

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year the US Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the Kern Plan Jurisdiction, specifically Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). In order to receive these funds, the County must complete a report every three to five years called a Consolidated Plan. In this case, the Plan is called the County of Kern Consolidated Plan FY 2015-2016 through FY 2019–2020 (Plan). The effective date of the Plan is July 1, 2015.

Geographic Terms

Throughout this document the following geographic terms will be used.

- **Kern Plan Jurisdiction (or County):** As of March 12, 2015, Kern Plan Jurisdiction includes the unincorporated areas of Kern County and the cities of McFarland, Shafter, Arvin, Ridgecrest, Tehachapi, and California City. The following cities within Kern County are excluded from the Plan Jurisdiction: Delano, Bakersfield, Taft, Maricopa, and Wasco. As of July 1, 2015, the Cities of Arvin and McFarland are also (to be) excluded from the Kern Plan Jurisdiction.
- **Unincorporated County:** Includes the entire unincorporated area of the County (this area is not a part of any municipality).
- **Entitlement Cities:** There are no CDBG entitlement communities, other than Kern County, participating in the Kern Plan Jurisdiction. The other entitlement communities in the county, Delano and Bakersfield, each prepare their Consolidated Plans independently.
- **Home Investment Partnerships Program (HOME):** An entity eligible to receive an entitlement award of HOME funds is called a Participating Jurisdiction (PJ). As an Urban County, Kern County is a HOME PJ under the HOME program. The other PJ in the county, the City of Bakersfield, plans independently.
- **CDBG, ESG, and HOME Planning Areas:** The planning area for HOME is the same as for the CDBG and ESG programs since the HOME PJ is the entire Kern Plan Jurisdiction.

Purpose

The purpose of the Plan is to identify Kern Plan Jurisdiction's housing and community development needs, priorities, goals, and strategies for how funds will be allocated to housing and community

development activities over the period of the Plan, which in the case of the Kern Plan Jurisdiction, is five years.

The Kern County Planning and Community Development (PCD) Department is the lead agency in developing this Plan. The Plan was prepared in accordance with HUD's Office of Community and Planning Development eCon Planning Suite (launched in May 2012), including the consolidated plan template, in the Integrated Disbursement and Information System (IDIS). Most of the data tables in the Plan are populated with default data from the US Census Bureau, mainly 2007–2011 Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. The default data includes data for the cities of Arvin and McFarland which as of July 1, 2015, will no longer be part of the Kern Plan Jurisdiction. Other sources are noted throughout the Plan, including the addition of more recent data where practical. The research process involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs populations (homeless and nonhomeless); consultation with public and private agencies; and citizen participation.

Pursuant to the goals outlined in the Plan, the Plan process also included development of the first-year Annual Action Plan. The Annual Action Plan (AAP) details the activities that the County will undertake to address the housing and community development needs and local objectives grant funds received during 2015/2016 program year.

The Plan is divided into six sections, with the Needs Assessment, Market Analysis, and Strategic Plan forming the key sections:

- 1) Executive Summary
- 2) Process
- 3) Needs Assessment
- 4) Market Analysis
- 5) Strategic Plan
- 6) Annual Action Plan

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The County has organized its priority needs according to the structure presented in HUD regulations (24 CFR 91.215): affordable housing, homelessness, and nonhousing community development. Priority is assigned based on the level of need demonstrated by the data that has been collected during the

preparation of the Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.

The County has identified seven goals to address housing and community development needs between fiscal years (FY) 2015-16 and FY 2019-20:

- 1) Increase supply of affordable rental housing for the County's lowest-income households.
- 2) Preserve existing affordable housing stock.
- 3) Provide housing and services to special needs populations.
- 4) Increase access to homeownership opportunities for County residents.
- 5) Provide funding for public facilities and improvements.
- 6) Promote economic development activities in the County.
- 7) Promote fair housing.

During the five-year Plan period, the Kern Plan Jurisdiction expects to receive approximately \$4,098,233 annually in CDBG funding, for a five-year total of \$20,491,165; approximately \$414,889 annually in ESG funding, for a five-year total of \$2,074,445; and approximately \$1,220,727 in annual HOME funds, for a five-year total of \$6,103,635.

CDBG funds are used by the County for public services, public facilities and improvements, and planning and administrative costs. The CDBG program's primary objective is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

The County receives HOME funding through HUD for additional housing activities. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.

CDBG and HOME funds may be coupled with local funds, if available, which may allow affordable housing projects to compete for additional funding provided by tax credits, bonds, and state financing

programs. An investment by the County can make the projects more competitive in various funding competitions. Due to the current economic climate, all sources and types of funds available in the Kern Plan Jurisdiction are more limited. This fact is further exacerbated by the demise of statewide redevelopment tax-increment funds and housing set-aside funds. However, as in the past, the County will strive to be as creative as possible in locating other sources of funding from local, state, federal, and private sources in order to develop and deliver efficient and cost-effective projects.

3. Evaluation of past performance

Kern County assumes overall responsibility for administration of CDBG and ESG funds as well as HOME funds.

HUD requires that entitlement jurisdictions not have more than 1.5 times their annual CDBG allocation amount on account by the end of April of every fiscal year. The County has successfully incorporated the 1.5 annual allocation timeliness guidelines to apply to all participating Kern Plan Jurisdiction members.

The CAPER or (Consolidated Annual Performance and Evaluation Report) is produced for each grant year and is a report on the progress made throughout the year towards achieving the goals identified in the Consolidated Plan and activities undertaken to implement the Plan within the Annual Action Plan. The CAPER is a publically available document completed in September of each year.

A summary of progress in meeting 2010-2015 Consolidated Plan 5-Year Goals can be found in Table 1 of the FY 2013-14 CAPER. Below are some highlights.

Increase the number, quality & accessibility of public facilities: completed the construction or rehabilitation of five public facilities.

Eliminate conditions detrimental to health, safety & public welfare and provide accessibility to the disabled: completed 15 public infrastructure projects.

Enhance public services for Low Income populations: provided operating assistance for four shelters and fair housing assistance for 30 households.

Create living wage jobs: no microenterprise assistance was provided due to limited interest. This program is being reviewed and revised to increase utilization.

Increase the supply of affordable housing: provided grants to 33 persons with a physical disability to improve access and rehabilitated 8 owner-occupied units.

4. Summary of citizen participation process and consultation process

The community outreach process included two community meetings on the Consolidated Plan (one in Mojave on February 18, 2015, and the second in Bakersfield on February 19, 2015) and two Annual Action Plan meetings (one in Mojave on October 15, 2014, and one in Bakersfield on October 13, 2014) as well as a print and online survey, and agency phone and e-mail consultations on the Plan.

An advertisement published in 12 newspapers serving Kern County invited citizens to complete and submit citizen surveys. The readers of the advertisement were directed to the Kern County PCD to obtain a hard copy of the survey; the department's website also made the survey and its submittal available over the Internet. Surveys were also distributed at the community meetings.

Local planning documents, including the Kern County Library Master Plan, Parks and Recreation Master Plan, and Mojave Visioning Plan, from the recent past and the present, were consulted.

Planned cooperation and coordination is part of the agreement that Kern County has with each of its cooperative cities: California City, Ridgecrest, Shafter, and Tehachapi. Many projects are implemented with the support and technical assistance offered by the County's own Roads Department, Aging and Adult Services Department, General Services Agency (Construction Services), Parks and Recreation Department, and Engineering, Surveying & Permit Services Department. CDBG program subgrantees include school districts, public utility districts, and nonprofit organizations who also aid in Consolidated Plan implementation.

Complete meeting notes, survey data, and agency consultations are provided in the **Appendix 3**.

The draft Consolidated Plan, which includes the Annual Action Plan, was made available to the public for a 30-day review period on April 10, 2015. On April 27, 2015, a community meeting was held on the draft Consolidated Plan. A public hearing was held on May 12, 2015, by the Kern County Board of Supervisors to adopt the County of Kern Consolidated Plan for fiscal years 2015–2016 through 2019–2020.

5. Summary of public comments

The outreach effort for the Plan and the concurrent Housing Element Update reached many interested participants and local agencies. Overall, some general themes emerged throughout the process which help guide the development of the Plan and Housing Element Update. The themes can be broken down into the following six topic areas:

- Housing – domestic violence/emergency shelters, home repair, housing for persons with special needs
- Community appearance – abandoned/dilapidated homes, rundown buildings other than homes, roadside trash and weeds, business storefronts needing improvements
- Economic development – incentives for business development, private sector job creation, small business incubation

- Public safety – drug sales in neighborhoods, police presence/protection, gang activities, safer school bus stops
- Human services – senior services, affordable child care, health services, mental health services
- Public facilities – health facilities, public transportation/bus stops, child care facilities, libraries, wheelchair/handicapped accessibility
- Infrastructure – deteriorated road pavement in neighborhoods, need for street lights and sidewalk repair, water/sewer improvements

6. Summary of comments or views not accepted and the reasons for not accepting them

A summary of comments received is included in the **Appendix 3**.

7. Summary

The County has engaged in a process of community outreach, consultations, and analysis of relevant community indicators to establish housing and community development goals for the five-year planning period.

These goals will be used in planning for the use of CDBG, HOME, and ESG funds received by the Kern Plan Jurisdiction for the five-year period of 2015–2020 (fiscal years 2015–2016 through 2019–2020).

The Plan Jurisdiction plans cooperatively with its members for the use of CDBG funds. The County plans independently for the use of its HOME and ESG funds.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	KERN COUNTY	Planning and Community Development Department
HOME Administrator	KERN COUNTY	Planning and Community Development Department
ESG Administrator	KERN COUNTY	Planning and Community Development Department

Table 1 – Responsible Agencies

Narrative

The County of Kern's Planning and Community Development Department (PCD) is the lead agency for administering the CDBG, HOME, and ESG Programs on behalf of the County's Board of Supervisors.

Consolidated Plan Public Contact Information

County of Kern

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The FY 2015–2016 to FY 2019–2020 consolidated planning process began in the fall of 2014 and actively involved input from a variety of public and private agencies and organizations including the cooperative agreement cities, numerous special districts, nonprofits organizations, and other government agencies. As a result, this Plan incorporates the input of these local and regional private organizations, nonprofits, and public agencies.

