todos.
 - Proporcionar viviendas de alquiler asequible.
 - Desarrollar programas para ayudar a las personas mayores de edad en su lugar.
 - Ofrecer incentivos para la rehabilitación residencial.
 - Otros (explicar):
-

¿Cuáles son los retos de la vivienda en Bakersfield?

¿Cuáles son las oportunidades para mejorar la vivienda en la Ciudad?

COMMUNITY EVENT PHOTOS



PUBLIC COMMENTS SUMMARY

March 24, 2015 Public Workshop

The made a short presentation about the purpose of the Housing Element and then received public comments and questions on the following issues:

- Developer incentives to construct low income housing
- How is the Housing Element consistent with the General Plan
- Housing close to food markets and other services
- More housing rehabilitation
- Low income housing for disabled persons
- Homelessness

May 21, 2015 Community Event

At table was set up at a community event, where surveys were made available as well as information about the Housing Element and process. A feedback board was displayed where people could place notes on the types of housing issues and concerns they have and what they think the City of Bakersfield can do to help address them.

The comments, concerns and issues that were brought up or placed on board include:

- Need more housing options and types
- Lower rent and housing costs
- Strict lending rules & discrimination
- Low income thresholds are too strict
- Low income housing for singles
- More shelter for homeless persons
- More senior housing
- More housing for disabled
- More mixed use close to transportation
- Supportive/transitional housing for persons with criminal records
- Home rehabilitation assistance
- Better access to transit
- Redevelopment/urban renewal
- More housing options and types

June 4, 2015 Public Workshop

The made a short presentation about the purpose of the Housing Element and then received public comments and questions on the following issues:

- Need to reach out to real estate, builders and other housing professionals
- What are the impacts of development fees on affordable housing
- Access to transportation
- We need higher density and more sustainable development
- More outreach efforts on housing programs
- Address affordability impacts from government constraints
- Impacts from bad market conditions and job loss



www.Bakersfieldcity.us

PLANNING COMMISSION AGENDA Meeting of November 5, 2015

Council Chambers, City Hall South, 1501 Truxtun Avenue
Regular Meeting - 5:30 p.m.

1. ROLL CALL

BARBARA LOMAS, VICE-CHAIR
RICHARD SCHWARTZ
DAVID STRONG
JEFFREY TKAC
PATRICK WADE
BRYAN WILLIAMS

2. PLEDGE OF ALLEGIANCE

3. PRESENTATION TO DUSTIN S. DODGIN FOR HIS SERVICE ON THE PLANNING COMMISSION

4. PUBLIC STATEMENTS

5. CONSENT CALENDAR NON-PUBLIC HEARING

- a. Approval of minutes for the meeting of October 15, 2015.

6. CONSENT CALENDAR PUBLIC HEARINGS

(Ward 7)

- a. **General Plan Amendment and Zone Change 13-0417 SR-99/Hosking Commercial Center Project EIR** Dmohowski Consulting Services, representing 4J's & R, LLC (property owner), is proposing a General Plan Amendment and Zone Change to develop a large commercial shopping center on an 86-acre site located in southeast Bakersfield east of State Route 99, north of Hosking Avenue, south of Berkshire Road, and west of South H Street. Specifically, the request includes: (1) amendment of the Land Use Element of the *Metropolitan Bakersfield General Plan* land use designations from LR (Low Density Residential), LMR (Low Medium Density Residential) and HMR (High Medium Density Residential) to GC (General Commercial) or more restrictive designations; (2) a change in zone classification from R-1 (One Family Dwelling) and C-2 (Regional Commercial) to C-2/PCD (Regional Commercial/ Planned Commercial Development) or more restrictive districts; and 3) amendment of the Circulation Element of the *Metropolitan Bakersfield General Plan* to delete the southerly extension of Colony Street from Berkshire Road to South H Street. The proposal is to develop approximately 800,000 square feet of leasable retail space, 240 room hotel, 4,472 surface parking spaces along with internal drives, and landscaping on the project site. A proposed Environmental Impact Report will also be considered for the project. **Continued from October 15, 2015.**

(Staff recommends approval)

- (Ward 5) b. **Vesting Tentative Parcel Map 12169** Diversified Project Services International, Inc., representing Roll Real Estate Development, LLC (property owner), is proposing to subdivide 3 existing parcels for commercial condominium purposes encompassing 9.93 acres in a M-2 (General Manufacturing) zone, located at the southwest corner of Harris Road and Young Street. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

(Staff recommends approval)

- (Ward 5) c. **Revised Comprehensive Sign Plan 15-0426** Vital Signs of Bakersfield is proposing a Revised Comprehensive Sign Plan for the Mercy Hospital Southwest campus to permit a wall sign with a maximum height of 40 feet where the maximum permissible height is 30 feet (17.60.060.B.4.b) on an existing medical office building in a C-2 (Regional Commercial Zone) district located at 300 Old River Road. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

(Staff recommends approval)

7. PUBLIC HEARINGS

- (Ward 3) a. **Administrative Review No. 15-0309** McIntosh & Associates representing Castle & Cooke California, Inc. (property owner), is requesting an Administrative Review of a proposal to amend a portion of Wall and Landscape Master Concept Plan No. 14-0327 to replace one single-pole clock with a 29.5-foot-high clock tower within one roundabout, within the West Ming Specific Plan - Village A, also known as Highgate Seven Oaks development; located south along Ming Avenue, west of South Allen Road. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

(Staff recommends approval)

- (Ward 3) b. **Planned Unit Development Administrative Review 15-0226** Warren Pechin, representing Promotora Jardenes Del Edon Corta, (property owner) of 52 lots of the 181 lot project area), has requested a Planned Unit Development Administrative Review to revise the Planned Unit Development #05-0502 commonly known as Juliann's Garden, generally located on the east side of City Hills Drive and south Garden Park Drive to add floorplans and elevations for single family residential development. A finding that the project is exempt from the California Environmental Quality Act will also be considered. **Continued from September 17, 2015 and re-noticed for November 5, 2015.**

(Staff recommends approval)

- (All Wards) c. **2015 - 2023 Housing Element Update** The City of Bakersfield is proposing a General Plan Amendment updating the Housing Element of the Metropolitan Bakersfield General Plan. The Housing Element is a state-mandated element of the City's General Plan that must identify and analyze existing and projected housing needs of our community. It is a comprehensive city-wide planning document that includes a statement of goals, policies, quantified objectives, financial resources and programs for the preservation, improvement and development of housing. A proposed Negative Declaration will also be considered for the project. **Continued from October 15, 2015.**

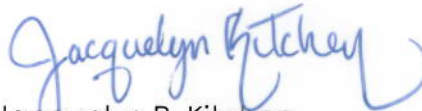
(Staff recommends approval.)

