



# City of Bakersfield General Plan ~ Final Housing Element



Adopted: February 25, 2009  
Certified: April 8, 2009

2008–2013

# **CITY OF BAKERSFIELD**

## **FINAL HOUSING ELEMENT OF THE GENERAL PLAN 2008-2013**

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**HOUSING ELEMENT  
OF THE GENERAL PLAN  
2008–2013**

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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 Statewide 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 a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the Housing Element. The contents of the element must 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 scarce resources decline, 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.

This Housing Element (2008-2013) was created in compliance with State General Plan law pertaining to Housing Elements, and the City of Bakersfield received a letter indicating substantial compliance from the California Department of Housing and Community Development on February 3, 2009.

### **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 California family is a priority of the highest order."* 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 and fiscal factors and community goals within the General Plan.

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 schedules which promote preservation, improvement and development of diverse types and costs of housing throughout Bakersfield.

## **1.2 ORGANIZATION**

Bakersfield’s Housing Element is organized into three primary sections:

**Summary of Existing Conditions:** This section includes an inventory of resources, housing cost and affordability, at-risk units, suitable lands, and a section discussing constraints, efforts and opportunities. The review of the previous Housing Element is discussed below in Section 1.5.

**Housing Needs, Issues/Trends:** This section includes a discussion of State issues and policies, regional housing policies, and Bakersfield’s Regional Housing Needs Assessment (RHNA) and housing issues.

**Housing Program:** This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary 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 a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is part of a comprehensive Metropolitan Bakersfield General Plan. All elements of the Bakersfield General Plan have been reviewed for consistency and the Housing Element was completed considering the remaining elements.

### **1.4 CITIZEN PARTICIPATION**

Public participation for the 2008-2013 Housing Element has included a series of study sessions, public workshops and public hearings. The City of Bakersfield has made diligent efforts to solicit public participation in the development of the Housing Element. This process has included the development of the Kern Regional Blueprint Program which included covering all issues that are discussed in the Housing Element. From March through June 2007 several workshops were held by the City of Bakersfield, the Kern County Planning Department, and the Kern Council of Governments (KernCOG). Over 400 residents from the Bakersfield area participated in this process. Newsletters were sent out in both English and Spanish to encourage a cross-section of the community to participate in determining the core housing issues for the City. Additionally, advertisements for the Blueprint meeting (which were part of the entire Metropolitan General Plan Update) were placed in newspapers and announcement cards were mailed and placed in public buildings.

In February 2007, the Kern Council of Governments (KernCOG) conducted a statistically valid countywide survey of residents on a comprehensive range of issues, including housing. The survey was divided into different geographical areas. The Central Valley area of Kern County, of which Bakersfield makes up the majority, over 600 residents were surveyed. According to this survey, only 5 percent of respondents rated affordable housing as the most important problem in their community, while nearly 50 percent stated that the loss of agricultural land was a major problem in the region. However, nearly 23 percent strongly agreed with the statement that local governments should be required to provide housing that is affordable for the local workforce.

On March 31, 2008, the City of Bakersfield held a public workshop to go over the draft Housing Element, to describe the Housing Element Update Process, to gain additional input from the community on housing needs. Flyers were sent out to 155 housing providers and non-profits throughout the City and Kern County. The flyer was also posted in the newspaper, and was posted in English and in Spanish in public venues and at apartment complexes. A Spanish interpreter was available at the workshop. See Appendix B for a copy of the flyer.

In addition, a public review draft, dated April 10, 2008, was prepared and made available to the community for a 60-day review period. It was sent to 155 agencies, service providers, and individuals. See Appendix B for a list of those who received notice of availability of the draft document. One letter was received from Kern County Department of Mental Health. Those comments have been incorporated. See Appendix B for letters. A hearing on the public review draft was held at the City Planning Commission on July 17, 2008. A summary of the meeting minutes, a Planning Commission resolution and the meeting agenda is also included in Appendix B.

In addition:

- a. the City Redevelopment Agency conducts regular meetings about community housing and development issues and includes information on the Housing Element update. One of the most recent meetings was in April 2007. A copy of a flyer is included in Appendix B.
- b. notice of the availability of the Draft Housing Element was posted on the City's web site at [www.ci.bakersfield.ca.us](http://www.ci.bakersfield.ca.us)
- c. notice of availability of the Draft Housing Element was posted on the local access cable television station, KGOV-TV

### **1.5 REVIEW OF PREVIOUS ELEMENT**

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

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

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

**1.5.a. APPROPRIATENESS**

The State’s housing goal is met by an assignment of gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments that allocates housing unit goals is referred to as the “Regional Housing Needs Assessment” (RHNA’s). In Kern County, the regional government entity responsible for the preparation of the RHNA is KernCOG. Even though the title of this Housing Element includes the dates “2008 - 2013,” it will actually cover the needs and accomplishments for the period 2006 through 2013.

The 2006-2013 RHNA is discussed in Section 3.4-Bakersfield RHNA - Issues and Trends, Page 83.

According to the California Department of Finance (DOF) housing unit estimates, the 11 incorporated cities under the jurisdiction of KernCOG were able to achieve 159.1 percent of the goal for new construction. This was due, in large part, to the 23,840 new housing units constructed in the City of Bakersfield. Taken together, the RHNA for all eleven cities was for 18,733 new units. In fact, a total 29,812 units were actually constructed.

**Table 1  
RHNA Achievement Levels for KernCOG by City (2000-2007)**

<b>City</b>	<b>RHNA Goal</b>	<b>Actual Construction</b>	<b>Level of Achievement</b>
Arvin	570	640	112.3%
Bakersfield	13,805	16,995	123.0%
California City	840	799	95.1%
Delano	1,628	1,739	106.8%
Maricopa	16	-2	-12.5%
McFarland	287	650	226.5%
Ridgecrest	114	409	358.8%
Shafter	700	524	74.9%
Taft	66	53	81.4%
Tehachapi	225	492	218.7%
Wasco	482	668	138.6%

Source: KernCOG 2006-2013 RHNA, Department of Finance

**1.5.b. EFFECTIVENESS**

The effectiveness of Bakersfield's Housing Program, in regards to meeting regional housing needs, can be measured by a level of achievement. The level of achievement is simply the actual construction divided by the RHNA goal. Many uncontrollable factors influence the City's effectiveness. Over the five-year housing element period factors such as market fluctuations, available programs, willing lenders, qualified developers and the political climate, all combined to create 16,995 new housing units in the City of Bakersfield.

This means that the City achieved over 123 percent of its RHNA objective between 2000 and 2007, the effective dates of the last recent RHNA. It also effectively met its fair share of the most recent regional housing needs.

**Table 2  
City of Bakersfield  
Achievement of RHNA New Construction Goal 2000-2007**

<b>Income Groups</b>	<b>2000-2007 RHNA Goal</b>	<b>2000-2007 Actual New Construction</b>	<b>Percent of Goal Achieved</b>
Very Low	3,175	729	22.9%
Low	2,347	2,189	93.3%
Moderate	2,761	5,660	205.0%
Above Moderate	5,522	8,417	152.4%
<b>TOTAL</b>	<b>13,805</b>	<b>16,995</b>	<b>123.1%</b>

Source: 2000 KernCOG RHNA, Annual Review of the General Plan, Consolidated Annual Plan and Performance Reviews, and Building Permit records

**Table 3  
Bakersfield Housing Element Achievements (2000-2007)**

	<b>2000-2007 Housing Element Goal</b>	<b>Achieved</b>	<b>Percent of Goal</b>
New Construction	3,175	16,995	535.3%
Rehabilitation	2,347	932	39.7%
Preservation	2,761	523	18.9%
<b>Total</b>	<b>5,522</b>	<b>18,450</b>	<b>334.1%</b>

Source: 2002 KernCOG RHNA, Annual Review of the General Plan, Consolidated Annual Plan and Performance Reviews, and Building Permit records

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 2000 to 2007 an average of 3,661 new single family homes were built each

year for an average of 44 units a month. A majority of these new units are affordable to the moderate income households.

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 very low and low income families. The City has participated in every federal, state, and local housing program available; however, the need is so great that government programs are only able to meet some of the shelter needs for the poorest of the poor.

While the entire preservation goal was not met, the Housing Authority of the County of Kern (HACK) acquired and rehabilitated four complexes to preserve their affordability with a total of 342 units.

Housing rehabilitation is another program that relies almost exclusively on government funding. Over the Housing Element period a total of 932 housing units were rehabilitated; 39.7 percent of the prior Housing Element goal of 2,347 units. In 2004, the City of Bakersfield conducted a housing condition survey. That survey indicated over 83 percent of the housing units in the city were in “sound” condition and did not require rehabilitation. Only 1.7 percent of the housing was substantially dilapidated and another 0.8 needed to be demolished and replaced.

**1.5.c. PROGRESS OF BAKERSFIELD’S HOUSING PROGRAM**

The following table provides an overview of the objectives and goals in the 2002-2007 Housing Element and the City’s activities related to achieving those objectives and goals.

**Table 4  
2002 to 2007 City of Bakersfield Housing Element  
Progress in Meeting Objectives**

<b>Objectives and Programs</b>	<b>Accomplishments</b>
Quantified Objective: Develop 1,531 Very Low/Low Income units	The City developed 2,918 very low and low income units, exceeding this goal by 90.6 percent
Quantified Objective: Develop 2,761 Moderate Income Units	The City developed 5,660 moderate income units, exceeding the Quantified Objective by 105 percent.
Quantified Objective: Develop 5,519 Above Moderate Income Units	The City developed 8,417 above-moderate income units, exceeding the Quantified Objective by 52.5 percent.

Objectives and Programs	Accomplishments
<p>1-1-1: Continue to allocate set-aside dollars from the three redevelopment areas. The annual allocations are approximately: \$340,000 from the Downtown area, \$80,000 from the new Southeast area, and \$70,000 from the Old Downtown area.</p>	<p>Between 2002 and 2007, the City set aside \$4,966,000 for the three redevelopment areas. In recent years, this money has been used to help fund 74 units of single-family housing targeting low and moderate income families (Parkview Cottages), an 80 unit senior apartment complex targeting very low and low income seniors (Park Place), a 74-unit senior complex targeting very low and low income seniors (Florence Garden), a 180 unit project targeting low income seniors, and a mixed-use housing project with 84 for-sale units targeting very low, low, moderate, and above moderate incomes (Baker Street Village). Additionally, the RDA approved the donation of three residential lots to Bakersfield College Foundation (BCF) to build infill affordable homes in southeast Bakersfield.</p>
<p>1-1-2 – Continue to apply to HUD and State HCD for grant funds that may be used for housing-related programs</p>	<p>The City of Bakersfield receives approximately \$4.5 million annually in CDBG funds, \$1.6 million annually in HOME funds, \$125,000 in ESG funds, and \$22.5 thousand in ADDI funds. The City was awarded a \$1.4 million CalHFA HELP grant for Parkview Cottages, for-sale units targeting low and moderate income families. The Bakersfield Senior Center was awarded \$932,000 in HOME funds to assist the development of housing units for very low income seniors. The project was federally approved and received \$6.7 million in HUD 202 funds. Capital Vision Equities (CVE) has constructed a 180 unit senior housing project in the southeast Bakersfield redevelopment project area. CVE’s is receiving City loan assistance in the amount of \$2.7 million.</p>
<p>1-1-3 – Continue to allocate Redevelopment Agency Low Moderate funds to direct housing-related programs.</p>	<p>The City sets aside approximately \$1,582,000 of Redevelopment low and moderate housing funds to direct housing related programs. See description for how this money has been used above in 1-1-1.</p>

Objectives and Programs	Accomplishments
<p>1-1-4 – Continue to apply for HOME funds to provide “gap” financing for eligible multifamily housing projects. 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 continues to apply for and currently receives about \$1.6 million annually in HOME funds. As described below, the City has exceeded the goal of funding 40 very low and low income multifamily units a year with HOME funds and has provided, on average, more than \$400,000 a year in assistance. Throughout the last Housing Element period, HOME funds have been instrumental helping to fund many of the projects listed above in 1-1-1. \$1.4 million of HOME funds were used to fund Parkview Cottages, 74 single-family housing units targeting low and moderate income families, \$572,000 in HOME funds were used to help fund Lowell Place Senior Housing, an 80 unit project targeting very low and low-income seniors, \$550,000 in HOME funds were used to assist Park Place Senior Apartments, an 80 unit senior housing complex targeting very low and low-income seniors, \$1.5 million in HOME funds has been allocated for Village Park Senior Housing II, a 60 unit housing project targeting very low and low income seniors that will begin construction in summer of 2008, \$107,000 in HOME funds have been used for Florence Garden Senior Housing Project, a 74-unit project targeting very low and low income seniors, \$1.7 million in HOME funds have been used to fund Capital Avenue Senior Housing, a 180 unit project targeting very low and low income seniors, and \$1.6 million in HOME funds were used to help fund Baker Street Village, an 84-unit for-sale mixed-use housing project targeting low, moderate, and above-moderate income households.</p>
<p>1-1-5 – Provide technical assistance to developers, non-profit organizations, or other qualified private sector interests in the application and development of projects for federal and state funding.</p>	<p>The City continues to offer assistance to developers, non-profit, and private sector interests in the development of affordable housing. Utilizing “Team Bakersfield,” the City is able to streamline the process of processing applications and providing assistance to developers by supplying those interested in the development of affordable housing with a designated person to assist in the entire process. Additionally, City staff has assisted a number of developers with their Federal and State Tax Credit projects for affordable housing. Staff also provides noticing of their annual funding application workshop for interested agencies and developers.</p>

Objectives and Programs	Accomplishments
<p>1-2-1: Aggressively pursue low income and market owner-occupied new construction programs within the City.</p> <p>Acquire/construct infill homes for ten new homebuyers per year using \$10,000 per lot from HOME funds along with \$5,000 per household from the First Time Homebuyer Program and CHFA-HELP funds.</p>	<p>The City exceeded the goal of pursuing low income and market owner-occupied new construction programs and acquiring and constructing infill homes for ten homebuyers per year.</p> <p>The City has created the First Time Home Buyer Program by providing financial incentives in redevelopment areas to affordable housing developers to acquire/construct infill homes for new homebuyers per year. The City has also applied for and received CalHFA-HELP funds to establish a revolving loan fund which will leverage the cost of construction loans for new infill homes. By 2004, 13 new infill homes were constructed. Additionally, the City created the Southeast Infill Housing Project within the Southeast Bakersfield Project Area. This is a loan-to-lender program which assists developers with land acquisition and construction costs associated with the development of single-family ownership housing for low income households. Utilizing this program, 18 homes have been built since 2003 targeting households with incomes at or below 80 percent of AMI. The total cost of this project is \$15 million. HOME and CalHFA funds were also used in this project. Additionally, Habitat for Humanity constructed one home in an infill lot. Parkview Cottages (described above) is situated on what was an abandoned old foundry site, located in the middle of the old Downtown area of Bakersfield. The project consists of 74 units.</p>
<p>1-3-1: Continue to allocate HOME funds to the first-time homebuyer program.</p>	<p>The City continues to allocate HOME funds to first time Homebuyers. Since 2000, the First Time Home Buyer Program has assisted 150 households with down payment assistance of \$5,000 each. Over the last year, between 2006 and 2007, the City assisted 12 first time homebuyers with HOME funds. The City has also assisted 15 first-time homebuyers with CMHF and ADDI funds between 2006 and 2007.</p>
<p>1-3-2: Continue to fund programs to move very low income families from renters to owners.</p> <p>Use \$3.5 Million in Home Ownership for People Everywhere (HOPE) funds to transition 84 renter families living in Oro Vista, a Public Housing Complex, to ownership of their current units.</p>	<p>Through the City's and Redevelopment Agencies various downpayment assistance plans, including HOME, CalHFA, CHMF, and ADDI funds, the City assisted 46 renters to become homebuyers in the last year alone (between 2006 and 2007) in addition to the 150 households discussed above. In addition, funding of \$3.5 million through the HOPE program was used to transition 84 renter families living in Oro Vista to ownership of their current units.</p>

Objectives and Programs	Accomplishments
<p>1-3-3: 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.</p>	<p>The City continues to monitor the extent of residential, commercial, and industrial development on an annual basis along with employment growth and housing production. The City also monitors housing development costs.</p>
<p>1-4-1: Continue to apply for and allocate Emergency Shelter Grants to assist housing and service providers.</p> <p>Continue using approximately \$76,000 a year in ESG funds for homeless services (including funding for an additional 50 beds at the Homeless Shelter), Homeless Center Services, Rescue Mission Services, Kern Mental Health At Risk Homeless Services, and HIV/AIDS Homeless Support Services</p>	<p>The City continues to apply for and allocate Emergency Shelter Grants to assist housing and service providers and has exceeded the goal of using approximately \$76,000 a year in homeless services. Over the last Housing Element period the City received:</p> <p>FY 2002-2003: \$106,000  FY 2003-2004: \$107,000  FY 2004-2005: \$146,427  FY 2005-2006: \$143,845  FY 2006-2007: \$144,045</p> <p>This money has been used for operation and maintenance costs for the largest homeless services providers in the City, the Bakersfield Homeless Center, the Bakersfield Rescue Mission, and the Alliance Against Family Violence and Sexual Assault and has been used to fund an additional 50 beds at the Homeless Shelter.</p>
<p>1-4-2: 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>Facilitate the development of 15 additional SRO units in the Downtown area using \$1 million in HOME funds.</p> <p>Initiate the development of a 60 unit SRO project for the elderly in the southeast area using \$1.1 million in Brownfields Economic Development funds for land acquisition, \$400,000 of HOME funds, and \$1.5 million in Low Income Housing Tax Credits.</p>	<p>The City expends approximately \$120,000 annually in ESG funds for Homeless Services at the Bakersfield Rescue Mission and Bakersfield Homeless Shelter.</p> <p>No additional SRO units have been constructed. The City encourages the development of SRO units, transitional housing, supportive housing, and units that target persons with special needs, but there was no development interest.</p> <p>However, as discussed above, the City has been successful in constructing hundreds of units of affordable senior housing over the last Housing Element period. Additionally, as discussed above, the City has constructed hundreds of units that target the working poor and single individuals.</p> <p>The RDA recently approved the donation of three residential lots to the Bakersfield College foundation to build affordable housing for students on three infill lots.</p>

Objectives and Programs	Accomplishments
<p>1-4-3: Continue to provide for elderly and frail elderly persons similar to the recently completed Park Place and Canyon Hills Projects.</p> <p>Using a \$6.5 million Section 202 HUD Capitol Investment grant for site acquisition and construction and \$800,000 in HOME CHDO set-aside funds, develop 100 new units.</p>	<p>As discussed above, the City has helped to fund the development of hundreds of units targeting very low and low income senior households, far exceeding the goal of developing 100 new units. The Bakersfield Senior Center was awarded \$932,000 in HOME funds to assist the development of housing units for very low income seniors. The project was federally approved and received \$6.7 million in HUD 202 funds.</p>
<p>1-4-4: Continue to provide housing for persons with disabilities.</p> <p>Use federal and state funds to provide 24 new units of supportive housing for persons with disabilities using \$500,000 HOME funds, \$2.5 million in Economic Development Blight removal grant, and \$100,000 in CDBG funds.</p> <p>Continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that are funded with federal funds.</p> <p>Provide 100 accessibility and mobility enhancing device grants of \$2,500 each from HOME and CDBG funds to persons with disabilities.</p>	<p>As discussed above, the City has developed hundreds of units for seniors that also allow persons with disabilities of any age.</p> <p>The City was unable to develop supportive housing due to lack of developer interest, but the City encourages the development of supportive housing and transitional housing.</p> <p>The City, through its Home Access Grant program, provided 162 grants to persons with disabilities.</p>
<p>1-4-5: Ensure that the City complies with the provisions of SB 520.</p> <p>Regularly monitor 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 non-designated 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. More detail is described in the Constraints, Efforts, and Opportunities section.</p> <p>The City regularly monitors their ordinances, codes, policies, and procedures to ensure that they comply with reasonable accommodation provisions.</p>

Objectives and Programs	Accomplishments
<p>1-4-6: Assess the need for farmworker housing in the City.</p> <p>Coordinate with the United Farm Worker Union to determine the need for farmworker housing in the City.</p>	<p>The City of Bakersfield contributed \$300,000 in HOME funds to the Greenfield Housing Project in 2006, a 35 unit project for farmworkers. The project opened to the public in October, 2007.</p>
<p>1-5-1: 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. The City is currently working with HACK to rehabilitate 16 units of affordable housing on Real Road.</p>
<p>1-5-2: Expand the supply of public housing in the City.</p> <p>Request \$6 million in Public Housing funds. Additionally, allocate \$50,000 in HOME funds and apply for \$1.5 million in Low Income Housing Tax Credits to construct 100 additional rental units, 37 to target extremely low income households, 46 for very low income households, and 17 for low income households.</p>	<p>HACK requested and received \$6 million in Public Housing funds over the last Housing Element period.</p> <p>Bakersfield Family Apartments is a recently constructed 101 unit apartment complex with all very low income units. The California Tax Credit Allocation Committee allocated a little over \$1 million in tax credits for this project. See discussion above regarding HOME funds allocated for affordable housing projects.</p>
<p>1-6-1: 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.</p>	<p>The City of Bakersfield continues to allow and encourage developers to “piggyback” applications if multiple approvals are required.</p>
<p>1-6-2: To preserve affordability, 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 reductions, 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>

Objectives and Programs	Accomplishments
<p>1-6-3: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.</p> <p>Provide 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.</p> <p>Continue the use of “Team Bakersfield” that establishes the first staff person that assists a low income housing developer, then becomes the primary City contact for that developer on that project and will assist the developer through permits, approvals, plan checks, inspections, etc.</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>1-7-1: Ensure that the development community (both non-profit 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 Action plan, and the Annual Redevelopment Agency Report and respective notices. These documents can be found on the City’s website.</p>
<p>2-1-1: Monitor and update the inventory of vacant lands.</p> <p>Using the City’s GIS mapping capabilities, the Information Technology Division will continually update the base map to overlay urban vacant lands with zoning and density information and make this information available online 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>Using the City’s GIS mapping capabilities, the Information Technology Division continually updates the base maps to overlay urban vacant lands with zoning and density information. This information is online and in various City offices.</p> <p>Staff continues the publication of the City newsletter and annual City Relocation magazine. Both highlight recent and planned developments along with City programs and incentives.</p>

Objectives and Programs	Accomplishments
<p>2-2-1: 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>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> <p>Baker Street Village is an example of a mixed-use project that includes 70,000 square feet of new commercial space and the construction of 84 for-sale units targeting low, moderate, and above moderate income households. Funding for this project comes from HUD, Brownfields Economic Development Initiative Funds, HOME, CDBG, and tax increment funds.</p>
<p>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 year’s 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>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.</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>

Objectives and Programs	Accomplishments
<p>2-3-3: 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.</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>
<p>3-1-1: Protect existing stabilized residential neighborhoods from 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).</p>	<p>The City continues to review development proposals for conflicts with existing neighborhoods. The review is also part of the City’s CEQA assessment.</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.</p>	<p>The City places a high priority on its code enforcement program. The City continues to enforce existing regulations regarding derelict or abandoned vehicles, 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. Over the last Housing Element period, the City added several Code Enforcement positions.</p> <p>More recently, the City is in the process of finalizing the Southeast Neighborhood Revitalization Project, which is 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. The area is a blighted tract with 110 structures consisting of wood frame, new and older mobile home units, and deficient wood frame single family homes. Thirty-eight (38) vacant lots are scattered throughout the neighborhood with various amounts of debris, abandoned vehicles, and substandard structures.</p>

Objectives and Programs	Accomplishments
<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>Continue the 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 streets, removed graffiti, and has installed public wet play parks and pools in declining neighborhoods.</p> <p>The City continues to rebate 25 percent of traffic impact fees to developers of low and moderate income housing.</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>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 140 single-family residents using \$450,000 a year in HOME funds.</p>	<p>The City, as described above, aggressively markets all of its housing programs. Since the last Housing Element period, the RDA has set aside HOME funds for the use of the rehabilitation of multifamily units in the amounts of:</p> <p>FY 2002-2003: \$720,000  FY 2003-2004: \$760,000  FY 2004-2005: \$822,000  FY 2005-2006: \$1,082,000  FY 2006-2007: \$1,582,000</p> <p>Most recently, these funds are being utilized to rehabilitate 16 units of public housing on Real Road.</p> <p>Additionally, over the last five years, the City has applied for and received Home Access Grant funds. These funds have assisted 162 households in the rehabilitation of their units.</p>

Objectives and Programs	Accomplishments
<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 \$200,000 to \$300,000 of HOME new construction funds each year for the rehabilitation of 120 multifamily units over five years. If the project is in the redevelopment area, the set-aside fund would contribute \$200,000 to the funding pool.</p>	<p>The City continues to provide technical and financial assistance to all eligible multifamily complex owners for the rehabilitation of their existing dwelling units.</p> <p>Over the last Housing Element period, the City provided \$300,000 to Kern Affordable Housing, Inc., a non profit charitable organization sponsored by HACK. KAH qualified to be a community housing development organization (CHDO) in order to rehabilitate a converted HUD Section 236 project that was in danger of converting to market rate, known as Real Road Apartments.</p> <p>The City provides a single family rehabilitation loan program using federal and RDA funds for deferred or below market interest loans for very low, low, or moderate income individuals. Approximately 17 homes per year over the last five years have been rehabilitated with these funds. Additionally Home Access Grant funds have been awarded and 162 households were able to make their homes handicap accessible with these funds.</p>
<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 all 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>The City was unable to provide \$80,000 in HOME funds for the testing and mitigation of 40 housing units for lead-based paint. However, over the last five years, 9 housing units have been tested and 9 housing units were mitigated. The funding came from CDBG in the amount of \$14,049.</p>
<p>3-2-4: Continue to apply for and allocate \$337,500 over 5 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 \$2,500 to 135 disabled persons to improve or provide access to their homes.</p>	<p>The City was successful in applying for and allocating over \$337,500 over 5 years of CDBG, HOME, and ESG funds to housing for special needs groups.</p> <p>As discussed above, the City of Bakersfield exceeded the goal in the last Housing Element of providing Home Access Grant funds to 135 households. The City actually assisted 162 households with Home Access Grants.</p>

Objectives and Programs	Accomplishments
<p>3-2-5: Continue to set-aside 15 percent of HOME entitlements (\$210,000 a year) funds for CHDO acquisition and rehabilitation.</p> <p>Make funds available to community based organizations to acquire, rehabilitate, and to 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 continues to set aside 15 percent of HOME entitlements for CHDO acquisition and rehabilitation or construction.</p>
<p>3-3-1: Preserve the existing affordable rental 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 non-profit Golden Empire Affordable Housing, Inc., formed by HACK, in the purchase and rehabilitation of any at risk units in the City.</p>	<p>The City continues regular contact with the California Housing Partnership Corporation. The housing non-profit, Golden Empire Affordable Housing, Inc. formed by HACK, acquired two complexes over the last Housing Element period totaling 54 units 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>3-3-2: Closely monitor the status of 278 affordable housing units.</p> <p>Continue regular contact with the owners/operators of eight rental complexes that may be at risk of selling out of the affordable housing program. Those eight are: Agua Terrace, Alta Cresta Arms, Ming Gardens, Panorama Park, Pioneer Village, South Real Gardens, Summerfield Place, and Woodland Apartments.</p> <p>Provide technical assistance to potential purchasers, including non-profits, developers, and tenants of potentially converting affordable properties.</p>	<p>See discussion above.</p>

Objectives and Programs	Accomplishments
<p>4-1-1: 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>Complete a Fair Housing “Analysis of Impediments (AI)” on an annual basis concurrent with the Consolidated Plan Annual Action Plan.</p> <p>Expand public information and outreach programs for first time home buyers in high minority areas to help them qualify for special lending programs.</p> <p>Educate mortgage lenders that they need to increase their outreach in lower income areas.</p> <p>Continue annual assistance to the Association of the Board of Realtors in coordination the annual Fair Housing Arts Contest.</p> <p>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 areas for such holders.</p> <p>Promote transit accessibility with KernCOG and Golden Empire Transit for needed public transportation to link major employers currently not served by public transit with existing lower income housing locations.</p> <p>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>	<p>The City regularly completes a Fair Housing Analysis of Impediments. The last Analysis completed was in January 2005 for the years 2004 to 2009, 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>The City conducts regular workshops for a variety of business and non-profit agencies. 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 City was awarded a \$30,000 transportation related grant from KernCOG for investigating transit issues related to fair housing choice.</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 routinely meets with the City Attorney’s office to review and revise and adopt code modifications.</p>

Objectives and Programs	Accomplishments
<p>4-1-1 Continued:</p> <p>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> <p>Develop 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.</p> <p>Collaborate with service agencies to distribute educational materials.</p> <p>Develop fair housing brochures aimed at reaching the growing Asian and Hispanic communities.</p> <p>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.</p> <p>Provide annual fair housing tester training in order to promote tester-pool retention.</p> <p>Investigate all formal housing discrimination complaints received by the Fair Housing Program and make appropriate referrals to enforcement agencies.</p> <p>Employ one full time counselor for one-on-one counseling programs through telephone or walk-in contact.</p> <p>Provide information and referral services to approximately 1,200 consumers and housing providers per year, via the City of Bakersfield's 24-hour discrimination hotline.</p> <p>Meet with the City Attorney's office to review and revise and adopt code modifications.</p>	<p>See above.</p>

Objectives and Programs	Accomplishments
<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>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>5-1-1: 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>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>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>Continue the Team Bakersfield 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>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>

Objectives and Programs	Accomplishments
<p>5-1-2: Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems.</p> <p>Work with the Kern County Administration to identify and solve regional problems.</p>	<p>The City Council and Board of Supervisors meet quarterly to investigate alternative intergovernmental arrangements and program options that may be able to address area-wide housing issues and problems.</p>
<p>6-1-1: 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 the ability to provide housing opportunities affordable to the incomes of newly created job opportunities.</p> <p>The City encourages infill development so that housing is close to job centers. One example of this is Park Cottages, located in the Old Downtown area of Bakersfield, close to many goods and services, schools, and job opportunities.</p>
<p>6-1-2: Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.</p> <p>Participate in the development of Employers Training Resource training center which will be located in a low income area in southeast Bakersfield. The City can participate with \$200,000 in CDBG funds.</p>	<p>The City of Bakersfield, though interested in the development of Employers Training Resource training 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>

The Department of Economic and Community Development and the Redevelopment Agency of the City of Bakersfield play an integral role in housing opportunities in the community. Using Community Development Block Grant (CDBG) funds, HOME funds and Redevelopment funds the City exceeded its 2002-2007 housing goal by 123 percent with the construction of 16,995 units. Nearly 3,000 very low and low income housing units were constructed and over 350 units were rehabilitated. Four apartment complexes that were at-risk were preserved by the Housing Authority of the County of Kern (HACK).