The process began with two community meetings in October 2014 in Mojave and Bakersfield, which focused on the FY 2015–2016 Annual Action Plan, and two community meetings in February 2015 in Mojave and Bakersfield, which focused on the Consolidated Plan. Meeting agendas in Spanish were made available and Spanish interpreters were present for any Spanish speaking participants. Staff presented information about the purpose of the planning process for CDBG, ESG, and HOME programs. Attendees were asked to provide comments, questions, and/or ideas on how their communities may be improved. Two representatives from the consultant firm PMC, hired by County of Kern to assist in the formation of the Consolidated Plan, attended the community plan meeting held February 19, 2015, in Bakersfield. In addition to the public meetings, the County collected additional data through the use of needs surveys and agency consultations. The County invited public and other input through advertisements in local newspapers, posts in public places, and its website. Residents and community organizations responded to the County through in-person delivery, e-mail, phone, and written correspondence.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Kern County contacted numerous entities, facilitated several meetings, and offered a variety of means for these entities to respond, so as to encourage cooperation in putting together this Plan. In sum, Kern County gathered input from approximately 40 private and public organizations and agencies.

The County mailed Needs Assessment surveys to 229 organizations and agencies to collect information. The survey was distributed to 102 nonprofit organizations, 97 special districts (e.g., schools, utilities, parks), four cities (California City, Ridgecrest, Shafter, Tehachapi), two federal organizations, 21 County agencies, and three private organizations. The County received 24 responses, which provided valuable information for the Needs Assessment, Market Analysis, and Strategic Plan sections. The survey as well as a table summarizing the project and funding requests can be found in **Appendix 3**, under Needs Assessment Surveys.

The County fielded 25 calls from organizations and agencies. Most had questions about CDBG-eligible programs and activities and some provided feedback on community needs directly. These organizations

ranged in focus area and from private to public. Examples of agencies that reached out to the County include the Bakersfield Boys and Girls Club, Kern River Valley Chamber of Commerce, Friends of the Library, Caliente School District, and the Mountain Meadows Community Services District.

Kern County facilitated two public meetings to gather feedback from local organizations. While only two organizations, Valley Caregiver Resource Center and Kern River Valley Revitalization, attended, they provided abundant feedback on needed services and improvements across many areas of public services and programs. See **Appendix 3** for Public Meeting Agendas and Minutes.

The County released a draft to the public for 30 days, from April 10, 2015, to May 10, 2015, to gather comments. The Plan was made available at all 25 branches of the Kern County Library, all County administrative offices, the Housing Authority of the County of Kern, and on the PCD website at www.co.kern.ca.us/cd/. Copies were also posted in City Hall of the cities of California City, Ridgecrest, Shafter, and Tehachapi. County organizations could call to get information about the Plan over the phone at 661-862-5050. During this period, 40 agencies/organization provided feedback, which was incorporated into the Plan, put on record, and/or discussed in front of public officials.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

This Plan used the 10-Year Plan to End Chronic Homelessness and the 2015 Homeless Census Report to document the needs of chronically homeless persons, homeless individuals, homeless families with children, veterans, and homeless youth. The 10-Year Plan to End Chronic Homelessness was published in 2008 by the Kern County Homeless Collaborative (KCHC), which is the lead entity for HUD's Continuum of Care program. Kern County participates in the KCHC collaborative, a network of nonprofit service providers, policymakers, businesses, charitable and faith-based organizations, volunteers, and homeless or formerly homeless individuals. During the planning process, the County attended KCHC meetings to gather input, and participated in the Kern Continuum of Care associated application ranking process. Additionally, social service agencies serving the special needs populations participated in the needs assessment process. They included the following:

- Bakersfield Homeless Center
- Clinica Sierra Vista
- California Veterans Assistance Foundation
- Community Action Partnership of Kern County
- Golden Empire Gleaners, Inc.
- Kern County Department of Aging and Adult Services
- Kern County Department of Human Services
- United Way of Kern County

Additionally, the following entities are active in the KCHC collaborative:

- Alliance Against Family Violence and Sexual Assault
- Bethany Services
- Bakersfield Rescue Mission
- Bakersfield Salvation Army
- Flood Bakersfield Ministries
- Greater Bakersfield Legal Assistance
- Griffin's Gate – Case de Amigos
- Hearthstone Community Services
- Housing Authority of Kern County
- Independent Living Center of Kern County
- Kern County Mental Health
- Kern County Department of Public Health
- Kern County Homeless Collaborative via United Way of Kern County
- Kern County Mental Health
- Kern Medical Center
- Kern Regional Center
- Kern County Network for Children
- Kern River Valley Resource Center
- Women's Center High Desert

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The County of Kern applies for and receives Emergency Solutions Grant (ESG) funds and awards funding to qualified agencies with eligible projects. The general goals of the Emergency Solutions Grant Program include an emphasis on rapid re-housing and the homeless, and are identified in this Plan and in the County's 10-Year Plan to End Chronic Homelessness. The County also coordinates the ESG funding process with the local Continuum of Care, the Kern County Homeless Collaborative (KCHC). The County is an active member of the KCHC.

The County of Kern's specific ESG Program goals are to fund organizations demonstrating the capacity to provide a service for homeless families and individuals to assist them in trying to find a stable home and end homelessness within the County. The County scores applications for funding from eligible organizations based on a weighted scale of 100 points and the following criteria:

1. Organizational Capacity / Past Performance - 20 Points
2. Project Description / Service Plan - 20 Points
3. Compliance / Participation in HMIS - 20 Points
4. Continuum of Care (CoC) Participation - 10 Points
5. Matching Contributions / Financial Capacity / Stability - 20 Points

6. Cost Effectiveness / Reasonableness - 10 Points

The KCHC includes several housing and service providers whose efforts are coordinated so as to help homeless individuals and families, victims of domestic violence, veterans, persons with AIDS, and persons with a mental health issues secure emergency, transitional, and permanent housing and related services. The KCHC also includes organizations providing assistance to persons at risk of homelessness, including rent, security deposit, or utility assistance grants.

Since 2005, KCHC has utilized HMIS to collect, manage, analyze and report data on homeless programs and projects. KCHC's HMIS Lead Agency is the Kern County Mental Health Department (KCMH), who's Technical Services Department provides KCHC members using HMIS with training, technical support and data analysis services. The system allows users to efficiently collect client demographic and service data on homeless or at-risk individuals and families. The data is protected, and current system users (which, besides Kern County Mental Health, include KCHC members Bakersfield Homeless Center, California Veterans Assistance Foundation, Clinica Sierra Vista, Flood Bakersfield Ministries, Greater Bakersfield Legal Assistance, Griffin's Gate Sober Living Center, Hearthstone Community Services, Housing Authority of the County of Kern and The Mission at Kern County) are able to avoid duplication of services for KCHC clients in the HMIS system.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	VALLEY CAREGIVER RESOURCE CENTER
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Non-housing Comm. Develop. Strategy, public transport., health clinic, broadband, ped. safety, image
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
2	Agency/Group/Organization	Kern River Valley Revitalization
	Agency/Group/Organization Type	Umbrella Organization to local nonprofits/agencies
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
3	Agency/Group/Organization	Kern River Valley Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Street lighting, sidewalks, pedestrian safety, and what is required to establish a Co. Service Area
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
4	Agency/Group/Organization	Inyokern Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
5	Agency/Group/Organization	Women's Center High Desert, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
6	Agency/Group/Organization	Caliente School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.

7	Agency/Group/Organization	United Resources for Social Change, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Child care
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
8	Agency/Group/Organization	Community Connection for Child Care
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
9	Agency/Group/Organization	Kern Medical Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Capital Improvement
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
10	Agency/Group/Organization	United Way of Kern County
	Agency/Group/Organization Type	Community Service Organizations
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless infrastructure and planning, food policy, and the need for a food system assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
11	Agency/Group/Organization	USDA Rural Development
	Agency/Group/Organization Type	Other government - Federal

	What section of the Plan was addressed by Consultation?	Staffing levels
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
12	Agency/Group/Organization	Clinica Sierra Vista
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs Staffing levels, regulatory
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
13	Agency/Group/Organization	California Veteran's Assistance Foundation
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans assistance for low-income veterans and families
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
14	Agency/Group/Organization	COMMUNITY ACTION PARTNERSHIP OF KERN
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy food bank
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response..

15	Agency/Group/Organization	Golden Empire Gleaners
	Agency/Group/Organization Type	Services-Elderly Persons Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy food bank
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
16	Agency/Group/Organization	Mojave Foundation
	Agency/Group/Organization Type	Foundation Foundation
	What section of the Plan was addressed by Consultation?	Beautification, safety, jobs/housing balance
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
17	Agency/Group/Organization	Kern County General Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs recreation, public facilities improvements (including for children and seniors), library improvement
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
18	Agency/Group/Organization	Kern County Library
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	library improvements, new library
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.

19	Agency/Group/Organization	BAKERSFIELD HOMELESS CENTER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Neighborhood cleanup
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
20	Agency/Group/Organization	BAKERSFIELD ASSOCIATION FOR RETARDED CITIZENS
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
21	Agency/Group/Organization	City of Shafter
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
22	Agency/Group/Organization	LOST HILLS UTILITY DISTRICT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
23	Agency/Group/Organization	Independent Living Center of Kern County
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
24	Agency/Group/Organization	Indian Wells Valley Water District
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
25	Agency/Group/Organization	Kern County Aging & Adult Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
26	Agency/Group/Organization	Kern County Department of Human Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Children's services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
27	Agency/Group/Organization	Kern County Waste Management
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	infrastructure, waste management
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.

28	Agency/Group/Organization	City of Ridgecrest - Economic Development Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs economic development, infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
29	Agency/Group/Organization	City of Ridgecrest - Police and Community Together
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	neighborhood cleanup, safety
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
30	Agency/Group/Organization	City of Ridgecrest - Planning Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
31	Agency/Group/Organization	City of Ridgecrest - Parks and Recreation Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	infrastructure, public facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
32	Agency/Group/Organization	Kern Autism Network
	Agency/Group/Organization Type	Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
33	Agency/Group/Organization	Kern County Parks and Recreation
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	parks infrastructure, lighting
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
34	Agency/Group/Organization	NORTH OF THE RIVER RECREATION AND PARK DISTRICT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	public facilities, parks infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
35	Agency/Group/Organization	CITY OF CALIFORNIA CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs parks infrastructure and improvements, public facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
36	Agency/Group/Organization	Buttonwillow Union School District
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	pedestrian safety, infrastructure, neighborhood cleanup
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.