8. COMMUNICATIONS

9. COMMISSION COMMENTS

10. ADJOURNMENT

Respectfully submitted,



Jacquelyn R. Kitchen,
Planning Director



PLANNING COMMISSION MINUTES

Meeting of November 5, 2015 - 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

1. **ROLL CALL**

Present: Schwartz, Strong, Tkac, Williams, Wade

Absent: Vice-Chair Lomas

City Attorney Andrew Heglund opened the meeting and stated the Vice-Chair is absent, and the Chair seat is vacant. Mr. Heglund requested the Planning Commissioners submit a nomination and vote for Chair Pro Tem.

Motion by Commissioner Schwartz to nominate Commissioner Williams as Chair Pro Tem for November 5, 2015, seconded by Commissioner Strong.
2. **PLEDGE OF ALLEGIANCE**
3. **PRESENTATION TO DUSTIN S. DODGIN FOR HIS SERVICE ON THE PLANNING COMMISSION**

Planning Director Jacquelyn Kitchen presented Dustin S. Dodgin with a certificate of appreciation for his service on the Planning Commission.

Mr. Dodgin thanked city staff and the Commission.
4. **PUBLIC STATEMENTS**

None
5. **CONSENT CALENDAR NON-PUBLIC HEARING**
 - a. Approval of minutes for the regular Planning Commission meeting of October 15, 2015

Motion by Commissioner Tkac, seconded by Commissioner Schwartz to approve Consent Calendar Non-Public Hearing Item 5.a.

ACTION TAKEN

APPROVED

**LOMAS
ABSENT**

APPROVED

**LOMAS
ABSENT**

ACTION TAKEN

6.

CONSENT CALENDAR PUBLIC HEARINGS

(Ward 7)

- a. **General Plan Amendment and Zone Change 13-0417 SR-99/Hosking Commercial Center Project EIR** Dmohowski Consulting Services, representing 4J's & R, LLC (property owner), is proposing a General Plan Amendment and Zone Change to develop a large commercial shopping center on an 86-acre site located in southeast Bakersfield east of State Route 99, north of Hosking Avenue, south of Berkshire Road, and west of South H Street. Specifically, the request includes: (1) amendment of the Land Use Element of the *Metropolitan Bakersfield General Plan* land use designations from LR (Low Density Residential), LMR (Low Medium Density Residential) and HMR (High Medium Density Residential) to GC (General Commercial) or more restrictive designations; (2) a change in zone classification from R-1 (One Family Dwelling) and C-2 (Regional Commercial) to C-2/PCD (Regional Commercial/Planned Commercial Development) or more restrictive districts; and 3) amendment of the Circulation Element of the *Metropolitan Bakersfield General Plan* to delete the southerly extension of Colony Street from Berkshire Road to South H Street. The proposal is to develop approximately 800,000 square feet of leasable retail space, 240 room hotel, 4,472 surface parking spaces along with internal drives, and landscaping on the project site. A proposed Environmental Impact Report will also be considered for the project. Continued from October 15, 2015

RES NO. 46-15
RES NO. 47-15
RES NO. 48-15

(Ward 5)

- b. **Vesting Tentative Parcel Map 12169** Diversified Project Services International, Inc., representing Roll Real Estate Development, LLC (property owner), is proposing to subdivide 3 existing parcels for commercial condominium purposes encompassing 9.93 acres in a M-2 (General Manufacturing) zone, located at the southwest corner of Harris road and Young Street. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

RES NO. 49-15

(Ward 5)

- c. **Revised Comprehensive Sign Plan 15-0426** Vital Signs of Bakersfield is proposing a Revised Comprehensive Sign Plan for the Mercy Hospital Southwest campus to permit a wall sign with a maximum height of 40 feet where the maximum permissible height is 30 feet (17.60.060.B.4.b) on an existing medical office building in a C-2 (Regional Commercial Zone) district located at 300 Old River Road. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

RES NO. 50-15

ACTION TAKEN

Public hearing was open and closed with no comment.
Commissioner Tkac recused from Agenda Item 6.a.

Motion by Commissioner Schwartz, seconded by Commissioner Strong to approve Items 6.a through 6.c. incorporating memorandums.

APPROVED
TKAC RECUSED
on 6.a

LOMAS
ABSENT

7. **PUBLIC HEARING**

(Ward 3)

- a. **Administrative Review No. 15-0309** McIntosh & Associates representing Castle and Cooke California, Inc. (property owner), is requesting an Administrative Review of a proposal to amend a portion of Wall and Landscape Master Concept Plan No. 14-0327 to replace one single-pole clock with a 29.5-foot-high clock tower within one roundabout, within the West Ming Specific Plan – Village A, also known as Highgate Seven Oaks development; located south along Ming Avenue, west of Allen Road. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

Staff report given. Public hearing open. Two people spoke in favor; no one spoke in opposition of project. Public hearing closed. Commission deliberated.

Motion by Commissioner Schwartz, seconded by Commissioner Wade to approve 7.a. incorporating memorandum.

RES NO 51-15
APPROVED
TKAC - NO

LOMAS
ABSENT

(Ward 3)

- b. **Planned Unit Development Administrative Review No. 15-0226** Warren Pechin, representing Promotora Jardenes Del Edon Corta, (property owner) of 52 lots of the 181 lot project area), has requested a Planned Unit Development Administrative Review to revise the Planned Unit Development #05-0502 commonly known as Julianna's Garden, generally located on the east side of City Hills Drive and south Garden Park Drive to add floorplans and elevations for single family residential development. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

Staff report given. Public hearing open. Four people spoke in favor; no one spoke in opposition of project. Public hearing closed. Commission deliberated.

Motion by Commissioner Strong, seconded by Commissioner Schwartz to approve Item 7.b. incorporating memorandum.