In addition, the City of Bakersfield's affordable housing stock is richer by 35 public housing units and 4,482 Section 8 vouchers were issued. The City's CDBG funding provides operating and administrative funds for a battered women's shelter, transitional housing, homeless shelters for families and single men, an emergency shelter for mentally disabled persons, and SRO housing for destitute

single persons. In an ongoing effort to further homeownership, the City receives ADDI funds to provide downpayment assistance.

The City has provided funds for both single family and multifamily housing units and for grants to disabled persons to improve accessibility.

**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 the 1970-2000 U.S. Census Reports, State Department of Finance (Demographic Research Unit), and the Kern Council of Governments (KernCOG) as the primary sources of this information. See Appendix A for a complete list of data sources.

**2.1.a. POPULATION TRENDS**

Kern County has eleven incorporated cities within its boundaries of which Bakersfield is one. In 2000, Bakersfield represented 37.3 percent of the Kern County population. Between 1990 and 2000, Bakersfield experienced the largest numerical gain in population in Kern County. In 2000, Bakersfield ranked first among Kern County cities with a total population of 247,057 persons, while ranking sixth in proportional gain between 1990 and 2000. Also, Bakersfield experienced 61.1 percent of the total numerical change in population for Kern County between 1990 and 2000.

**Table 5  
Population Trends – Kern County and Cities (1970-2000)**

Jurisdiction	1970	1980	1990	2000	Change (1990-2000)	
					Number	Percent
Kern County	330,234	403,089	543,477	661,645	118,168	21.7%
Arvin	5,199	6,863	9,286	12,956	3,670	39.5%
<b>Bakersfield</b>	<b>69,096</b>	<b>105,611</b>	<b>174,820</b>	<b>247,057</b>	<b>72,237</b>	<b>41.3%</b>
California City	1,309	2,743	5,929	8,385	2,456	41.4%
Delano	14,559	16,491	22,762	38,824	16,062	70.6%
Maricopa	740	946	1,185	1,111	-74	-6.2%
McFarland	4,177	5,151	7,005	9,618	2,613	37.3%
Ridgecrest	7,629	15,929	27,725	24,927	-2,798	-10.1%
Shafter City	5,327	7,010	8,409	12,736	4,327	51.5%
Taft	4,285	5,316	5,902	6,400	498	8.4%
Tehachapi	4,211	4,126	5,791	10,957	5,166	89.2%
Wasco	8,269	9,613	12,294	21,263	8,969	73.0%

Source: 1970-2000 Census

Bakersfield has had a steadily increasing population since the 1970's with average annual growth rates above 4.0 percent. There were 323,213 persons estimated to reside in the City, according to the City of Bakersfield. The current population represents a numeric increase of 76,157 persons since 2000 or 30.8 percent growth.

**Table 6  
City of Bakersfield Population Trends (1970-2007)**

Year	Total Population	Numeric Change	Percent Change	Annual Percent Change
1970	69,096			
1980	105,611	36,515	52.8%	5.3%
1990	174,820	69,209	39.6%	4.0%
2000	247,057	72,237	41.3%	4.1%
2007	323,213	76,157	30.8%	4.4%

Source: 1970 to 2000 US Census; City of Bakersfield

As reported in the 2000 Census, 29.9 percent of the population in the City of Bakersfield is between the ages of 25-44. The 5-14 age group experienced the largest numeric growth between 1990 and 2000 with a growth of 16,313 persons. In the same time period, the 45-54 age group increased by 14,156 persons. Some of the largest proportionate growth is in the 45-54 and the 75 plus age groups. The median age in 2000 was 30.1 years, compared to the current national median age of 35.4 years.

**Table 7  
Population by Age Groups (1990-2000)**

Age Group	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than 5 Years	17,175	9.8%	21,736	8.8%	4,561	26.6%
5-14 Years	29,974	17.1%	46,287	18.7%	16,313	54.4%
15-19 Years	11,763	6.7%	20,338	8.2%	8,575	72.9%
20-24 Years	12,820	7.3%	17,207	7.0%	4,387	34.2%
25-34 Years	33,584	19.2%	35,523	14.4%	1,939	5.8%
35-44 Years	27,001	15.4%	38,334	15.5%	11,333	42.0%
45-54 Years	15,420	8.8%	29,576	12.0%	14,156	91.8%
55-64 Years	11,114	6.4%	16,375	6.6%	5,261	47.3%
65-74 Years	9,453	5.4%	11,217	4.5%	1,764	18.7%
75-84 Years	4,720	2.7%	7,777	3.1%	3,057	64.8%
Older Than 85 Years	1,795	1.0%	2,267	0.9%	472	26.3%
TOTAL	174,820	100.0%	247,057	100.0%	72,237	41.3%
Median Age	29.6		30.1		0.5	1.7%
Source: 1990 – 2000 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 2000, the state median age was 33.3 while the City's was 30.1 years of age.

There has been a very significant increase in the number of persons of Hispanic heritage in the City of Bakersfield over the ten years between the 1990 and 2000 Census. This factor may also explain the increase in household size over the last two Census reporting years from an average 2.75 persons per household in 1990 to 2.92 at the present time since culturally it is not unusual for Hispanic households to be multigenerational. Three, even four, generations often share the same home. This could also be one of the reasons for the increase in overcrowded units over the last two Census reporting years, from 7.4 percent to 11.7 percent of all households. Another factor to consider is the secondary cultural impact with the increase in Asian families, who also tend to keep the older generations with them at home.

**Table 8**  
**Population by Race and Hispanic Heritage (1990-2000)**

Race	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
White	127,018	72.6%	152,104	61.5%	25,086	19.7%
Black	16,509	9.4%	22,186	9.0%	5,677	34.4%
Native American	2,005	1.1%	3,205	1.3%	1,200	59.8%
Asian/Pacific Isl.	6,247	3.6%	10,967	4.4%	4,720	75.5%
Other	23,041	13.2%	46,570	18.8%	23,529	102.1%
Two or More Races	Not collected in 1990		12,353	5.0%	Cannot be compared	
TOTALS	174,820	100.0%	247,385	100.0%	72,565	41.5%
Hispanic <sup>1</sup>	35,854	20.5%	79,914	32.3%	44,060	122.9%

Source: 1990 – 2000 Census  
<sup>1</sup> Persons of Hispanic Heritage can be of any race; the number listed is the aggregate number.

### 2.1.b. EMPLOYMENT TRENDS

According to the California Employment Development Department (EDD), the Kern County labor force consisted of 241,100 persons in 2000 and was estimated at 288,600 persons in 2000. This represents an annual average increase of 2.8 percent or 47,500 jobs. Services is the largest industry in the County, followed by government and farming. The three industries combined for 58.1 percent of the County labor force. At the same, the largest employment group in Bakersfield is Educational, Health, and Social Services (22.7 percent) followed by Retail Trade. Farming only comprises 8.3 percent of the labor force. This may be explained, at least in part, to the fact that the City of Bakersfield is discouraged by Local Agency Formation Commission (LAFCO) action from having any agricultural lands within the City boundaries. There are agricultural activities within the City's Sphere of Influence (SOI).

**Table 9**  
**Kern County Employment By Industry (2000-2007)**

Industry	2000		2007	
	Number	Percent	Number	Percent
Total Farm	42,700	17.7%	45,400	15.7%
Mining	8,600	3.6%	9,600	3.3%
Construction	12,100	5.0%	20,500	7.1%
Manufacturing (durable)	5,500	2.3%	5,700	2.0%
Manufacturing (non-durable)	5,300	2.2%	7,700	2.7%
Transportation, Communication, and Utilities	8,400	3.5%	10,000	3.5%
Wholesale Trade	5,800	2.4%	7,900	2.7%
Retail Trade	24,100	10.0%	30,100	10.4%
Finance, Insurance & Real Estate	7,500	3.1%	18,000	6.2%
Other Services	72,500	30.1%	70,200	24.3%
Federal Government	9,400	3.9%	9,400	3.3%
State & Local Government	44,500	18.5%	52,100	18.1%
<b>TOTAL</b>	<b>241,100</b>	<b>100.0%</b>	<b>288,600</b>	<b>100.0%</b>
Source: Employment Development Department				

**Table 10**  
**Bakersfield Employment By Occupation (2006)**

Occupation	2006	
	Number	Percent
Farming, Forestry, Fisheries	11,520	8.3%
Construction	12,932	9.3%
Manufacturing	5,725	4.1%
Wholesale Trade	5,522	4.0%
Retail Trade	15,798	11.4%
Transportation, Warehousing, and Utilities	8,804	6.4%
Information	2,774	2.0%
Finance, Insurance, Real Estate	8,766	6.3%
Professional and Administrative Services	11,079	8.0%
Educational, Health, and Social Services	31,396	22.7%
Arts, Entertainment, Recreation, and Food Service	8,414	6.1%
Other Services, Except Public Administration	8,154	5.9%
Public Administration	7,659	5.5%
<b>TOTAL ALL OCCUPATIONS</b>	<b>138,543</b>	<b>100.0%</b>
Source: 2006 American Community Survey		

According to the California EDD, there was an average of 148,609 persons in the Bakersfield labor force in 2007. Generally, the unemployment rate has decreased since 2003 in the City and the County with the City unemployment rate

consistently remaining lower than the Kern County rate. In 2007, the City unemployment rate was 5.5 percent and the County rate was 8.1 percent.

Between 2000 and 2007, employment in the City of Bakersfield increased at an average of 2.7 percent per year for a three year total of 18.9 percent.

**Table 11  
Bakersfield Labor Force Trends (2000-2007)**

Year	Labor Force	Employment	Unemployed	Unemployment Rate
2000	125,200	118,100	7,100	5.7%
2001	127,000	119,500	7,500	5.9%
2002	130,300	121,500	8,800	6.8%
2003	133,000	123,500	9,500	7.2%
2004	134,600	125,400	9,200	6.9%
2005	141,000	132,900	8,100	5.8%
2006	144,700	137,200	7,500	5.2%
2007*	148,609	140,364	8,245	5.5%

Source: Employment Development Department  
\*Data available for months January through November, 2007

According to the 2000 Census, 66.1 percent of the labor force that lived within the City actually worked there as well. A total of 97 percent of all employed persons worked in the County. A strong majority of these workers are commuting alone by car (76.6 percent in 2000) but their commute is less than 30 minutes each way.

**Table 12  
Employment By Commuting Patterns (1980-2000)**

Commuting Pattern	1980	1990	2000
Worked in Bakersfield	69.9%	71.2%	66.1%
Worked outside Bakersfield	30.1%	28.8%	33.9%

Source: 2000 US Census

Listed below are the top 15 employers in the Kern County. Six have more than 2,000 employees. Edwards Air Force Base is the largest employer in the County, while Kern County Government is the largest employer in the City.

**Table 13  
Major Employers In Kern County**

<b>Name</b>	<b>Industry</b>	<b>Number of Employees</b>
Edwards Air Force Base	Military	11,500
Kern County	Government	7,475
China Lake Naval Weapons Ctr.	Military	5,000
Giumarra Farms	Agriculture	4,200
Grimmway Farms	Agriculture	3,500
Wm. Bolthouse Farms, Inc.	Agriculture	2,000
Bakersfield Memorial Hospital	Medical	1,400
City of Bakersfield	Government	1,300
Bear Creek Productions	Agriculture	1,250
Mercy Healthcare-Bakersfield	Medical	1,200
ARB, Inc.	Construction	1,200
Kern Medical Center	Medical	1,200
State Farm Insurance	Insurance	1,045
Sun World, Inc.	Food Processing	1,025
Chevron North America Exploration and Production	Petroleum	1,000
Source: Bakersfield Chamber of Commerce December 2008		

### **2.1.c. HOUSEHOLD TRENDS**

In 1970, 23,073 households resided in the City of Bakersfield and that number more than quadrupled over the last thirty-six years. Between 1990 and 2000, the City of Bakersfield added 20,941 households. Currently, there are an estimated 100,683 households, an increase of 17,242 households since 2000. The City increased by approximately 2,873 households a year since 2000.

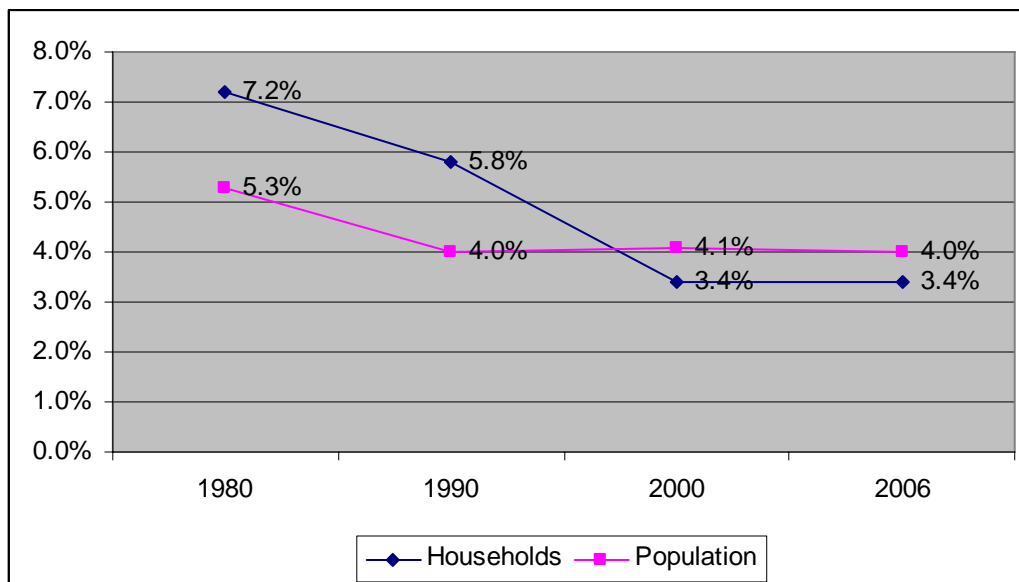
**Table 14  
Household Trends (1970-2006)**

Year	Households	Numeric Change	Percent Change	Annual Percent Change
1970	23,073			
1980	39,656	16,583	71.9%	7.2%
1990	62,500	22,844	57.6%	5.8%
2000	83,441	20,941	33.5%	3.4%
2006	100,683	17,242	20.7%	3.4%

Source: 1970-2000 Census; 2006 American Community Survey

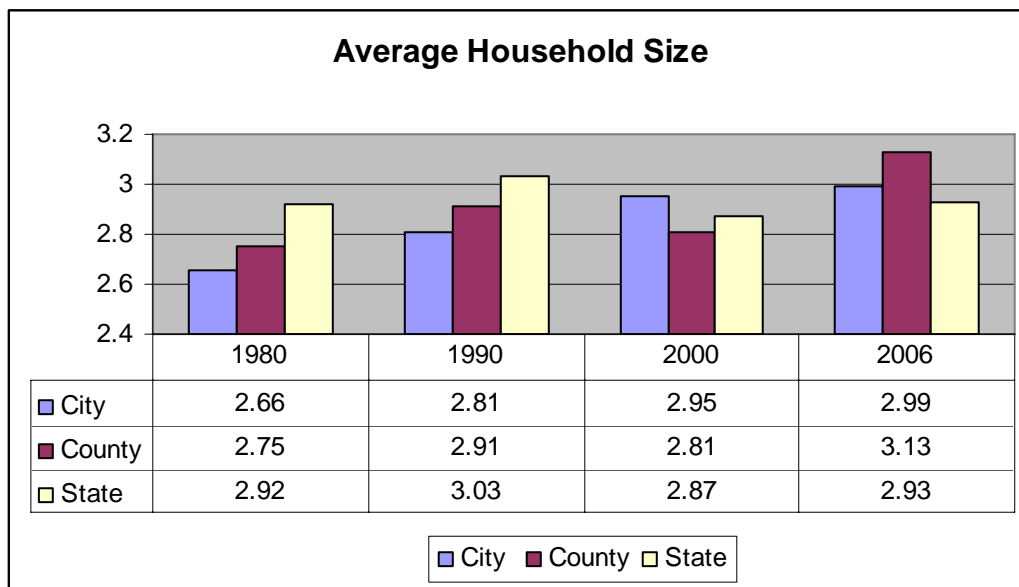
Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, there may be an increase in households due to: 1) young people leaving home, 2) divorce, 3) aging of the population and, 4) other social activities that cause people to occupy a new residence. Conversely, the population may increase in fairly static household growth periods. This relationship between population and households is illustrated by the difference in proportionate change. Between 1970 and 1980, household growth far exceeded population growth, while in more recent times, population has been slightly greater than household growth. The difference between population and household growth rates has resulted in a fluctuating household size over the years.

**Chart 1  
Population Growth Change Versus Household Growth Change (1980 to 2006)**



The City of Bakersfield average household size has consistently remained smaller than Kern County and the State until the 2000 Census, which was slightly higher. At the same time, the State average household size has consistently remained less than the County's, except in 1980. For example, the City average household size was 2.99 persons per household in 2006, while the County average household size was 3.13 and the State average household size was 2.93. The average household size in the City and County has been increasing since 1980, indicating a need for housing units with a larger number of bedrooms.

**Chart 2  
Average Household Size (1980 to 2006)**



In 1990, more than half of the Bakersfield population was in a one or two person household, which was comparable to the County. Between 1990 and 2000, two and four person households recorded the largest numeric increases. However, the larger households (five or more person) were the largest proportionate gainers between 1990 and 2000. Seven or more person households had the largest proportional increase over the time period with an increase of 109.0 percent. This is a reflection of the increase in Hispanic and Asian families moving to Bakersfield with cultures that tend to favor multigenerational households.

In 2000, the five or more person households represent nine percent of all households. The 3 and 4 person households represent 34.1 percent of the total households. With an increased in larger households, there will be a greater demand for three plus bedroom units. However, the demand for one and two bedroom units should continue since 1 to 2 person households constitute 49.7 percent of all households.

**Table 15**  
**Persons Per Household Trends**  
**(Bakersfield and Kern County – 1990-2000)**

	1990		2000		CHANGE	
	Number	Percent	Number	Percent	Number	Percent
<b>CITY OF BAKERSFIELD</b>						
1 person	14,314	22.9%	17,962	21.5%	3,648	25.5%
2 person	18,632	29.8%	23,492	28.2%	4,860	26.1%
3 person	11,040	17.7%	14,431	17.3%	3,391	30.7%
4 person	10,280	16.4%	14,045	16.8%	3,765	36.6%
5 person	5,095	8.2%	7,517	9.0%	2,422	47.5%
6 person	1,887	3.0%	3,377	4.0%	1,490	79.0%
7 person	1,252	2.0%	2,617	3.1%	1,365	109.0%
TOTAL	62,500	100.0%	83,441	100.0%	20,941	33.5%
<b>KERN COUNTY</b>						
1 person	36,501	20.0%	42,379	20.3%	5,878	16.1%
2 person	54,445	29.9%	59,384	28.5%	4,939	9.1%
3 person	30,862	16.9%	34,284	16.4%	3,422	11.1%
4 person	29,947	16.4%	33,462	16.0%	3,515	11.7%
5 person	16,995	9.3%	20,050	9.6%	3,055	18.0%
6 person	7,283	4.0%	10,056	4.8%	2,773	38.1%
7+ persons	6,083	3.3%	9,037	4.3%	2,954	48.6%
TOTAL	182,116	100.0%	208,652	100.0%	26,536	14.6%
Source: 1990 and 2000 US Census						

In 1990, 44.9 percent of the households were renters in the City. In 2000, the proportion of renters declined to 39.5 percent of the households, partly as a result of a concentrated effort on the part of the City to make homeownership affordable to all income levels. Since 2000, the renter rate has increased slightly to 40.3 percent. With the recent increases in foreclosure rates throughout the State, it is likely that the renter rate will continue to increase in the near future. However, at the same time, housing prices should continue to decline, possibly allowing those to enter the housing market who would have otherwise lacked the opportunity.

It was estimated in 2000 that 14,746 households occupy a unit in an apartment building with five or more units in the structure. That represents 44.7 percent of the renters in the City. The remainder occupies units in smaller buildings, duplexes, single family homes, or mobile homes.

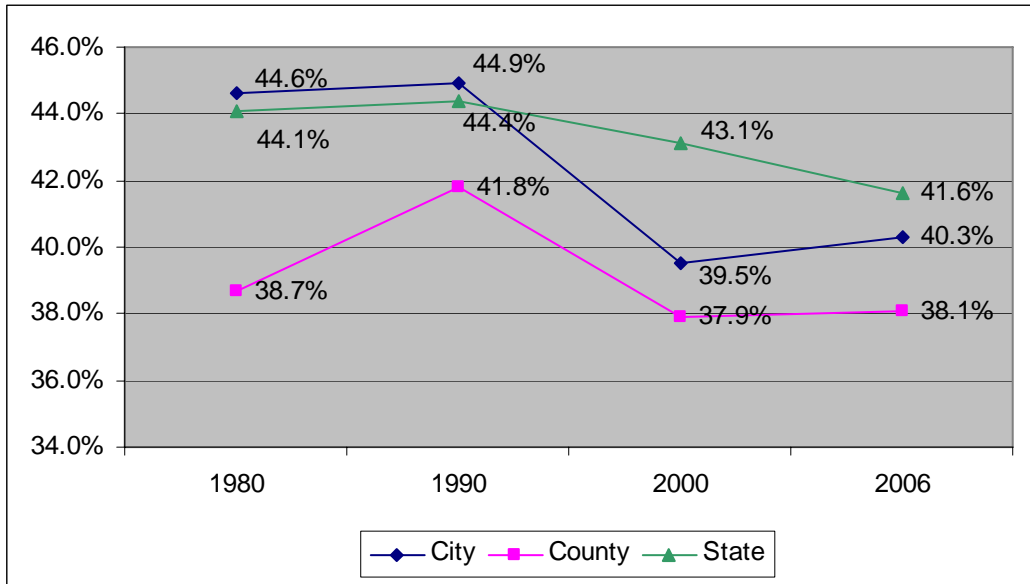
**Table 16**  
**Household Tenure Trends (1990-2006)**

Tenure Type	1990		2000		2006	
	Number	Percent	Number	Percent	Number	Percent
Owners	34,430	55.1%	50,502	60.5%	60,097	59.7%
Renters	28,037	44.9%	32,939	39.5%	40,586	40.3%
TOTAL	62,467	100.0%	83,441	100.0%	100,683	100.0%

Source: 1990-2000 US Census; 2006 American Community Survey

Currently, the City of Bakersfield has a higher renter rate than the County but less than the State. In 2000, the County renter rate was 37.9 percent and the State renter rate was 43.1 percent, compared to 43.1 percent for the City. In 2006, the City exceeds the County renter rate by roughly 2.2 percent.

**Chart 3**  
**Renter Rate Comparison (1980 to 2006)**



In 1990 almost 30 percent of all households in Bakersfield had incomes less than \$30,000 a year. In 2006, the most recent year data is available, it is estimated that this proportion has declined only slightly to 28.5 percent of all households. Households with incomes over \$75,000 a year almost doubled between 2000 and 2006 and, 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 income increased by 28.6 percent, from \$39,982 in 2000 to \$51,421 in 2006.

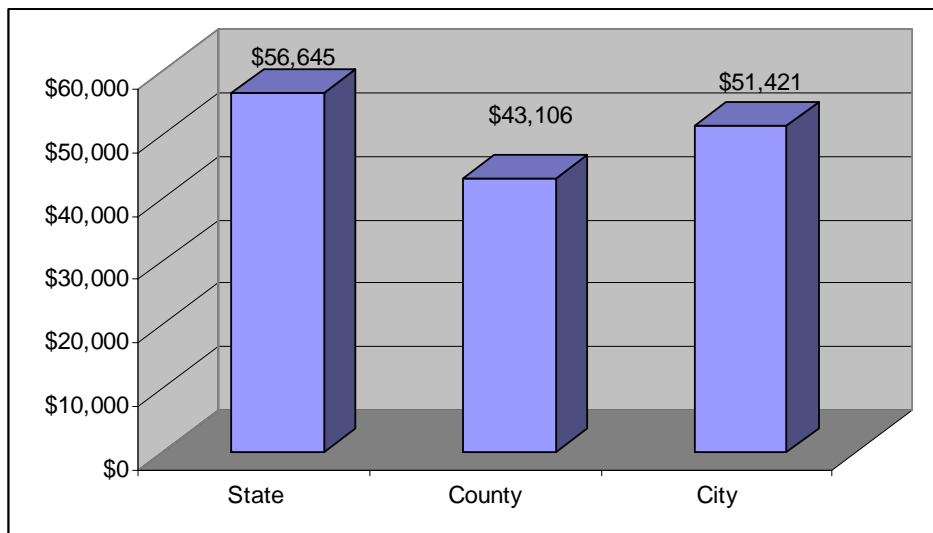
**Table 17**  
**Households By Income (1990-2006)**

Income Groups	1990		2000		2006	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$9,999	9,029	14.4%	9,154	10.9%	5,862	5.8%
\$10,000-\$19,999	10,063	16.1%	11,790	14.1%	11,622	11.5%
\$20,000-\$29,999	9,608	15.4%	10,795	12.9%	11,243	11.2%
\$30,000-\$39,999	9,174	14.7%	10,978	12.1%	10,513	10.4%
\$40,000-\$49,999	7,721	12.4%	8,948	10.7%	9,183	9.1%
\$50,000-\$74,999	10,609	17.0%	15,748	18.8%	18,953	18.7%
Greater Than \$75,000	6,286	10.1%	17,088	20.4%	33,307	33.1%
TOTAL	62,500	100.0%	83,601	100.0%	100,683	100.0%
Median Income	\$32,154		\$39,982		\$51,421	

Source: 1980, 1990, and 2000 Census

The 2000 Census median income in Kern County is \$35,446 which is almost 13 percent lower than in the City of Bakersfield. This is consistent with the differences between the two jurisdictions at the time of the 1990 Census. In 2006, the American Community Survey estimates that the Kern County median income was \$43,106. The County median is the one used by HUD to determine the annual median incomes for eligibility for federal programs. Since that base number is smaller than if the City median were used, more residents of Bakersfield will qualify for assistance.