37	Agency/Group/Organization	Boron Community Services District
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
38	Agency/Group/Organization	Center for the Blind and Visually Impaired
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.
39	Agency/Group/Organization	Rexland Acres
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Narrative below for response.

Identify any Agency Types not consulted and provide rationale for not consulting

Agencies not consulted include Kern County's eight adjacent counties. This was done as there is only one rare instance where a project has ever been jointly funded with an adjacent county (San Bernardino) to address the needs of low and moderate income persons.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kern County Homeless Collaborative	Serving the homeless community as the KCHCA's primary concern is addressing the basic needs of the homeless population.
Kern County Library Master Plan	Kern County Library	Community Development Block Grants totaling nearly \$3 million were leveraged against grants of nearly \$2 million from the federal Library Services and Construction Act (LSCA) Title II funds for the McFarland, Arvin, and Lamont Branches. Other facilities are proposed for funding from various sources, which may include CDBG funds.
Parks and Recreation Master Plan	Kern County Department of Parks and Recreation	Potential CDBG funding may be directed for future park and recreation areas benefitting low income persons and families.
Mojave Visioning Plan	City of Mojave	Potential CDBG funding may be considered for local businesses for exterior improvements and for future infrastructure projects.
Draft Annual Plan 2015/16	Housing Authority of the County of Kern	Review of Plan for annual needs for public housing to benefit low income persons and families.
Draft Five-Year Plan 2015/19	Housing Authority of the County of Kern	Review of Plan for need for future public housing facilities to benefit low income persons and families.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Planned cooperation and coordination is part of the agreement the County has with each of its cooperative cities: California City, Ridgecrest, Shafter, and Tehachapi. Also, many projects are implemented with the support and technical assistance offered by the County's own Roads Department, Aging and Adult Services Department, General Services Agency (Construction Services), Parks and Recreation Department, and Engineering, Surveying and Permit Services Department. CDBG program subgrantees include school districts, public utility districts, and nonprofit organizations who also aid in Consolidated Plan implementation.

Local planning, including Kern County Library Master Plan, Parks and Recreation Master Plan, and Mojave Visioning Plan, in the recent past and the present, were consulted.

Narrative (optional):

Consultations

The following is the methodology used to reach stakeholders of government, community, and social service agencies across Kern County. The County contacted agencies and community-based organizations based on the criteria set forth in the eCon Planning Suite: Citizen Participation and Consultation Toolkit compiled by HUD. The list of contacts encompassed one federal agency, one individual, 16 county agencies, 67 nonprofit organizations, and one special district. The County utilized an eight-question survey to ascertain current service levels of their respective programs; the characteristics of the service population; any changes in the service levels; and any challenges to maintaining adequate service levels.

Out of the 86 agencies and organizations listed, the County reached 30 organizations representing a broad range of services and service areas in Kern County. Initial contact was made by e-mail, and then by phone to the program directors at each agency. The body of the e-mail contained a summary of the outreach effort and an attachment of the eight-question survey. The participants were given two weeks to complete the survey. Ten surveys have been returned to date.

Needs Assessment Surveys

From October 28, 2014 to February 17, 2015, the Kern County PCD conducted a Needs Assessment survey of housing and non-housing needs, particularly addressing non-housing needs for both County agencies, co-operative cities, nonprofit agencies and special districts. Approximately 236 organizations throughout the county received the survey with an invitation to complete and return it. Twenty-four elected to participate in the completion of this Plan, resulting in a total of 41 public improvement and infrastructure needs, 28 accessibility needs, 28 new or expanded public services needs, 23 existing public facility needs, 9 planning needs, 9 economic development needs, 6 new public facility needs, and 2 historic preservation needs.

Anticipated Outcomes / Areas of Improved Coordination

More effective and efficient use of limited resources are the likely outcome of improved coordination among community development programs to address the needs of low and moderate income persons. Where time and resources allow, the County seeks to collaborate and partner with others.

Staff time and resources usually limit the ability to conduct one-on-one outreach. One-on-one outreach, such as that used to consult with agencies, can be more effective at gathering in-depth feedback than other types. When agencies are solicited by an individual, versus seeing an advertisement, receiving a general mailing, or attending a public meeting, they are more likely to respond. Similarly, when staff is able to follow up on surveys, such as the Needs Assessment surveys, it also can increase responses. Improvements, thus, include the County finding additional resources to conduct one-on-one outreach and in-person/phone/e-mail follow-up.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation summary is located in Appendix 3.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	This public meeting, held on October 13, 2014, in Bakersfield had no members of the public attend.	No comments received.	Not applicable.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	This public meeting, held on October 13, 2014, in Mojave had two members of the public attend.	<p>A representative of Desert Area Resource and Training (Ridgecrest), a nonprofit providing services and opportunities to persons with intellectual or developmental disabilities or other special needs inquired as to the availability of CDBG funds for facility improvements. A representative of Friends of the Ridgecrest Branch Library, a nonprofit group of</p>	Not applicable.	Not applicable.

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	This public meeting, held on February 18, 2015, in Mojave had two members of the public attend.	<p>A representative from Valley Caregiver Resource Center and a private citizen provided recommendations on the following topics (details can be found in Appendix 3): senior daycare, children daycare, bus service, medical facilities, internet access, homeless services, pedestrian safety, home maintenance, gang prevention activities, and community</p>	Not applicable.	<p>http://pcd.kerndsa.com/images/community-development/CON%20PLAN.PUBLIC%20NOTICE FINAL.pdf</p>

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	This public meeting, held on February 19, 2015, in Bakersfield had one member of the public attend.	A representative from Kern River Valley Revitalization identified the following areas as needing increased funds (details can be found in Appendix 3): bike path, energy efficient mobile homes, affordable housing, rehabilitation for disabled person, community appearance, policy, drug use, safe schools, tourism industry, business development	Not applicable.	http://pcd.kerndsa.com/images/community-development/CON%20PLAN.PUBLIC%20NOTICE FINAL.pdf

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Citizen Surveys were advertised in 12 local newspapers and copies were provided in various locations (see list of locations in narrative above). Additionally, CPD Department posted to its website, and provided the survey in English/Spanish.	The most important public needs identified in the Citizen Surveys include; housing for persons with special needs, domestic violence/emergency shelters, rehabilitation of abandoned or dilapidated homes, incentives for business development, private job sector creation, gang activity, drug sales, increased police presence, health and senior services.	Not applicable.	http://pcd.kerndsa.com/images/community-development/English%20Citizen%20Survey%20PublicNotice%20.pdf

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Miscellaneous Public Comments	Non-targeted/broad community	The County received five responses from the public. These might have been a result of the advertising for the citizen survey or as a result of posting information about public meetings.	The individuals inquired about information regarding CDBG, HOME, and ESG programs. Details of what they requested can be found in Appendix 3 under Public Comments.	Not applicable.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	The County scheduled a public meeting on April 27, 2015 in Bakersfield to gather input on the draft Plan and Annual Action Plan. There were no citizens in attendance and the meeting was not held due to no attendees.	None.	Not applicable.	http://pcd.kerndsa.com/community-development

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Non-targeted/broad community	The County provided citizens 30-day review and comment period for the Consolidated Plan and Annual Action Plan, from April 10th through May 10th. The County received no public comments from citizens. On May 12, 2015, the County Board of Supervisors approved the Plan and Annual Action Plan.	None.	Not applicable.	http://pcd.kerndsa.com/community-development

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Plan provides a summary of the County's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the US Census Bureau for US Department of Housing and Urban Development (HUD) based on the 2007–2011 American Community Survey (ACS). Other sources are noted throughout the Plan.

Data in this section has been provided by HUD's Integrated Disbursement and Information System (IDIS) for the current Kern Plan Jurisdiction which encompasses unincorporated areas of Kern County and the cities of McFarland, Shafter, Arvin, Ridgecrest, Tehachapi, and California City. This area shall be referred to as the Kern Plan Jurisdiction in this section. Effective July 1, 2015, the County's Entitlement Jurisdiction is limited to the unincorporated County and the co-operative Cities of California City, Tehachapi, Ridgecrest and Shafter. These areas are considered the Plan Jurisdiction for the period of the 2015-2016 to 2019-2020 Consolidated Plan.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The data in this section discusses the need for housing assistance, analyzing households with one of the four following housing problems: (1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30 percent of household income for housing costs); and (4) severe cost burden (spending over 50 percent of household income for housing costs). It also analyzes vulnerable groups that are at most risk of homelessness and in need of targeted assistance.

The following income categories are used throughout the Plan:

- Extremely low – households with income less than 30 percent of area median income (AMI)
- Very low – households with income between 30 percent and 50 percent of AMI
- Low – households with income between 51 percent and 80 percent of AMI
- Moderate – households with income between 81 percent and 120 percent of AMI
- Above moderate – households with income above 120 percent of AMI

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	346,990	401,001	16%
Households	110,031	125,752	14%
Median Income	\$35,446.00	\$48,021.00	35%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Summary of Housing Needs Table

The **Table** on Number of Housing Needs shows the demographic characteristics for the Kern Plan Jurisdiction. There are 401,001 people residing in the Kern Plan Jurisdiction, comprising approximately 125,725 households. Of these 125,725 households, approximately 44.2 percent are at or below 80 percent of AMI and considered low-income per HUD regulations. According to the 2008–2012 ACS 5-Year Demographic and Housing Estimates, 59.1 percent of households in the entire County are owner-occupied while 40.9 percent are renter-occupied.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	16,044	17,637	21,893	11,792	58,400
Small Family Households *	6,466	6,065	8,726	4,537	29,540
Large Family Households *	2,652	3,427	4,983	2,632	7,871

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	2,208	3,515	4,359	2,444	12,668
Household contains at least one person age 75 or older	1,175	2,548	2,638	1,476	3,918
Households with one or more children 6 years old or younger *	5,049	5,548	6,066	3,145	7,765
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	224	153	250	25	652	198	155	49	69	471
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	522	404	402	143	1,471	88	194	243	119	644
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,297	1,728	1,423	462	4,910	299	457	783	507	2,046
Housing cost burden greater than 50% of income (and none of the above problems)	6,490	3,552	644	160	10,846	2,701	2,655	2,394	964	8,714
Housing cost burden greater than 30% of income (and none of the above problems)	677	2,979	3,475	703	7,834	815	1,740	2,719	1,857	7,131