ACTION TAKEN

**RES NO.52-15
APPROVED**

**LOMAS
ABSENT**

(All Wards)

c. **2015 -2023 Housing Element Update** The City of Bakersfield is proposing an update of the Housing Element of the Metropolitan Bakersfield General Plan. The Housing Element is a state-mandated element of the City's General Plan that must identify and analyze existing and projected housing needs of our community. It is a comprehensive city-wide planning document that includes a statement of goals, policies, quantified objectives, financial resources and programs for the preservation, improvement and development of housing. A proposed Negative Declaration will also be considered for the project. Continued from October 15, 2015

Staff report given. Public hearing open. No one spoke in favor or opposition of project. Public hearing closed. Commission deliberated.

Motion by Commissioner Schwartz, seconded by Commissioner Strong to approve Item 7.c.

**RES NO. 53-15
APPROVED**

**LOMAS
ABSENT**

8. COMMUNICATIONS

None

9. COMMISSION COMMENTS

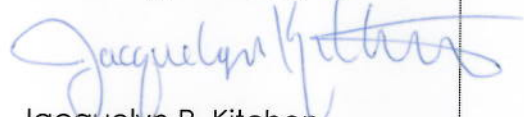
Commissioner Strong recognized students for Bakersfield College and Cal State Bakersfield. He asked them to introduce themselves which they did.

10.

ADJOURNMENT

There being no further business, Chair Pro Tem Williams adjourned the meeting at 7:00 p.m.

Dana Cornelius
Recording Secretary



Jacquelyn R. Kitchen
Planning Director

RESOLUTION NO. 53-15

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION FOR AN AMENDMENT TO THE HOUSING ELEMENT LOCATED IN THE CITY OF BAKERSFIELD.

WHEREAS, the City of Bakersfield Community Development Department is requesting an amendment to the Housing Element of the *Metropolitan Bakersfield General Plan* for the updated 2015-2023 planning period (the "Project"); and

WHEREAS, an initial study was conducted and it was determined that the Project would not have a significant effect on the environment; therefore, a Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Secretary of the Planning Commission set Thursday, November 5, 2015 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed Negative Declaration and Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the laws and regulations relating to the preparation and adoption of Negative Declarations as set forth in CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been duly followed by city staff and the Planning Commission; and

WHEREAS, the City of Bakersfield Community Development Department (1715 Chester Avenue, Bakersfield, California) is the custodian of all documents and other materials upon which the environmental determination is based; and

WHEREAS, the facts presented in the staff report, initial study and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to community organizations and published in the *Bakersfield Californian*, a local newspaper of general circulation, 30 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project under CEQA and an initial study was completed. A Negative Declaration was prepared and properly noticed for public review.

3. A Negative Declaration for the Project is the appropriate environmental document to accompany its approval. In accordance with CEQA, staff prepared an initial study and indicated that the Project will not significantly impact the physical environment.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.
2. The Negative Declaration is hereby recommended for adoption by the City Council.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on November 5, 2015 on a motion by Commissioner Schwartz and seconded by Commissioner Strong, by the following vote:

AYES: Commissioner Schwartz, Strong, Tkac, Wade, Williams

NOES: None

ABSENT: Vice-Chair Lomas

APPROVED



BRYAN WILLIAMS, CHAIR PRO TEM
City of Bakersfield Planning Commission

By: CG\ S:\Housing Element 2015 Update\GPA Action_Neg Dec\RES PC ENV Resolution Housing Element.docx

RESOLUTION NO. 54-15

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE AN
AMENDMENT TO THE HOUSING ELEMENT OF THE
METROPOLITAN BAKERSFIELD GENERAL PLAN AND DIRECTING
THE PLANNING DIRECTOR TO TRANSMIT THE UPDATED
HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT.**

WHEREAS, the City of Bakersfield Community Development Department is requesting an amendment to the Housing Element of the Metropolitan Bakersfield General Plan for the updated 2015-2023 planning period (the "Project"); and

WHEREAS, the purpose of the Project is for the City to identify and analyze existing and projected housing needs of the community and encourage the provision of affordable and decent housing to meet State-wide goals; and

WHEREAS, adoption of a Negative Declaration for the Project has been recommended; and

WHEREAS, the Secretary of the Planning Commission set Thursday, November 5, 2015 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed Negative Declaration and Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, at the public hearing testimony was received both in support and opposition of the Project; and

WHEREAS, the facts presented in the staff report, initial study, and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to community organizations and published in the Bakersfield Californian, a local newspaper of general circulation, 30 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project under CEQA and an initial study was completed.
3. The public necessity, general welfare, and good planning practices justify the Project.

4. The Project is compatible with the land use designations and is internally consistent with the *Metropolitan Bakersfield General Plan*.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.
2. The Project is hereby recommended for approval by the City Council.
3. Transmit the adopted 2015-2023 Housing Element to the California Department of Housing and Community Development.

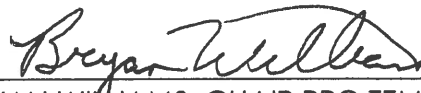
I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on November 5, 2015 on a motion by Commissioner Schwartz and seconded by Commissioner Strong, by the following vote.

AYES: Commissioner Schwartz, Strong, Tkac, Wade, Williams

NOES: None

ABSENT: Vice-Chair Lomas

APPROVED



BRYAN WILLIAMS, CHAIR PRO TEM
City of Bakersfield Planning Commission

By: CG \ S:\Housing Element 2015 Update\GPA Action_Neg Dec\RES PC GPA Resolution Housing Element.docx



BAKERSFIELD CITY COUNCIL AGENDA MEETING OF JANUARY 20, 2016

Council Chambers, City Hall, 1501 Truxtun Avenue
Regular Meeting 5:15 PM

REGULAR MEETING - 5:15 PM

1. ROLL CALL

2. INVOCATION

3. PLEDGE OF ALLEGIANCE by Taylor Calley, 5th grade student at Highland Elementary School.

4. PRESENTATIONS

5. PUBLIC STATEMENTS

6. WORKSHOPS

a. Mid Year Budget Update:

1. Mid Year Budget Presentation
2. Mid Year Budget Adjustments - Exhibit "A"

Staff recommends approval of the adjustments to the budget outlined within Exhibit "A"

7. APPOINTMENTS

8. CONSENT CALENDAR

Staff recommends adoption of Consent Calendar items.

Minutes:

- a. Approval of minutes of the January 6, 2016, Special and Regular City Council Meetings.