**Chart 4**  
**Median Income Comparison (2006)**



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 Community Development Block Grant (CDBG), HOME and Low-Income Housing Tax Credit (LIHTC), utilize some form of the income groups to establish eligibility. For example, the HUD AMI figure for Kern County was \$50,800 in 2006 and the corresponding income groups were defined as Very-low (Less Than \$25,400), Low (\$25,401-\$40,640), Moderate (\$40,641-\$60,960) and Above-moderate (greater than \$60,960).

Generally, just under 40 percent of all households in Bakersfield can be classified as low or very low income. Conversely, another 43.6 percent are considered Above Moderate Income. The smallest economic component in Bakersfield is the mid-income households and less than 17 percent are considered Moderate Income.

**Table 18  
Households By Income Group (2006)**

2006 HUD Area Median Income for Bakersfield: **\$50,800**

<b>Income Group</b>	<b>Percent of County Median</b>	<b>Income Range (\$)</b>	<b>Percent of Market's Households</b>
Very-low income	Less Than 50%	Less Than \$25,400	23.3%
Low-income	50% - 80%	\$25,401 -\$40,640	16.3%
Moderate Income	80% -120%	\$40,641-\$60,960	16.8%
Above-moderate	Greater Than 120%	Greater Than \$60,960	43.6%

Source: HUD, 2006 American Community Survey

**2.1.d. Extremely Low Income Households**

Extremely low income is defined as households earning less than 30 percent of Area Median Income (AMI). Currently, in 2008, the AMI for a four-person household in Kern County is \$53,800. A four-person household with extremely low income earns less than \$16,150 annually. Households with extremely low income have a variety of housing needs. It is not uncommon for households receiving public assistance such as Social Security Insurance, or disability insurance to be considered extremely low income.

According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, 9,723 households in Bakersfield are considered to be extremely low income, with the household earning less than 30 percent of the Median Family Income (MFI) as of 2004. As depicted in the table below, these households experienced the greatest levels of housing problems, and 81.5 percent of these households were

paying more than 50 percent of their income towards housing costs. Overpayment was higher among renters than owners for extremely low income households.

**Table 19**  
**Housing Problems for All Households**

	<b>Total Renters</b>	<b>Total Owners</b>	<b>Total Households</b>
<b>Household Income &lt;=30% MFI</b>	7,090	2,633	9,723
% with any housing problems	86.5%	78.8%	84.4%
% Cost Burden >30%	83.5%	76.3%	81.5%
% Cost Burden >50%	70.7%	65.7%	69.4%
<b>Household Income &gt;30% to &lt;=50% MFI</b>	5,923	3,247	9,170
% with any housing problems	91.1%	74.0%	85.1%
% Cost Burden >30%	84.0%	70.5%	79.2%
<b>Household Income &gt;50% to &lt;=80% MFI</b>	6,751	5,515	12,266
% with any housing problems	61.0%	61.9%	61.4%
% Cost Burden >30%	44.1%	26.9%	33.7%
Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data			

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 zoning district 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 buildings. The height of the building cannot exceed 180 feet and there are no minimum setbacks.

Supportive housing and transitional housing are described in greater detail below. The City, however, 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. 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, Handicapped, Large Families, Single-parent Households, Farmworkers, and Homeless.

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 1980, there were 9,726 senior households, which represented 9.2 percent of the total population in the City. Between 1980 and 1990, the senior population increased at 4.6 percent annually, on average, slightly less than the rate of general population growth. Since 1990, the senior population growth rate has exceeded the City’s general population growth rate.

In the 2000 Census there were 13,494 senior households estimated in the City, constituting 16.2 percent of the total City households. Comparatively, 16.1 percent of the City’s households were 65 plus in 1990, while the County’s and State’s proportion of senior households was 18.8 percent and 19.3 percent, respectively. Most likely, the demand for senior housing options will increase as the baby boom generation ages.

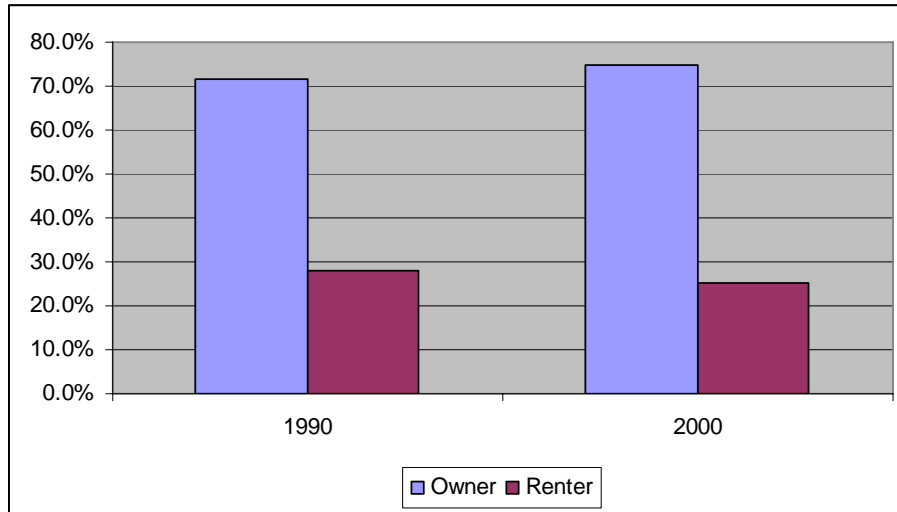
**Table 20  
Senior Population Trends (65+)**

<b>Year</b>	<b>Number</b>	<b>Change</b>	<b>% Change</b>	<b>Annual % Change</b>
1980	9,726			
1990	14,173	4,447	45.7%	4.6%
2000	21,681	7,508	53.0%	5.3%

Source: 1980 – 2000 Census

In 1990, 28.2 percent of the senior households were renters, resulting in 2,842 senior renters. In the State, 27.7 percent of senior households were renters and 21 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 2000, the proportion of senior renters had decreased to 25.2 percent or 3,400 households.

**Chart 5  
Senior Households By Tenure (1990- 2000)**



In the 2000 Census, a slight majority of the senior population (48.1 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 (43.1 percent) or group quarters (8.8 percent). Non-family households are persons living alone or with non-relatives only. Most seniors in group quarters (74.6 percent) are institutionalized in skilled nursing, intermediate care or congregate care facilities while 16.3 percent are in non-institutionalized group quarters.

**Table 21  
Seniors By Household Type (1990-2000)**

Household Status	1990		2000	
	Number	Percent	Number	Percent
In Family Households	5,405	48.0%	7,126	48.1%
In Non-Family Households	4,674	41.5%	6,388	43.1%
In Group Quarters	1,185	10.5%	1,324	8.8%
TOTAL	11,268	100.0%	14,818	100.0%
Source: 1990 - 2000 Census				

**Table 22**  
**Senior Group Quarters Population (1990 - 2000)**

Type	1990		2000	
	Number	Percent	Number	Percent
Institutionalized Group Quarters	1,087	91.7%	1,130	83.7%
Non-institutional Group Quarters	98	8.3%	220	16.3%
<b>TOTAL</b>	<b>1,185</b>	<b>100.0%</b>	<b>1,350</b>	<b>100.0%</b>

Source: 1990 - 2000 Census

In 1990, 40 percent of all senior citizen households (with the householder age 65 plus) had incomes below \$15,000. By the time of the 2000 Census that percentage declined to 27 percent and actual numbers declined as well. The greatest gains were in the upper incomes. In 1990 just eleven percent of all senior households had annual incomes over \$50,000. At the time of the 2000 Census that income category increased to almost 24 percent. Over 3,300 senior households are considered Above Moderate Income. The middle income groups represent almost half of the senior households – quite a bit different than all households where the middle income households in the smallest component of the economy.

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 \$40,300. Using that as the basis:

Very Low Income households have annual incomes less than \$20,150 – they represent 37.2 percent of all senior households.

Low Income households have incomes between \$20,151 and \$32,240 – they represent 18 percent of all senior households.

Moderate Income households have annual incomes between \$32,241 and \$48,360 – 19.1 percent of senior households meet that criteria.

Senior households with incomes classified as Above Moderate Income represent 25.7 percent of all senior households.

It should be noted that the median senior household income of \$29,345 is 36 percent lower than the City-wide median of \$39,982. 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.

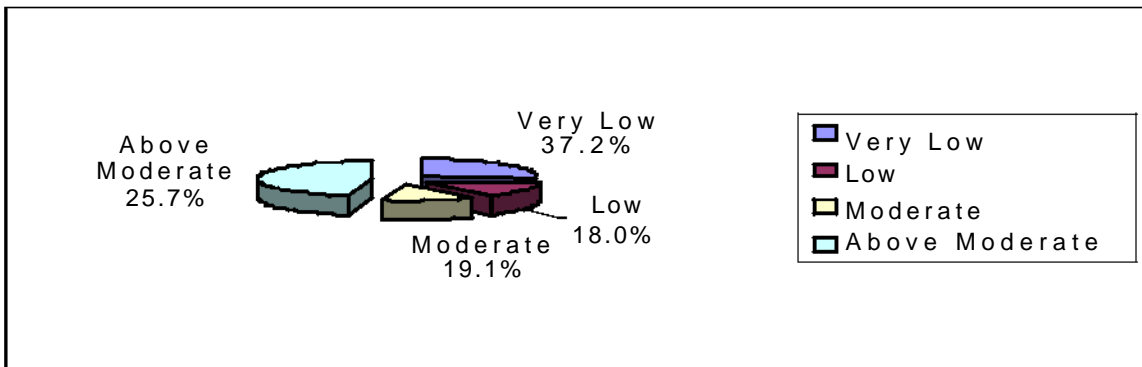
**Table 23**  
**Senior Households By Income (1990-2000)**

Income Range	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$9,999	2,803	27.8%	1,894	13.9%	-909	-32.4%
\$10,000-\$14,999	1,347	13.4%	1,804	13.3%	+457	+33.9%
\$15,000-\$24,999	2,128	21.1%	2,848	21.0%	+720	+33.8%
\$25,000-\$34,999	1,381	13.7%	1,912	14.1%	+531	+38.4%
\$35,000-\$49,999	1,266	12.6%	1,899	14.0%	+633	+50.0%
\$50,000-\$74,999	615	6.1%	1,610	11.8%	+995	+161.9%
\$75,000 +	539	5.3%	1,624	11.9%	+1,085	+201.3%
<b>TOTAL</b>	<b>10,079</b>	<b>100.0%</b>	<b>13,591</b>	<b>100.0%</b>	<b>3,512</b>	<b>+34.8%</b>
Median Income	\$20,828		\$29,345		\$8,517 +40.9%	

Source: 1990 and 2000 Census

Note: 2006 data is not available for senior households by income.

**Chart 6**  
**Senior Households By Income Group (2000)**



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 the 2000 Census, 63.2 percent of the senior renter households were in overpayment situations and 23.5 percent of owner households were overpaying for shelter in Bakersfield. In California, 55.9 percent of the senior renters and 25.2 percent of owner households overpay for shelter. In Kern County, 56.9 percent of the senior renters and 24.2 percent of the senior owners overpay for

shelter. Also, 48.1 percent of the Nation’s senior renters were overpaying and 21.3 percent of the owners were overpaying.

In Bakersfield, 35.0 percent of senior households are paying more than 35 percent of their income toward shelter, a majority of which are renters. These senior households are cost burdened and would benefit from publicly assisted housing or other types of public assistance.

**Table 24  
Senior Households By Shelter Payment (2000)**

Percent of Income to Shelter	Senior Renters		Senior Owners	
	Number	Percent	Number	Percent
Less Than 20%	569	15.6%	5,365	60.0%
20 to 24%	281	7.7%	803	9.0%
25 to 29%	233	6.4%	629	7.0%
30 to 34%	324	8.9%	335	3.7%
Greater Than 35%	1,977	54.3%	1,774	19.8%
Not Computed	259	7.1%	41	0.5%
TOTAL	3,643	100.0%	8,947	100.0%

Source: 2000 Census

According to the 2000 Census, 67.2 percent of seniors in Bakersfield did not have self-care or go-outside-home disabilities. This proportion does not include seniors in skilled nursing or other related facilities. The most common disability found among seniors was a physical disability. Senior individuals with self-care and go-outside-home disabilities represented 32.8 percent and may need some type of assisted living or residential care facility.

**Table 25  
Seniors By Limitation Type (2000)**

Senior Limitation Type	Percent
Sensory Disability	16.3%
Physical Disability	30.2%
Mental Disability	13.8%
Self-Care Disability	10.7%
Go-Outside-Home Disability	22.1%

Source: 2000 Census

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

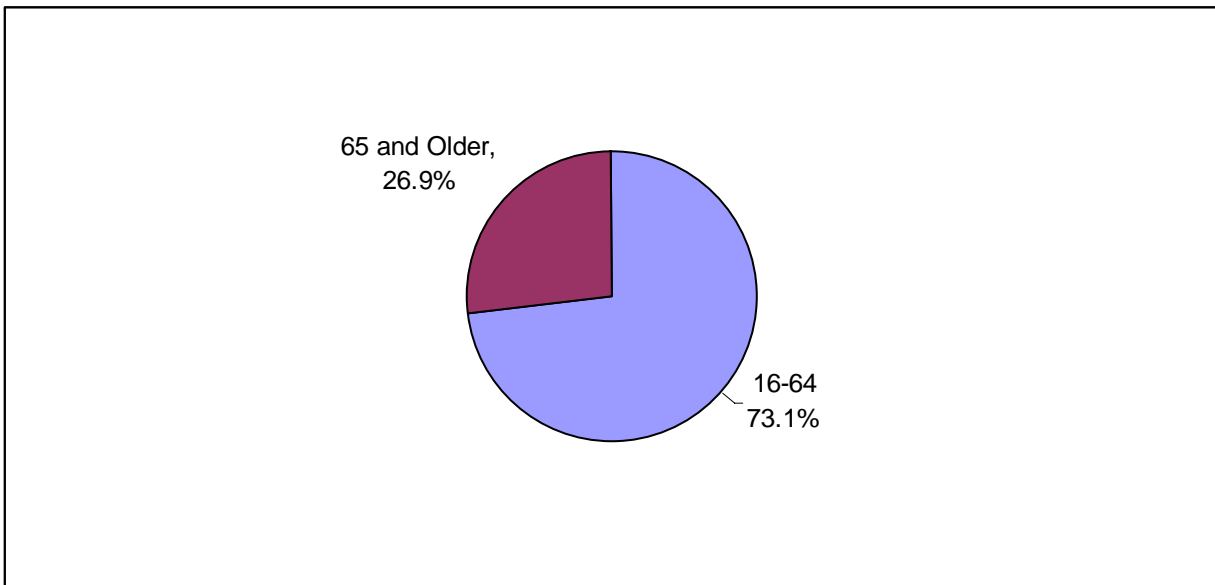
- **Subsidized Housing:** Bakersfield has four subsidized independent living housing complexes specifically targeted for seniors. These are: the Plaza Towers, Plaza Towers Annex, Sunny Lane Village, and Saint John's Manor. These complexes contain 318 housing units.
- **Licensed Residential Care Facilities:** According to the California Department of Social Services, there are 84 licensed residential care facilities for the elderly located in Bakersfield. These facilities have a total capacity of 1,373 beds. Some of the larger facilities include: Rosewood with 220 beds, Laurel Springs with 146 beds, Redwood Village Inn with 99 beds, and Oakdale Heights I and II with 95 beds.
- **Adult Day Care:** Another care option for seniors is the use of adult day care facilities. In the City, there are 13 facilities that provide this service with a capacity for 934 persons.

#### 2.1.e (2) Disabled Persons

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.

For the purposes of this section, disabled persons have self-care or go-outside-home limitations. In 2000, a total of 19,686 persons lived in the City with self-care and/or go-outside-home, excluding persons in group quarters. Of these, 73.1 percent or 14,386 persons were between the ages of 16 and 64 and the remaining 7,106 were 65 years of age or older. In 2000, persons 16 years of age or older with self-care and/or go-outside-home limitations represented 5.8 percent of Bakersfield's population.

**Chart 7  
Disabled Persons by Age (2000)**



The 2000 U.S. Census estimates that 14.6 percent of the persons in the City between the ages of 16 and 64 have a work disability and might need some form of housing assistance.

**Table 26  
Disabled Persons By Age and Work Disability Status (2000)**

Work Disability Status	16-64 years	
	Number	Percent
With a work disability	20,737	14.6%
No work disability	121,361	85.4%
<b>TOTAL</b>	<b>142,100</b>	<b>100.0%</b>

Source: 2000 US Census

According to the State Department of Social Services, there are 63 group homes in the City of Bakersfield. Most of these are small homes serving six or fewer residents. In addition, there are 13 adult day care facilities for a total of 76 facilities with a total capacity of 1,344 persons in the City serving mentally, developmentally and physically disabled persons.

Kern County Mental Health completed a housing report in January 2008 that summarizes the housing needs of Kern County Mental Health consumers. According to this report, 2.8 percent of the population of Bakersfield in 2006, or 7,471 people, were mental health consumers. A large portion of mental health

consumers in the County have limited housing options because many require subsidized housing or utility assistance. According to this report, the City of Bakersfield offers the most housing choices for mental health consumers, while smaller cities, with limited assisted housing options, offer the least choices.

Additionally, the housing report found that over half of county mental health consumers have incomes below the federal poverty line. Most mental health consumers had unstable housing situations. Over half of the respondents in Bakersfield reported that they had been living in their current situation for less than a year, and over a third for less than 6 months. Only 14.4 percent of respondents had been living in their current residence for over 5 years. Among the 41 respondents who were currently homeless and provided information, nearly one-third had been homeless for more than 6 months.

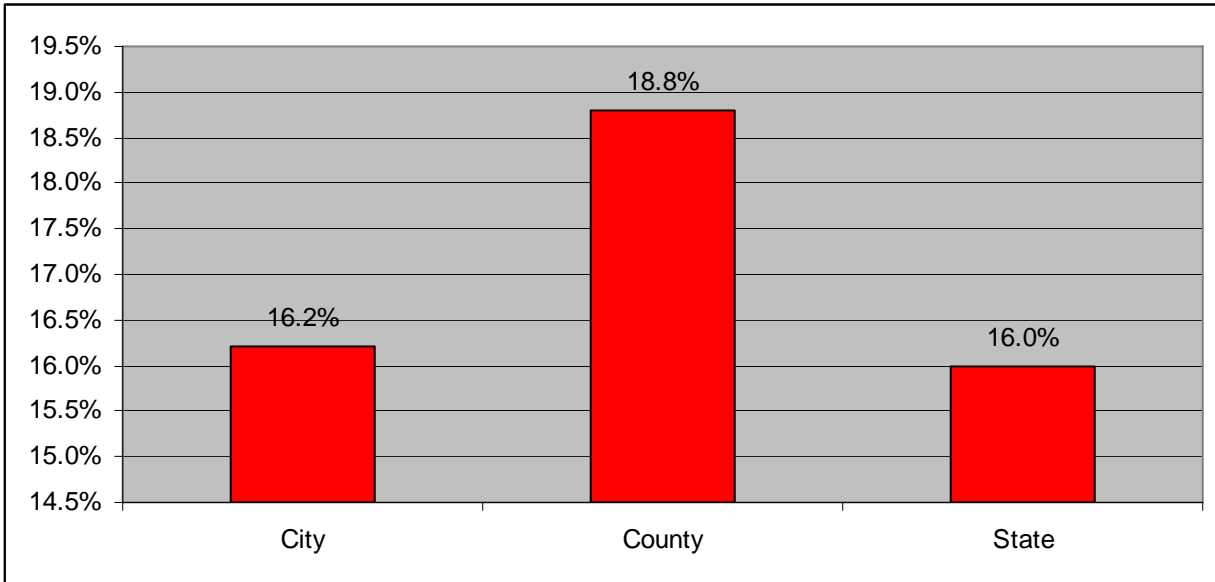
This report highlights the need for housing assistance for this segment of the Bakersfield population and Kern County as a whole. Affordable housing programs that could assist this population include the Low Income Housing Program, HUD's Supportive Housing Program, the HUD Section 8 Program, the Multifamily Housing Program, and the MHP Supportive Housing Program. Supportive housing and transitional housing is allowed and encouraged in all zoning that allows for multifamily housing and is subject to the same considerations as all multifamily housing.

#### 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.

In the 2000 Census, 16.2 percent of the households in the City of Bakersfield consisted of five or more persons. At the same time, the County had 18.8 percent and the State had 16.0 percent.

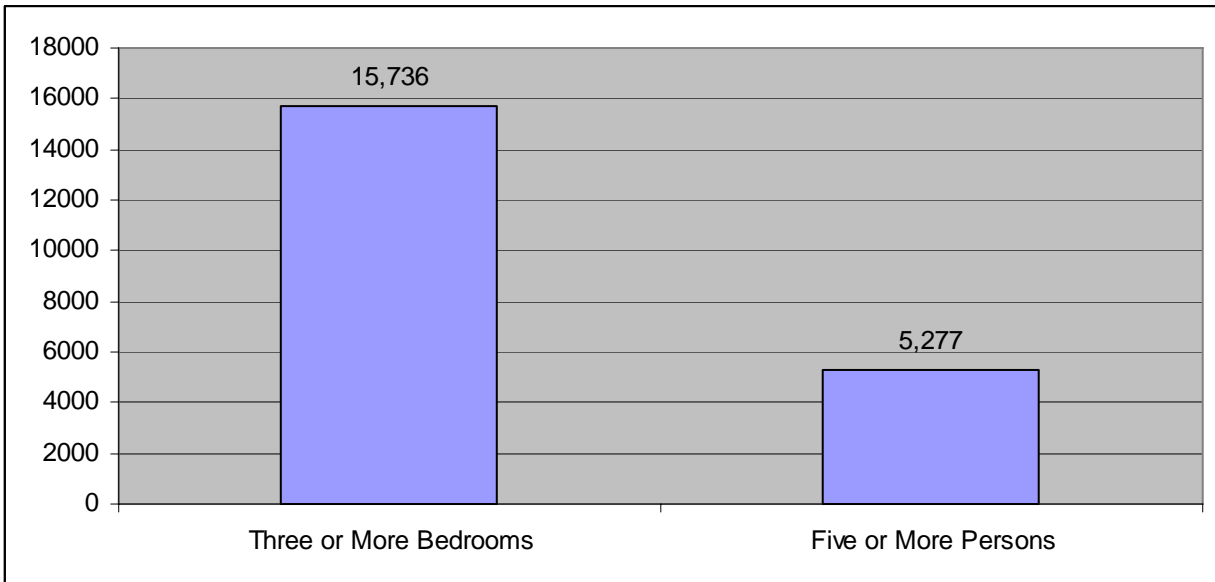
**Chart 8  
Large Family Comparison (2000)**



In the City, the proportion of five or more person households has been increasing over time. For example, 13.2 percent (8,234 households) of the persons were in five or more person households in 1990 and 16.2 percent (13,511 households) of the population were estimated to reside in five or more person households in 2000.

Between 1990 and 2000, the City of Bakersfield experienced an increase of 5,277 large family households while 15,736 three or more bedroom housing units were built during the same time period. As a result, a surplus of 10,459 larger housing units was measured for the 1990 to 2000 period. Between 2000 and 2006, according to the American Community Survey, an additional 21,349 housing units were constructed with three or more bedrooms.

**Chart 9**  
**Large Housing Unit Change and Large Family Change Comparison Between 1990 and 2000**



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.

In 1990, 7.4 percent of the households in the City were considered overcrowded. By 2000 that percentage increased to 11.7 percent. The 2000 number represents 9,751 overcrowded units. The situation is even more critical for rental households where almost 19 percent live in overcrowded conditions.

**Table 27**  
**Overcrowding Trends**

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Bakersfield	3,159	5.5%	4,593	7.4%	9,751	11.7%
Kern County	17,615	9.9%	19,082	10.5%	31,345	15.0%

Source: 1980, 1990, 2000 Census

**Table 28**  
**Overcrowding Trends – Bakersfield (2000)**

<b>Owner Households</b>	<b>Household Size</b>	<b>Renter Households</b>
50,394	Total Units	33,034
2,104	1.01 – 1.50 persons	3,091
1,075	1.51 – 2.00 persons	1,991
393	2.01 + persons	1,097
3,572	TOTAL	6,179
7.1%	PERCENT	18.7%
	Grand Total 9,751 Households -11.7%	
Source: 2000 Census		

Approximately 6,179 renter households and 3,572 owner households were overcrowded in 2000. This situation is affected by large renter households unable to afford the larger ownership housing and a lack of larger rental housing units. For example, a total of 1,118 - seven or more person renter households resided in the City in 2000, while there was only 86 - five bedrooms or larger and 902 - four bedroom rental units in the City. At the same time, there were 12,139 owner occupied housing units with four or more bedrooms and only 1,397 owner households with six or more persons.

According to the 2000 Census, a substantial number of the City's housing stock is anchored in a few bedroom types. For example, 65.6 percent of the renter housing units were either one or two bedrooms and 77.7 percent of the owner housing units were either three or four bedroom units. These unit types are considered more versatile in the housing market, and consequently are built more frequently.

**Table 29**  
**Households By Tenure By Bedroom Type (2000)**

<b>Bedroom Type</b>	<b>Owner Households</b>		<b>Renter Households</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
0 BR	1,012	2.0%	3,197	9.7%
1 BR	1,746	3.5%	8,526	25.8%
2 BR	7,296	14.5%	13,146	39.8%
3 BR	28,201	56.0%	7,177	21.7%
4 BR	10,952	21.7%	902	2.7%
5+ BR	1,187	2.3%	86	0.3%
TOTAL	50,394	100.0%	33,034	100.0%
Source: 2000 Census				

**Table 30**  
**Households By Tenure By Size (1990-2000)**

Household Size	Owner Households				Renter Households			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1 Person	6,054	17.6%	8,234	16.3%	8,422	30.0%	9,722	29.4%
2 Persons	11,627	33.8%	15,699	31.2%	7,165	25.6%	7,724	23.4%
3 Persons	5,960	17.3%	8,888	17.6%	5,026	17.9%	5,581	16.9%
4 Persons	6,341	18.4%	9,296	18.4%	3,907	13.9%	4,775	14.5%
5 persons	3,038	8.8%	4,875	9.7%	1,826	6.5%	2,760	8.4%
6 Persons	872	2.5%	2,005	4.0%	945	3.4%	1,354	4.1%
7+ Persons	538	1.6%	1,397	2.8%	746	2.7%	1,118	3.3%
<b>TOTAL</b>	<b>34,430</b>	<b>100.0%</b>	<b>50,394</b>	<b>100.0%</b>	<b>28,037</b>	<b>100%</b>	<b>33,034</b>	<b>100.0%</b>

Source: 1990 - 2000 Census

The number of large families 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 families. Bakersfield will continue to offer a balance of bedroom types through the encouragement of many rental sizes and ownership programs.