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	817	0	0	0	817	452	0	0	0	452

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	8,525	5,866	2,708	792	17,891	3,292	3,444	3,480	1,656	11,872
Having none of four housing problems	1,305	4,319	7,852	2,954	16,430	1,623	3,999	7,879	6,366	19,867
Household has negative income, but none of the other housing problems	817	0	0	0	817	452	0	0	0	452

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,635	3,351	2,282	10,268	1,135	1,612	2,107	4,854
Large Related	1,689	1,670	979	4,338	545	833	1,383	2,761
Elderly	798	1,411	385	2,594	1,492	1,857	1,547	4,896

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,994	1,680	918	4,592	826	546	453	1,825
Total need by income	9,116	8,112	4,564	21,792	3,998	4,848	5,490	14,336

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,241	1,766	365	6,372	921	1,137	970	3,028
Large Related	1,556	513	169	2,238	390	599	575	1,564
Elderly	649	852	55	1,556	1,021	878	650	2,549
Other	1,706	883	170	2,759	717	326	345	1,388
Total need by income	8,152	4,014	759	12,925	3,049	2,940	2,540	8,529

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,490	2,012	1,540	507	5,549	333	457	704	319	1,813
Multiple, unrelated family households	319	115	252	93	779	44	189	319	321	873
Other, non-family households	10	40	75	0	125	24	0	10	0	34
Total need by income	1,819	2,167	1,867	600	6,453	401	646	1,033	640	2,720

Table 11 – Crowding Information – 1/2

Crowding Table Narrative

The **Table on Crowding (above)** shows the number of households with more than one person per room broken down by income category for the Kern Plan Jurisdiction. Overcrowding for renters is also a housing problem, which reflects the inability of households to afford larger units, possibly as a result of a shortage of affordable housing for larger households. Single-family renters experience overcrowding in larger numbers than other households types. A total of 6,453 renter and 2,720 owner households are overcrowded.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2007–2011 ACS 5-Year Estimates, Kern County as a whole has 250,999 households, of which approximately 20 percent (50,072) were single-person households[1]. Of the approximately 146,193 housing units in the Kern Plan Jurisdiction, 8.4 percent of units were studios and one bedroom, and 64.5 percent were three or more bedrooms. Furthermore, data by household type showed that the majority of Kern County’s homeless population (77 percent) is composed of people in households without children (2015 Kern County Point-In-Time Homeless Count Report). These sources indicate that the anticipated housing needs for single-person households in Kern County are affordable housing studio and one-bedroom units.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

As of March 2015, the County of Kern Housing Authority has 3,654 Housing Choice Vouchers, which include 112 project-based, 2,973 tenant-based, 53 HUD-VASH (Veterans Affairs Supportive Housing), and Family Unification Program vouchers. There is a waiting list for vouchers; as of March 2015, there were 11,637 applicants on the wait list. As of March 2015, there were 4 studio, 11 one-bedroom, 21 two-bedroom, 20 three-bedroom, and 7 four-or-more bedroom units vacant and ready for Section 8 applicants on the list. The County also runs 14 public housing complexes with a total of 2,117 units. There were approximately 13,001 applicants on the public housing wait list in March 2015.

Disabled individuals are often most in need of housing assistance. Approximately 25 percent of individuals in poverty are disabled in Kern County, compared to 18 percent of those that are above the poverty line, according to 2009–2013 ACS. Disabled individuals also make up roughly 75 percent of the population that is not in the labor force. The number of disabled individuals who do not work, and who live in poverty, makes evident the need for programs to provide training and resources that lead to employment. Such programs can aid individuals who have the ability to be a part of the workforce if properly trained, and provide general food, housing, and other support services for those with more severe disabilities who are unable to work.

Domestic violence victims are sometimes at risk of homelessness and in special need of housing assistance since victims may choose homelessness or precarious housing situations to avoid staying at risk of further abuse. According to information provided by the Alliance Against Family Violence and Sexual Assault (AAFVSA), there were 1,061 crisis hotline calls in fiscal year 2013–2014. In the same period, 521 clients received domestic violence services and 2,293 clients received domestic violence services. AAFVSA's shelter housed 165 clients.

What are the most common housing problems?

Based on the data in **Tables 7** through **12** and similar data provided by HUD's Office of Community Planning and Development (CPD) Maps, the most prevalent housing problem is housing cost burden. Approximately 36,128 of the Kern Plan Jurisdiction's lower-income households overpaid for housing. Overpayment was more prevalent in very low- and low-income renter households than other types of households. In addition, according to CPD Maps, approximately 31.9 percent of households overpaid for housing. The percentage of overpaying households was split between homeowners (14.6 percent) and renters (17.3 percent).

Are any populations/household types more affected than others by these problems?

The data in **Tables 9** through **121** indicates that small related households and renters experience cost burden greater than 30 percent of their total income in a significantly greater number than other family types. Single-family renter households experience overcrowding at a significantly greater number than other household types.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households, both individuals and families with children, in the extremely low-income group are at high risk of becoming homeless due to limited or lack of income, or high housing cost burden. "At risk" is defined as being the edge of becoming homeless, often because of extremely low incomes and having to

pay a large percentage (typically 50 percent or more) of the adjusted gross household income for housing expenses.

Just as there are many causes of homelessness, there are also many categories of homelessness. The Kern County Homeless Collaborative (KCHC), as the Continuum of Care provider for the Bakersfield/Kern Continuum of Care, distinguishes between three types: transitional, episodic, and chronic.

- Transitional homelessness is the largest category of homelessness and refers to those who experiencing a first or second episode of homelessness which typically lasts less than one year. An estimated two-thirds of this subpopulation lives in family households. Typically, a job loss, illness, or eviction causes them to lose their housing. Unable to find other housing that is affordable and/or resolve their lack of income, they become homeless.
- Episodic homeless tend to be younger and shuttle among various institutions including jail, detoxification centers, residential treatment, and hospitals. Episodic homeless need enriched transitional housing providing treatment for alcohol or drug dependency, and medical and mental health issues.
- Chronically homeless are those who have been continuously homeless for more than a year or had at least four episodes of homelessness in the past three years. These individuals very often are severely disabled with a mental health condition or physical illness, or have substance abuse problems.

In developing its Kern County 10-year Plan to End Chronic Homelessness, KCHC convened a Prevention Subcommittee, which advised on best practices and policy strategies to prevent at-risk populations from falling into homelessness. Home First, the strategy on housing the homeless discussed further below, includes prevention plans that address specific areas to ensure that those who are at risk do not become homeless. Two of those areas involve the precariously or marginally housed and those who are discharged into homelessness.

The County's 10-year Plan to End Homelessness focuses on three big ideas, or three overarching objectives. The first objective is one of prevention. It focuses on closing the front door to homelessness by preventing it whenever possible. The second objective is one of stability and security. This objective focuses on housing stability and rapid rehousing through a housing-first model. The goals under objective number two are designed to help the homeless find security and experience opportunity while abiding in permanent supportive housing. Wraparound services are provided to help build on the security of permanent housing and to promote self-sufficiency.

The third objective involves building up the infrastructure so that there is an appropriate amount of beds and housing stock available in the community. The goal in this objective is to increase the stock through the purchase of existing housing, through new construction, and through the preservation of at-risk affordable housing. This objective will require the development of partnerships with affordable housing developers as well as the creation of new affordable housing entities. It will also require the

integration of the housing plans of various service providers, stakeholder groups, developers and government planners.

Today, the County has a number of operating programs to provide low-income housing and homelessness prevention social services, such as job training and addiction counseling, which combat these common characteristics that lead to homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The County defines at risk as being on the edge of becoming homeless, often because of extremely low incomes and having to pay a large percentage (typically 50 percent or more) of the adjusted gross household income for housing expenses.

The County does not provide specific estimates of at-risk populations as a whole. However, the KCHC has developed the following strategy for identifying families and individuals who are at risk for eviction, one of the main routes into homelessness.

The strategy includes:

- Developing an integrated service plan
- Identifying agency or agencies to implement the plan
- Targeting consumers, landlords, and service providers to promote usage of service plan
- Providing ongoing training and education to various plan participants (e.g., rights and responsibilities)

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The homeless population in Kern County today is diverse and includes people from all walks of life. They are individuals and families, and men, women, and children of every age and ethnic background. Families with young children (typically involving single mothers) are the fastest growing subgroup, accounting for 35 percent to 40 percent of homeless people nationwide, according to the US Conference of Mayors. Children under 18 comprise up to 25 percent of the homeless population. The housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These are further compounded by job loss, high unemployment rate, and personal circumstances such as health conditions, mental illness, substance abuse, and trauma. Financial crises related to unemployment, unforeseen medical problems or other unforeseen events, and domestic violence also can put individuals and families at risk of becoming homeless. In Kern County, people suffering from substance abuse account for one-third of the homeless, and mentally ill

people account for one-fourth to one-third. One-third of the male homeless populations are veterans. A significant number of the homeless people lived in foster homes as children. Battered women who live in poverty are often forced to choose between abusive relationships and homelessness.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. As shown in the tables below, data is analyzed based on income categories based on the AMI.

The four housing problems are (1) lacking a complete kitchen; (2) lacking complete plumbing facilities; (3) more than one person per room; and (4) cost burden greater than 30 percent. In the tables below, the column title “number of households whose income is zero or negative” is due to self employment, dividends, and net rental income. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and therefore are counted separately.