Payments:

- b. Receive and file department payments from December 18, 2015 to January 7, 2016 in the amount of \$22,392,363.01 Self Insurance payments, from December 18, 2015 to January 7, 2016 in the amount of \$155,184.56, totaling \$22,547,547.57.

Ordinances:

Resolutions:

- c. Resolution affirming the City's position on medical marijuana.

Agreements:

- d. Memorandum of Understanding between the City of Bakersfield and Kern Delta Water District.
- Ward(s) 2, 3 e. License Agreement with Kern County Water Agency (KCWA) for the Centennial Corridor Crossing of the Cross Valley Canal. (TRIP)
- f. Reimbursement Agreement with North Kern Water Storage District (not to exceed \$54,410) for City's pro-rata share of costs to participate in Kern River Weather Modification Program for the 2015/16 season.
- Ward 3 g. Final Map, Improvement Agreement, and Landscape Agreement with Lennar Homes of California Inc. for Tract 6419 Phase 2 located at Etchart Road and Calloway Drive.
- Ward 5 h. Final Map and Improvement Agreement with Sierra Oaks Partners, LLC, for Tract 7245 located on Campus Park Drive west of Buena Vista Blvd.
- i. Amendment No. 6 to Agreement No. 03-310 for employment of Virginia Gennaro as City Attorney for the City of Bakersfield.
- Ward 5 j. Amendment No. 1 to Agreement No. 15-269 (no change in purchase price) for the Purchase of Real Property for a Future Park Site.
- Ward 2 k. Truxtun Avenue Widening Project (TRIP):
 - 1. Amendment No. 1 to Agreement No. 15-069 with Dokken Engineering (\$89,718.21; revised not to exceed \$296,718.21; 100% Utility/Surcharge Fund Balance) for additional design services for the Truxtun Avenue Widening Project.
 - 2. Appropriate \$89,718.21 Utility/Surcharge Fund Balance to the TRIP Public Works Capital Improvement Budget.
- l. Contract Change Order No. 1 to Agreement No. 15-129 with SJE Rhombus (\$116,021; revised not to exceed \$1,100,166) for the Supervisory Control and Data Acquisition (SCADA) System Upgrade Project.
- Ward 7 m. Contract Change Orders Nos. 27, 32, 33, 35 and 36 to Agreement No. 14-202 with Granite Construction Company (\$138,986.10; revised not to exceed \$21,473,165.10; change orders funded with Traffic Development Funds (TDF)) for the construction of the Hosking Avenue Interchange Project. (TRIP)

Ward(s) 1, 2, 6, 7 n. Contract Change Order Nos. 7, 13, and 15 to Agreement No. 14-241 with Security Paving Company (\$200,000.00; revised not to exceed \$83,318,943.04; Change Orders funded with Federal Earmark Funds {80%} and Capital Outlay Utility/Roads Funds {20%}) for the Beltway Operational Improvements (BOI) Project (TRIP)

Ward(s) 3, 4 o. Contract Change Order's No. 18, 19, 21, 22, 23 and 24 to Agreement No. 15-009 with Teichert Construction (\$4,237.83 increase; revised not to exceed \$16,089,901.97; Change Orders funded with Federal Earmark Funds {88.53%} and Transportation Development Funds {11.47%}) for the Rosedale Highway Widening Project.

Property Acquisition Agreements - TRIP:

Ward 2 p. Agreement with Dustin Randy (\$258,300) to purchase real property located at 2401 Cedar Street for the 24th Street Widening Project.

Bids:

Ward 1 q. Accept bid and approve contract with Cen-Cal Construction (\$378,894.00) for Street Improvements: North of Brundage Lane and West of Union Avenue Phases 3 and 4.

Ward(s) 5, 6, 7 r. Accept base bid and additive alternate Nos. 1 and 2, and approve contract to Crosstown Electrical & Data, Inc. (\$375,800.00) for the Traffic Signal Synchronization – Part 5 project.

Miscellaneous:

s. Review and acceptance of the Fiscal Year 2014-2015 Annual Compliance Report for Park Impact Fees prepared in accordance with California Government Code §66006.

t. Audit Reports to be Referred to Budget and Finance Committee:

1. Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2015.
2. Agreed Upon Conditions Report for the fiscal year ended June 30, 2015.
3. Independent Auditors Report – Compliance with Contractual Requirements relative to the Bakersfield Subregional Wastewater Management Plan for the year ended June 30, 2015.
4. Independent Auditors Report on Appropriations Limit Worksheet (GANN Limit) of the City of Bakersfield for the fiscal year ended June 30, 2015.

Successor Agency Business:

- u. Receive and file Successor Agency payments from December 18, 2015 to January 7, 2016, in the amount of \$1,200,000.00.

9. CONSENT CALENDAR PUBLIC HEARINGS

Staff recommends conducting Consent Calendar Public Hearing and approval of items.

Ward 7

- a. Public Hearing to consider General Plan Amendment/Zone Change 15-0392; McIntosh & Associates, representing Marshall E. Helm Corporation, the property owner, has applied for a general plan amendment and zone change on 13 acres located on the south side of Panama Lane, generally between State Route 99 and Wible Road.
 - 1. Resolution adopting a Negative Declaration with Mitigation Measures.
 - 2. Resolution approving the general plan amendment to change the land use designation from LR (Low Density Residential) to GC (General Commercial) on 13 acres, subject to conditions of approval.
 - 3. First reading of an ordinance amending the Official Zoning Map in Title 17 of the Bakersfield Municipal Code by changing the zone district from R-1 (One Family Dwelling) to C-2 (Regional Commercial) on 13 acres.
- b. General Plan Amendment
Housing Element Update of the Metropolitan Bakersfield General Plan: **(continued from the 12/09/15 and 01/06/16 meetings)**
 - 1. Resolution adopting a Negative Declaration.
 - 2. Resolution approving the General Plan Amendment to update the City of Bakersfield's Housing Element for the 2015 -2023 planning period.
- c. General Plan Amendments
Text Amendments to the Conservation, Safety and Land Use Elements of the Metropolitan Bakersfield General Plan: **(continued from the 12/09/15 and 01/06/16 meetings)**
 - 1. Resolution approving the General Plan Amendment to the text of the Conservation Element per AB 162.
 - 2. Resolution approving the General Plan Amendment to the text of the Safety Element per SB 1241.
 - 3. Resolution approving the General Plan Amendment to the text of the Land Use Element per SB 244.