#### 2.1.e (4) Farmworkers

At the time of the 2000 Census, only 2.9 percent of employed persons in Bakersfield worked in “farming, fishing and forestry.” This represents 3,024 persons of which many could be employed in “forestry” positions with the Bureau of Land Management, State Department of Conservation, Fish and Game, the California Farm Labor Contractor Associates – all located in Bakersfield.

Farmworkers have not been identified by the City in any of the surveys, public participation programs, or the Consolidated Plan as a “special needs” group.

Although there are agricultural operations within the City’s Sphere of Influence, once agriculture land is proposed for annexation to the City, it is a requirement of the Local Agency Formation Commission (LAFCO) that land be pre-zoned to some use other than agriculture. Additionally, LAFCO does not process annexation requests for land designated in the Farmland Security Zone program (also know as the Super Williamson Act).

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.

The City of Bakersfield has two projects with a total of 80 units that target farmworkers, Ruben J. Blunt Village and Greenfield Homes. Greenfield Homes is comprised of large four and five-bedroom single family units targeting low income farmworkers. All additional farmworker housing in the County is located in the County's Northern San Joaquin Planning Area which includes the cities of Delano, McFarland, Shafter, and Wasco.

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. In fact, in 2001 the City of Bakersfield approved the development of an apartment complex being sponsored by the United Farm Worker Union in the City's Old Town Kern Redevelopment Area. However, the project was not awarded Low Income Housing Tax Credits (LIHTC) by the State of California Tax Credit Allocation Committee. In addition, the City has established a program to provide incentives for developers to build larger units (three and four bedrooms) which could also accommodate the larger farmworker family. The City is committed to permitting farm labor housing in any residential zone that accommodates the type of housing being planned. They will assist the United Farm Workers Union, or any other sponsor, to develop farmworker housing. Additional types of housing that are suitable for farmworkers include single-room occupancy housing, which, as discussed above, is permitted in the Commercial Center zone.

*THE FOLLOWING DATA WAS EXCERPTED FROM THE KERN COUNTY HOUSING ELEMENT APPROVED BY THE STATE IN SEPTEMBER 2002 AND PROVIDES A COMPLETE ANALYSIS OF FARM WORKER HOUSING IN THE COUNTY, WHICH COVERS THE CITY OF BAKERSFIELD.*

*Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work 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).*

*According to the 1990 Census, there were 18,112 Kern County residents employed in farming, forestry, or fishing occupations. The California Employment Development Department (EDD) maintains annual statistics on the number of agricultural jobs reported by employers throughout the County by Standard Industrial Classification (SIC) code. In calendar year 2000, 994 agricultural establishments were recorded in Kern County (exclusive of veterinary and landscape services), supporting a monthly average of 47,550 agricultural workers. The*

average deviation in monthly employment from the monthly average employment was measured at 8,700 workers, indicating the high variability in employment throughout the year, and the seasonal nature of many of the area's crops.

Historically, many migrant agricultural workers resided in farm labor camps throughout the County. However, similar to 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 or 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. This trend is borne out by a significant decline in privately owned farm labor camps in Kern County, decreasing from 71 camps in 1986, to 33 camps in 1993, and 18 camps in 2002. Table 9 identifies the remaining 18 camps, 12 of which are year round camps and 6 which are seasonal, and provide housing for 469 employees. Discussion with the County Environmental Health Services Department responsible for monitoring these privately owned camps indicates the demand for seasonal housing has also decreased as fewer seasonal crops are being produced, such as lettuce, and that most agricultural workers in the County are full-time residents.

**TABLE 31**  
**KERN COUNTY HOUSING ELEMENT - TABLE 9**  
**PRIVATELY OWNED FARM EMPLOYEE HOUSING FACILITIES**

NAME	NUMBER OF UNITS	MONTHS OCCUPIED PER YEAR
BONANZA FARMS	16	12
WHEELER HIGHWAY 99	9	12
WHEELER ADOBE	7	12
PARAMOUNT 27	5	12
PARAMOUNT BELRIDGE	28	12
OPAL FRYE	15	12
WESTFARMERS	8	12
CAUZZA	7	12
JIMMIE ICARDO	7	12
GVC 37	72	7-10
GVC 23B	120	7-10
GVC 10A	11	7-10
GVC 10B	90	7-10
KOVACEVICH CLARK	15	6-8
KOVACEVICH HILDEBRAND	45	6-8
SPRING FARMS	6	12
BELRIDGE DRILLING	8	12
SAN EMIGDIO	5	12
<b>TOTAL</b>	<b>469</b>	

*In addition to privately owned farm labor housing, Kern County Housing Authority operates and owns farmworker housing in the San Joaquin Valley areas of the County. The Housing Authority operates both year round and seasonal housing, as presented in Table 10.*

**Table 32  
KERN COUNTY HOUSING ELEMENT TABLE 10  
PUBLICLY OWNED FARM WORKER HOUSING**

NAME	LOCATION	NUMBER OF UNITS
SEASONAL HOUSING		
NORTH SHAFTER VILLAGE	SHAFTER	80
SUNSET FARM LABOR CENTER	LAMONT	130

**SOURCE: KERN COUNTY REGIONAL HOUSING ALLOCATION PLAN, 2007**

**NOTE:** In addition, the 89 unit Arvin Farm Labor Center, is closed for reconstruction and will open in April 2003. It is funded by the State Office of Migrant Services.

***The special housing needs of agriculture workers arise from three main factors:***

1. **Limited Income** - *Farmworkers typically earn very low incomes. According to the Employment Development Department, the average annual pay for agriculture workers in Kern County was \$16,220 in 2000.*
2. **Overcrowding** - *Because of their very low incomes, farmworkers have limited housing options and frequently live in overcrowded conditions to afford rents. A Statewide survey indicates that overcrowding is prevalent and a significant housing problem among farmworkers (The Parlier Survey, California Institute for Rural Studies, 1997).*
3. **Substandard Housing Conditions** – *The County receives ongoing complaints about farmworkers living in overcrowded trailers, garages, converted animal barns and storage sheds, and of people living in self-constructed barracks. During peak harvest season, there is a particular shortage of suitable housing, with some workers and their families forced to sleep in fields, orchards or in their vehicles. 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 provision of permanent housing suitable for farmworkers, and has over 1,000 affordable rental units and 950 ownership units assisted through Rural Development (formerly Farmer’s Home), as well as several self-help housing developments targeted to farmworkers. The County has established the provision of larger units (3+ bedrooms) as a high priority to address the needs of farmworkers, and continues to provide funding support for affordable projects for large families. In terms of housing for migrant farmworkers, the County’s zoning regulations facilitate the provision of such housing by permitting temporary (less than 120 days per year) farmworker housing in the Exclusive Agriculture District, and permanent farmworker housing along with other residential types in the Limited Agriculture District.*

This ends the excerpt from the Kern County 2002 Housing Element.

2.1.e (5) Single-parent Households

At the time of the 1990 Census, there were 7,293 single parent households in Bakersfield, 79 percent of which were female head of household. Ten years later, there are 11,042 single parent households and 75 percent are female. The largest disparity comes in the poverty status where over 82 of the single parent households with incomes at or below the poverty level are headed by single women with children.

**Table 33**  
**Single Parent Households**

<b>Category</b>	<b>Number</b>	<b>Percent</b>	<b>Percent of Total Households</b>
Total Single Parent Households			
Male Head of Household	2,804	25.4%	3.4%
Female Head of Household	8,238	74.6%	9.8%
Total	11,042	100.0%	13.2%
Single Parent Households Below Poverty Level			
Male Head of Household	865	17.7%	1.0%
Female Head of Household	4,024	82.3%	4.8%
TOTAL	4,889	100.0%	5.8%
Source: 2000 Census			

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

According to the 2005-2020 Bakersfield Consolidated Plan, the Kern County Homeless Collaborative conducted its first ever census of the homeless population with a Point in Time Homeless count on January 30, 2003. The purpose of the study was to count as many unduplicated homeless individuals and families as possible residing in the County at a given point in time. Two methods were employed to count the homeless population, including a shelter survey and street outreach count of persons without shelter. Teams of outreach workers visited more than 400 locations Countywide. The total count for unduplicated homeless persons was 1,618, including 1,002 sheltered and 616 unsheltered persons. Although this initial survey did not distinguish between the homeless persons in the County areas and those within the City of Bakersfield, further efforts of this type will attempt to gather this detail data, (CoC 2003).

The Kern County Homeless Collaborative conducted a sampling survey of the homeless population on March 26, 2004. The goal of the sampling was to interview at least 10 percent of the 1,618 homeless individuals identified during the previous January 2003 Homeless Census Count. The new 2004 survey information would be utilized to identify the needs and percent of the chronic homeless. The survey team encountered 200 sheltered and non-sheltered homeless individuals. Of this figure, 10 individuals refused to complete the survey, dropping the count to 180 completed surveys. The data collected reflected the characteristics of the homeless population residing within the City of Bakersfield, (KCHC survey 2004). The survey results have helped better identify the chronic homeless and the potential needs of the general homeless population. Of the 2004 surveyed population 69.5 percent were found in shelters and 30.5 percent were street interviews. The major racial/ethnic categories were 48.9 percent White, 20.8 percent Hispanic and 15.2 percent Black. Surveyed males represented 73.9 percent and females 26.1 percent. The average age of first time homeless was 32 years. The average age of the homeless population surveyed was 42 years.

The response for "last time housed" or "not experiencing homelessness" was 47.3 percent for less than one year, and over 50 percent indicated being homeless for greater than one year. Of the total individuals experiencing greater than one year of homelessness compared to the total surveyed population base, 47.7 percent had been diagnosed within the past 60 days with a mental health problem. In addition, 22.8 percent had been prescribed medication for an emotional or metal health problem, 8.4 percent admitted having an alcohol problem and 13.2 percent admitted to having a substance abuse problem. These figures point to the severity of associated conditions and potential high percentages of chronic homelessness in the City of Bakersfield as well as countywide (KCHC survey 2004).

The 1990 Census provided a point-in-time count of the homeless population in the City of Bakersfield. The 1990 Census figures classified approximately 380 persons as homeless in "sheltered" facilities in Bakersfield. The Census data was never

intended to be a complete count of all homeless persons in the City. It is a snapshot in time and reflects the number of homeless persons “sheltered” on a particular night. The 2000 Census does not provide such data.

Table 34 summarizes the number of sheltered homeless individuals and the number of unsheltered homeless individuals both with and without families and by sub-population.

**Table 34  
Bakersfield Shelter Occupancy**

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Homeless Individuals	347	342	536	1,225
Homeless Individuals with Children	52	58	13	123
Persons in Homeless Families with Children	171	177	80	428
<b>Total</b>	518	519	616	1,653
Homeless Sub-populations	Sheltered		Unsheltered	Total
Chronically Homeless	158		123	281
Severely Mentally Ill	86		Optional for Unsheltered	
Chronic Substance Abuse	227			
Veterans	21			
Persons with HIV/AIDS	11			
Victims of Domestic Violence	30			
Youth (under 18 years)	215			
Source: City of Bakersfield 2005 to 2010 Consolidated Plan				

Note: \* Daily total is calculated using the annual total and dividing by 365 (the number of day in a year).

The City is sensitive to the needs of the homeless population and provides funding to those service providers listed in the above table. Over the next five years the City of Bakersfield has a stated objective to assist service providers in contacting and assisting the needs of at least 2,500 homeless families and individuals and to provide referral services to 5,000 homeless persons, In addition they anticipate performing case management for an additional 250 homeless families and individuals.

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 Department of Housing and Urban Development (HUD) and the Multifamily Housing Program Supportive Housing Component.

Homeless shelters are defined in the City of Bakersfield code as “food and/or shelter service agency” and not a “residential use of property.” As a result they are permitted in all zone districts, subject to a Conditional Use Permit (CUP). In this case, a CUP is presented to the Planning Commission for decision at a public hearing. The City of Bakersfield Planning Commission approved the existing Bakersfield Homeless Shelter in an industrial area near the downtown over citizen protests.

The City does not condition the use of the site or structure. The only conditions imposed are those associated with zoning, set backs, and similar items. These conditions run with the land and may continue under successive owners. The conditions of a typical approval are as follows:

- Daily clean up of litter, trash and debris
- Building permits are required for structural improvements
- Total occupancy shall be consistent with the Uniform Building Code and Uniform Housing Code.
- A minimum of five off street parking spaces shall be provided
- At least one staff person shall be on site at all times
- If there are more than six clients on the site, the site shall be landscaped
- The building shall comply with the disability accessibility requirements
- The Transportation Impact Fee will be reviewed and assessed if necessary
- The applicant must contact the City of Bakersfield Solid Waste Division to establish appropriate service
- The applicant shall obtain any and all state or county licenses required for the facility
- A fire alarm system shall comply with CFC & CBC requirements
- Based on the number of applicants, the appropriate fire sprinkler system may be required within 90 days. Contact the Fire Marshal

In order to comply with SB2, the City will be updating its Zoning Ordinance to specifically permit an emergency shelter in the Manufacturing (M-2) Zoning District without a CUP. This zone has sufficient capacity to accommodate the need for emergency shelters and at least one year-round emergency shelter. Currently, there are 876 acres of vacant M-2 land in the City. There are 117 parcels with less than 5 acres, 11 parcels with 5 to 10 acres, and 17 parcels with 11 acres and more.

Existing or proposed permit procedures, development, and management standards would have to be objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters would only be subject to development and management standards that apply to residential or commercial uses within the same zone. A program is included in this Housing Element to ensure that the City complies with SB2.

Transitional Housing facilities and Supportive Housing complexes are not explicitly mentioned in the Zoning Ordinance but would be permitted by right in all multifamily zoning districts. 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 1990 and 2000 the City had an estimated increase of over 2,500 multifamily (two or more units per structure) dwelling units. Between 2000 and 2007, the number of multifamily units in the City increased by over 4,000 units. In 2007, 73.7 percent (82,661 units) of the housing in the City were single-family units. Proportionally, single-family construction increased by 41.6 percent between 2000 and 2007 while multifamily new construction increased by 18.1 percent. During the same time period, single-family units in Kern County increased by 30.7 percent and multifamily units increased by 21.8 percent proportionally.

**Table 35  
Housing Units By Type – 1990 to 2007**

Housing Type	1990		2000		2007	
	Number	Percent	Number	Percent	Number	Percent
<b>City of Bakersfield</b>						
Single-family	41,207	62.7%	58,386	70.0%	82,661	73.7%
2-4 Units	8,888	13.5%	9,278	11.1%	11,158	10.0%
5+ Units	13,568	20.6%	13,376	16.0%	15,590	13.9%
Mobile Home or Other	2,052	3.1%	2,388	2.9%	2,697	2.4%
<b>TOTAL</b>	<b>65,715</b>	<b>100.0%</b>	<b>83,428</b>	<b>100.0%</b>	<b>112,106</b>	<b>100.0%</b>
<b>Kern County</b>						
Single-family	133,482	67.7%	151,609	72.7%	198,176	73.2%
2-4 Units	19,820	10.0%	17,929	8.6%	22,326	8.3%
5+ Units	20,708	10.5%	20,496	9.8%	24,472	9.0%
Mobile Home or Other	23,210	11.8%	18,618	8.9%	25,642	9.5%
<b>TOTAL</b>	<b>197,220</b>	<b>100.0%</b>	<b>208,652</b>	<b>100.0%</b>	<b>270,616</b>	<b>100.0%</b>
Source: 1990, 2000 Census, State Department of Finance (DOF) January 2007 estimates						

### 2.2.b. HOUSING CONDITIONS

According to the 1998 California Statewide Housing Plan Update, 12 percent of the State's housing stock was substandard. This is just about the same rate of substandard homes in Kern County as counted by KernCOG for a Housing Condition Survey conducted in September 1999. The KernCOG 1999 survey is the most recent survey for all incorporated cities and unincorporated communities in Kern County. It was based on a statistical analysis of the assessed value of parcels supported by an extensive windshield survey. Housing conditions were aggregated by neighborhood and reported by city, community, and county areas.

**Table 36  
Housing Units By Condition (1999) - Kern County**

<b>COMMUNITY</b>	<b>Units Needing Minor Repair</b>	<b>Units Needing Substantial Repair</b>	<b>Units Needing Demolition</b>	<b>Standard Units</b>
Bakersfield	5.4%	1.0%	1.0%	92.6%
Arvin	11.4%	3.2%	0.69%	84.7%
California City	6.5%	0.55%	1.7%	91.3%
Delano	13.7%	2.3%	0.65%	83.4%
Maricopa	21.4%	10.7%	3.1%	64.9%
McFarland	15.5%	4.7%	1.2%	78.7%
Ridgecrest	6.3%	1.1%	3.6%	89.0%
Shafter	17.8%	4.9%	3.7%	73.7%
Taft	21.5%	13.4%	3.5%	61.6%
Tehachapi	12.3%	1.5%	1.3%	84.9%
Wasco	14.0%	2.8%	3.1%	80.2%
Unincorporated County	10.4%	2.8%	1.8%	85.0%
Kern County	8.7%	2.1%	1.6%	87.5%

Source: 1999 KernCOG

Substandard is defined as either suitable for rehabilitation or in need of replacement. Of the substandard housing units, a majority (68.6 percent or 1,198 housing units) is identified as suitable for rehabilitation and the remaining 548 housing units are most likely in need of replacement.

Just over 39 percent of the housing in the City of Bakersfield has been constructed over the last twenty years. Even with the relative age of the housing stock, the housing condition survey that was conducted by the City in the fall of 1999 indicates just over 80 percent of all housing units in Bakersfield were considered sound.

In 2004, the City of Bakersfield conducted a comprehensive housing survey throughout the City. The City conducted this survey to compare its results with the 1999 Kern County survey described above. The City’s survey revealed that 83 percent of the housing in incorporated Bakersfield is considered to be standard, which is less than the 93 percent standard units that the 1999 Kern County survey found. The 2004 survey also found a high correlation between substandard housing and low and moderate income groups. The survey also found that 16.1 percent of the housing stock was in need of some kind of repair, most of which only required minor repairs. Only 0.8 percent of the housing units require demolition. While this Housing Element period covers the years 2008 to 2013, it is unlikely that housing conditions have changed since this 2004 survey was completed.

**Table 37  
Housing Units By Condition (2004)  
City of Bakersfield**

	<b>Standard Housing</b>	<b>Minor Repair</b>	<b>Moderate Repair</b>	<b>Substantial Repair</b>	<b>Demolition</b>
Number	53,125 units	7,384 units	1,830 units	1,110 units	530 units
Percent	83.0%	11.5%	2.9%	1.7%	0.8%
Source: City of Bakersfield 2004 Housing Condition 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. Over the last housing element period 75 units were rehabilitated. The goal of the 2008-2013 period is for 100 units.

The housing stock in Bakersfield is relatively new. According to the 2000 Census, nearly 25 percent of the housing units were built between 1990 and 2000 and an additional 25.7 percent were constructed between 1980 and 1989. As of 2007, Department of Finance Estimates report that an additional 23,840 housing units have been constructed since 2000.

**Table 38  
Housing Units By Year Built  
City of Bakersfield**

Year	Bakersfield		Kern County	
	Number	Percent	Number	Percent
1990 – 2000	22,087	24.9%	32,928	14.2%
1980 – 1989	22,767	25.7%	58,346	25.2%
1970 – 1979	17,108	19.3%	43,617	18.8%
1960 – 1969	9,679	10.9%	31,165	13.5%
1950 – 1959	9,081	10.3%	34,864	15.1%
1949 and earlier	7,840	8.9%	30,644	13.2%
Source: 1990, 2000 Census				

**2.2.c. RESIDENTIAL CONSTRUCTION TRENDS**

A total of 26,173 building permits were issued in the City of Bakersfield over the period between 2000 and 2007. Almost 98 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 2000, only 2 multifamily permits were issued, but a total of 85 multifamily units were constructed. Given the number of housing units the City constructs, it has easily met the RHNA over the last 5 years. However, with the housing market slowing down as the economy has weakened, Bakersfield may have trouble meeting the new 2008-2013 RHNA. However, the City is ready and has zoned sufficient land to meet, or exceed, the RHNA at all income levels.

**Table 39**  
**Building Permits By Year – City of Bakersfield**

<b>Year</b>	<b>Single Family Units</b>	<b>2 - 4 multifamily Units</b>	<b>5+ multifamily Units</b>
2000	1994	15	2
2001	2,432	13	0
2002	2,949	18	14
2003	3,626	35	16
2004	4,222	49	20
2005	5,217	81	16
2006	3,368	163	1
2007	1,820	93	9
<b>Total 2000-2007</b>	<b>25,628</b>	<b>467</b>	<b>78</b>

Source: City of Bakersfield Building Permit records through December 2007

#### **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 the 1990 Census, the total vacancy rate was 5.6 percent (3,708 vacant units) in the City of Bakersfield, compared to 8.6 percent for Kern County and 7.7 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 four “vacant” categories: 1) for rent, 2) for sale only, 3) for seasonal, recreational, or occasional use and, 4) all other vacant. 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 personal reasons of the owner. In the 1990 and 2000 Census, a large majority of the vacant housing units in the City were in the for rent category. According to the 2006 American Community Survey, the rental vacancy rate is 5.8 percent.

More recently, according to the Department of Finance, the overall vacancy rate for housing units in the City was 5.6 percent in 2007.

**Table 40  
Vacancy By Type**

Type of Vacant Units	City of Bakersfield				Kern County			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
For Rent	2,039	55.0%	2,187	48.5%	5,206	30.3%	7,029	32.3%
For Sale Only	556	15.0%	1,018	22.6%	2,185	12.7%	3,409	15.7%
For Seasonal, Recreational, or Occasional Use	186	5.0%	268	5.9%	4,973	29.0%	5,738	26.4%
Other	927	25.0%	1,036	23.0%	4,792	27.9%	5,267	24.2%
<b>TOTAL</b>	<b>3,708</b>	<b>100%</b>	<b>4,509</b>	<b>100%</b>	<b>17,156</b>	<b>100%</b>	<b>21,743</b>	<b>100%</b>

Source: 1990, 2000 Census

**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 41  
Income Groups by Affordability (2007)**

Income Group	Income Range	Ideal Monthly Payment *
Very-low	Less Than \$25,750	Less Than \$644
Low	\$25,750 to \$41,200	\$644 to \$1,030
Moderate	\$41,200 to \$61,800	\$1,030 to \$1,545
Above-moderate	Greater Than \$61,800	Greater Than \$1,545

Source: HUD AMI at \$51,500; \* 30% of income equal to monthly shelter payment

2.2.e (1) Single-family Sales Units

Since 2000, home prices in the City of Bakersfield and throughout the state increased, and peaked in Bakersfield in 2006, though Bakersfield is one of the most affordable cities in California. In 2007, the median home price declined by nearly \$40,000 or 13.3 percent. It is likely, given the high rate of foreclosures in Bakersfield and the throughout the state, that home prices will continue to

decline over the next couple of years. While this is not necessarily good for the local economy, a drop in housing prices may allow people who have thus far been excluded from the housing market to purchase their first home.

**Table 42**  
**Median Single-Family and Condominium Sales Price (2005 to 2007)**

Year	SF Total
2007	\$258,250
2006	\$298,000
2005	\$284,000

Source: DataQuick, January 2008

#### 2.2.e (2) Current Single Family Listings

As of January 2007, there are 1,905 single family units currently listed for sale in Bakersfield ranging from a \$62,000 mobile home to a \$3,300,000 5 bedroom/6 bath home with pool. Interestingly, when this statistic was gathered for the last Housing Element in 2002, there were only 784 single-family home listings on the market. Most homes fall within the price range of \$175,000 to \$250,000 and are considered to be relatively affordable compared to the rest of the state of California. However, there are 149 homes on the market with a price above \$500,000

**Table 43**  
**Current Sales Listings for Single Family Homes**

Price Range	Number of Units Available
Below \$100,000	32
\$100,000 to \$125,000	55
\$125,000 - \$150,000	106
\$150,000 to \$175,000	170
\$175,000 to \$200,000	281
\$200,000 to \$225,000	179
\$225,000 to \$250,000	233
\$250,000 to \$275,000	162
\$275,000 - \$300,000	147
\$300,000 - \$350,000	147
\$350,000 - \$400,000	123
\$400,000 to \$500,000	121
over \$500,000	149

Source: Yahoo Real Estate; MLS as of January 2008

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 rental survey prepared in January, 2008, average rental rates for apartments in Bakersfield range from \$623 a month for a studio unit to \$1,107 a month for a three bedroom apartment. No market rate multifamily four-bedroom units were found, but rents for four-bedroom single-family home rentals averaged \$2,115. Rent for a two bedroom/two bath unit is about \$182 higher per month than for those same units with only one bedroom. As expected, the rents for subsidized units are from \$132 to \$1,593 a month less than for market rate units. The only four bedroom apartments found in the survey were subsidized Housing Authority units. A summary of all assisted apartment complexes is located in Appendix C.

**Table 44  
Multifamily Rents (2008) - Bakersfield**

<b>Bedroom Type</b>	<b>Market Rent</b>	<b>Income-Restricted Rent</b>
Studio	\$623	\$315-\$541
1BR/1BA	\$796	\$338 - \$579
2BR/1BA	\$828	\$406-\$696
2BR/2BA	\$978	N/A
3BR/2BA	\$1,107	\$468-\$803
4BR/2BA*	\$2,115	\$522-\$895

Source: Northcutt & Associates and Pacific Housing Consulting  
\*4BR units surveyed were single-family home rentals.

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 27,784 households, which is just over 35 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 45.9 percent. However, almost a third of home owners also overpay. The

overpayment situation is particularly critical for renters with annual incomes less than \$20,000 where almost 12,000 households (35.6 percent) are cost burdened.

**Table 45**  
**Households By Income By Overpayment (2000)**

Income Range	Renters		Owners	
	Number of Households	Percent of all Renter Households	Number of Households	Percent of all Owner Households
Less than \$10,000	5,395	16.3%	1,586	3.4%
\$10,000-\$19,999	6,369	19.3%	2,343	5.1%
\$20,000-\$34,999	3,006	9.1%	3,564	7.8%
\$35,000-\$49,999	360	1.1%	3,129	6.8%
Greater than \$50,000	38	0.1%	1,994	4.3%
<b>TOTAL</b>	<b>15,168</b>	<b>45.9%</b>	<b>12,616</b>	<b>27.5%</b>

Source: 2000 Census

As noted above, almost 46 percent of renter households pay in excess of 30 percent of their income for shelter. To put this in perspective, Table 44 shows the current, 2007, income ranges based on the Area Median Income (AMI) of \$51,500 along with the “affordability range.” For instance, very low income families can generally afford a total of \$644 a month for rent and utilities. At that rate, 35 percent of all renters need some type of subsidy, voucher, or low income housing unit to fall within established affordability.

**Table 46**  
**Affordable Rental Rates**

Income Range	Maximum Affordability
Less Than \$25,750	Less Than \$644
\$25,750 to \$41,200	\$644 to \$1,030
\$41,200 to \$61,800	\$1,030 to \$1,545
Greater Than \$61,800	Greater Than \$1,545

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 35 percent of gross income. This is subject to individual credit and budgeting conditions and those with less revolving loan-type debt can generally find financing for a more expensive home.

For instance, using the income categories, very low income households in Bakersfield could afford a home in the below \$95,100 range. Based on the information in Table 40, above, there are currently 32 homes available for under \$100,000. However, these homes are likely to be fixer-uppers which will require

more money to get them into standard condition. There are, however, many options for Low Income and Moderate Income families.