In this section, Housing Problems, four racial groups experience a disproportionate housing need throughout the income spectrum in the Kern Plan Jurisdiction, which includes unincorporated Kern County as well as Arvin, California City, McFarland, Ridgecrest, Shafter, and Tehachapi:

- 0–30 percent of AMI range: Disproportionate housing need exists for Black, Asian, and Pacific Islander populations
- 30–50 percent of AMI range: Disproportionate housing need exists for Black populations
- 50–80 percent of AMI range: Disproportionate housing need exists for American Indian/Alaska Native and Pacific Islander populations
- 80–100 percent of AMI range: Disproportionate housing need exists for American Indian/ Alaska Native, and Pacific Islander populations

Notes Regarding Tables Below:

- 1) Data on disproportionately greater need is only produced by IDIS for grantee geographies.
- 2) These are HUD-generated tables. Columns may not add up because not all races are included in the table per HUD, and race and ethnicity (Hispanic) are enumerated separately by the US Census Bureau. The universe of households is presented in these tables first by race, then by the total households (all races) who indicated Hispanic ethnicity.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,891	2,035	1,135
White	6,185	1,184	681
Black / African American	812	15	50
Asian	108	0	4
American Indian, Alaska Native	95	15	55
Pacific Islander	4	0	0
Hispanic	6,509	782	329

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,941	4,663	0
White	5,592	2,956	0
Black / African American	328	40	0
Asian	79	55	0
American Indian, Alaska Native	173	85	0
Pacific Islander	0	0	0
Hispanic	6,433	1,466	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,301	10,692	0
White	4,750	5,640	0
Black / African American	334	225	0
Asian	148	143	0
American Indian, Alaska Native	214	47	0
Pacific Islander	30	0	0
Hispanic	5,598	4,332	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,325	6,639	0
White	1,834	3,761	0
Black / African American	107	148	0
Asian	25	40	0
American Indian, Alaska Native	45	18	0
Pacific Islander	25	20	0
Hispanic	2,211	2,408	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

0–30% of AMI Range

Of all 17,061 households in this AMI range, 81.4 percent experience a housing problem. The need is the greatest for the 0–30 percent of AMI income group as a whole compared to the other income ranges, which strongly indicates that the extremely low-income group (0–30 percent of AMI) needs better access to safe, decent, and affordable housing. In this income category, Black, Asian, and Pacific Islanders have a disproportionate need, with 92.6%, 96.4% and 100% of each group respectively having one or more housing problems.

30–50% of AMI Range

Of the 17,604 households in this AMI range, 73.5 percent experience a housing problem. Black households have a disproportionate need, with 89.1 percent experiencing a housing problem. A large percentage (83.5) of Hispanic households also experience a housing problem.

50–80% of AMI Range

Of the 21,993 households in this AMI range, 51.4 percent experience a housing problem. American Indian/Alaska Natives and Pacific Islanders have the greatest need at 82.0 percent and 100.0 percent, respectively, of households experiencing a housing problem.

80–100% of AMI Range

Of the 10,964 households in this AMI range, 39.4 percent experience a housing problem. American Indian/Alaska Natives, and Pacific Islander households have the greatest need at 71.4 percent, and 55.6 percent, respectively, of households experiencing a housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Unlike the housing problems in Section NA-15, severe housing problems include severe overcrowding and severe cost burdens. The four severe housing problems are (1) lacks complete kitchen facilities; (2) lacks complete plumbing facilities; (3) more than 1.5 persons per room; and (4) cost burden over 50 percent.

In this section, Severe Housing Problems, four groups experience severe housing problems throughout the income spectrum in the Kern Plan Jurisdiction:

- 0–30 percent of AMI range: Asian and Pacific Islander households experience a disproportionate housing need
- 30–50 percent of AMI range: Black and American Indian/Alaska Native households experience a disproportionate housing need
- 50–80 percent of AMI range: Black, American Indian/Alaska Native, and Pacific Islander households experience a disproportionate housing need
- 80–100 percent of AMI range: American Indian/Alaska Native, Pacific Islander, and Hispanic households experience a disproportionate housing need

In the tables below, the column title “number of households whose income is zero or negative” is due to self employment, dividends, and net rental income. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and therefore are counted separately.

Notes Regarding Tables Below:

1. Data on disproportionately greater need is only produced by IDIS for grantee geographies.
2. These are HUD-generated tables. Columns may not add up because not all races are included in the table per HUD, and race and ethnicity (Hispanic) are enumerated separately by the US Census Bureau. The universe of households is presented in these tables first by race, then by the total households (all races) who indicated Hispanic ethnicity.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,961	3,999	1,135
White	4,975	2,410	681
Black / African American	702	130	50
Asian	108	0	4
American Indian, Alaska Native	80	35	55
Pacific Islander	4	0	0
Hispanic	5,935	1,368	329

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,814	9,761	0
White	3,034	5,518	0
Black / African American	280	88	0
Asian	54	80	0
American Indian, Alaska Native	152	104	0
Pacific Islander	0	0	0
Hispanic	4,136	3,766	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,976	16,029	0
White	1,986	8,406	0
Black / African American	219	350	0
Asian	49	237	0
American Indian, Alaska Native	160	101	0
Pacific Islander	30	0	0
Hispanic	3,427	6,508	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,964	9,001	0
White	573	5,037	0
Black / African American	18	232	0
Asian	15	50	0
American Indian, Alaska Native	25	38	0
Pacific Islander	25	20	0
Hispanic	1,306	3,320	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

0–30% of AMI Range

Of the 17,095 households in this AMI range, 70.0 percent experience a housing problem. Black/African Americans (79.6 percent), Pacific Islanders (100.0 percent), Asians (96.4 percent), Hispanics (77.0 percent), and American Indian/Alaska Natives (75.0 percent) in this range experienced a severe housing need above that of the Kern Plan Jurisdiction. The need is the greatest for the 0–30 percent of AMI income group as a whole at 73.3 percent compared to the other income ranges, which strongly indicates that this income group needs better access to safe, decent, and affordable housing.

30–50% of AMI Range

Of the 17,575 households in this AMI range, 44.5 percent experience a housing problem. Black and American Indian/Alaska Native households have the greatest need with 76.1 percent and 59.4 percent, respectively, of households experiencing a housing problem.

50–80% of AMI Range

Of the 22,005 households in this AMI range, 27.2% experience a housing problem. Pacific Islander, American Indian/Alaska Native, and Black have the greatest need with 100 percent, 61.3 percent, and 38.5 percent, respectively, of households experiencing a housing problem.

80–100% of AMI Range

Of the 10,965 households in this AMI range, 17.9 percent experience a housing problem. Pacific Islanders, American Indian/Alaska Native, and Hispanic households have the greatest need with 55.6 percent, 39.7 percent, and 28.2 percent, respectively, of households experiencing a housing problem.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The **Table on Housing Cost Burden (below)** displays cost burden information for the jurisdiction and each racial and ethnic group, including no cost burden (housing cost to income ratio is less than 30 percent of the gross household income), cost burden (housing cost to income ratio between 30 percent and 50 percent of the gross household income), severe cost burden (housing cost burden more than 50 percent of the gross household income), and no/negative income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	75,103	23,463	21,626	1,185
White	48,969	12,366	10,206	696
Black / African American	1,421	769	1,041	65
Asian	935	317	239	4
American Indian, Alaska Native	627	148	328	55
Pacific Islander	100	35	24	0
Hispanic	21,786	9,312	9,379	349

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Housing Costs Less than 30% of Total Gross Household Income:

Of the 120,192 households represented in **Table 21**, 62.5 percent are not considered to be experiencing housing cost burden since they pay less than 30 percent of their gross income on housing. White (68.4 percent), Asian (62.7 percent), and Pacific Islanders (62.9 percent) are most likely to have a cost burden less than 30 percent.

Housing Costs 30–50% Field of Total Gross Household Income:

Of all the households in **Table 21**, 19.5 percent are considered to be experiencing housing cost burden 30-50 percent of their gross income. Black (23.8 percent), Hispanic (23.0 percent), and Pacific Islanders (22 percent) are most likely to have a cost burden in this range.

Housing Costs Greater than 50% of Total Gross Household Income:

Of all the households in **Table 21**, 18.0 percent are considered to be experiencing housing cost burden of greater than 50 percent of their gross income. Black (32.2 percent), and American Indian/Alaska Native (29.7 percent) are most likely to have a cost burden of 50 percent to 80 percent of their income.

No/Negative Income:

Of all Kern Plan Jurisdiction households, 1 percent is considered to be experiencing no cost burden or housing cost burden was not computed.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Review of the housing needs of racial and ethnic groups revealed that each group has housing problems, with four groups—Blacks, Asians, American Indian/Alaska Natives, Pacific Islanders—experiencing disproportionate housing need throughout the income spectrum in the Kern Plan Jurisdiction.

In terms of housing problems, four groups experience a disproportionate housing need throughout the income spectrum in the Kern Plan Jurisdiction: Black, Asian, and Pacific Islander households at the 0–30 percent of AMI range; Black households at the 30–50 percent of AMI range; American Indian/Alaska Native and Pacific Islander households at the 50–80 percent of AMI range; and American Indian/Alaska Native and Pacific Islander families at the 80–100 percent of AMI range.

The same four groups experience disproportionate severe housing problems throughout the income spectrum in the Kern Plan Jurisdiction: at the 0–30 percent of AMI range, Asian and Pacific Islander experience a disproportionate housing need; Black and American Indian/Alaska Native households at the 30–50 percent of AMI range; at the 50–80 percent of AMI range, Black, American Indian/Alaska Native, and Pacific Islander households experience a disproportionate housing need; and at the 80–100 percent of AMI range, American Indian/Alaska Native, Pacific Islander and Hispanic households experience a disproportionate housing need.

If they have needs not identified above, what are those needs?

According to the data supplied by HUD in the development of this Plan, the needs have been identified in this section of the Plan.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Kern County has a number of block groups with concentrations of minority households, Hispanic households, or households with low-moderate income levels.

- Minority race households are primarily concentrated in Bakersfield and block groups south of the city along CA 99 and north of the city along CA 58.
- Hispanic households are primarily concentrated on the southeast side of Bakersfield, the far northwest corner of the county, and the northwest side of California City.

- In general, concentrations of racial groups, Hispanic households, and areas with 51 percent or more low-moderate income households do not overlap. However, concentration of all three categories occurs in central Bakersfield clustered near CA 58.

Concentration maps for each category are located in **Appendix 2**.

NA-35 Public Housing – 91.205(b)

Introduction

The Kern County Housing Authority (Housing Authority) works to provide safe, affordable housing for Kern County residents through special programs serving families, individuals, senior citizens, veterans, the disabled, homeless persons, farm workers, and emancipated foster youth. In addition to meeting the housing needs of over 15,000 low-income Kern County residents, the Housing Authority partners with other local agencies to help residents become self-sufficient. The Housing Authority is an active developer of affordable housing, by acquiring and building housing to help meet the affordable housing needs of Kern County residents.