10. HEARINGS

Ward 7

- a. Public Hearing to consider General Plan Amendment/Zone Change No. 13-0417; Dmohowski Consulting Services,

representing 4J's & R, LLC, the property owner, has applied for a general plan amendment and zone change on 86.2 acres located at the northwest corner of South H Street and Hosking Avenue, with State Highway 99 to the west and Berkshire Road to the north. ***(continued from the 12/09/15 and 01/06/16 meetings)***

1. Resolution certifying the Environmental Impact Report; adopting Section 15091 Findings and Section 15093 Statement of Overriding Considerations; and adopting Mitigation Measure Monitoring Program.
2. Resolution approving the General Plan Amendment to change the land use designation from LR (Low Density Residential), LMR (Low Medium Density Residential) and HMR (High Medium Density Residential) to GC (General Commercial) on 86.2 acres; and change the Circulation Element Map to delete the southerly extension of Colony Street as a Collector segment from Berkshire Road to South H Street, subject to conditions of approval.
3. First reading of an ordinance amending the Official Zoning Map in Title 17 of the Bakersfield Municipal Code by changing the zone district from R-1 (One Family Dwelling) and C-2 (Regional Commercial) to C-2/PCD (Regional Commercial/Planned Commercial Development) on 86.2 acres.

Staff recommends adoption of resolutions and first reading of the ordinance.

Ward 7

- b. Public Hearing to consider General Plan Amendment/Zone Change 15-0251; McIntosh & Associates, representing property owners Frank & Donna Delfino, has applied for a general plan amendment and zone change on 4.96 acres located at the northwest corner of Castro Lane and Kingsley Lane. An appeal to the Planning Commission's denial of the General Plan Amendment and Zone Change request.
 1. Resolution denying the appeal and upholding the Planning Commission's denial of a general plan amendment changing the land use designation from LR (Low Density Residential) to LMR (Low Medium Density Residential) on 4.96 acres.
 2. Resolution denying the appeal and upholding the Planning Commission's denial of an amendment to the Official Zoning Map in Title 17 of the Bakersfield Municipal Code by changing the zone district from R-S (Residential Suburban) to R-2 (Limited Multiple Family Dwelling) on 4.96 acres.

Staff recommends that City Council leave the public hearing open and continue the hearing to February 10, 2016, to allow time to prepare an option for consideration to retain the General Plan land use designation as "LR" (Low Density Residential) and change the

zone district from R-S (Residential Suburban) to "R-1-4.5" (One-Family Dwelling Zone - 4,500-square foot lot minimum).

Ward 5

- c. Public Hearing to consider Resolution denying the appeal and upholding the Planning Commission's approval of Administrative Review No. 15-0309, to amend a portion of Wall and Landscape Master Concept Plan No. 14-0327 to replace one single-pole clock with a 29.5-foot-high clock tower within one roundabout, within the West Ming Specific Plan - Village A, also known as Highgate Seven Oaks development. Consideration of an appeal to amend Condition No. 1 of the Planning Commission's approval related to the size of the roundabout area to be owned and maintained by the Homeowners' Association.

Staff recommends denial of the appeal to amend Condition No. 1 of the Planning Commission's decision on the Administrative Review request, and recommends upholding the Planning Commission's approval of Administrative Review No. 15-0309, as conditioned. Specifically it is recommended that Condition No. 1 be maintained as requiring the center island of the roundabout be owned and maintained by the Homeowners' Association with a radius of 41 feet.

11. REPORTS

12. DEFERRED BUSINESS

13. NEW BUSINESS

14. COUNCIL AND MAYOR STATEMENTS

15. ADJOURNMENT

RESOLUTION NO. 016-16

**RESOLUTION OF THE BAKERSFIELD CITY COUNCIL ADOPTING A
NEGATIVE DECLARATION FOR AN AMENDMENT TO THE
HOUSING ELEMENT OF THE METROPOLITAN BAKERSFIELD
GENERAL PLAN LOCATED IN THE CITY OF BAKERSFIELD.**

WHEREAS, the City of Bakersfield Community Development Department is requesting an amendment to the Housing Element of the *Metropolitan Bakersfield General Plan* for the updated 2015-2023 planning period (the "Project"); and

WHEREAS, the Planning Commission recommended adoption of a Negative Declaration for the Project; and

WHEREAS, the Clerk of the City Council set Wednesday, December 9, 2015 at 5:15 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the City Council to consider the proposed Negative Declaration as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the public hearing was continued to the City Council meeting set Wednesday, January 20, 2016 at 5:15 p.m. in the Council Chambers of City Hall; and

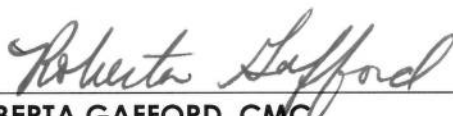
WHEREAS, during the hearing, the City Council considered all facts, testimony, and evidence concerning the staff report, Negative Declaration and the Planning Commission's deliberation, and action.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield City Council as follows:

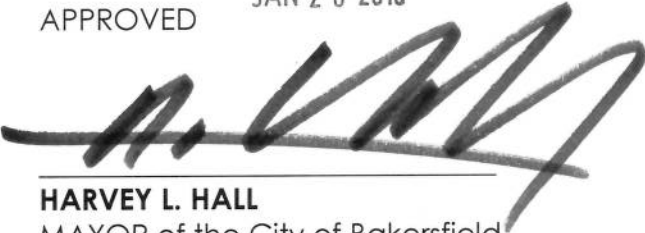
1. The above recitals are incorporated herein.
2. The Planning Commission's findings as contained in its Resolution No. 53-15 are hereby adopted.
3. The Negative Declaration is hereby adopted by the City Council.