**Table 47  
Affordable Housing Cost**

<b>Income Range</b>	<b>Mortgage @ 6.5%</b>	<b>Mortgage @ 7.5%</b>
Very Low <\$25,750	\$95,100	\$86,000
Low \$25,750-\$41,200	\$166,500	\$150,500
Moderate \$41,200-\$61,800	\$253,600	\$229,300

Table 47 also illustrates the difference mortgage interest rates make in housing affordability and supports the needs for government-assisted first-time homebuyer programs.

According to data in Table 42, above, the median price for a single family home sold in 2007 in Bakersfield was \$258,250. At today’s 6.5 percent mortgage interest rate, a household would require an income of \$55,965 a year to qualify. This income is higher than the median income in the City.

**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 a five-year and a ten-year period, coinciding with updates 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. The major difference between the two funding processes is that the capital advance does not have to be repaid, so the project rental assistance covers only operating costs, not debt service as under Section 8. HUD provides the difference between what tenants pay in rent and what it actually costs the sponsor to operate and maintain the project. There is no debt service; capital advances are not loans.

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 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.

### 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 five year Housing Element Period (2008 - 2013) and for the subsequent five years (2018). 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.

The California Housing Partnership Corporation lists eight apartment complexes in Bakersfield that “may” be at risk. Of those, four complexes are listed because the affordability of the other four projects was recently extended either because the Housing Authority acquired the properties, or because the projects were refinanced with tax credits. The four complexes listed in Table 48 are at moderate risk of being sold out of the affordable program. 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.

The Housing Authority of Kern County has negotiated with Pioneer Village Estates to acquire the property; however, the asking price is too high. The City and HACK will look at other options to maintain the affordability of the complex. The Housing Authority is currently discussing options with the owners of Sundance Apartments to maintain the affordability of that complex. Currently, they have no interest in selling and the complex is still affordable. The City and Housing Authority are investigating options to assist in maintaining the affordability of Agua Terrace and Woodlane Apartments.

- (1) 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 Appendix D of this housing element lists housing non-profit 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.
- (2) the City of Bakersfield, HACK, and its two housing non-profit organizations KAHl and GEAlI 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.

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.

**Table 48  
Inventory of At - Risk Assisted Complexes (2008)**

<b>Project</b>	<b>Financing</b>	<b># Assisted Units</b>	<b>Target Group</b>	<b>Expiration Date</b>	<b>Risk Assessment</b>
Agua Terrace Apts.	HUD Section 8	22	Families	2/29/08	Moderate
Pioneer Village Estates	HUD Section 8	85	Displaced families	1/31/08	Moderate
Sundance Apts.	HUD Section 8	60	Families	10/31/07	Moderate
Woodlane Apts.	HUD Section 8	40	Families	2/1/2014	Moderate
<b>TOTAL AT RISK UNITS</b>		<b>207</b>			
Source: HUD/California Housing Partnership Corporation Revised January 2008					

**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 since actual costs will depend on condition, size, location, existing financing and the availability of financing. Local developers have provided the following information.

**Table 49  
Rehabilitation Costs**

<b>Fee/Cost Type</b>	<b>Cost per Unit</b>
Acquisition	\$100,000
Rehabilitation	\$25,000
Financing/Other	\$20,000
<b>TOTAL COST PER UNIT</b>	<b>\$165,000</b>

2.2. h (2) New Construction/Replacement

The following cost estimates are estimates based on recent new apartment construction in Bakersfield. 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 50  
New Construction/Replacement Costs**

Cost/Fee Type	Cost Per Unit
Land Acquisition	\$100,000
Construction	\$50,000
Financing/ Other	\$40,000
<b>TOTAL PER UNIT COST</b>	<b>\$190,000</b>

### 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 \$25,750 a year. Shelter affordability would be \$644 a month of which \$500 would be attributable to rent. If the complex converted to market rate, the two bedroom unit would have an estimated rent of \$828. This means subsidizing the household at \$328 per month, or \$3,936 a year. Over 20 years, which is the average affordability term, the total rental assistance would be \$78,720.

### **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. 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 \$1.6 million a year in HOME funds from HUD. Approximately \$500,000 is available to develop and support affordable rental housing and home ownership affordability. Activities include acquisition, rehabilitation, construction, and rental assistance.
- Housing Authority of the County of Kern (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. Over the

last Housing Element period, the Housing Authority was able to preserve four complexes with “at-risk” units. The analysis will include strategies for “replacing” the units with additional rental units.

- **Community Development Block Grant (CDBG) Funds** - The City of Bakersfield is an entitlement city. An entitlement city is a city with a population over 50,000 that receives funding directly from HUD. The City receives approximately \$3.4 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.
- **Redevelopment Agency Tax Increment Funds** – The City of Bakersfield Economic and Community Development Department (ECDD) provides staff support for administering tax increment set-aside funds for low income housing by State law, the Bakersfield Redevelopment Agency (RDA) sets aside 20 percent of the gross tax increment revenues received from the Redevelopment Area into a low to moderate income housing fund for affordable housing activities.

The RDA utilizes approximately \$800,000 a year to assist both non-profit and private developers to develop and preserve affordable housing and for first-time home buyer down payment assistance.

- **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.
- The Multifamily Housing Program (MHP), 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.

### **2.2.k. RESIDENTIAL ZONING AND DENSITY**

To date, the City of Bakersfield has had a large amount of low cost, easily developed vacant land. While the City regularly offers density bonuses to developers of affordable housing, only two subdivisions of 350 have used that bonus. 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.

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 Home Builder's Association (HBA). The City welcomes residential development and will continue to do so.

The City of Bakersfield Zoning Ordinance provides eight residential zones with single family detached densities ranging from one dwelling unit per 20 acres to 7 units per acre with density and overlay bonuses. The multifamily zones provides densities ranging from 17.4 to 72.6 dwelling units per acre before the density bonuses are applied.

The City also provides for multifamily housing "by right" in the 201.6 acre Civic Center (CC) zone in the Downtown area at a density of 14.5 dwelling units per acre. However, the City routinely works with developers to accommodate affordable housing and will approve higher densities.

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 lot sizes of 600 square feet. This makes it possible to build units at maximum density on infill lots without requiring the assembling of large parcels of property. Looking toward the future, the City has a policy that permits and encourages a lot consolidation program and has actually used eminent domain powers of the 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 2008 the City had over 33 square miles of residentially zoned vacant land (or approximately 21,013 acres). Using a conservative estimate of the capacity of the residentially zoned vacant land (an average of 50 percent less than the zoned maximums), approximately 88,071 units could be constructed. This estimate is based on the following:

**Table 51  
Zoning Categories and Useable Densities**

<b>Zoning Category</b>	<b>Usable Density/Acre</b>
E (Estate)	1 DU/10,000 sq. ft. (4.36 DU/AC)
R-S (Residential-Suburban)	1 DU/24,000 sq. ft. (1.8 DU/AC)
R-1 HD (Single Family/ Hillside Development)	1 DU/21,780 sq. ft. (2 DU/AC)
R-1 (Single Family)	1 DU/6,000 sq. ft. (7.26 DU/AC)
R-2 (Multi-Family)	1 DU/2,500sq. ft. (17.4 DU/AC)
R-3 (Multi-Family)	1 DU/1,250 sq. ft. (34.8 DU/AC)
R-4 (Multi-Family)	1 DU/600 sq. ft.(72.6 DU/AC)
MH (Mobile Home)	1 DU/6,223 sq. ft. (7 DU/AC)
PUD (Planned Unit Development)	Depends on Specific Plan
R-H (Residential Holding)	1 DU/20 AC
SOURCE: City of Bakersfield, January 2008	

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. Land designated for resource purposes allows minimum lot sizes ranging from 20 to 80 gross acres.

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 6,000 square feet to 20 acres. Limited multiple family (R-2) and multiple family districts (R-3 and R-4) have minimum lot areas of 1,250 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 5 and 20 acres. Table 51 defines the minimum lot area for the various residential zoning districts.

The MH (Mobilehome) zone provides for mobilehome subdivisions. Zoning standards are reduced. A maximum density of seven mobilehomes per gross acre is allowed. Consistent with Section 65852.7 of the Government Code, the City allows mobilehome 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. Such an agreement requires that 25 percent of the units in the development be made available for low income families and that those units, whether they are for sale or rent, shall remain available for low income persons for a period of thirty years. Since July 1, 1992 the City of Bakersfield has had an ordinance to implement the state law covering density bonuses.

Other provisions of the Zoning Code include (1) defining Homeless shelters as "food and/or shelter service agency" and not a "residential use of property." As a result they are permitted in all zone districts, subject to a Conditional Use

Permit (CUP). In this case, a CUP is presented to the Planning Commission for decision at a public hearing. As discussed above, the City will update 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. (2) The City allows second dwelling units on owner-occupied lots with approval by the Planning Director. (3) 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 Planning Commission. 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 to conduct 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.I. 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 the building permit. These on- and off-site improvements promote the health, safety and general welfare of the public.

Curbs/gutters and drainage facilities 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 high speed 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 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 development 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).

As noted in the Zoning Code, the City clearly recognizes that reduced densities can result in more affordable residential development – in that same vein, the City also acknowledges that infrastructure costs add to the cost of housing. The City has adopted a program that will rebate 25 percent of the traffic impact fee to developers of affordable housing. Additionally, this fee may be waived entirely for projects which can clearly demonstrate that the fee (alone) will increase the cost of the housing from low income affordability to moderate income limit.

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 Consolidated Plan Objectives for the years 2005 – 2010 include funding in low income and blighted neighborhoods that will provide street reconstruction to benefit at least 2000 people.

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 a property owners association.

Development of and connection to municipal water and sewer services are required as a condition of tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the disposal of liquid waste. These off-site requirements allow for the development of much higher residential densities.

Objectives for the Consolidated Plan period of 2005 to 2010 also include funding for approximately 1,000 linear feet of piping and related appurtenant improvements to upgrade or replace water main systems in low income neighborhoods. The City will also provide new or reconstructed sewer lines for approximately 50 homes in low income neighborhoods.

### **2.2.m. AVAILABLE RESIDENTIALLY ZONED LAND**

As part of the 2008-2013 Housing Element update, an analysis 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. The City regularly updates its GIS system of vacant land and has this information readily available. The results of the analysis are presented in Appendix E. A separate listing was made of residentially zoned property with an analysis of the five-year development potential. These properties have water and sewer infrastructure available to support development. The City also recently constructed a new water plant designed to support an expanding City population. This water plant will accommodate projected growth for the next 20

years and there is sufficient water in the City to accommodate the City's Regional Housing Needs Assessment.

The City's most recent (2005) Urban Water Management Plan includes projected water use for single and multifamily housing needed for lower income households and projects this out to 30 years. 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.

A program included in this Housing Element is to encourage the 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 shall 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.

The realistic capacity of the vacant sites was determined by a GIS review throughout the City. Parcels in all zoning categories were analyzed to determine what building densities are typical for each zoning type. This was analyzed by examining parcels that have already been developed. 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. Also of note, the realistic capacity of these zones is designated as much lower than other zones without these constraints.

Tables 54 through 58 provide a summary of available residentially zoned land throughout the City of Bakersfield. Individual tables indicate the acreage suitable to accommodate very low, low, moderate and above-moderate housing is also identified, by zoning classification and unit capacity.

Of the approximately 88,071 units that could be constructed, 21,019 units (or 23.9 percent) are suitable for very low or low income housing. Approximately 41,280 units (or 46.9 percent) could be constructed for moderate income housing, and approximately 25,772 units (or 29.3 percent) could be available for above-moderate housing. A compilation of available vacant residentially-zoned lots (identified by Kern County Assessor's Parcel Number) is contained in Appendix E.

Land most feasible for ease of residential development and immediate availability is located in the northwest and southeast portions of the City. Development potential varies based on the geographical location of land.

The current development trend is to the southeast where the City of Bakersfield is using CalHFA funds to assist five developers to build single family homes for low and moderate income households. They are also making ADDI first-time homebuyer funds available.

The City has also made California Rural Gold program funds available for mortgages and down payment assistance. While this is generally available City-wide, the southeast area has significant amounts of vacant land currently zoned for housing.

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), 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.*"

Tables 54 through 58 are a listing of vacant parcels by zone classification along with the conservative unit capacity for those parcels. A total of 21,103 acres are currently zoned for homes in the City of Bakersfield that will accommodate 88,071 new housing units – more than three times the number needed to meet the City's current Regional Housing Needs Assessment of 27,252 new units to be built by 2013.

It is recognized that multifamily zones represent 7.9 percent of the total land zoned for residential development. The multifamily zones will accommodate over 19,577 multifamily units at a realistic capacity of 7 to 23 units to the acre. For the purposes of this Housing Element, it was estimated that the 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 that 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 Annual Update as required by the Governor’s Office of Planning and Research (OPR) and will initiate zone changes as necessary to meet demand.

**Table 52  
Acreage and Units to Meet Current RHNA**

Income Category and RHNA	Current Zoning Multifamily	
	Acreage	Realistic Unit Capacity
Very Low 6,626 units	432.76	9,699
Low 4,500 units	1,429.21	11,320
Moderate 4,960 units	9,339.18	41,280
Above Moderate 11,166 units	9,901.84	25,772
<b>TOTAL</b> 27,252 units	<b>21,102.99</b>	<b>88,071</b>

Some of the sites included in the vacant land inventory, particularly some of the R-2 sites, 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. One agency that fosters lot consolidation in the City is the Redevelopment Agency. The 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 permit more than 37 units, able to accommodate the RHNA for low income households. For example, as shown in the vacant land survey, there are 37 R-2 sites with greater than 2 acres, capable of accommodating 5,235 units.

Additionally, the R-2 zone has historically been a zone used to develop affordable and multifamily housing. Below is a list of recently approved projects. Not all of these projects have yet been built. These projects either have been built or are in various planning stages. But, as depicted below, the City regularly approves higher density projects on R-2 sites. Two of the projects were built or are planned to be built at densities higher than 30 units per acre. There are also several affordable housing projects now being processed in the R-3 zone. The City encourages higher density development in R-2 zones by providing generous density bonuses if these are requested. For example, two projects listed in the table below are being built at densities much higher than the minimum required 25 percent density bonus.

**Table 53**  
**Recently Approved Developments on R-2**

ADDRESS	UNITS	NOTE:	ZONE	ACRES	YEAR APPR.	DENSITY
1629 Lotus	80	Affordable	R-2-CH	4.7	2003	17u/acre
1525 Lotus Lane (1st phase)	300	Affordable & Density Bonus	R-2	8	2004	37.5u/acre
1525 Lotus Lane (2nd phase)	80	Affordable & Density Bonus	R-2	8	2006	10u/acre
4015 Scenic River	139	Senior	R- 2/P.U.D.	13	2007	10.7u/acre
500 W. Columbus	56	Affordable Senior	R-2	1.8	2006	31.1u/acre
5601 Coffee	116	Market	R-2	7.5	2008	15.5u/acre
12899 Reina	329	Market	R-2	17	2006 & 2007	19.4u/acre
6200 Panama Ln.	140	Market, Senior housing	R- 2/P.U.D.	9.8	2008	14.3u/acre
7500 Wible Rd.	30		R-2	3	2005	10u/acre
4901 Old River Rd.	147 3-4 plexes	Market	R-2	2.5	2005	58.8u/acre
Source: City of Bakersfield Planning Department, June 2008.						

In order to further ensure that there is enough vacant residentially zoned land to accommodate high density housing, which is the housing type most compatible for development for very low and low income households, the City is committing to up-zoning 40 to 80 acres of vacant land to R-3 and R-4 over this Housing Element period. In addition to the existing vacant R-3 and R-4 land, this would provide enough vacant land to accommodate 5,500 units or half of the very low and low income RHNA. A program is included in this Housing Element that fulfills this. Because the R-3 zone requires a minimum density of 34.8 units per acre and R-4 requires a minimum density of 72.6 units per acre, the density requirements of these zones exceed the minimum 20 units per acre required by Assembly Bill 2348 to accommodate lower income households.

**Table 54  
Summary of All Vacant Residential Land**

<b>Zone Classification</b>	<b>Zone Description</b>	<b>Acreage</b>	<b>Realistic Unit Capacity</b>
A	Agricultural	1,190.38	59
A-20A	Agriculture – 20 acre minimum	64.55	3
A-HD	Agricultural – Hillside Development Overlay	371.58	18
E	E Estate One Family Dwelling	1,121.47	3,224
E-5A	E-.5A Estate One Family Dwelling - .5 acre minimum	1.65	2
E-1A	E-1A Estate One Family Dwelling – 1 acre minimum	20.56	7
MH	MH Mobile Home	18.85	330
P.U.D.	P.U.D. Planned Unit Development	346.98	2,224
R-1	R-1 One Family Dwelling	13,673.43	59,924
R-1 10K	R-1(10,000) One Family Dwelling - 10,000 sq. ft. minimum	0.4	1
R-1-CH	R-1-CH One Family Dwelling Church Overlay	44.93	212
R-1-CH-HD	R-1-CH-HD One Family Dwelling Church and Hillside Development Overlay	5.23	7
R-1 18K	R-1(18,000) One Family Dwelling - 18,000 sq. ft. minimum	2.54	5
R-1-HD	R-1-HD One Family Dwelling – Hillside Development Overlay	1,789.65	2,401
RH	RH-Residential Holding	645.26	30
R-S	R-S – Residential Suburban	23.07	21
R-S-1A	R-S-1A – Residential Suburban 1 Acre Minimum	11.85	6
R-S-2.5A	R-S-2.5A Residential Suburban 2.5 Acre Minimum	53.03	10
R-S-2.5A-FP-S	R-S-2.5A-FP-S – Residential Suburban 2.5 Acre Minimum Flood Plain Secondary Overlay	42.69	9
R-S-2.5A-HD	R-S-2.5A-HD – Residential Suburban 2.5 Acre Minimum Hillside Development Overlay	5.26	1
R-2	R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.	1,184.55	9,506
R-2-CH	R-2-CH Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. - Church Overlay Zone	34.08	247

(Continued on Next Page)

R-2-HD	R-2-HD Limited Multiple Family Dwelling Zone – 1 unit/2,500 sq. ft. – Hillside Development Overlay	1.3	9
R-2-MH	R-2-MH Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. - Mobile Home Overlay	17.28	112
R-2-P	R-2-P Limited Multiple Family Dwelling Zone – 1 unit/2,500 sq. ft. – Parking Overlay Zone	0.69	4
WM-R-2	WM-R-2 Limited Multiple Family Dwelling Zone – Lower to Medium Density	309.97	7,128
R-3	R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.	114.47	2,378
R-3-MH	R-3-MH Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft. - Mobile Home Overlay	5.7	131
R-3-P	R-3-P Limited Multiple Family Dwelling Zone – 1 unit/1,250 sq. ft. Parking Overlay Zone	0.52	9
R-4	R-4 Limited Multiple Family Dwelling Zone – 1 unit/600 sq. ft.	2.10	53
<b>TOTAL</b>		<b>21,102.99</b>	<b>88,071</b>

**Table 55**  
**Summary of Vacant Land Zoned for Very Low Income Residential Development**

<b>Zone Classification</b>	<b>Zone Description</b>	<b>Acreage</b>	<b>Realistic Unit Capacity</b>
WM-R-2	WM-R-2 Limited Multiple Family Dwelling Zone – Lower to Medium Density	309.97	7,128
R-3	R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.	114.47	2,378
R-3-MH	R-3-MH Limited Multiple Family Dwelling Zone – 1 unit/1,250 sq. ft. - Mobile Home Overlay	5.7	131
R-3-P	R-3-P Limited Multiple Family Dwelling Zone – 1 unit/1,250 sq. ft. Parking Overlay Zone	0.52	9
R-4	R-4 Limited Multiple Family Dwelling Zone – 1 unit/600 sq. ft.	2.10	53
	<b>TOTAL</b>	<b>432.76</b>	<b>9,699</b>

Note: All properties listed above have water and sewer infrastructure readily available and can be developed within the Housing Element Planning period of 2008 to 2013. The City will monitor the amount and location of multifamily zoned land during the preparation of the Annual Update for the Governor's Office of Planning and Research (OPR) and the City will initiate zone changes if required, to ensure the continued availability of land for very low and low income housing.

**Table 56**  
**Summary of Vacant Land Zoned for Low Income Residential Development**

<b>Zone Classification</b>	<b>Zone Description</b>	<b>Acreage</b>	<b>Realistic Unit Capacity</b>
R-2	R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.	1,184.55	9,506
R-2-CH	R-2-CH Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. - Church Overlay Zone	34.08	247
R-2-HD	R-2-HD Limited Multiple Family Dwelling Zone – 1 unit/2,500 sq. ft. – Hillside Development Overlay	1.3	9
R-2-MH	R-2-MH Limited Multiple Family Dwelling Zone – 1 unit/2,500 sq. ft. - Mobile Home Overlay	17.28	112
R-2-P	R-2-P Limited Multiple Family Dwelling Zone – 1 unit/2,500 sq. ft. – Parking Overlay Zone	0.69	4
P.U.D.	P.U.D. Planned Unit Development	173.49	1,112
MH	MH Mobile Home	18.85	330
	<b>TOTAL</b>	<b>1,429.21</b>	<b>11,320</b>

Note: All properties listed above have water and sewer infrastructure readily available and can be developed within the Housing Element Planning period of 2008 to 2013. The City will monitor the amount and location of multifamily zoned land during the preparation of the Annual Update for the Governor's Office of Planning and Research (OPR) and the City will initiate zone changes if required, to ensure the continued availability of land for very low and low income housing.

**Table 57  
Summary of Vacant Land Zoned for Moderate Income Residential Development**

<b>Zone Classification</b>	<b>Zone Description</b>	<b>Acreage</b>	<b>Realistic Unit Capacity</b>
P.U.D.	P.U.D. Planned Unit Development	173.49	1,112
R-1	R-1 One Family Dwelling	9,115.53	39,949
R-1-CH	R-1-CH One Family Dwelling - Church Overlay	44.93	212
R-1-CH-HD	R-1-CH-HD One Family Dwelling - Church and Hillside Development Overlay	5.23	7
	<b>TOTAL</b>	<b>9,339.18</b>	<b>41,280</b>

Note: All properties listed above have water and sewer infrastructure readily available and can be developed within the Housing Element Planning period of 2008 to 2013. The City will monitor the amount and location of multifamily zoned land during the preparation of the Annual Update for the Governor's Office of Planning and Research (OPR) and the City will initiate zone changes if required, to ensure the continued availability of land for very low and low income housing.

**Table 58**  
**Summary of Vacant Land Zoned for Above-Moderate Residential Development**

<b>Zone Classification</b>	<b>Zone Description</b>	<b>Acreage</b>	<b>Unit Capacity</b>
A	Agricultural	1,190.38	59
A-20A	Agriculture – 20 acre minimum	64.55	3
A-HD	Agricultural – Hillside Development Overlay	371.58	18
E	E Estate One Family Dwelling	1,121.47	3,224
E-5A	E-.5A Estate One Family Dwelling - .5 acre minimum	1.65	2
E-1A	E-1A Estate One Family Dwelling – 1 acre minimum	20.56	7
R-1	R-1 One Family Dwelling	4,557.9	19,975
R-1 10K	R-1(10,000) One Family Dwelling - 10,000 sq. ft. minimum	0.4	1
R-1 18K	R-1(18,000) One Family Dwelling - 18,000 sq. ft. minimum	2.54	5
R-1-HD	R-1-HD One Family Dwelling – Hillside Development Overlay	1,789.65	2,401
RH	RH-Residential Holding	645.26	30
R-S	R-S – Residential Suburban	23.07	21
R-S-1A	R-S-1A – Residential Suburban 1 Acre Minimum	11.85	6
R-S-2.5A	R-S-2.5A Residential Suburban 2.5 Acre Minimum	53.03	10
R-S-2.5A-FP-S	R-S-2.5A-FP-S – Residential Suburban 2.5 Acre Minimum Flood Plain Secondary Overlay	42.69	9
R-S-2.5A-HD	R-S-2.5A-HD – Residential Suburban 2.5 Acre Minimum Hillside Development Overlay	5.26	1
	<b>TOTAL</b>	<b>9,901.84</b>	<b>25,772</b>

Note: All properties listed above have water and sewer infrastructure readily available and can be developed within the Housing Element Planning period of 2008 to 2013. The City will monitor the amount and location of multifamily zoned land during the preparation of the Annual Update for the Governor's Office of Planning and Research (OPR) and the City will initiate zone changes if required, to ensure the continued availability of land for very low and low income housing.

## **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 is of paramount concern. This policy document not only establishes the location and amount of land that will be allocated to residential development, but 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 do 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) only apply when the population of the development will exceed 1,000 persons per 2.5 acres.

**Table 59  
Development Standards by Residential Zone**

Zone District	Bldg Height	Yard Setback			Minimum Lot Area	Lot Area	Parking Spaces	Open Space (parks) <sup>1</sup>
		Front	Side <sup>2</sup>	Rear				
CC Commercial Center	180'	3	5'	15"	6,000	600	1.5/DU	Yes
E Estate	35'	25'	5'	25'	10,000	NA	2/DU	Yes
R-S Res Suburban	35'	25'	5'	25'	24,000	NA	2/DU	Yes
R-1 Single Family	35'	25'	5'	25'	6,000	NA	2/DU	Yes
R-2 Multifamily	2.5 stories 35'	15'	5'	25'	6,000	2,500	1.5/DU	Yes
R-3 Multifamily	45'	15'	5'	15'	6,000	1,250	1.5/DU	Yes
R-4 Multifamily	4 stories 65'	15'	5'	15'	6,000	600	1.5/DU	Yes
MH Mobilehome	1 story 15'	15'	5'	5'	Max Density 7 lots/acre	NA	2/D U	Yes
PUD Planned Unit	-	-	-	-	1 acre	-	1.5/DU	Yes
R-H Res Holding	NA	NA	NA	NA	20 acres	NA	2/DU	Yes

Source: City of Bakersfield Zoning Ordinance

<sup>1</sup> Two and one half acres per one thousand persons.

<sup>2</sup> Minimum side yard of a corner lot is 10 feet on side street frontage.

<sup>3</sup> Determined at Site Plan Review

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 charged a fee of \$965 plus \$25/lot for a zone change, plus the cost of the environmental document (\$1,610 for an Initial Study and Negative Declaration). Unlike other cities, the City of Bakersfield charges a significantly reduced fee if a general plan amendment and zone change are processed concurrently. The total for both if processed at the same time is \$9,931.75.

**Table 60  
Planning Application Fees – Surrounding Jurisdictions**

Jurisdiction	General Plan Amendment	Zone Change	Tract Map	Variance
City of Bakersfield	\$7,071.75* (Includes environmental report)	\$5,576* (Includes environmental report)	\$2,185	\$1,275
City of Shafter	\$1,000 Plus cost of env.	\$750	\$1,850 plus \$25/lot plus	\$750
City of Santa Clarita	\$16,889 plus deposit for env. doc.	\$12,300 deposit plus cost of env. doc.	\$15,678 plus \$84 to \$113 per lot plus env. doc.	\$6,007
Kern County	\$1,185 plus env. doc.cost	\$965 plus \$25/lot plus env. doc.	\$620 plus \$25/lot plus env. doc.	\$650 plus \$25/lot
<p>*In Bakersfield, the price of a general plan amendment and zone change are greatly reduced if processed concurrently. The total for both if done simultaneously is \$9,931.75.</p> <p>Source: City of Bakersfield Planning Dept. Application Fees January 2008                      Kern County Resource Management Agency Land Development Services fee Schedule January 2008                      City of Santa Clarita Fee Schedule January 2008                      City of Shafter Fee Schedule February 2008</p>				

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 a Variance). 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 61  
Development Review and Approval Procedures  
City of Bakersfield**

Action/Request	Processing Time	Comments
Environmental Impact Report (Fee: actual cost to prepare plus administration)	8-10 Months	Processing and review time limits controlled through CEQA. Accepted by decision making body
Negative Declaration (Fee: \$255)	6-8 Weeks	Processing time can be extended if the project has a longer review and approval period. Adopted by decision-making body.
General Plan Amendment (Fee: \$7,071.75)  General Plan Amendment and Zone Change processed Simultaneously (Fee: \$9,931.75)	4-6 Months (if no EIR 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 recommendation by Planning Commission
Zone Change (Fee: \$5,576.75) PUD & PCD (Fee: \$6,171.75)	90 days	Certain procedures and time limits established by Gov. Code Sections 65854-65857. Approved by the City Council upon recommendation by the Planning Commission
Parcel Map (Fee: \$4,791.75)	7 weeks	Approved by the Planning Commission

Continued next page.....