The data in the tables below was supplied by HUD and covers the Kern Plan Jurisdiction (as of March 2015). In some cases where specifically cited, data from the County or Housing Authority is utilized for discussion purposes in this Plan.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	3	861	3,204	112	2,973	53	63	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Totals in Use Discussion

According to HUD's IDIS data, the Housing Authority has 3,204 Housing Choice Vouchers in use in Kern County. These vouchers can be used across the county and are not assigned to specific communities (see **Table on Public Housing by Program Type**, above).

Recently, the Housing Authority provided updated voucher numbers for Kern County. As of April 2015, the following are vouchers broken down by type: 3,654 total available tenant-based vouchers, an additional 88 veterans' affairs supportive housing vouchers in use, 69 family unification program vouchers in use; and zero vouchers in use for disabled persons.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	11,284	13,696	12,281	10,237	12,453	12,025	7,732
Average length of stay	0	0	5	5	1	5	0	0
Average Household size	0	1	3	2	1	2	1	3
# Homeless at admission	0	2	0	2	1	1	0	0
# of Elderly Program Participants (>62)	0	0	211	608	68	531	8	0
# of Disabled Families	0	3	125	1,003	8	972	20	2
# of Families requesting accessibility features	0	3	861	3,204	112	2,973	53	63
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	1	657	1,702	75	1,552	37	35	0
Black/African American	0	1	180	1,419	30	1,348	15	26	0
Asian	0	1	16	29	3	24	0	2	0
American Indian/Alaska Native	0	0	8	50	4	46	0	0	0
Pacific Islander	0	0	0	4	0	3	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents Discussion

The largest number of voucher households were White (53.1 percent) followed by Black/ African American (44.3 percent).

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	536	894	42	823	8	20	0
Not Hispanic	0	3	325	2,310	70	2,150	45	43	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents Discussion

The largest number of voucher households were White (53.1 percent) followed by Black/ African American (44.3 percent).

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority administers the Section 8 Housing Choice Voucher Program. As discussed in the 2013–2014 Housing Authority annual report, this program has in recent years provided assistance to the large majority of persons served by the housing program. There are currently 3,654 vouchers available in Kern County under this program, including project-based and tenant-based vouchers. They can be used countywide and are not assigned to specific communities. There is a waiting list for vouchers; as of January 2015, there were 11,637 applicants on the wait list. Vouchers are not set aside for specific accessible units. Instead, voucher holders can opt to use their voucher for an accessible unit of their choosing. Also, those applicants on the waiting list are not selected or evaluated based on accessibility need; applicants are selected at random. Because of the high demand for vouchers they are usually all issued. When a resident receives a voucher, they have the flexibility and opportunity to find accessible units across the County.

According to HUD, 3,204 total Housing Choice Vouchers are available to residents in the Kern Plan Jurisdiction. Recently, the Housing Authority provided updated data for the County of Kern, which includes the following: 3,654 total Housing Choice Vouchers and the following special-purpose vouchers: 124 vouchers for veterans, 100 vouchers for separated families, and 100 vouchers for disabled persons. These veteran voucher holders may need accessible housing units. Most of these vouchers are also allocated for use, because of the high demand; however, due to lack of administrative funding to recruit and the fact that the Housing Authority relies on the Veterans Affairs Office to refer tenants, some vouchers for veterans go unused. Similar to traditional vouchers, those that receive these vouchers and need accessible units can look at a broad range of available housing stock.

The Housing Authority also operates 14 low-income public housing complexes to serve low-income families and individual residents that qualify. The Housing Authority typically uses affordability covenants and deed restriction to maintain the affordability of publicly assisted housing.

Rents are based on 30 percent of the tenant's monthly net adjusted income or ceiling rents, based on the size of the unit, whichever is less. Families must pay a minimum of \$50.00 for rent each month. There are 865 low-income public housing units in Kern County. These units are filled off the Public Housing waiting list based on the date and time of application and bedroom size. Residents are accepted onto the waiting list through an application process, which requires: documentation of citizenship, contact information, proof of previous rent receipts and paid utilities, verification of income, and participation in an eligibility interview.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Housing Authority has identified goals to continue to improve its program in the Draft Public Housing Authority 5-year and Annual Plan for 2015–2019. Goals to help address the immediate needs of residents using the Housing Authority's services include:

- Maintaining a vacancy rate of 2 percent or less for the Housing Authority.
- Continuing to apply for additional Housing Choice Vouchers as special purpose vouchers as they become available.
- Utilizing at least 95 percent of available Section 8 Housing Assistance Payments (HAP) funds.
- Attain high performer status on the Public Housing Assessment System and Section 8 Management Assessment Program.
- Increasing the number of residents who are employed.
- Completing the construction or modernization of several affordable housing developments.
- Making significant progress toward ending veteran and chronic homelessness in Kern County by December 31, 2016.
- Completing a comprehensive update of physical needs at all Housing Authority-owned properties and developing a plan to address these needs based on projected resources available.
- Determining a long-term strategy for reducing water usage given the historic drought and rising water costs.
- Continuing to improve efficiency, reduce fixed costs, and maximize revenue to meet budget targets.

How do these needs compare to the housing needs of the population at large

Needs are similar to those of the population at large.

Discussion

According to the 2009–2013 ACS 5-Year Estimates, 11.8 percent of the population under age 65 who lived in Kern County reported a disability. The percentage of disabled voucher holders, out of the total voucher holders, is 31.3 percent.

While 4.2 percent of the total households in Kern Plan Jurisdiction are classified as low income, which includes the extremely low-income category, the average annual income of 100 percent of voucher holders is less than 30 percent of AMI. The rate of voucher households that identified as White was higher than the County (53.1 percent versus 5.6 percent), while a smaller percentage of voucher holders identified as Hispanic or Latino (28.0 percent versus 49.8 percent).

Whereas there are differences in the demographics among voucher holders and the population at large, the need for affordable housing exists among both groups, especially for those extremely low-income cost-burdened households without vouchers.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Kern County participates in the KCHC, a network of nonprofit service providers, policymakers, businesses, charitable and faith-based organizations, volunteers, and homeless or formerly homeless individuals. The collaborative has established a goal of ending homelessness in Kern County by 2018. KCHC's fiscal sponsor is the United Way of Kern County, and KCHC is also the responsible entity for the HUD-funded Continuum of Care program for Kern County, which HUD calls the Bakersfield/Kern Continuum of Care.

According to the 2015 Homeless Census Point In Time Count conducted by KCHC, there were 953 homeless individuals counted during a 24-hour period of January 22 through January 23, 2015. According to this survey, homelessness in Kern County has declined by 38% overall since 2007, and by 4% overall from last year. Most of the homeless population was counted in Metro Bakersfield, where 809 homeless individuals were counted. Rural homelessness has increased dramatically in some parts of the County, most notably Mojave, where 64 homeless individuals were counted. The length of time people are remaining homeless has increased 7% to 29 months, from an average of 27 months in 2013.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	201	20	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	343	389	0	0	0	0
Chronically Homeless Individuals	164	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	22	67	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	2	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
Kern Regional Housing Data Report

Data Source Comments: Data for this table was only available by homeless persons unsheltered and sheltered. No data was available estimating the number of persons experiencing homelessness each year, the number of persons becoming homeless each year, the number of persons exiting homelessness each year, and the number of days persons experience homelessness.

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	9	9	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	118	14	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Alternate Data Source Name:

Kern Regional Housing Data Report

Data for this table was only available by homeless persons unsheltered and sheltered. No data was available estimating the number of persons experiencing homelessness each year, the number of persons becoming homeless each year, the number of persons exiting homelessness each year, and the number of days persons experience homelessness.

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

There are an estimated 150 homeless individuals in rural Kern County, which is an 11% increase since 2014. Most homeless individuals in Kern County are unsheltered (87%). There were significant increases in rural homelessness over the past year in Mojave, Arvin, Taft and Wasco. There were significant decreases in rural homelessness over the past year in Delano, Kern River Valley, Ridgecrest and Tehachapi.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The data information in the tables below come predominantly from the KCHC 10-Year Plan to End Chronic Homelessness or the 2015 Homeless Census Report as well as from the most recent CDBG Annual Action plan, CAPER report for 2012–2013, Census, and 2009–2013 ACS. The KCHC's 10-Year Plan to End Chronic Homelessness and its annual submissions to HUD reflect the demographics, special needs groups, currently operating shelters, housing, and services of Kern County in order to provide a cohesive picture of the shelter system and needs of the homeless in the County. The 2015 Kern County Point-In-Time Homeless County Report (2015 Homeless Census) collected data on both the sheltered and unsheltered population in Kern County on January 22, 2015, and reported the number of persons experiencing homelessness on one night.

The 2015 Homeless Census reflected that 992 individuals were homeless in Kern County during the 24-hour period of January 22, 2015. This reflects a 38 percent decrease in homelessness since 2007, and a 4 percent decrease since last year. Of the 992 individuals counted as homeless, 43 percent were unsheltered, and 84 percent were in Metro Bakersfield. Overall, homelessness in Kern County appears to be declining, but requires continued attention on infrastructure, programs, and services.

The length of time that people remain homeless has increased 7 percent to 29 months of experienced homelessness, from an average of 27 months homeless in 2013. Additionally, people stay an average of 17 months in shelters, which is an increase compared to 15 months in 2013.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Type	Percent
Single Adults	77%
Adults with Children	7%
Children Alone	16%
Female	29%
Veterans	9%
Chronically Homeless	17%
Total Number of Homeless	953

Table 28 - Homeless Person in Kern County Table

Race/Ethnicity	Percent
White	58%
Black	10%
Hispanic	22%
American Indian/Alaska Native	4%
Native Hawaiian/Other Pacific Islander	0%
Multiple Races	6%

Table 29 - Homelessness By Racial and Ethnic Group Table

Type	Number	Percent of Those Unsheltered
Has a mental disability	122	62%
Those who report being mentally ill	177	59%
Received mental disability financial support	52	67%
Receive physical disability financial support	69	58%

Table 30 - Mental Health Table

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The **Table on Homeless Person in Kern County** (above) shows the type of homeless persons and families in Kern County. As shown in the table, the majority (77 percent) of homeless identified in the 2015 Homeless Census are single adults, while 7 percent were adults with children, and 16 percent were children alone. Most of the children counted (89 percent) were in Metro Bakersfield, and approximately of half these were unsheltered. The number of families and children who are homeless has dropped since 2007, but not as much as the number of single adults. Veterans make up approximately 9 percent of homeless in the county. There has been a 34 percent decrease in veteran homelessness since 2013 when nearly half of the unsheltered population was made up of veterans. Chronic homelessness has also declined since last year and steadily since its peak in 2011 when 445 of those counted were chronically homeless.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The **Table on Homelessness by Racial and Ethnic Group (above)** shows that the majority (58 percent) of homeless counted in the 2015 Homeless Census were white, followed by those of Hispanic ethnicity (22 percent), black (10 percent), multiple race individuals (6 percent), and American Indian or Alaskan natives (4 percent).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 953 homeless individuals counted in the 2015 Homeless Census, 544 were sheltered, 25 percent more than those that were sheltered. While the overall number of unsheltered homeless dropped since last year, the number of unsheltered individuals grew 16 percent in rural areas.