I **HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Council of the City of Bakersfield at a regular meeting held on JAN 20 2016, by the following vote:

<u>AYES:</u>	COUNCILMEMBER: RIVERA, MAXWELL, WEIR, SMITH, HANSON, SULLIVAN, PARLIER
NOES:	COUNCILMEMBER: <u>None</u>
ABSTAIN:	COUNCILMEMBER: <u>None</u>
ABSENT:	COUNCILMEMBER: <u>None</u>




ROBERTA GAFFORD, CMC
CITY CLERK and Ex Officio Clerk of the
Council of the City of Bakersfield

APPROVED JAN 20 2016


HARVEY L. HALL
MAYOR of the City of Bakersfield

APPROVED as to form:
VIRGINIA GENNARO
City Attorney

By: 

ANDREW HEGLUND
Deputy City Attorney



RESOLUTION NO. 017-16

RESOLUTION OF THE BAKERSFIELD CITY COUNCIL APPROVING AN AMENDMENT TO THE HOUSING ELEMENT OF THE METROPOLITAN BAKERSFIELD GENERAL PLAN AND DIRECTING THE PLANNING DIRECTOR TO TRANSMIT THE UPDATED HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

WHEREAS, the City of Bakersfield Community Development Department is requesting an amendment to the Housing Element of the *Metropolitan Bakersfield General Plan* for the updated 2015-2023 planning period (the "Project"); and

WHEREAS, the City Council adopted a Negative Declaration for the Project; and

WHEREAS, the Planning Commission held a public hearing on Thursday, November 5, 2015, and approved Resolution No. 54-15, which recommended that the City Council approve the Project; and

WHEREAS, the Clerk of the City Council set Wednesday, December 9, 2015 at 5:15 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the City Council to consider the Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the public hearing was continued to the City Council meeting set Wednesday, January 20, 2016 at 5:15 p.m. in the Council Chambers of City Hall; and

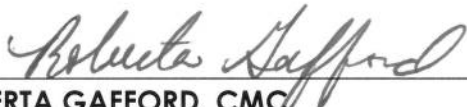
WHEREAS, during the hearing, the City Council considered all facts, testimony, and evidence concerning the staff report, Negative Declaration and the Planning Commission's deliberation, and action.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield City Council as follows:

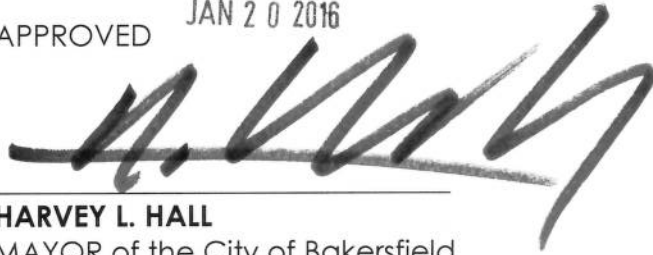
1. The above recitals are incorporated herein.
2. The Planning Commission's findings as contained in its Resolution No. 54-15 are hereby adopted.
3. The 2015-2023 Housing Element is hereby adopted by the City Council.
4. Transmit the adopted 2015-2023 Housing Element to the California Department of Housing and Community Development.

I **HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Council of the City of Bakersfield at a regular meeting held on JAN 20 2016, by the following vote:

<u>AYES:</u>	COUNCILMEMBER: RIVERA, MAXWELL, WEIR, SMITH, HANSON, SULLIVAN, PARLIER
NOES:	COUNCILMEMBER: <u>NONE</u>
ABSTAIN:	COUNCILMEMBER: <u>NONE</u>
ABSENT:	COUNCILMEMBER: <u>NONE</u>



ROBERTA GAFFORD, CMC
CITY CLERK and Ex Officio Clerk of the
Council of the City of Bakersfield

APPROVED JAN 20 2016


HARVEY L. HALL
MAYOR of the City of Bakersfield

APPROVED as to form:
VIRGINIA GENNARO
City Attorney

By: 

ANDREW HEGLUND
Deputy City Attorney

By: CG \ S:\Housing Element 2015 Update\GPA Action_Neg Dec\RES CC GPA Resolution Housing Element.docx



APPENDIX C: LIST OF ASSISTED HOUSING DEVELOPMENTS

Name	Address	Total Units
Within the Bakersfield City Limits		
Panorama Park	401 W. Columbus Street	66
Plaza Towers and Annex	3015 Wilson Rd.	200
The Village at Lakeside	1718 Panama Lane	136
Tegeler Hotel	1908 'H' Street	53
Park Place Apartments (Seniors)	2250 R Street	80
Residences at Old Town Kern	1006 Baker Street	50
South Mill Creek Apartments	1401 "S" Street	70
Village Park Senior Apartments	2300 'R' St.	60
Baker Street Village	1015 Baker Street	37
1420 Monterey	1420 Monterey Street	16
Adelante Vista	1104 South Robinson St.	142
Casa Loma Family Apartments	1525 Lotus Lane	113
Bakersfield Family Apartments	1629 Lotus Lane	80
Hillsdale	6050 Hill Dale Ct	4
King Square Family Apts.	1601 Lotus Lane	73
Pineview	4301 Fruitvale Avenue	110
South Real Gardens	2701 South Real Road	20
Summerfield Place	6300 Summerfield Drive	18
Sunny Lane Village	2601 Sunny Lane	40
The Residents at West Columbus	500 West Columbus St.	56
Bakersfield Family Apartments	710 Brundage Lane	78
California Avenue Senior Housing	1125 California Avenue	180
Canyon Hills Senior Housing	6701 Auburn Street	74
Coventry Place	3101 Coventry Dr.	88
Emerald Glen Apts.	1201 40th Street	240
Nina Place Apartments	1816 Lotus Lane	65
P Street Family Apartments	22 P St.	21
Santa Fe Apartments	701 Union Avenue	56
St. John's Senior Manor	900 East 4th Street	79
Sycamore Walks Apt	380 Pacheco Road	112
Village at East Hills	2701 Bernard Street	258
Willows	1200 38th Street	120
Auburn Heights	7000 Auburn Street	160
Madison Place	1885 Madison Street	56
Within Metropolitan Bakersfield Area (within unincorporated areas)		
Agua Terrace	1012 Water Street	22
Bakersfield Seniors	1655 E. California Ave.	49

Name	Address	Total Units
Camellia Gardens	1750 Cheatham Avenue	91
Camellia Terrace (seniors)	1119 Cottonwood Rd.	21
Camellia Village Apartments	1120 Cottonwood Rd.	86
Cottonwood Court Apartments	1741 Cheatham Avenue	86
Descanso Place	850 Descanso St.	54
Descanso Place Phase II	716 Descanso St.	33
Edison Village	2903 Pioneer Drive	81
Eucalyptus Village	6608 Guinness Way	124
Foothill Vista Apartments	600 Morning Drive	112
Govea Gardens	1054 Washington St.	150
Greenfield Homes	403 Boomerang Dr.	35
Harmony Court	5948 Victor Street	95
Kristine Apartments	2901 Virginia Avenue	60
Little Village	714 Smith St.	155
Lowell Place Senior Apts.	500 R Street	79
Meadows Apts.	2400 Goldenrod Street	134
Park Meadows	840 Park Meadows Avenue	140
Pioneer Village	600 Fairfax Rd.	85
Rio Vista	18 MacArthur Place	71
Springwood	5451 Norris Rd.	393
Summerhill Apartments	6200 Victor Street	128
Sundance	6000 White Lane	60
Woodlane	2018 Pacific Street	40