**Table 61 - Continued**

Action/Request	Processing Time	Comments
Tentative Tract Map (Fee: \$5,301.75)	7 weeks	Approved by Planning Commission
Variance (Fee: \$1,665)	90 days	Approved by Planning Commission
Administrative Adjustment (Fee: \$165-\$775)	3-4 Weeks	Approved by Zoning Administrator
Site Plan Review (Fee: \$265- \$5,586.75)	3-4 Weeks	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. Also, the costs for some fees (traffic, park) and permits for affordable housing are reduced and the costs for zone changes and general plan amendments for affordable housing are subsidized by the City General Fund.

A majority if the processing times referenced in Table 59 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 Development Services Department**

- Single family dwelling

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 Development Services Department**

- Multi-family residential

When a project site has a General Plan 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. There is a day review for completeness. The Site Plan Review would fall under a categorical exemption within the CEQA guidelines. After site plan review, the building permits are then issued by the Development Services Department.

### **Discretionary Permits Issued by Board of Zoning Adjustment**

- Zone modification
- Conditional use permits

The process includes a three 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 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 number 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.

- Site plan review

Once the site plan is submitted, staff has three days to determine if the application is complete. Site plans are sent to agencies for a 30-day review. The negative declaration, which is the typical CEQA action, is distributed for a 20 day review and the 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 site plan reviews only take a total of 60-days. The Board of Zoning Adjustment holds a hearing on site plan reviews and applications are normally reviewed by the Board within 90 days of submittal (if no EIR is required).

If there is no appeal to the Board of Zoning Adjustment then the action is final. If an appeal is submitted then the project will have a hearing before the Planning Commission.

**Table 62  
Discretionary Permits  
City of Bakersfield**

<b>Ministerial/Discretionary Permit</b>	<b>Decision Maker</b>
Ministerial: single family dwelling	Development Services Department
Discretionary: multifamily residential	Development Services Department
Discretionary: zone modification	Board of Zoning Adjustment
Discretionary: conditional use permit	Board of Zoning Adjustment
Discretionary: tentative tract map	Planning Commission
Discretionary: zone change	City Council with Planning Commission Review
Discretionary: general plan amendment	City Council with Planning Commission Review
Discretionary: site plan review	City Council with Planning Commission Review
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 Development Services 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 \$2.24 per sq. ft. for residential projects and \$0.36 per sq. ft. for commercial projects, are considered “typical.” Some school districts have adopted slightly different fees. A park fee of \$1,560 per residential unit is imposed, as is a Strong Motion Instrumentation (seismic) fee of \$10 per \$100,000 of assessed valuation for residential projects. Sewer fees for residential construction are: single family - \$3,100 per unit; multifamily (1 bathroom) - \$1,973 per unit; and multifamily (2 or more bathrooms) - \$2,232 per unit.

The City and County are considering an increase in the Metropolitan Bakersfield Traffic Impact Fee to address circulation system deficiencies. This increase could impact housing affordability to low income persons. A Traffic Impact Fee is assessed to each new housing unit constructed within the Metropolitan Bakersfield area by both the City of Bakersfield and Kern County.

Twenty-five percent of the City’s Traffic Impact Fee is rebated to developers of affordable housing. The entire fee can be waived if it can be clearly demonstrated that the fee (alone) will increase the cost of the housing so that it is no longer affordable to low income households.

**Table 63  
Traffic Impact Fee Schedule (2008)**

Residential Units	Traffic Impact Fee
Single Family	\$3,403 per unit
Multiple Family	\$1,633 per unit

Source: City of Bakersfield Planning Department, Application Fees, January 15, 2008

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.

**Table 64  
Average Fees for Single-Family and Multifamily Developments**

Fee	Single-Family	Multifamily
Environmental Impact Report (Fee: actual cost to prepare plus administration)	Not always needed	Not always needed
Negative Declaration (Fee: \$255)	\$255	\$255
General Plan Amendment (Fee: \$7,071.75)	Not typically needed	Not typically needed
Zone Change (Fee: \$5,576.75)	Not typically needed	Not typically needed

Fee	Single-Family	Multifamily
Parcel Map (Fee: \$4,791.75)	Not typically needed	Not typically needed
Tentative Tract Map (Fee: \$5,301.75)	Not typically needed	Not typically needed
Variance (Fee: \$1,665)	Not typically needed	Not typically needed
Administrative Adjustment (Fee: \$165-\$775)	Not typically needed	Not typically needed
Site Plan Review (Fee: \$265- \$5,586.75)	\$265	\$265
Habitat Conservation Fee (\$2,145/acre)	\$2,145	\$2,145
School Impact Fee (\$2.24/sf)	\$3,360 (Assuming 1500 sf/unit)	\$2,240 (Assuming 1000 sf/unit)
Park Fee (\$1,560/unit)	\$1,560	\$1,560
Strong Motion Detector Fee (\$10 per \$100k valuation)	\$20 (Assuming \$200k valuation)	\$10 (Assuming \$100k valuation)
Sewer Fees	\$3,100/unit	\$1,973/unit
Traffic Impact Fees (May be waived or reduced for affordable housing)	\$3,403/unit	\$1,633/unit
<b>Total</b>	<b>\$18,900</b>	<b>\$14,873</b>

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 is 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 not subject to the conditions of a variance but are 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 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.
- (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. Most requests go before the Board of Zoning Adjustment because many 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, sometimes affects neighbors. This allows a forum for discussion. 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 group homes with less than six persons in any residential zone without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without addition 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 roominghouse, 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. However, a program is included in this Housing Element to reexamine and amend its definition of family to ensure that it does not constrain housing for persons with disabilities, including residential care facilities.

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 and civic center zones without additional action and in residential zones with a Conditional Use Permit from the Planning Commission at a noticed public hearing. 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 group home for six or less persons. Requests for group homes of more than six persons are determined at a noticed public hearing before the Planning Commission. Property owners within 300 feet of the site are noticed and may attend and comment.

There are no special conditions for group homes that also provide services if there will be six persons or less in residence or if the larger facility is located in a commercial zone or civic center 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 panelboard 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

Another 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. Building permits for new residential units average 3,739 units per year since 2000.

One significant component to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates that peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's saw interest rates drop dramatically, fluctuating between six and eight percent. In the 2000s, interest rates have dramatically declined and through 2006, interest rates had been as low as 5.5 percent. Since 2006, interest rates have once again risen. With the changing economic conditions throughout the country, it is unclear what interest rates will continue to do, but it is likely that they will rise over the next few years. In 2007, the rates on a 30-year fixed rate mortgage have varied between 5.5 percent and seven percent, roughly. Over the last several years, the substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages have substantially decreased the effects of financing on the purchase of a home. However, it is anticipated that with the recent boom in foreclosures, banks are going to be more far more selective in who receives mortgages and there may be fewer adjustable rate mortgages.

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 \$232,434 financed at 6.5 percent translates into a monthly payment of \$1,469 while a similar loan at 7.5 percent increases the payment to \$1,625 per month.

The following table shows the current cost of a single family home (\$258,260) and the annual income required and the estimated cost of that same home, adjusted for inflation (assumed at 4.08 percent which is the inflation rate as of February, 2008) over the next five years. Over the Housing Element period, households with a "moderate income" level can afford the median priced home in Bakersfield. While this chart shows housing prices increasing at the rate of inflation, if current market trends continue, it is likely that housing prices will continue to decline, at least over the next year or two.

**Table 65**  
**Effects of Interest Rates on Monthly Payments**

House Price	Down Payment	Loan Amount	Monthly Pmt	Annual Income*
6.5% Interest				
\$258,260	\$25,826	\$232,434	\$1,469	\$58,760
\$268,797	\$26,880	\$241,917	\$1,529	\$61,160
\$279,764	\$27,976	\$251,788	\$1,591	\$63,640
\$291,178	\$29,118	\$262,060	\$1,656	\$66,240
\$303,058	\$30,306	\$272,752	\$1,724	\$68,960
7.5% Interest				
\$258,260	\$25,826	\$232,434	\$1,625	\$65,000
\$268,797	\$26,880	\$241,917	\$1,692	\$67,680
\$279,764	\$27,976	\$251,788	\$1,761	\$70,440
\$291,178	\$29,118	\$262,060	\$1,832	\$73,280
\$303,058	\$30,306	\$272,752	\$1,907	\$76,280

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 13.97 acre lot for \$7,500,000 in an R-2 zone to an R-3 lot for \$70,000.

**Table 66  
Vacant Land Costs**

Area	Lot Size	Potential DU	Total Cost	Est. Cost per Lot
<b>Multifamily</b>				
Cottonwood	25 acres	R-2 – 435 du	\$1,700,000	\$3,908 per unit
317 Harding Ave	.242 acres	R-2 – 3 du	\$125,000	\$41,666 per unit
Stine Road	13.97 acres	R-2 – 243 du	\$7,500,000	\$30,864 per unit
3299 Pioneer Dr.	6.83 acres	R-2 – 118 du	\$695,000	\$5,889 per unit
129 E. 8 <sup>th</sup> St.	.138 acres	R-2 – 2 du	\$84,000	\$42,000 per unit
131 K St.	.171 acres	R-3 – 6 du	\$70,000	\$11,667 per unit
3421 M St.	.133 acres	R-2 – 2 du	\$70,000	\$35,000 per unit
<b>Single family</b>				
Planz Road	20 acres	R1 – 104 du	\$1,800,000	\$17,308
1600 E. White Lane	18 acres	R1 – 90 du	\$1,790,000	\$19,889
184 E. White Lane	2.5 acres	RS – 1 du	\$1,250,000	\$1,250,000
1025 Pepper Dr.	14.38 acres	R1 – 71 du	\$1,200,000	\$16,901
Judd Ave.	42,715 sf	1	\$110,000	\$110,000
Bianchi Way	8,550 sf	1	\$115,000	\$115,000

Source: KW Associates, Realtors in Kern County, May 2002

### 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.

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 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 2013), the City collects development cost and location data on a regular basis and publishes it in the quarterly newsletter "Blueprints." This ensures 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 Game 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 Fish and Game 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.

Through the Redevelopment Agency, the City provides cost savings through financing options. Activities include, but are not limited to homebuyer assistance, owner rehabilitation and rental rehabilitation.

### **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 development of traditional 6,000 sq. ft. subdivisions at the urban fringes reduces the ability to take advantage of increase use of mass transit.

The City of Bakersfield and the County of Kern are in the process of updating the Metropolitan General Plan. This update should be completed in 2009 or early 2010. In this update, the City will, among other items, address the Attorney General's Mandate on Greenhouse Gasses. The City will also encourage opportunities for energy conservation. Each Element in the General Plan Update will address 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 of 2001, many new residential structures are incorporating 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 ISSUES AND POLICIES**

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..."

A May 22, 2000 update to the Statewide (1996-2000) Housing Plan indicates that California may have to accommodate 45 million people by 2020. To meet the enormous needs for housing and other services, the State will have to use all resources at its disposal.

The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- Meeting low-income renters needs.
- Meeting low-income homeowners needs.
- Meeting the needs of homeless persons and households requiring supportive services.

Within the five year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources and fostering partnerships between housing providers).
- Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects and mobile home ownership).

- Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and manufactured homes, eliminating duplicative environmental review procedures and revising regulations that add to the cost of housing development).
- Much higher levels of housing construction are needed to adequately house the State's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

### **3.2 REGIONAL HOUSING NEEDS ASSESEMENT (RHNA) AND POLICIES**

The City of Bakersfield falls under the jurisdiction of Kern Council of Government (KernCOG) 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.

KernCOG does not set housing policy. They have adopted the philosophy that each city within its jurisdiction knows their own needs and resources and should have the responsibility for developing their own policies to meet their portion of the regional housing need.

Historically, COGs prepared RHNAs every five years according to a statewide schedule prepared by the State. However, during the early 1990s the State suspended funding for the development of the RHNA. The current RHNA is for the 2008 through 2013.

KernCOG housing needs figures are limited to new housing construction. The new construction number is then allocated to the various income groups.

Income Group Goals

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 RHNA - ISSUES AND TRENDS**

The 2007 KernCOG Housing Plan determined that 22 percent of the households in Bakersfield are classified as Very Low Income, which is less than the countywide distribution. An additional 14 percent of households have been determined to be Low Income. The Assessment must include an analysis of the housing need for all income groups including the 17 percent of households with Moderate Incomes and the 47 percent with Above Moderate Incomes.

Construction Needs

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

For the period 2006 to 2013, the City of Bakersfield has been given a construction need of 27,252 new housing units. The specific need by income group is depicted in the following table.

**Table 67  
Construction Need (2006-2013)**

<b>Income Group/Percent of Households</b>	<b>Construction Need</b>
Very Low - 24%	6,626 units
Low - 17%	4,500 units
Moderate - 18%	4,960 units
Above Moderate - 41%	11,166 units
<b>TOTAL</b>	<b>27,252 units</b>

Source: 2007 Regional Housing Allocation Plan, KernCOG, June 2007

### Trends

The following is a summary of housing trends in Bakersfield.

- 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 of Bakersfield is generally geographically isolated from other major population centers. Instead, it is a regional magnet for commercial, legal, social, governmental, and housing programs and services.
- 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 far beyond this housing element period.
- Four key household trends impacting Bakersfield's housing are:
  1. An increased demand for four bedroom units
  2. A growing demand for non-subsidized rental units
  3. Despite the availability of zoned residential land, the push to convert land from agricultural to urban uses
  4. With foreclosures on the rise, more single-family housing may be available to lower income households with good credit, while those households going through foreclosure may need assistance and referrals from the City.

These issues will be major challenges for Bakersfield over the next five years.

The first will require close cooperation with the development community and an infusion of money from several sources to make the larger units affordable. The City has been very successful in obtaining or developing 400 new senior citizen units in four years. While that demand continues, the City is now planning to focus on family units, including larger units.

The second issue will require the identification of pent-up demand for move-up rental units for the upwardly mobile young professional who do not want to buy a home.

The third issue is best addressed in the Metropolitan Bakersfield General Plan. There is a conflict in that the very land that is excellent for agriculture (flat, level, well drained, easy accessed) is exactly the same land that is excellent for urban development. For at least the next five years, there is sufficient land which has been identified for development to meet the projected housing

demand. The City and County are addressing the potential loss of agriculture land in the update to the Metropolitan Bakersfield General Plan.

- Currently, 5.4 percent of Bakersfield's housing stock or 3,964 housing units need some level of repair. Of these, 530 housing units are most likely in need of replacement.
- Four projects or a total of 207 units are "at-risk" of converting to market rate over the next ten 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. To date, none of the four have given notice, and some of the expiration dates have passed.

## **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, objectives and programs that will form the foundation for specific activities.

### **4.1 GOALS, OBJECTIVES, 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, and the City's Redevelopment Agency Low and Moderate Housing Income Fund program that identifies and prioritizes 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 broad housing priorities:

1. To provide housing opportunities and accessibility for all economic segments of 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. Ensure that all housing programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor.
5. Encourage and enhance intergovernmental, public, and private coordination and cooperation to achieve an adequate supply of housing for all economic and social segments of the community.

## 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.

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

Policy 1-1-1: Continue to use Redevelopment Agency Low and Mod Income Set Aside funds for housing and housing programs.

Program: Continue to allocate set-aside dollars from the three redevelopment areas of approximately \$1,000,000 per year.

Policy 1-1-2: Continue to apply to HUD for and State HCD for grant funds that may be used for housing-related programs.

Program: The City of Bakersfield receives an entitlement of approximately \$6.3 million dollars a year in federal assistance. That represents \$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.

Responsibility: Economic and Community Development Department.

Timing: On-going, annual request, Annual Action Plan.

Policy 1-1-3: Continue to allocate Redevelopment Agency Low to Moderate funds to direct housing-related programs.

Program: 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.

Responsibility: City of Bakersfield Redevelopment Agency and Economic and Community Development Department.

Timing: On-going, subject to an Annual Report.

Policy 1-1-4: Continue to apply for HOME funds to provide “gap” financing for eligible multifamily housing projects.

Program: The City of Bakersfield 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.

Responsibility: Economic and Community Development Department.

Timing: On-going, subject to an Annual Report.

Policy 1-1-5: 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.

Responsibility: Economic and Community Development Department.

Timing: On-going.

Objective 1-2: Continue pursuing a housing “infill” program and specifically target projects for extremely low, very low, and low-income households.

Policy 1-2-1: Aggressively pursue low income and market owner-occupied new construction programs within the City.

Program: 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.

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.

Responsibility: Economic and Community Development Department.

Timing: Before 2010.

Program: 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.

Responsibility: Economic and Community Development Department

Timing: Annually.

Objective 1-3: Provide home ownership opportunities whenever possible.

Policy 1-3-1: Continue to allocate ADDI funds to the first time homebuyer program.

Program: The City of Bakersfield will continue to use ADDI funds to assist up households with first time homebuyer down payment assistance of up to \$10,000 each.

Responsibility: Economic and Community Development Department.

Timing: On-going, subject to an Annual Report.

Policy 1-3-2: Continue to find programs to move very low income families from renters to home owners.

Program: Continue to encourage and offer technical assistance with state and federal applications to developers of affordable housing.

Responsibility: Economic and Community Development Department

Timing: On-going.

Policy 1-3-3: 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.

Program: Include information from the Bakersfield Board of Realtors, Multiple Listing Service and the HBA to track housing development, sales, and listing costs.

Responsibility: Economic and Community Development Department.

Timing: Annually.

Objective 1-4: Encourage the development of housing and programs to assist special needs persons.

Policy 1-4-1: Continue to apply for and allocate Emergency Shelter Grants to assist housing and service providers.

Program: Continue 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.

Responsibility: Economic and Community Development Department.

Timing: Annually.

Program: 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: Planning Department.

Timing: July 2009.

Program: 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. The existing or proposed permit procedures, development, and management standards will be objective and encourage and

facilitate the development or conversion to emergency shelters. Emergency Shelters will be subject to the development and management standards that apply to residential or commercial uses within the same zone.

Responsibility: Planning Department.

Timing: January 2010.

Policy 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.

Program: 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.

Program: 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.

Program: Continue to allocate a staff member to the Continuum of Care Board.

Responsibility: Redevelopment Agency and Economic and Community Development Department.

Timing: On-going.

Policy 1-4-3: Continue to provide for elderly and frail elderly persons.

Program: See Program 1-4-2, above.

Program: Continue to encourage the use of set-aside funds to develop housing that is affordable to very low and low-income seniors.

Program: Assist in the development of one affordable senior project per year using HOME funds and set-aside funds.

Responsibility: Bakersfield Redevelopment Agency and Economic and Community Development Department.

Timing: On-going.

Policy 1-4-4: Continue to provide for housing for persons with disabilities.

Program: Use federal and state funds to provide new units of supportive housing for persons with disabilities.

Program: Continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that are funded with federal funds.

Program: Provide 100 accessibility and mobility enhancing device grants of \$3,500 each from HOME and CDBG funds to persons with disabilities.

Responsibility: Economic and Community Development Department and HACK.

Timing: Grant application in calendar year 2004. Grants are on-going subject to annual CALPER.

Program: 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.

Responsibility: Planning Department.

Timing: January 2010.

Policy 1-4-5: Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code).

Program: Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" provisions.

Responsibility: Planning Department and Economic and Community Development Department.

Timing: January 2009.

Policy 1-4-6: Assess the need for farmworker housing in the City.

Program: 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.

Responsibility: Economic and Community Development Department.

Timing: July 2009.

Program: Continue to offer incentives to develop farmworker housing in the City of Bakersfield, such as financial assistance, density bonuses, and fee reductions.

Responsibility: Economic and Community Development Department.

Timing: On-going.

Program: 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.

Responsibility: Economic and Community Development Department.

Timing: January 2010.

Objective 1-5: 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.

Policy 1-5-1: Continue to administer and monitor the Section 8 Housing program.

Program: Respond to the federal government Super NOFA on an annual basis and use whatever influence exists to obtain an additional 250 certificates/vouchers.

Responsibility: HACK, and City Economic and Community Development Department.

Timing: December 2008, and each December thereafter, or in whatever month the federal government issues the NOFA.

Policy 1-5-2: Expand the supply of public housing in the City.

Program: Allocate public housing funds to the construction of at least one new public housing project over the next five years.

Responsibility: HACK, Bakersfield Redevelopment Agency and the City Economic and Community Development Department.

Timing: December 2008.

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.

Policy 1-6-1: 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.

Policy 1-6-2: To preserve affordability, 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.

Policy 1-6-3: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.

Program: Provide 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.

Program: 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: Planning Department and Economic and Community Development Department.

Timing: On-going.

Program: Review Density Bonus Ordinance and, if necessary, amend to be consistent with Government Code Section 65915 if it is determined to be inconsistent. In the meantime, the City will consider requests for density bonuses consistent with Government Code Section 65915.

Responsibility: Planning Department and Economic and Community Development Department.

Timing: On-going and concurrent with General Plan Update, January 2010.

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.

Policy 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.

Program: 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.

Responsibility: Planning Department and Economic and Community Development Department.

Timing: By January 2009.

**Table 68**  
**Quantified Objectives for Goal 1 - Affordable Housing**  
**Opportunities and Accessibility (2006 - 2013)**

<b>Programs</b>	<b>Number of Units</b>
New multifamily construction	150 units
Infill Single Family Units	50
First-time Homebuyer	600 units
Transition Public Housing Renters to Ownership of their Units	84 units
Rental Vouchers/Certificates	250 households
Construct/Acquire Public Housing Units	100 units
Emergency Shelter for Mentally Ill	50 units
Units for Developmentally Disabled	40 units
Disabled Persons Housing	35 units
Domestic Violence Shelter	14 beds
Units or Subsidy for Female-headed households	50 units/vouchers
Single Room Occupancy	75 units
Elderly/Frail Elderly Housing	160 units
<b>TOTAL</b>	<b>1,294 units/14 beds/250 vouchers</b>

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.

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

Policy 2-1-1: Monitor and update the inventory of vacant lands.

Program: Using the City's GIS mapping capabilities, the Information Technology Division 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.

Responsibility: Information Technology Division, Economic and Community Development Department, Planning Department.

Timing: On a regular monthly basis.

Program: Continue publication of the City newsletter, "Blueprints," that reports on recent and planned developments and existing and proposed City programs and incentives.

Responsibility: Economic and Community Development Department.

Timing: Quarterly.

Objective 2-2: Provide opportunities for mix-use developments.

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.

Program: 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: Economic and Community Development Department, Planning Department.

Timing: On-going.

Objective 2-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.

Policy 2-3-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.

Program: Utilizing GIS updates, monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing.

Responsibility: Planning Department.

Timing: Annually with the Annual Report to the Governor's Office of Planning and Research (OPR).

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).

Program: 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.

Responsibility: Planning Department.

Timing: On-going, but formally at the time of the Annual Report to the Governor's Office of Planning and Research.

Program: 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 upzone 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.

Responsibility: Planning Department.

Timing: By June 2013.

Policy 2-3-3: Ensure adequate infrastructure exists to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).

Program: 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.

Responsibility: Public Works and Water Departments.

Timing: Immediately require that water companies comply with SB 1087. Require written policies by July 2009.

Policy 2-3-4: Encourage the development of larger rental units (three and four bedroom) to accommodate the changing household demographics.

Program: 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.

Responsibility: Planning Department, Economic and Community Development Department.

Timing: July 2009.

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

Objective 3-1: Preserve existing neighborhoods.

Policy 3-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Program: 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: Economic and Community Development Department, Planning Department.

Timing: On-going.

Policy 3-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.

Program: 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.

Responsibility: Economic and Community Development Department, Planning Department.

Timing: On-going.

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

Program: Use CDBG funds to install and upgrade public service facilities.

Program: Continue to program of rebating 25 percent of the traffic impact fees to developers of low and moderate income housing.

Responsibility: Economic and Community Development Department, Planning Department.

Timing: Annually with Action Plan and City's budget.

Policy 3-1-4: Assist homeowners in foreclosure.

Program: Continue to refer homeowners in foreclosure to consumer credit counselors and Self-Help Enterprises, who has a program that is assisting homeowners in foreclosure.

Responsibility: Economic and Community Development Department.

Timing: On-going.

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

Policy 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.

Program: 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.

Responsibility: Economic and Community Development Department, Bakersfield Redevelopment Agency.

Timing: Annually with Action Plan.

Policy 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.

Program: 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.

Responsibility: HACK, City Economic and Community Development Department, Bakersfield Redevelopment Agency.

Timing: Annually with Action Plan and City budget.

Policy 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.

Program: Incorporate LBP policies and programs into housing programs.

Program: Provide \$80,000 in HOME funds for the testing and mitigation of 40 housing units for lead-based paint.

Responsibility: Economic and Community Development Department.

Timing: Annually.

Policy 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.

Program: 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.

Responsibility: Economic and Community Development Department.

Timing: Annually.

Policy 3-2-5: Continue to set-aside 15 percent of HOME entitlements (\$210,000 a year) funds for CHDO acquisition and rehabilitation.

Program: 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.

Responsibility: Economic and Community Development Department.

Timing: Annually.

**Table 69**  
**Quantified Objectives For Housing Rehabilitation (2008-2013)**

<b>PROGRAM</b>	<b>Owner Rehabilitation</b>	<b>Rental Rehabilitation</b>	<b>Total Units Rehabilitated</b>
Single Family	140 units		140 units
Multifamily		120 units	120 units
Lead-Based Paint Mitigation	20		20 units
Access Grants for Disabled	100 units	35 units	135 units
Public Housing		340 units	340 units
CHDO set-aside	15 units		15 units
<b>TOTALS</b>	<b>255 units</b>	<b>495 units</b>	<b>770 units</b>

Objective 3-3: Preserve At Risk Housing

Policy 3-3-1: Preserve the existing affordable rental housing stock in the City of Bakersfield.

Program: 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.

Program: 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.

Responsibility: HACK, Economic and Community Development Department.

Timing: Annually.

Policy 3-3-2: Closely monitor the status of affordable rental housing units.

Program: 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.

Program: Provide technical assistance to potential purchasers, including nonprofits, developers, and tenants of potentially converting affordable properties.

Responsibility: HACK and City Economic and Community Development Department.

Timing: Coordination with HACK is on-going. Bi-annually check with owners.

Program: 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 City Economic and Community Development Department.

Timing: Immediately upon notification of at-risk project.

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.

Responsibility: HACK and City Economic and Community Development Department.

Timing: Immediately upon notification of at-risk project.

**Table 70**  
**Quantified Objectives For At-Risk Units (2008-2013)**

<b>Project</b>	<b>Preserve At-risk Units</b>
Agua Terrace Apts.	22
Pioneer Village Estates	85
Sundance Apts.	60
Woodlane Apts.	40
<b>TOTAL</b>	<b>207</b>

## GOAL 4: PROVIDE HOUSING FREE FROM DISCRIMINATION

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, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

The Economic and Community Development Department through its Fair Housing Office administers the City's Fair Housing Program.

Objective 4-1: Eliminate housing discrimination.

Policy 4-1-1: 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.

Program: Complete a Fair Housing "analysis of impediments (AI)" on an annual basis concurrent with the Consolidated Plan Annual Action Plan.

Responsibility: Economic and Community Development Department.

Timing: Annually with the Action Plan.

Program: 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.

Program: Educate mortgage lenders that they need to increase their outreach in lower income areas.

Responsibility: Economic and Community Development Department.

Timing: On-going at quarterly development community meetings.