Sheltered individuals were at emergency shelters and transitional housing facilities. Those individuals sheltered in emergency shelters increased by 6 percent while the number of people staying in the transitional housing facilities decreased by 7 percent since last year.

The **Table on Mental Health (above)** shows number of homeless persons with a mental disability. As shown below, mental disability affects approximately 62 percent of the unsheltered homeless population in Kern County.

Discussion:

Homelessness continues to decrease in Kern County since a peak in 2011, according to annual Point-In-Time surveys. Chronic homelessness and veteran homelessness has also declined over the last four years. Rural homelessness, homeless children, and the number of unsheltered homeless continue to be major problems that must be addressed.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless and special needs type of programs and activities that serve a special population group are administered by the County's Human Services, Mental Health, Aging and Adult Services, and Public Health Departments.

Describe the characteristics of special needs populations in your community:

Households with special needs in Kern County include senior households, persons with physical and mental disabilities, persons with alcohol or drug addiction, single-parent households with children under the age of 18, and agricultural workers. Determining the housing issues of special needs groups is easier than defining the magnitude; the following section summarizes the available information on magnitude and needs of these groups.

What are the housing and supportive service needs of these populations and how are these needs determined?

Senior households have special housing needs due to physical disabilities or limitations, limited/fixed income, and health care costs. Senior households may need assistance with personal care and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living. According to the 2009–2013 ACS, there are 19,108 seniors in Kern County, making up approximately 7.5 percent of the overall population. Various programs can address the special needs of seniors, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance.

Disabled persons are defined by the California Government Code but not limited to individuals with physical and mental disabilities. A "mental disability" involves any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. A "physical disability" covers any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss of body functions. Physical disabilities include those that are neurological, immunological, or musculoskeletal in nature as well as those that involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic or digestive systems, and those involving the special sense organs, speech organs, skin, or endocrine system.

According to the 2009–2013 ACS, there are a total of 96,491 persons with a disability in Kern County, representing approximately 12 percent of the population. Most of the disabled population, approximately 33 percent, is seniors age 65 or older. The living arrangement of disabled persons depends on the severity of the disability. Many live at home with other family members and some live independently. Those who are not with family or independent are served by a range of facilities in the County.

No data was available on the population of people living with alcohol or drug addiction in the county. According to the 2015 Homeless Census Report 401 (57 percent) of the unsheltered homeless population had substance abuse issues and require housing and as well supportive service assistance. According to the Kern County Mental Health Department, most individuals with substance abuse problems live in normal community housing and are not homeless. A number of these persons receive treatment or recovery services from a range of facilities available in Bakersfield, but only reside there for a brief, transitional period.

Persons with an alcohol or drug addiction who have the most difficulty finding housing are those with other medical conditions. This situation compounds the treatment and housing needs of this population group.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the California Department of Public Health, Kern County has a cumulative 735 HIV cases and 2,067 AIDS cases (Semi-Annual Report of HIV/AIDS Cases by County in California as of June 30, 2014). According to this report the overwhelming majority of those cases, both in Kern County and statewide, are males who are white or Hispanic. The majority of persons living with HIV infection or AIDS are aged 30–39, similar to the general population.

The HIV/AIDS positive population has significant needs for legal advocacy against housing and employment discrimination, obtaining benefits, paying bills, covering medical costs not covered by Medi-Cal, obtaining Spanish and other language translation assistance, obtaining direct financial assistance for food and transportation, mental health services, and residential hospices. Throughout many communities, persons living with HIV or AIDS risk losing their housing due to compounding factors, such as increased medical costs and limited incomes or reduced ability to keep working due to AIDS and related illnesses. Stable housing allows persons living with HIV/AIDS treatment to access comprehensive health care and adhere to complex HIV/AIDS drug therapies.

Requirements that prevent sharing client information with other agencies hinders the effective delivery of services to dually-diagnosed clients. The Kern County Mental Health Department also reports that

there is a shortage of low or no cost substance abuse treatment programs in Kern County and these services are even scarcer in the outlying and rural areas of the County.

In addition, there are portions of the HIV/AIDS population—the "dually diagnosed" and undocumented aliens—who face even greater challenges in securing and maintaining affordable housing. Undocumented aliens are often not eligible for available services.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities and improvements continue to be a high priority of the county. The Strategic Plan describes projects to be implemented under this Consolidated Plan period that will revitalize neighborhoods, improve public safety, and increase access to public facilities.

The County will work within its own departments, with cooperative agreement cities, special districts, and nonprofit agencies to implement the public facilities and improvement strategy.

For example, the County was allocated \$2.3 million through CDBG funds in 2013–2014 to execute planned public facilities improvements including the rehabilitation of a youth center, rehabilitation of senior centers, enhancement of five parks and related recreation facilities, and five drainage/flood improvement projects.

How were these needs determined?

Public facility needs were determined based on the following:

- Public and other comments received during the community outreach process
- Public and Agency Responses from the Needs Surveys
- Input from PCD and Public Works departments of participating jurisdictions
- Review of the County's Capital Improvement Program and the General Plan

Priorities of projects have been determined by category as discussed in the introduction to this section.

While the assessment tools may effectively gauge the needs at the time of the assessment, the determination of needs for recreational services and facilities is part of an ongoing process. The continued funding for the acquisition, development, and maintenance of recreation and parks is uncertain and the CDBG program is considered a possible source of funds which can assist in meeting the recreation goals of the County Plan Jurisdiction area.

Because planning and development of recreational facilities is very often accomplished by special districts that develop individual master plans and implementation schedules, it is difficult to properly designate the location of future facilities that will be funded until allocations are made available. Within these special districts, as facilities are developed, the County will retroactively designate them with the appropriate map code, thus streamlining implementation by not requiring an General Plan amendment if the facilities are consistent with the goals, policies, and provisions of the General Plan.

Describe the jurisdiction's need for Public Improvements:

Public infrastructure is a basic building block to a suitable and sustainable living environment in the urbanized areas of the county. Since the beginning of the County's participation in the CDBG program, the County has placed a high priority on infrastructure projects and improvements within areas of the Plan Jurisdiction that were developed without the benefit of these basic urban amenities (streets, sidewalks, water-sewer systems, flood drain improvements, etc.) or where such systems are so deteriorated that they pose a threat to public health and safety. Most of these infrastructure-deficient areas are also communities with high concentrations of low- and moderate-income families and persons.

The County will continue to use CDBG funds and work to leverage funds from other sources for major water, sewer system, and other infrastructure improvements. In the past the County has leveraged funds from the US Department of Agriculture's Rural Development Program, the Environmental Protection Agency, State Safe Drinking Water Bond Act, and local agency funds from the County, special districts and cooperative cities within the Plan Jurisdiction.

How were these needs determined?

Public Improvements needs were determined based on the following:

- Public and other comments received during the community outreach process
- Public and Agency Responses from the Needs Surveys
- Input from PCD and Public Works departments of participating jurisdictions
- Review of the County's Capital Improvement Program and the General Plan

Priorities of projects have been determined by category as discussed in the introduction to this section.

Describe the jurisdiction's need for Public Services:

The County recognizes the need and importance of public services, especially to the population group that needs supportive services most. However, faced with limited CDBG funds and an enormous amount of public facilities and improvement needs, the agencies in the County will need to look at other federal, State, and local resources for funding of service needs. The County will continue to provide CDBG funds for fair housing activities, and utilize its ESG funds for services to the homeless population group. A recent exception to the general rule of not providing funds for services was granted when the County created the Temporary Service Program. The program was created as part of an Amendment to the

2013-2014 Action Plan in order to meet the short term needs of homeless persons in the community. The program will continue to be implemented during the current Consolidated Plan cycle.

The following lists the services goals established in the Kern County General Plan:

- Distribute the cost of new services or facilities equitably among the beneficiaries.
- Provide recreation opportunities for all citizens of Kern County while avoiding duplication between jurisdictions.
- Provide a variety of park and recreation programs that offer safe, equitable, and balanced recreation opportunities for all residents and visitors.

A continuing major service need derives from the County's commitment to reduce poverty in the county. Services are necessary to help achieve this goal, especially for those individuals who are severely disabled with a mental health condition, physical illness, or substance abuse problem. Disabled individuals are much more likely to have been homeless for a year or longer or have had at least four episodes of homelessness in the last three years. "Home First" focuses on breaking the cycle of chronic homelessness by providing both permanent, supportive housing facilities and accompanying counseling, medical provision, job training, and other prevention and intervention strategies to end chronic homelessness in the county.

How were these needs determined?

Public service needs in the county were determined based on the following:

- Comments received during the community outreach process
- Responses from the Needs Survey
- Review of various plans and studies

Discussion

The economical and efficient delivery of public services is one of the main purposes and benefits of effective land use planning. However, according to General Plan Land Use Element, Kern County is faced with fiscal constraints and continuing inflationary trends, which are anticipated to result in the provision of public services to be significantly less than adequate to meet all public service needs. In some portions of the county, and for some countywide services, the costs of providing the services are exceeding traditional sources of revenue available to finance them. As a result, levels of service are reduced and public facilities are deteriorating.

The Countywide Community Development Needs Survey conducted during the winter of 2014 by PCD staff was analyzed by PMC. This was a comprehensive survey of 230 County, city, special district, nonprofit, and private sector agencies engaged in community development throughout Kern County. Of these agencies and organizations, 24 elected to participate in the planning for the Consolidated Plan, resulting in a total of 41 public improvement and infrastructure needs, 28 accessibility needs, 23 existing public facility needs, 28 new or expanded public services needs, 9 planning needs, 9 economic development needs, 6 new public facility needs, and 2 historic preservation needs. A complete list of the agency survey participants is presented in **Appendix 3**.