APPENDIX D: LIST OF NON-PROFITS

NAME	ADDRESS	CITY
34th St Neighborhood Partnership	3800 Jewett Avenue	Bakersfield
African American Network of Kern County	P.O. Box 1215	Bakersfield
Alliance Against Family Violence	1921 19th Street	Bakersfield
Alzheimer's Disease Association of Kern County	5500 Olive Drive Bldg. 1	Bakersfield
American Cancer Society	1831 Truxtun Ave Ste 150	Bakersfield
American Heart Association	404 Truxtun Avenue	Bakersfield
American Lung Association	4660 American Ave., #100	Bakersfield
American Red Cross Kern Chapter	5035 Gilmore Avenue	Bakersfield
Anne Sippe Clinic-Riverside Ranch	18200 Highway 178	Bakersfield
Arthritis Association	1800 Westwind Drive #500	Bakersfield
Assistance League of Bakersfield	P.O. Box 2286	Bakersfield
Golden Empire Association of Realtors	PO Box 9338	Bakersfield
Bakersfield City School District	1300 Baker Street	Bakersfield
Bakersfield Community House	2020 R Street	Bakersfield
Bakersfield Police Activities League	301 E 4th Street	Bakersfield
Bakersfield Post NO. 26	2020 H Street	Bakersfield
Bakersfield Pregnancy Center	1801 21st Street #1	Bakersfield
The Mission at Kern County	PO Box 2222	Bakersfield
Bakersfield Senior Center	530 4th Street	Bakersfield
BARC	2240 South Union Avenue	Bakersfield
Believers In Jesus Men's Ranch	600 Planz Road	Bakersfield
Bethany Services	1600 East Truxtun Avenue	Bakersfield
B-Glad Deaf Services	4949 Buckley Way, Suite 203	Bakersfield
Home Builders Association of Kern County	P.O. Box 21118	Bakersfield
Big Brothers/ Big Sisters	948 N. "H" Street, Suite 2	Tulare
Boy Scouts of America-So Sierra Council	2417 M Street	Bakersfield
Boys and Girls Club	PO Box 5J	Bakersfield
Canyon Hills Senior Housing Inc	6701 Auburn St	Bakersfield
CAP of Kern	300 19th Street	Bakersfield
CASA	2000 24th Street Ste 130	Bakersfield
Catholic Charities	825 Chester Ave.	Bakersfield
Center For The Blind	1721 Westwind Dr Ste B	Bakersfield
Chamber of Commerce	PO Box 1947	Bakersfield
Clinica Sierra Vista	1430 Truxtun Avenue #4	Bakersfield
Comm Action Against Drug & Alcoh	PO Box 60367	Bakersfield
Community Clean Sweep	PO BOX 2072	Bakersfield
Community Connection for Child Care	2000 24th Street Ste 100	Bakersfield
Community Relations	PO Box 9338	Bakersfield
Crews Home for Girls Inc	9711 Iroquois Lane	Bakersfield
CSUB-Dept of Social Work	9001 Stockdale Hwy	Bakersfield
Department of Human Resources	100 E California Avenue	Bakersfield
Developmental Services Support Fndn – Kern /Inyo/Mono	3200 N Sillect Avenue	Bakersfield
Disabled American Veterans	PO BOX 6175	Bakersfield
E. Bakersfield Comm. Health Ctr	815 Lakeview Avenue	Bakersfield

NAME	ADDRESS	CITY
East Bakersfield Senior Center Inc	2101 Ridge Road	Bakersfield
East Niles Senior Citizens Center	6601 E Niles Street	Bakersfield
Ebony Counseling Center	1301 California Avenue	Bakersfield
Elderlife	1111 Columbus Street	Bakersfield
Employer's Training Resource	2001 28th Street	Bakersfield
Family Health Clinic	1611 First Street	Bakersfield
Family To Family	900 22nd Street	Bakersfield
First Assembly	4901 California Avenue	Bakersfield
Friends Outside	3416 Sillect Avenue	Bakersfield
GBLA	615 California Avenue	Bakersfield
GEAHI	601 24th Street Ste B	Bakersfield
Girl Scouts of America-Joshua Tree Council	1831 Brundage Lane	Bakersfield
Golden Empire Gleaners	1326 30th Street	Bakersfield
Good Samaritan Hospital	901 Olive Drive	Bakersfield
Goodwill Industry	4901 Stine Road	Bakersfield
Greenfield Family Resource Center	5400 Monitor Street	Bakersfield
Greenfield Union School District	1624 Fairview Road	Bakersfield
H E A R T S Connection	3200 Sillect Avenue	Bakersfield
Habitat For Humanity	PO Box 3267	Bakersfield
Hall Ambulance Service	1001 21st Street	Bakersfield
Harvesters of Kern County Inc	202 Solecita Way	Bakersfield
Haven Counseling Center	730 Chester Avenue	Bakersfield
Helping Hands Project	1820 Westwind Drive	Bakersfield
Henrietta Weill Memorial Child Guidance Clinic	3628 Stockdale Hwy	Bakersfield
Here's Life Inner City	6021 Friant Drive	Bakersfield
Hispanic Faith Based Homeless Coalition	600 Planz Road	Bakersfield
Hoffmann Hospice of the Valley Inc	8501 Brimhall Rd. Bldg 100	Bakersfield
Housing Authority of Kern County	601 24th Street	Bakersfield
Independent Living Center	1631 30th Street	Bakersfield
Jason's Retreat	PO Box 3246	Bakersfield
Inland Empire Job Corps	1727 19th Street	Bakersfield
Junior League of Bakersfield	PO Box 2920	Bakersfield
Kaiser Permanente	5055 California Avenue Ste 110	Bakersfield
Karpe Foundation	4000 Ming Avenue	Bakersfield
KC Dept of Mental Health	PO Box 1000	Bakersfield
KC Emerg Food & Shelter Program	217 El Tovar Court	Bakersfield
KC Hispanic Chamber	1401 19th Steet Ste 110	Bakersfield
KC Public Health Department	1800 Mt Vernon	Bakersfield
KC Superintendent of Schools	1300 17th Street	Bakersfield
Kenya Community Center	1627 Virginia Avenue	Bakersfield
Kern Adult Literacy	331 18th Street	Bakersfield
Kern Bridges Youth Group	1321 Stine Road Ste 100	Bakersfield
Kern Child Abuse Prevention Council Inc	730 Chester Avenue	Bakersfield
Kern City Veterans Serv. Center	1120 Golden State Avenue	Bakersfield
Kern Council of Govts	1401 19th Street Ste 300	Bakersfield
Kern County Black Chamber of Commerce	4918 Shadow Stone Street	Bakersfield
Kern County Alliance for the Mentally Ill	PO BOX 9144	Bakersfield
Kern County Child & Family Svc	2000 24th Street	Bakersfield