Program: Continue annual assistance to the Association of the Board of Realtors in coordinating the annual Fair Housing Arts Contest.

Responsibility: Economic and Community Development Department.

Timing: Annually.

Program: 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.

Responsibility: Economic and Community Development Department.

Timing: Immediate and on-going.

Program: 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.

Responsibility: Economic and Community Development Department.

Timing: June 2009.

Program: 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.

Responsibility: Economic and Community Development Department.

Timing: June 2009; on-going.

Program: 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.

Program: Collaborate with service agencies to distribute educational materials.

Program: Update fair housing brochures aimed at reaching the growing Asian and Hispanic communities.

Responsibility: Economic and Community Development Department.

Timing: July 2009; on-going.

Program: 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.

Responsibility: Economic and Community Development Department.

Timing: July 2008; on-going quarterly.

Program: Provide annual fair housing tester training in order to promote tester-pool retention.

Responsibility: Economic and Community Development Department.

Timing: July 2009; on-going annually.

Program: Investigate all formal housing discrimination complaints received by the Fair Housing Program and make appropriate referrals to enforcement agencies.

Responsibility: Economic and Community Development Department.

Timing: On-going.

Program: Employ one full time counselor for one-on-one counseling programs through telephone or walk-in contact.

Responsibility: Economic and Community Development Department.

Timing: On-going.

Program: 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.

Responsibility: Economic and Community Development Department.

Timing: On-going.

Objective 4-2: Reduce the incidence of displacement.

Policy 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.

Program: 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: Economic and Community Development Department, Redevelopment Agency, Housing Authority of the County of Kern.

Timing: Immediate and on-going.

## GOAL 5: ENCOURAGE AND ENHANCE COORDINATION

It is the goal of the City of Bakersfield to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Objective 5-1: Maximize coordination and cooperation among on housing providers and program managers.

Policy 5-1-1: 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.

Program: 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.

Program: 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.

Program: 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.

Responsibility: Economic and Community Development Department, Bakersfield Redevelopment Agency, Housing Authority of the County of Kern.

Timing: Immediate and on-going.

Policy 5-1-2: Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems.

Program: Work with the Kern County Administration to identify and solve regional problems.

Responsibility: Economic and Community Development Dept. Bakersfield Redevelopment Agency, HACK.

Timing: Immediate and on-going.

Objective 6-1: Achieve a jobs/housing balance.

Policy 6-1-1: 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.

Policy 6-1-2: Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.

Program: 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.

Responsibility: Economic and Community Development Dept., Bakersfield Redevelopment Agency, HACK

Timing: Immediate and on-going.

**4.2 HOUSING QUANTIFIED OBJECTIVES SUMMARY**

**Table 71  
Housing Quantified Objectives Summary**

PROGRAM	QUANTIFIED OBJECTIVE BY INCOME RANGE				
	<30%	31- 50%	51- 80%	80- 120%	>120%
New multifamily construction – 10,392	2,424	2,953	3,831	1,184	0
Infill Single Family Units – 50	16	20	14	0	0
First-time Homebuyer - 100	15	15	79	0	0
Transition Public Housing Renters to Ownership of their Units – 84	31	39	14	0	0
Rental Vouchers/Certificates - 250	92	115	43	0	0
Construct/Acquire PH Units – 50	18	23	9	0	0
Emergency Shelter for Mentally Ill- 65	23	30	12	0	0
Units for Developmentally Disabled – 100	38	44	18	0	0
Disabled Persons Housing – 30	10	12	4	4	0
Domestic Violence Shelter - 14 beds	4	4	3	3	0
Units or Subsidy for Female-headed households – 100	28	28	24	20	0
Single Room Occupancy – 30	30	0	0	0	0
Elderly/Frail Elderly Housing – 600	222	278	100	0	0
Rehab Single Family - 25	8	10	7	0	0
Rehab Multifamily – 50	16	21	13	0	0

Table 71 Continued

PROGRAM	QUANTIFIED OBJECTIVE BY INCOME RANGE				
	<30%	31- 50%	51- 80%	80- 120%	>120%
Lead-Based Paint Mitigation - 20	5	5	55	5	0
Access Grants for Disabled - 50	12	13	17	8	0
CHDO set-aside - 15	5	7	3	0	0
Rehab Public Housing - 340	125	156	59	0	0
Preserve At Risk Units - 278					
Very Low & Low New SF	150	200	500		
Moderate & Above Moderate New SF				2,795	7,352
Moderate & Above Moderate New MF				966	3,814
New Units	3,041	3,585	4,500	4,960	11,166
Rehab Units	242	302	221	20	0

# APPENDIX A

## DATA SOURCES

Every attempt was made to use the most acceptable, current and reliable data for the Bakersfield Housing Element.

U.S. Bureau of the Census: 1970, 1980, 1990, and 2000 Census Reports: Summary Tape Files 1 and 3.

U.S. Bureau of the Census: 2006 American Community Survey.

Department of Finance: Demographic Research Unit, Report E-5: 2000-2007.

Kern Council of Governments (KernCOG): 2000 RHNA and 2008 RHNA.

State of California, Employment Development Department, Labor Market Information Division: Labor Force and Industry Employment. January 2008.

Housing Authority of the County of Kern (HACK). Email Correspondence with Stephen Peltz, Executive Director. February and March, 2008

United States Department of Agriculture, National Agriculture Statistics Service: 1997 Census of Agriculture-County Data

Northcutt and Associates and Pacific Housing Consulting: Citywide Apartment Survey, December 2008.

City of Bakersfield: General Plan, Zoning Code, Consolidated Plan (2005-2010), Annual Action Plan, Annual Housing Element Update Reports (2003-2006), and Redevelopment Plans.

City of Bakersfield: Personal Communication with Economic and Community Development Department and Planning Department staffs. November 2007 to April 2008.

US Department of Housing and Urban Development (HUD), Office of Policy Development and Research: Fiscal Year 2006 Income Limits.

US Department of Housing and Urban Development/California Housing Partnership Corporation: Federally Assisted Multifamily Housing, Prepayment Eligible and Project-Based Section 8 Expirations. January 2008.

Bakersfield Chamber of Commerce Major Employers in Kern County.

<http://www.bakersfieldchamber.org/section.asp/csasp/DepartmentID.537/cs/SectionID.1170/csasp.html> January 2008.

Kern County Mental Health 2008 Housing Report: Consumer Housing Needs Assessment and Market Report. December 2007.

2002 Housing Element from the County of Kern.

2002-2007 Housing Element City of Bakersfield.

Yahoo Real Estate. List of Homes for Sale. March 2008.

Yahoo Real Estate. List of Vacant Parcels for Sale. March 2008.

## APPENDIX B

## Public Participation Process Information

The following is information related to the City's public participation process. Included is a list of agencies, organizations and individuals who received mailed notices of the community workshop. A copy of the meeting notice is also included, which also included information that the public review copy of the Housing element document would be available on the City's web site. Material provided at the community workshop is included, as is the sign-in sheet.

34th St Partnership  
Director  
3800 Jewett Avenue  
Bakersfield, CA 93301

African American Network  
Dee Slade  
PO Box 1215  
Bakersfield, CA 93302

Alliance Against Family Violence  
Louis B. Gill, Jr.  
1600 E. Truxtun Avenue  
Bakersfield, CA 93305

Alzheimer's Disease Association  
Director  
5500 Olive Drive Bldg. 1  
Bakersfield, CA 93308

American Cancer Society  
Cherie Shoemake  
1523 California Avenue  
Bakersfield, CA 93304

American Heart Association  
Director  
404 Truxtun Avenue  
Bakersfield, CA 93301

American Lung Association  
Richard Fallon  
4660 American Ave  
Bakersfield, CA 93309

American Red Cross Kern Chapter  
Richard Temple  
PO Box 1226  
Bakersfield, CA 93302

Anne Sippe Clinic-Riverside Ranch  
Michael Rosberg  
18200 Highway 178  
Bakersfield, CA 93306

Arthritis Association  
Deborah Oftedal  
1800 Westwind Drive #500  
Bakersfield, CA 93301

Assistance League of Bakersfield  
Valerie Wright  
1924 Q Street  
Bakersfield, CA 93301

Golden Empire Association of  
Realtors  
Corrine Coats  
PO Box 9338  
Bakersfield, CA 93389

Bakersfield City School District  
Janis Roberts  
1300 Baker Street  
Bakersfield, CA 93306

Bakersfield Community House  
Director  
2020 R Street  
Bakersfield, CA 93301

Bakersfield Police Activities League  
Chad Jackman, Exex. Dir.  
301 E 4th Street  
Bakersfield, CA 93307

Bakersfield Post NO. 26  
Director  
2020 H Street  
Bakersfield, CA 93301

Bakersfield Pregnancy Center  
John Dragoun  
2920 F Street  
Bakersfield, CA 93301

Bakersfield Rescue Mission  
Rev. Daniel Gorman  
PO Box 2222  
Bakersfield, CA 93303

Bakersfield Senior Center  
Essie Blue  
530 4th Street  
Bakersfield, CA 93304

BARC  
Jim Baldwin  
2240 South Union Avenue  
Bakersfield, CA 93307

Believers In Jesus Men's Ranch  
Director  
600 Planz Road  
Bakersfield, CA 93304

Bethany Services  
Louis B. Gill, Jr.  
1600 East Truxtun Avenue  
Bakersfield, CA 93305

B-Glad Deaf Services  
Valerie Lynn Cloud  
1415 18TH Street STE 320  
Bakersfield, CA 93301

HBA of Kern County  
Director  
PO Box 1848  
Bakersfield, CA 93303

Big Brothers  
David Rodriguez  
525 18th Street  
Bakersfield, CA 93301

Boy Scouts of America-So Sierra  
Council  
Jamison Reed  
2417 M Street  
Bakersfield, CA 93301

Boys and Girls Club  
Zane Smith  
PO Box 5J  
Bakersfield, CA 93385

Canyon Hills Senior Housing Inc  
Kristopher Watts  
6701 Auburn St  
Bakersfield, CA 93306

CAP of Kern  
Fred Drew  
300 19th Street  
Bakersfield, CA 93301

CASA  
Director  
2000 24th Street Ste 130  
Bakersfield, CA 93301

Catholic Social Services  
Teri Llausas-Monsigals  
310 Baker Street  
Bakersfield, CA 93305

Center For The Blind  
Paula Mande  
1124 Baker Street  
Bakersfield, CA 93305

Chamber of Commerce  
Director  
PO Box 1947  
Bakersfield, CA 93303

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

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

Community Clean Sweep  
Director  
PO BOX 2072  
Bakersfield, CA 93303

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

Community Relations  
Director  
PO Box 9338  
Bakersfield, CA 93389

Crews Home for Girls Inc  
Diane L. Crews Director  
9711 Iroquois Lane  
Bakersfield, CA 93312

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

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

Developmental Services Support  
Foundation  
for Kern Inyo and Mono  
3200 N Sillect Avenue  
Bakersfield, CA 93308

Disabled American Veterans  
Robert J Valenzuela  
PO BOX 6175  
Bakersfield, CA 93386

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

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

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

Ebony Counseling Center  
Director  
1301 California Avenue  
Bakersfield, CA 93304

Elderlife  
Barbara Long  
1111 Columbus Street  
Bakersfield, CA 93305

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

Family Health Clinic  
Director  
1611 First Street  
Bakersfield, CA 93301

Family To Family  
Director  
900 22nd Street  
Bakersfield, CA 93301

First Assembly  
Director  
4901 California Avenue  
Bakersfield, CA 93309

Friends Outside  
Bill Oldenkamp  
3416 Sillect Avenue  
Bakersfield, CA 93308

GBLA  
Estella Casas  
615 California Avenue  
Bakersfield, CA 93304

GEAHI  
John Voorhees  
601 24th Street Ste B  
Bakersfield, CA 93301

Girl Scouts of America-Joshua Tree  
Council  
Susan M. Svec, CEO  
1831 Brundage Lane  
Bakersfield, CA 93304

Golden Empire Gleaners  
Director  
1326 30th Street  
Bakersfield, CA 93301

Good Samaritan Hospital  
Director  
901 Olive Drive  
Bakersfield, CA 93308

Goodwill Industry  
Director  
4901 Stine Road  
Bakersfield, CA 93313

Greenfield Family Resource Center  
Heather West  
5400 Monitor Street  
Bakersfield, CA 93304

Greenfield Union School District  
Wynona King  
1624 Fairview Road  
Bakersfield, CA 93307

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

Habitat For Humanity  
Dennis Wallace  
PO Box 3267  
Bakersfield, CA 93385

Hall Ambulance Service  
Darlene Denison  
1001 21st Street  
Bakersfield, CA 93301

Harvesters of Kern County Inc  
c/o Bracamonte  
202 Solecita Way  
Bakersfield, CA 93314

Haven Counseling Center  
Karen Cooley  
730 Chester Avenue  
Bakersfield, CA 93301

Helping Hands Project  
Prudential America West RE  
1820 Westwind Drive  
Bakersfield, CA 93301

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

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

Hispanics in Action  
Director  
11420 Pinehaven  
Bakersfield, CA 93312

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

Hoffmann Hospice of the Valley Inc  
Director  
5300 California Avenue Ste 1  
Bakersfield, CA 93309

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

Independent Living Center  
Executive Director  
1631 30th Street  
Bakersfield, CA 93301

Jason's Retreat  
Claire Taylor  
PO Box 3246  
Bakersfield, CA 93385

Job Corps  
Director  
1727 19th Street  
Bakersfield, CA 93301

Junior League of Bakersfield  
Sylvia Cattani  
PO Box 2920  
Bakersfield, CA 93302

Kaiser Permanente  
Director  
5055 California Avenue Ste 110  
Bakersfield, CA 93309

Karpe Foundation  
Director  
4000 Ming Avenue  
Bakersfield, CA 93309

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

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

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

KC Public Health Department  
Director  
1800 Mt Vernon  
Bakersfield, CA 93306

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

Kenya Community Center  
Archie Barefield  
1627 Virginia Avenue  
Bakersfield, CA 93307

Kern Adult Literacy  
Donna Hylton, Executive Dir.  
331 18th Street  
Bakersfield, CA 93301

Kern Bridges Youth Group  
John Bacon, Exec. Director  
1321 Stine Road Ste 100  
Bakersfield, CA 93309

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

Kern City Veterans Serv. Center  
Director  
1120 Golden State Avenue  
Bakersfield, CA 93301

Kern Council of Govts  
Ron Brummett  
1401 19th Street Ste 300  
Bakersfield, CA 93301

Kern County Black Chamber of  
Commerce  
Ali Morris  
4918 Shadow Stone Street  
Bakersfield, CA 93313

Kern County Alliance for the Mentally  
Ill  
Director  
PO BOX 9144  
Bakersfield, CA 93389

Kern County Child & Family Svc  
Director  
2000 24th Street  
Bakersfield, CA 93301

Kern County Food Bank  
Gary Romriell  
PO Box 134  
Bakersfield, CA 93302

Kern County Mental Health-Kern  
Linkage Program  
William Drakos  
PO Box 1000  
Bakersfield, CA 93302

Kern County Mental Health-Help+ &  
Rural Homes  
Director  
PO Box 1000  
Bakersfield, CA 93302

Kern Health Systems  
Director  
9700 Stockdale Hwy  
Bakersfield, CA 93311

Kern Hospice  
Director  
1315 Boughton Drive  
Bakersfield, CA 93308

Kern Indochinese American Center  
Director  
1700 14th Street  
Bakersfield, CA 93301

Kern Lifeline  
Marta Madden  
3550 Q Street  
Bakersfield, CA 93301

Kern Medical Center  
Director  
1830 Flower Street  
Bakersfield, CA 93305

Kern Regional Center  
Dr. Michael Clark  
3200 No. Sillect Avenue  
Bakersfield, CA 93308

Kern Youth Services  
Director  
8600 Chaumont Court  
Bakersfield, CA 93311

Link to Life  
Sharon Woods  
1706 Chester Avenue Ste 200  
Bakersfield, CA 93301

Links Inc  
Mary Patterson  
4101 Adias Avenue  
Bakersfield, CA 93313

Lloyd Plank Foundation  
Director  
1400 Easton Drive Ste 107  
Bakersfield, CA 93309

Local Investment in Child Care  
Dana Adams  
2100 Chester Avenue  
Bakersfield, CA 93301

MAOF (Mexican-American  
Opportunity Found.)  
Magda Menendez  
2001 28th Street  
Bakersfield, CA 93301

Mercy Healthcare  
Director  
PO Box 119  
Bakersfield, CA 93302

Mercy Services Corporation  
Director  
2215 Truxtun Avenue  
Bakersfield, CA 93301

Mount Elgon Corporation  
Jonathan Webster  
615 California Avenue  
Bakersfield, CA 93304

MOVE International  
Roger R Grass  
1300 17th Street  
Bakersfield, CA 93301

Murphys Boys Group Home Inc  
Director  
3509 Eisenhower Avenue  
Bakersfield, CA 93309

National Assn People with Disabilities  
Director  
4032 Jewett Avenue  
Bakersfield, CA 93301

Nemesis Station  
Jenny Curtis  
4718 Poppyseed  
Bakersfield, CA 93313

New Beginnings  
Perry Bruce  
1711 Columbus Street  
Bakersfield, CA 93305

New Beginning Recovery Center  
Louie Diaz  
1006 Collins  
Bakersfield, CA 93307

New Directions Group Home for Girls  
Walter Walker  
PO Box 41374  
Bakersfield, CA 93384

Niles Assembly of God  
Ken Rasmussen  
1701 Niles Street  
Bakersfield, CA 93305

No Bakersfield Recreation & Parks  
Dave McArthur  
405 Galazy Avenue  
Bakersfield, CA 93308

North Bakersfield Senior Adult  
Alliance inc  
Director  
115 E Roberts Lane  
Bakersfield, CA 93308

Office of Aging and Adult Services  
Director  
5357 Truxtun Avenue  
Bakersfield, CA 93309

Operation Fresh Start  
Director  
6208 Norris Road  
Bakersfield, CA 93308

Oro Vista Recreation Center (HACK)  
Norma Rojas-Mora  
1102 Robinson Street  
Bakersfield, CA 93307

Our Lady of Guadalupe Preschool  
Amanda Perez  
11702 Crockett Court  
Bakersfield, CA 93312

Pelletier Foundation  
Director  
1224 Mt Lowe  
Bakersfield, CA 93309

Resurrection Christian Ministries Inc  
Don Sutton  
1009 6th Street  
Bakersfield, CA 93304

Saint John Manor Housing Corporation  
Terri West  
900 4th Street  
Bakersfield, CA 93304

Saint Vincent De Paul Society  
Director  
300 Baker Street  
Bakersfield, CA 93305

Salvation Army  
Director  
4417 Wilson Road  
Bakersfield, CA 93309

Self Help Enterprises  
Tom Collishaw  
PO Box 6520  
Visalia, CA 93290

Senior Legal Center  
Director  
1601 F Street  
Bakersfield, CA 93301

Senior Serve  
John Marshall  
12320 Backdrop Court  
Bakersfield, CA 93306

Service Access Coalition  
Wynda Garrison  
PO Box 456  
Bakersfield, CA 93302

Skeet Varner Foundation  
Elvey L Varner  
PO BOX 80427  
Bakersfield, CA 93380

Society For Crippled Children &  
Adults  
Allyn Harrington  
1819 Brundage Lane  
Bakersfield, CA 93304

Southeast Bakersfield Civic League  
Raven Hawkins  
931 Bank Street  
Bakersfield, CA 93304

Steinert Family Foundation  
Director  
3939 Bernard Steet Ste 1  
Bakersfield, CA 93306

STEPS  
Sally Hoover  
3533 Mt Vernon Avenue  
Bakersfield, CA 93306

Tabitha's House Inc  
Bennie Jacobs  
700 19TH STREET  
Bakersfield, CA 93301

Teen Challenge International  
Rachel Burns  
PO Box 1011  
Bakersfield, CA 93302

The Garden  
Karen Goh  
2010 O Street  
Bakersfield, CA 93301

The Mare Program  
Diane Hopkins  
9620 Bracken Oak Way  
Bakersfield, CA 93311

Todd and Maris Madigan Foundation  
Maris Madigan  
PO BOX 2354  
Bakersfield, CA 93303

United Way of Kern County  
Miriam Krehbiel  
5405 Stockdale Hwy Ste 200  
Bakersfield, CA 93309

United Resources for Social Change  
Mustapha Kulungu  
PO Box 3343  
Bakersfield, CA 93385

Valley Achievement Center  
Jolene Billinger  
7300 Ming Avenue  
Bakersfield, CA 93309

Vida Scott Center  
Director  
1101 E Belle Terrace Way  
Bakersfield, CA 93307

Vinesmans Ponderosa Christian  
Ranch  
Anthony Gary  
518 Union Avenue  
Bakersfield, CA 93307

Volunteer Center of Kern County  
Brenda Ratliff  
1400 Chester Avenue  
Bakersfield, CA 93301

WS Senior CARE Foundation  
Girish Patel MD  
1817 Truxtun Avenue  
Bakersfield, CA 93301

Y Kwong and R Fok Foundation Inc  
Director  
2920 F Street Ste12  
Bakersfield, CA 93301

Youth Connection INC  
Gail Scarazzo  
PO BOX 3309  
Bakersfield, CA 93385

Youth For Christ  
Director  
PO Box 763  
Bakersfield, CA 93302

Mountain View Community Church  
Nancy McEnroe  
3535 Union Avenue  
Bakersfield, CA 93305



Department of Development Services  
Stanley C. Grady, Director

Phil Burns, Building Director  
Building Division  
Phone: (661) 326-3720  
FAX: (661) 325-0266

James D. Movius, Planning Director  
Planning Division  
Phone: (661) 326-3733  
FAX: (661) 852-2135

## Housing Element Update Workshops

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 5:30 PM on March 31, 2008 at the City of Bakersfield Development Services Building First Floor Conference Room at 1715 Chester Avenue.

A workshop on the Draft Housing Element will be held at the City of Bakersfield Planning Commission meeting on April 17, 2008. The Draft Housing Element will be available for public review and comment April 10, 2008. Notice of Availability of the Draft Housing Element will be posted on the City's Web Site at [www.bakersfieldcity.us](http://www.bakersfieldcity.us) and on KGOV-TV.

Copies of the Draft Housing Element will be available for review at the Beale Memorial Library, 701 Truxtun Avenue, and at the City of Bakersfield Planning Department, 1715 Chester Avenue.

### 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 phone 326-3733 ask for Margaret Adams.

Dated: March 19, 2008

Posted: March 21, 2008

James D. Movius  
Planning Director

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Department of Development Services  
Stanley C. Grady, Director

Phil Burns, Building Director  
Building Division  
Phone: (661) 326-3720  
FAX: (661) 325-0266

James D. Movius, Planning Director  
Planning Division  
Phone: (661) 326-3733  
FAX: (661) 852-2135

19 de Marzo de 2008

La Ciudad de Bakersfield esta actualizando el Elemento de Vivienda del Plan General. Le invitamos a un taller para solicitar el comentario público sobre el Elemento de Vivienda.

**Lugar:** 1715 Chester Avenue  
Bakersfield Department of Development Services  
La primera planta, sala de conferencias

**El Día:** 31 de Marzo de 2008, 5:30 p.m.

Un borrador del Elemento de Vivienda estará disponible al público el día 10 de Abril de 2008. Un taller secundaria sobre el borrador del Elemento de Vivienda será sostenido en la reunión del Planning Commission de Bakersfield el 17 de Abril de 2008. El Aviso de la disponibilidad del Elemento de Vivienda será fijado en el sitio Web de la ciudad en [www.bakersfieldcity.us](http://www.bakersfieldcity.us) y en KGOV-TV.

Las copias del borrador del Elemento de Vivienda estarán disponibles al público en Beale Memorial Library, 701 Truxtun Avenue, y en la ciudad de Bakersfield Planning Department, 1715 Chester Avenue.

**¡Agradecemos su participación!**

Para más información, o si usted requiere la traducción en español o a asistentes visuales para participar en el taller, por favor llama a 326-3733, y pregunte por Margaret Adams.

Datado: 19 de Marzo de 2008

Fijado: 21 de Marzo de 2008

  
James D. Movius  
Director de Planificación

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# **AGENDA**

## **Bakersfield Housing Element Workshop**

**March 31, 2008**

**City of Bakersfield Development Services Department Building**

**5:30 pm – 7:00 pm**

Welcome and Introductions

Purpose of the Housing Element

Potential Housing Element Issues

Discussion on Housing Needs and Suggestions on Programs and Services

Next Steps

**Bakersfield Housing Element Workshop  
Presentation Summary  
March 31, 2008**

**Part I: Welcome:**

- a) Introduction
- b) Purpose of the Workshop

**Part II: What is the Housing Element?**

- a) Definition
  - 1) The Housing Element is one of seven required elements of the City's General Plan. It is a planning document used by the City to address the housing needs and demands over a five-year period. In order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems, which provide opportunities for, and do not unduly constrain, housing development. This includes special needs housing, fair housing, adequate vacant land, affordable housing provisions, etc.
- b) A Short History
  - 1) Legislature made the Housing Element expressly mandatory in 1967, requiring local governments to adopt Housing Elements by January 1969.
  - 2) In 1975, California Dept. of Housing and Community Development (HCD) was authorized to review and comment on local Housing Elements and directed to formally adopt Housing Element Guidelines.
  - 3) In 1980 by enacting provisions of the Housing Element Guidelines as statutory requirements, and by requiring cities and counties to consider HCD's findings prior to adopting the Housing Element, all Housing Elements were to conform with the provisions of State Law by October 1, 1981.
  - 4) Several amendments regarding the content of local Housing Elements have been enacted since 1981 (requiring analyses of the special needs of homeless individuals and families, units at risk of converting to non-low-income uses, etc.). Legislative amendments revised HCD review responsibilities as of 1991, eliminating the provision that HCD's findings were advisory, and instead required local governments to revise their Housing Elements pursuant to HCD's review of the draft Housing Element or to adopt specified findings responding to HCD's review. In addition, the law provided that adopted Housing Elements found by HCD to be in compliance are provided a presumption of validity in any action filed on or after January 1, 1991 challenging the validity of the Housing Element.

c) Important Components

- 1) Demographics, Population and Housing Projections
- 2) Housing Conditions Special Needs Analysis
- 3) Regional Housing Needs Assessment (RHNA) Analysis and Inventory of Vacant Lands
- 4) Governmental and Non-governmental Constraints
- 5) Review of Goals and Policies of Previous Housing Element
- 6) Quantified Objectives
- 7) Goals, Policies and Programs

d) The Housing Element Process

a) Where we are in the process

- 1. Administrative Draft**
2. 60 Day Public Review Period (60 Days HCD Review)
3. Final Draft (60 Days HCD Review)
4. Letter of Substantial Compliance
5. Adopt Housing Element
6. HCD Certification (HCD has 90 Days – typically takes 45 to 60 days)

**Part III: The City of Bakersfield’s Housing Element**

- a) Current Conditions
- b) Program Summary

**Part IV: Public Comment Period- Q&A**

**Notes:**

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# ATTENTION

## **Bakersfield Residents**

### ***You're Invited to A Public Meeting to Discuss Housing and Community Development Needs in Your Neighborhood***

Join your neighbors and City representatives at a community meeting to receive general Housing and Community Development program and application information for Fiscal Year 2007-2008.

We will be discussing three major sources of federal grant money that the City will receive for Fiscal Year 2007-2008 for City programs (over \$5.5 million was budgeted for FY 2007-08):

Community Development Block Grant (CDBG)  
HOME Investment Partnerships (HOME)  
Emergency Shelter Grants (ESG)

The results of this meeting will be the basis for receiving input on community & housing development issues and developing our third Action Plan of the Consolidated Plan 2010 for FY 2007-2008 to address these needs.

#### **Meeting Location**

Hall Ambulance Community Center 1031 21<sup>st</sup> Street  
Bakersfield, California

**April 18, 2007(Wednesday)**  
**6:00 p.m.**

For more information, please stop by or call City of Bakersfield, Economic and Community Development Department, 1600 Truxtun Avenue, Suite 300, Bakersfield, CA 93301, Phone (661) 326-3765, FAX (661) 328-1548, or TDD (661) 324-3631. The meeting rooms are accessible to the disabled. For special arrangements, please contact this department seven (7) working days prior to the meeting you wish to attend.

**5. PUBLIC HEARING – Housing Element Update (Negative Declaration on file)**

Update to the Housing Element of the Metropolitan Bakersfield General Plan as required by the state legislature. The Housing Element update contains all the information required by State law Government Code Sections 655581, Housing Element Intent, and 655873, Housing Element Content. (All Wards)

**RECOMMENDATION: Approve**

**Roll Call Vote:**

**6. PUBLIC HEARINGS – VESTING TENTATIVE PARCEL MAPS / VESTING TENTATIVE TRACT MAPS/ ZONE CHANGES**

6.1 Vesting Tentative Parcel Map 11792 (McIntosh & Associates) located on the north side of Stockdale Highway, approximately ¼ mile east of Calloway Drive. (Exempt from CEQA)

A proposed tentative subdivision containing two parcels for condominium purposes on 3.42 acres (gross) for commercial office development, zoned C-O/P.C.D. (Professional and Administrative Office – Planned Commercial Development). (Ward 4)

6.2 Revised Vesting Tentative Tract Map 6776 (Dewalt Corporation) located on the northeast corner of Panama Lane and Ashe Road. (Negative Declaration on file)

A proposed tentative subdivision containing one lot for condominium purposes on 11.05 acres for purposes of single family development, zoned R-2/P.U.D. (Limited Multiple-Family Dwelling/Planned Unit Development) zone, and to waiver mineral rights signatures pursuant to BMC 16.20.060 A.1 by providing a recorded waiver of surface entry. (Ward 6)

6.3a Vesting Tentative Tract Map 7161 (McIntosh & Associates) located north of White Lane, east of South Allen Road. (Negative Declaration on file)

A proposed tentative subdivision containing 91 lots for purposes of single family residential development, 5 private street lots, and 4 private landscape lots zoned PUD (Planned Unit Development) including a request for alternate lot and street design. (Ward 5)

**RECOMMENDATION: Approve**

**Roll Call Vote:**

6.3b Zone Change 08-0594 (McIntosh & Associates) located north of White Lane, east of South Allen Road. (Negative Declaration on file)

A proposed zone change from PUD (Planned Unit Development) zone to R-1/PUD (One Family Dwelling/Planned Unit Development) zone on 94 acres for purposes of single-family residential development. (Ward 5)

**RECOMMENDATION: Approve**

**Roll Call Vote:**

6.4 Zone Change 07-2041 (Porter & Associates) located on the northwest corner of Allen Road and Brimhall Road. (Negative Declaration on file)

A proposed zone change from an E (Estate) zone to a C-2/P.C.D. (Regional Commercial/Planned Commercial Development) zone on 6.72 acres, and from a C-2 (Regional Commercial) zone to a C-2/P.C.D. (Regional Commercial/Planned Commercial Development) zone on 8.28 acres, totaling a zone change of 15 acres to C-2/P.C.D. for purposes of commercial development. (Ward 4)

understanding of what is going to happen. He inquired if there will be any deadlines under the subdivision map act that would interfere with their vesting rights, or their pending vesting rights because they have already submitted their application. Staff responded there currently are no issues with respect to that. Commissioner Johnson asked Mr. Hendricks if he would be in favor of a continuance to August 7<sup>th</sup>. Mr. Hendricks responded that it would not be his preference because he does not see what the extension would accomplish as far as the overall extension for the map. He indicated that they are willing to work with the adjacent property owners, but as a practical matter building the block wall all the way up the side, which is about 1,000 ft, is very expensive for something that is just going to be left sitting there. Mr. Hendricks commented that he does not think that a continuance accomplishes an awful lot.

Commissioner McGinnis moved, seconded by Commissioner Andrews, to continue this item to August 7, 2008 for further review so that the homeowners and the developer can get together.

Motion carried by the following roll call vote:

AYES: Commissioner Johnson, McGinnis, Blockley, Andrews, Tragish, Tkac

NOES:

ABSENT: Commissioner Stanley

Break Taken.

5. **PUBLIC HEARING – Housing Element Update (Negative Declaration on file)**

The public hearing is opened, staff report given. Karen Northcutt with Northcutt and Associates, the City's consultant preparing the Housing Element stated that the Staff report does outline where they are and how they got to where they are. She indicated that they did receive a comment letter back from the Department of Housing and Community Development. She pointed out that the comment letter was relatively innocuous, in that they brought up some issues that required clarification. Her department has been working directly with their reviewer at HCD and he has agreed in concept to all our proposed changes and supplemental information they were going to providing the housing element to respond to all of the items that were mentioned. Ms. Northcut explained that they are adding statistical information specifically to discuss supportive housing, transitional housing and single room occupancy units. She pointed out that the comment letter requests additional clarification about available land. Her staff was able to verify that the City had adequate water and sewer to be able to meet the regional housing allocation needs, which is the 27,252 dwelling units that was identified over the next five year period. Ms. Northcutt further pointed out that they were asked to clarify some things in the zoning ordinance to make sure that as the City moves forward and State law changes over time, during the time frame of the housing element, that the City has an expanded program to make sure that they continually review the zoning ordinance to make sure it stays in compliance with State law. Ms. Northcutt concluded by stating that they are in good shape with responding to HCD. At this point they would ask that the Planning Commission to approve the environmental document and forward this on to the City Council, at which point it will probably be heard in September and by that time they will have final comments back from the Department of Housing and Community Development. Thereafter the state gets an additional 90 days to actually review what the City Council approves to make sure that during the process nothing has been changed from what the State has previously agreed to.

No one from the audience spoke in opposition or in favor of Staff's recommendation. The public hearing on this item is closed. Commissioner Andrews commented that from his experience with the Department of Housing and Community Development, staff has done an excellent job of preparing what is before the Planning Commission tonight, and Staff needs to be commended because rarely does the State see this level of statistical detail in this particular document.

Commissioner McGinnis moved, seconded by Commissioner Blockley, to adopt the Resolution making findings approving the Negative Declaration, recommending the draft housing element update be adopted by the City Council with incorporation of comments from the State Dept. of Housing and Community Development.

Motion carried by the following roll call vote:

AYES: Commissioner Johnson, McGinnis, Blockley, Andrews, Tragish, Tkac

NOES:

ABSENT: Commissioner Stanley

**6. PUBLIC HEARINGS – VESTING TENTATIVE PARCEL MAPS / VESTING TENTATIVE TRACT MAPS/ ZONE CHANGES**

**6.1 Vesting Tentative Parcel Map 11792 (McIntosh & Associates)**

Heard on consent calendar.

**6.2 Revised Vesting Tentative Tract Map 6776 (Dewalt Corporation)**

Heard on consent calendar.

**6.3a Vesting Tentative Tract Map 7161 (McIntosh & Associates)**

**6.3b Zone Change 08-0594 (McIntosh & Associates)**

The public hearing is opened, staff report given. Linda Aboshamaa stated she moved into their home in September and they picked Windemere because they liked the smaller streets and more neighborly atmosphere than the wider streets with high walls designed to isolate neighbors. Ms. Aboshamaa stated that she does not want to see the development lessened by changing the design in any way and opposes any change in zoning that would allow the character and design of Windemere to be diminished.

Steve Fox stated he is a homeowner in Windemere and the primary reason they decided to move there was because they liked the design. He indicated that the changes before the Planning Department will cause the design to be lost and it will affect their current property values. He further explained that his lot is above average in size and with the proposal to reduce the number of lots, the lot sizes will increase and therefore the average lot size will come up and his will just be average. This will cause a negative impact in his property value. Mr. Fox also stated that the alleys are an important distinction because they have a three year old and a six year old and it was one of the major features for them to move to this neighborhood. He explained that with the alleyway, some of the vehicular traffic and some of the parking is moved behind the house, therefore making the front loaded areas less congested and safer for the children.

Ernesto Armoneta stated he shares the same sentiments as Steve Fox. He stated he purchased a home in this area for the safety of their children and his father-in-law. He also stated that they would like to work with Castle & Cooke to preserve the neighborhood that they invested in.

Brian Lee agrees with the previous speakers. He pointed out that he has investigated the differences between the different zonings that when he purchased his home he had to agree to some things with Castle & Cooke and the things that were excluded when he purchased might come back in as acceptable if this application is granted to re-zone to R-1. Mr. Lee also pointed out that with R-1 there could be home occupations, garage sales, child care facilities and multiple dwellings.

Brenda Mondeleseta stated she agrees with the previous comments and added that not only would this change the lot sizes, but it would compromise their investments. She stated they decided to move to this location because they liked the layout of Windemere. She stated she feels that this proposal is at the expense of the existing homeowners. She also stated that they have contacted Castle & Cooke and requested that they keep some of the green belts and pointed out that if this application is approved there will be very little green belts in those areas, which will negatively impact where they currently planned. Ms. Mondeleseta further stated that

RESOLUTION NO. 104-08

**RESOLUTION OF THE PLANNING COMMISSION DIRECTING THE PLANNING DIRECTOR TO TRANSMIT THE DRAFT HOUSING ELEMENT UPDATE TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR A 60 DAY REVIEW AND COMMENT PERIOD AND RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 07-1519 AN AMENDMENT/UPDATE TO THE HOUSING ELEMENT OF THE METROPOLITAN BAKERSFIELD GENERAL PLAN.**

**WHEREAS**, the Planning Commission of the City of Bakersfield in accordance with the provisions of Section 65353 of the Government Code, held a public hearing on THURSDAY, JULY 17, 2008, on General Plan Amendment 07-1519 of the proposed amendment to the Housing Element of the Metropolitan Bakersfield General Plan, notice of the time and place of hearing having been given at least thirty (30) calendar days before said hearing by publication in the Bakersfield Californian, a local newspaper of general circulation; and

**WHEREAS**, General Plan Amendment 07-1519 an amendment to the Housing Element of the Metropolitan Bakersfield General Plan is as follows:

**General Plan Amendment 07-1519:**

The City of Bakersfield has applied to amend/update the Housing Element of the Metropolitan Bakersfield General Plan consisting "... 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 housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community" (Government Code, Section 65583); and

**WHEREAS**, for the above-described segment, an Initial Study was conducted and it was determined that the proposed project would not have a significant effect on the environment and a Negative Declaration was prepared and posted on June 6, 2008 in accordance with CEQA; and

**WHEREAS**, the law and regulations relating to the preparation and adoption of Negative Declarations as set forth in CEQA and City of Bakersfield's CEQA Implementation Procedures, have been duly followed by the city staff and the Planning Commission; and

**WHEREAS**, the Planning Commission found as follows:

1. All required public notices have been given.
2. The provisions of the California Environmental Quality Act (CEQA) have been followed.
3. The proposed project will not have a significant effect on the environment.

4. Based on the initial study and comments received, staff has determined that the proposed project could not have a significant effect on the environment. A Negative Declaration was prepared for the project in accordance with CEQA.
5. The proposed Housing Element Update is consistent with the land uses within the city of Bakersfield.
6. The proposed Housing Element Update is consistent with the Metropolitan Bakersfield General Plan.
7. The public necessity, general welfare and good planning practices justify the amendment/update to the Housing Element of the Metropolitan Bakersfield General Plan.

**NOW, THEREFORE, IT IS HEREBY FOUND AND RESOLVED** as follows:

1. The above recitals, incorporated herein, are true and correct.
2. The Negative Declaration (Exhibit 1) for General Plan Amendment 07-1519 is hereby approved.
3. As to General Plan Amendment 07-1519, an amendment/update to the Housing Element (Exhibit 2), the Planning Commission recommends the following:
  - a. Transmit the Draft Housing Element Update to the State Department of Housing and Community Development; and
  - b. The Planning Commission hereby recommends adoption of such Element by the City Council with incorporation of comments from the State Department of Housing and Community Development.

On a motion by Commissioner McGinnis and seconded by Commissioner Blockley, the Planning Commission approved the foregoing by a roll vote.

AYES: Commissioner Johnson, McGinnis, Blockley, Andrews, Tragish, Tkac

NOES: None

ABSENT: Commissioner Stanley

ABSTAIN: None

**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 the 17<sup>th</sup> day of July, 2008.

DATED: July 17, 2008

PLANNING COMMISSION OF  
THE CITY OF BAKERSFIELD

  
RUSSELL JOHNSON, Chair  
Planning Commission

S:\Housing Element\2008 Update\PC GPA Res.DOC

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177  
FAX (916) 327-2643



RECEIVED  
FEB 05 2009  
CITY OF BAKERSFIELD  
PLANNING DEPARTMENT

February 3, 2009

Mr. James D. Movius, Planning Director  
Development Services Department  
City of Bakersfield  
1715 Chester Avenue  
Bakersfield, CA 93301

Dear Mr. Movius:

**RE: Review of the City of Bakersfield's Revised Draft Housing Element**

Thank you for submitting the City of Bakersfield's draft housing element received for review on January 27, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

The revised draft element addresses the statutory requirements described in the Department's June 13, 2008 review. For example, the element now demonstrates adequate sites to accommodate the City's regional housing need by programs to rezone sites to higher densities. These programs will address an increasing need to promote a variety of housing types and facilitate more compact development with a mix of uses to address climate change, energy conservation, air quality and maximize land resources to preserve agricultural and open space resources. As a result, the revised draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates the City's efforts to address its housing and community development needs and the hard work and cooperation of your consultant, Ms. Shandy Dittman, during the housing element update and looks forward to receiving Bakersfield's adopted housing element. If you have any additional questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in black ink, appearing to read "Cathy E. Creswell".

Cathy E. Creswell  
Deputy Director

RESOLUTION NO. 024 09

**RESOLUTION MAKING FINDINGS, APPROVING NEGATIVE DECLARATION, ADOPTING GENERAL PLAN AMENDMENT 07-1519 THE HOUSING ELEMENT UPDATE, AN ELEMENT OF THE METROPOLITAN BAKERSFIELD GENERAL PLAN AND DIRECTING THE PLANNING DIRECTOR TO TRANSMIT THE HOUSING ELEMENT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.**

**WHEREAS**, the Planning Commission of the City of Bakersfield in accordance with the provisions of Section 65353 of the Government Code, held a public hearing on Thursday, July 17, 2008, on General Plan Amendment 07-1519 for the proposed update to the Housing Element of the *Metropolitan Bakersfield General Plan*, notice of the time and place of hearing having been given at least twenty (20) calendar days before said hearing by publication in the Bakersfield Californian, a local newspaper of general circulation; and

**WHEREAS**, General Plan Amendment 07-1519 of the proposed update to the Housing Element of the *Metropolitan Bakersfield General Plan* is as follows:

**General Plan Amendment 07-1519:**

The City of Bakersfield has applied to amend/update the Housing Element of the *Metropolitan Bakersfield General Plan* consisting "... 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 housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community" (Government Code, Section 65583); and

**WHEREAS**, for the above-described action, an Initial Study was conducted and it was determined that the proposed project would not have a significant effect on the environment and a Negative Declaration was prepared and posted on June 6, 2008 in accordance with CEQA; and

**WHEREAS**, the law and regulations relating to the preparation and adoption of Negative Declarations as set forth in CEQA and City of Bakersfield's CEQA Implementation Procedures, have been duly followed by the city staff and the Planning Commission; and

**WHEREAS**, by Resolution No. 104-08 on July 17, 2008, the Planning Commission recommended approval of the Negative Declaration and General Plan Amendment 07-1519 and transmittal of such General Plan Amendment 07-1519 to the State Department of Housing and Community Development for a sixty (60) day review and comment period and this Council has fully considered the finding made by the Planning Commission as set forth in that Resolution; and

**WHEREAS**, the Council of the City of Bakersfield, in accordance with the provisions of Section 65355 of the Government Code, conducted and held a public hearing on Wednesday, February 25, 2009 on the above described General Plan Amendment 07-1519 of the proposed amendment to the Housing Element of the *Metropolitan Bakersfield General Plan*, notice of time

and place of the hearing having been given at least ten (10) calendar days before the hearing by publication in the Bakersfield Californian, a local newspaper of general circulation; and

**WHEREAS**, the State Department of Housing and Community Development (HCD) has reviewed and commented on the draft Housing Element; and

**WHEREAS**, comments from HCD have been incorporated into the Housing Element; and

**WHEREAS**, the Council has considered and hereby makes the following findings:

1. All required public notices have been given.
2. The provisions of the California Environmental Quality Act (CEQA) have been followed.
3. The proposed project will not have a significant effect on the environment.
4. Based on the initial study and comments received, staff has determined that the proposed project could not have a significant effect on the environment. A Negative Declaration was prepared for the project in accordance with CEQA.
5. The proposed Housing Element Update is consistent with the land uses within the City of Bakersfield.
6. The proposed Housing Element Update is consistent with the *Metropolitan Bakersfield General Plan*.
7. The public necessity, general welfare and good planning practices justify the amendment/update to the Housing Element of the *Metropolitan Bakersfield General Plan*.

**NOW, THEREFORE, BE IT RESOLVED** and found by the Council of the City of Bakersfield as follows:

1. The above recitals and findings, incorporated herein, are true and correct.
2. The Negative Declaration for General Plan Amendment 07-1519 is hereby approved and adopted.
3. The report of the Planning Commission, including maps and all reports and papers relevant thereto, transmitted by the Secretary of the Planning Commission to the City Council, is hereby received, accepted and approved.
4. The City Council hereby approves and adopts General Plan Amendment 07-1519 the update to the Housing Element of the Metropolitan Bakersfield General Plan, marked Exhibit "A", attached hereto and incorporated as though fully set forth, for the property generally located within the present and future boundaries of the incorporated area of the City of Bakersfield.

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I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Council of the City of Bakersfield at a regular meeting thereof held on FEB 25 2009 by the following vote:

AYES: COUNCILMEMBER CARSON, BENHAM, WEIR, COUCH, HANSON, SULLIVAN, SCRIVNER  
NOES: COUNCILMEMBER none  
ABSTAIN: COUNCILMEMBER none  
ABSENT: COUNCILMEMBER Couch

Pamela A. McCarthy  
**PAMELA A. McCARTHY, CMC**  
CITY CLERK and Ex Officio Clerk of the  
Council of the City of Bakersfield

APPROVED FEB 25 2009  
[Signature]  
**HARVEY L. HALL**  
MAYOR of the City of Bakersfield

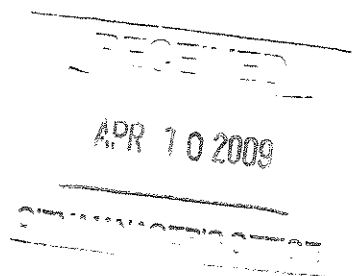
APPROVED as to form:  
**VIRGINIA GENNARO**  
City Attorney

By: Robert M. Aherfy



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 445-4728  
FAX (916) 327-2643  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



April 8, 2009

Mr. Alan Tandy, City Manager  
City Manager's Office  
City of Bakersfield  
1600 Truxtun Avenue, 5<sup>th</sup> Floor  
Bakersfield, CA 93301

Dear Mr. Tandy:

**RE: Review of the City of Bakersfield's Adopted Housing Element**

Thank you for submitting the City of Bakersfield's housing element adopted on February 25, 2009 and received for review on March 16, 2009. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's February 3, 2009 review found the City of Bakersfield's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department commends the City of Bakersfield's leadership in adopting a program to rezone sites to higher density. This program allows Bakersfield to promote a variety of housing types and increase housing affordability, while also addressing climate change and energy conservation objectives, improve air quality, and preserve agricultural and open space resources.

The City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Infill Incentive Grant Program, authorized by Proposition 1C, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) and Housing Related Parks Programs include housing element compliance either as a threshold or a competitive factor in rating and ranking applications. More specific information about these and other programs is available on the Department's website at [http://www.hcd.ca.gov/hpd/hrc/plan/he/loan\\_grant\\_hcompl011609.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011609.pdf).

Mr. Alan Tandy, City Manager

The Department wishes the City of Bakersfield success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing and land use strategies, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive style with a large, looped initial "C".

Cathy E. Creswell  
Deputy Director

# APPENDIX C

## **List of Assisted Apartment Complexes in Bakersfield**

The following is a list of apartment complexes within the City which received some type of assistance to facilitate development. Types of assistance would include HUD Section 8, HUD Section 202, USDA 514, 515, and 516, and Tax Credits in addition to any funding provided by the City or County. Most of the complexes listed have received either tax credits, HUD program assistance, or both.

Agua Terrace  
1012 Water Street  
Bakersfield, CA

Ming Gardens  
601 Ming Avenue  
Bakersfield, CA

Panorama Park  
401 W. Columbus Ave.  
Bakersfield, CA

Park Place Senior Apts.  
2250 R. Street  
Bakersfield, CA

Pioneer Village Estate  
600 Fairfax Road  
Bakersfield, CA

South Real Gardens  
2701 Real Road  
Bakersfield, CA

St. John's Senior Manor  
900 East 4<sup>th</sup> Street  
Bakersfield, CA

Summerfield Place  
6300 Summerfield Drive  
Bakersfield, CA

Sundance  
6000 White Lane  
Bakersfield, CA

Sunny Lane Village  
2601 Sunny Lane  
Bakersfield, CA

Auburn Heights  
7000 Auburn Street  
Bakersfield, CA

Bakersfield Arms  
3101 Coventry Place  
Bakersfield, CA

Bakersfield Family Apts.  
710 Brundage Lane  
Bakersfield, CA

California Ave. Senior  
Housing  
1119 California Ave.  
Bakersfield, CA

Camellia Court  
1741 Cheatham Avenue  
Bakersfield, CA

Camellia Gardens  
1750 Cheatham Ave.  
Bakersfield, CA

Camellia Terrace  
(Seniors)  
1119 Cottonwood Road  
Bakersfield, CA

Camellia Village  
1331 Cottonwood Road  
Bakersfield, CA

Casa Loma Family Apts.  
1525 Lotus Lane  
Bakersfield, CA

Cottonwood Court  
1741 Cheatham Ave.  
Bakersfield, CA

Emerald Glen  
1201 40<sup>th</sup> Street  
Bakersfield, CA

Foothill Vista  
600 Morning Drive  
Bakersfield, CA

Harmony Court  
5948 Victor Street  
Bakersfield, CA

Kristine Apts.  
2901 Virginia Ave.  
Bakersfield, CA

Park Meadows  
840 Park Meadows Ave.  
Bakersfield, CA

Pineview Apts.  
4301 Fruitvale Ave.  
Bakersfield, CA

Springwood  
Scattered Sites  
Bakersfield, CA

Summerhill Apts.  
6200 Victor Street  
Bakersfield, CA

Sycamore Walk  
380 Pacheco Road  
Bakersfield, CA

Tegeler Hotel  
1908 H Street  
Bakersfield, CA

The Village at Lakeside  
1718 Panama Lane  
Bakersfield, CA

Rio Vista  
9 MacArthur Place  
Bakersfield, CA

Adelante Vista  
1104 South Robinson  
Bakersfield, CA

Little Village  
714 Smith Street  
Bakersfield, CA

Oro Vista  
1104 South Robinson  
Bakersfield, CA

Plaza Towers & Annex  
3015 Wilson Road  
Bakersfield, CA

Ruben J. Blunt Village  
(Farmworker)  
8505 Sunset Blvd.  
Bakersfield, CA

Greenfield Homes  
(Farmworker)  
403 Boomerang Drive  
Bakersfield, CA

The Willows  
1200 38<sup>th</sup> Street  
Bakersfield, CA

Canyon Hills Senior  
Housing  
6701 Auburn Street  
Bakersfield, CA

Madison Place  
1885 Madison St.  
Bakersfield, CA

## APPENDIX D

## LIST OF NON-PROFITS

The following organizations have the capacity to acquire and manage affordable housing or “at-risk” housing developments.

A Community of Friends  
3345 Wilshire Blvd. Suite 1000  
Los Angeles, CA 90010  
(213) 480-0809

American Baptist Homes of the West  
6120 Stoneridge Mall RD. 3rd Floor  
Pleasanton, CA 94588  
(925) 924-7100

BRIDGE Housing Corporation  
One Hawthorne Suite 400  
San Francisco, CA 94105  
(415) 989-1111

Century Housing Corporation  
1000 Corporate Pointe Suite 200  
Culver City, CA 90230  
(310) 258-0700

Community Housing Assistance Program, Inc.  
3803 East Casselle Ave.  
Orange, CA 92869  
(714) 744-6252

Community Partnership Development Corporation  
3774 South Budlong Ave., #A  
Los Angeles, CA 90077  
(323) 737-6442

Citizens Housing Corporation  
26 O'Farrell St. #506  
San Francisco, Ca 94108  
(415) 421-8605

EAH, Inc.  
2169 East Francisco Blvd. Suite B  
San Rafael, CA 94901  
(415) 258-1800

Foundation for Affordable Housing, Inc.  
2847 Story Road  
San Jose, CA 95127  
(408) 923-8260

Foundation for Affordable Housing, Inc.  
30950 Rancho Viejo Road, Suite 100  
San Juan Capistrano, CA 92675  
(949) 443-9101

Golden Empire Affordable Housing, Inc.  
601 24th Street  
Bakersfield, CA 93301  
(661) 631-9500

Housing Authority of the County of Kern  
601 24th Street  
Bakersfield, CA 93301  
(661) 631-9500

Housing Corporation of America  
17207-2 Ventura Blvd.  
Encino, CA 91316  
(818) 789-5150

Joshua's House  
PO Box 1922  
Collegedale, TN 37315  
(423) 315-3682

Kern Affordable Housing Inc.  
601 24th Street  
Bakersfield, CA 93301  
(661) 631-9500

Mercy Charities Housing California  
68700 Avenida Lalo Guerrero.  
Cathedral City, CA 92234  
(760) 770-0340

National Housing Development Corporation  
10681 Foothill Blvd., Suite 220  
Rancho Cucamonga, CA 91730  
(909) 291-1401

National Housing Trust  
1101 30th St. NW, Suite 400  
Washington D.C. 20007  
(202) 333-8931

OSM Investment Company  
5155 Rosecrans Ave. Suite 120  
Hawthorne, CA 90250  
(310) 676-0451

Paramount Financial Group, Inc.  
1655 North Main St. Suite 220  
Walnut Creek, CA 94596  
(800) 850-0694

Retirement Housing Foundation  
911 North Studebaker Road,  
Long Beach, CA 90815  
(562) 257-5100

Self Help Enterprises  
8445 West Elowin Ct.  
Visalia, CA 93291  
(559) 651-1000

Shelter for the Homeless  
15161 Jackson St.  
Midway City, CA 92655  
(714) 897-3221

Southern California Housing Development Corp.  
9065 Haven Ave., Suite 100  
Rancho Cucamonga, CA 91730  
(909) 483-2444

Southern California Presbyterian Homes  
516 Burchett Street  
Glendale, CA 91203  
(818) 247-0420

The East Los Angeles Community Union (TRLACU)  
5400 East Olympic Blvd., Suite 300  
Los Angeles, CA 90022  
(323) 721-1655

# APPENDIX E

## **Vacant Land Inventory**

A summary of vacant land, by zoning category, is included in Section 2 of the Housing Element. The information for this summary was based on an inventory of vacant land, by Assessor's Parcel Number, for all vacant land within the City of Bakersfield. The number of vacant parcels was over 8,000 parcels. Due to the volume of information, the parcel by parcel identification of vacant land has been transmitted to the California Department of Housing and Community Development on a CD under separate cover. For specific information on any vacant parcel, please contact the City of Bakersfield Planning Department at 1715 Chester Avenue, Second Floor, Bakersfield, CA 93301.

# HOUSING CAPACITY ESTIMATE