NAME	ADDRESS	CITY
Kern County Food Bank	PO Box 134	Bakersfield
Kern County Mental Health-Kern Linkage Program	PO Box 1000	Bakersfield
Kern County Mental Health-Help+ & Rural Homes	PO Box 1000	Bakersfield
Kern Health Systems	9700 Stockdale Hwy	Bakersfield
Kern Hospice	1315 Boughton Drive	Bakersfield
Kern Indochinese American Center	1700 14th Street	Bakersfield
Kern Lifeline	3550 Q Street, Ste 204	Bakersfield
Kern Medical Center	1830 Flower Street	Bakersfield
Kern Regional Center	3200 No. Sillect Avenue	Bakersfield
Kern Youth Services	8600 Chaumont Court	Bakersfield
Link to Life	1706 Chester Avenue Ste 200	Bakersfield
Links Inc	4101 Adias Avenue	Bakersfield
Lloyd Plank Foundation	1400 Easton Drive Ste 107	Bakersfield
Local Investment in Child Care	2100 Chester Avenue	Bakersfield
MAOF (Mexican-American Opportunity Found.)	2001 28th Street	Bakersfield
Mercy Healthcare	PO Box 119	Bakersfield
Mercy Services Corporation	2215 Truxtun Avenue	Bakersfield
Mount Elgon Corporation	615 California Avenue	Bakersfield
MOVE International	1300 17th Street	Bakersfield
Murphys Boys Group Home Inc	3509 Eisenhower Avenue	Bakersfield
National Assn People with Disabilities	4032 Jewett Avenue	Bakersfield
Nemesis Station	4718 Poppyseed	Bakersfield
New Beginnings	1800 Height Street	Bakersfield
New Beginning Recovery Center	1006 Collins	Bakersfield
New Directions Group Home for Girls	PO Box 41374	Bakersfield
Niles Assembly of God	1701 Niles Street	Bakersfield
NOR Recreation & Parks District	405 Galazy Avenue	Bakersfield
North Bakersfield Senior Adult Alliance inc	115 E Roberts Lane	Bakersfield
Office of Aging and Adult Services	5357 Truxtun Avenue	Bakersfield
Operation Fresh Start	6208 Norris Road	Bakersfield
Our Lady of Guadalupe Preschool	11702 Crockett Court	Bakersfield
Pelletier Foundation	1224 Mt Lowe	Bakersfield
Resurrection Christian Ministries Inc	1009 6th Street	Bakersfield
Saint John Manor Housing Corporation	900 4th Street	Bakersfield
Saint Vincent De Paul Society	300 Baker Street	Bakersfield
Salvation Army	4417 Wilson Road	Bakersfield
Self Help Enterprises	PO Box 6520	Visalia
Senior Legal Center	1601 F Street	Bakersfield
Senior Serve	12320 Backdrop Court	Bakersfield
Service Access Coalition	PO Box 456	Bakersfield
Skeet Varner Foundation	PO BOX 80427	Bakersfield
Society For Crippled Children & Adults	1819 Brundage Lane	Bakersfield
Southeast Bakersfield Civic League	931 Bank Street	Bakersfield
Steinert Family Foundation	3939 Bernard Steet Ste 1	Bakersfield
STEPS	3533 Mt Vernon Avenue	Bakersfield
Tabitha's House Inc	700 19TH STREET	Bakersfield

NAME	ADDRESS	CITY
Teen Challenge International	PO Box 1011	Bakersfield
Garden Pathways	2010 O Street	Bakersfield
The Mare Program	9620 Bracken Oak Way	Bakersfield
Todd and Maris Madigan Foundation	PO BOX 2354	Bakersfield
United Way of Kern County	5405 Stockdale Hwy Ste 200	Bakersfield
United Resources for Social Change	PO Box 3343	Bakersfield
Valley Achievement Center	1300 Stine Rd	Bakersfield
Vida Scott Center	1101 E Belle Terrace Way	Bakersfield
Vinesmans Ponderosa Christian Ranch	518 Union Avenue	Bakersfield
Volunteer Center of Kern County	1400 Chester Avenue	Bakersfield
WS Senior CARE Foundation	1817 Truxtun Avenue	Bakersfield
Y Kwong and R Fok Foundation Inc	2920 F Street Ste12	Bakersfield
Youth Connection INC	PO BOX 3309	Bakersfield
Youth For Christ	2131 California Avenue	Bakersfield
Mountain View Community Church	3535 Union Avenue	Bakersfield
Faith in Action Kern County	2005 Eye Street	Bakersfield
Dolores Huerta Foundation	P.O. Box 2087	Bakersfield
Kern County Network for Children	1300 17th Street	Bakersfield
Bike Bakersfield	1708 Chester Avenue	Bakersfield
Stewards Inc.	2211 H St.	Bakersfield
Bakersfield Association of Realtors	2300 Bahamas Drive	Bakersfield
Kern County Builders' Exchange	1121 Baker Street	Bakersfield
ACECOC	P.O. Box 176	Bakersfield
Kern Hispanic Chamber of Commerce	231 H Street,	Bakersfield
KERN COG	1401 19th Street Ste 300	Bakersfield
Kern County Planning & Community Development	2700 M Street Ste 100	Bakersfield
Smart Growth Coalition of Kern County	441 Vineland Road	Bakersfield

APPENDIX E: VACANT LAND LOCATION MAP