The respondents identified unmet community needs in virtually every category, with the greatest unmet needs in public improvements and infrastructure. Project costs estimates are presented in **Appendix 3** and are best estimates provided by those surveyed. The estimates are generally for improvements that are eligible for funding under Community Development Block Grants (CDBG) and meet the national objectives of the CDBG program. Survey participants were not asked to prioritize needs. County staff will prioritize needs based on input from community meetings and countywide objectives, and Citizen Surveys received.

With the exception of housing, Community development needs (including facilities, services, and infrastructure) were identified by category and prioritized. These priorities have helped set goals and objectives in allocating limited CDBG funds to projects that would address the highest and most important needs. As projects are proposed for funding, those that meet an urgent health and safety need have the highest priority. Medium priority will be those projects that address unmet needs that benefit the greatest number of low- and moderate-income persons. Because the County of Kern Board of Supervisors has established a policy that "brick and mortar" improvements should be the priority for CDBG funds, public services are therefore rated a low priority.

Kern County Long-Term Community Development Objectives

In addition to the current priorities listed above, the County has developed a number of long-term funding objectives that represent current County policy with regard to the use of CDBG funds. These long-term objectives have guided County-funding decisions through the previous two Consolidated Plan periods and will continue to guide them during the FY 2015–16 through FY 2019–20 time frame. Consistent with the national objectives of the CDBG program, Kern County has adopted the following guide for the use and disbursement of County CDBG funds.

Long-Term Priorities:

1. The elimination of slums and blight, the prevention of blighting influences, and improvements/expansion of neighborhood and community facilities of importance to the health and general welfare of the Consolidated Plan jurisdiction residents, principally persons of low and moderate incomes.

2. The elimination of conditions which are detrimental to health, safety, and public welfare through code enforcement, demolition, rehabilitation assistance, and related activities.
3. Provision of facilities for the expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate incomes.
4. A more rational utilization of land and natural resources and the better arrangement of residential, commercial, industrial, recreational, and governmental services and other needed activity centers.
5. Reduced isolation of income groups in geographical areas, by improving the condition and vitality of neighborhoods that currently provide housing for a disproportionate number of low/moderate income persons.
6. Stimulation of private business investment to promote retention of existing and creation of new employment opportunities by implementing some or all of the recommendations included in the County of Kern Economic Development Strategy, as updated.
7. Utilization of CDBG funds to maximize benefit to local residents via leverage of other funds to augment financing of needed programs and improvements.
8. Promotion of coordination and partnership among federal, state, and local governments, quasi-governmental entities, private enterprise, the nonprofit service community, and proposed program beneficiaries to maximize the effectiveness of projects and programs funded with CDBG funds.

Promote, via funded projects and programs, the social and economic vitality of all residents of the Consolidated Plan jurisdiction.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of this section of the Plan is to provide a clear picture of the environment in which Kern County will administer its CDBG program over the term of the Plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default data developed by the US Census Bureau for US Department of Housing and Urban Development (HUD) based on the 2007–2011 American Community Survey (ACS), including the Comprehensive Housing Affordability Strategy (CHAS) database based on the ACS. Other sources are noted throughout the Plan.

Data in this section has been provided by HUD's Integrated Disbursement and Information System (IDIS) for the entire Kern Plan Jurisdiction (see detailed description of Kern Plan Jurisdiction in the Executive Summary).

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Based on the data below, there are 146,193 housing units in the Kern Plan Jurisdiction; approximately 62 percent of these units are owner-occupied and 38 percent are renter-occupied. The majority (71 percent) of all units within the Kern Plan Jurisdiction are single-family detached. Another 2 percent of the housing units in the Kern Plan Jurisdiction are single-family attached; 9 percent have 2-4 units per structure; and 4 percent have 5 or more units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	103,865	71%
1-unit, attached structure	3,396	2%
2-4 units	12,953	9%
5-19 units	5,189	4%
20 or more units	1,875	1%
Mobile Home, boat, RV, van, etc	18,915	13%
Total	146,193	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	582	1%	1,309	3%
1 bedroom	1,824	2%	6,889	14%
2 bedrooms	14,545	19%	19,476	40%
3 or more bedrooms	60,552	78%	20,575	43%
Total	77,503	100%	48,249	100%

Table 32 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

With the dissolution of the Redevelopment Agencies, the Kern County's ability to provide affordable housing has been seriously compromised. Kern County's CDBG allocations are limited, and HOME funds are not guaranteed. With limited resources, Kern County anticipates the following housing activities:

- CDBG Funds: CDBG funds are used for accessibility improvements, fair housing discrimination services, housing rehabilitation, public infrastructure improvements, and enhancing sustainability of affordable housing units.
- HOME Funds: HOME funds are used for housing rehabilitation.
- Other Funding Sources: Kern County will pursue additional funding to address housing needs. Potential funding sources include bonds and the State Energy Upgrade California Program and existing PG&E Rebate Program. All of these programs serve low-income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Housing Authority of the County of Kern (Housing Authority) is the largest landlord of multi-family and senior housing for the lower-income population in the county. The Housing Authority owns/operates approximately 2,117 rental units (including public housing, farm labor housing, and seasonal migrant farm worker housing) based on the Housing Authority's 2013-2014 Annual Report. During fiscal year 2013 to 2014 the Housing Authority sold property that resulted in a loss of its inventory; however, one project resulted in homes being sold to first-time homebuyers, and the second project will be preserved for affordable housing by the developer. While these units became privately managed they still provide opportunities for low-income households. Additionally, proceeds from the second project were used by the Housing Authority to make improvements (rehabilitation) to its existing units. Based upon data collected, County staff does not foresee a loss of available public housing units in Kern County.

Does the availability of housing units meet the needs of the population?

The Housing Authority currently has 13,001 on the waiting list for public housing, and 11,637 on the wait list for Housing Choice Vouchers (Section 8) (Draft Annual Plan 2015/16 and Five-Year Plan 2015/19, data as of January 27, 2015). Those on either wait list can wait many years. For the public housing wait list, applicants can wait an average of three to five years from the time of their application being accepted. Because the majority of 1 to 2 bedroom units are reserved for seniors, those that request a one-two bedroom and who are not a senior, may wait the longest. The waitlist for public housing units is closed and will likely be closed for several years due to the large number of applicants on the waiting list.

There are 125,725 households residing in the Kern Plan Jurisdiction, and 44.2 percent, approximately 55,000 households, of those are at or below 80 percent of the area median income (AMI), which is considered low income per HUD regulations. Combining the number of public housing units and vouchers at 4,464, current Housing Authority programs provide direct assistance to about 8 percent of

low-income households that may be in need of assistance. This demonstrates a large gap in need and available services. However, looked at another way, a total of 12,676 of renter households and 10,338 owner households have a cost burden of greater than 30 percent of their AMI. If the number of public housing units and vouchers is compared to the number of renting households that are cost burdened, then Housing Authority services cover approximately 35 percent of those with cost-burden need, thus showing a smaller gap. Housing Authority services, however, go beyond providing direct assistance (affordable units and vouchers) to additional programs that assist families and individuals to have more affordable housing options. While these programs do not provide direct cash assistance or reductions in housing costs, they provide enrichment that gets to the causes of poverty and creates long-term, more permanent solutions to enhancing the well-being and wealth of residents.

- Trainee to Employee Program
- The Family Self-Sufficiency program
- The Housing Counseling program
- Senior Services
- The Scholarship Awards program
- The Kick-start Program
- The Youth Construction Training program
- The Kaiser Kids Beating Obesity program

In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than half (66 percent) of the housing units older than 30 years, a large portion of the county's housing stock may need substantial rehabilitation. The extent of housing needs far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

There are a range of housing needs, including farm worker housing, transitional housing, housing for seniors, housing suitable for persons with disabilities, and single-bedroom affordable units for homeless individuals without children. Each group has a need for more affordable housing.

The Casa Bella PSH (permanent supportive housing) program provides rental assistance and case management for the chronically homeless. This program started in 2014 and to date has assisted 39 chronically homeless persons.

Discussion

Overall, available housing units and vouchers do not meet the affordable housing demands of Kern residents. Social programs provided by the Housing Authority additionally help to reduce the needs for affordable housing services; however, new units, more vouchers, and enhanced program services are all

factors that can help reduce the number of individuals and families that experience lack of housing, high cost burden of housing, or inadequate housing for their household characteristics (disability, large family size, transitional housing, etc).

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significantly, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	89,400	196,000	119%
Median Contract Rent	429	707	65%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	14,134	29.3%
\$500-999	28,320	58.7%
\$1,000-1,499	4,660	9.7%
\$1,500-1,999	1,006	2.1%
\$2,000 or more	129	0.3%
Total	48,249	100.0%

Table 34 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,552	No Data
50% HAMFI	7,612	4,948
80% HAMFI	28,226	13,517
100% HAMFI	No Data	20,296
Total	37,390	38,761

Table 35 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	610	614	804	1,179	1,424
High HOME Rent	611	649	804	945	1,035
Low HOME Rent	507	543	652	753	840

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Approximately 44 percent of the Kern Plan Jurisdiction households, both renter and owner, are low income (at or below 80 percent of HAMFI; see Needs Assessment). According to the **Table** above, 73 percent of housing units (based on a total of 76,151 units) are affordable to these households. A majority of these units are affordable to households earning 80 percent of AMI, followed by households at 50 percent (very low income) and 30 percent (extremely low income) of AMI. This indicates that there is some lack of affordable housing stock in the Kern Plan Jurisdiction to meet the existing needs of very low- and extremely low-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the way the market is trending, it is likely that affordability will continue to be a challenge for both renters and owners. The market has become increasingly difficult for low-income buyers due to a variety of factors, including a shrinking inventory of affordably priced homes, fierce competition from cash investors bidding on the same homes, and the more restrictive credit market that has made it difficult for many homebuyers to obtain financing. As a result of these challenges, the County prioritizes its limited resources for affordable rental housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on the data tables in this section, the area's median rent (\$707 in 2011) is affordable for a one-bedroom unit, occasionally affordable for a two-bedroom unit, but would not be affordable for a three or more bedroom unit. This data supports the County's strategy to produce or preserve affordable housing, per HUD's Office of Community Planning and Development (CPD) guidance.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Based on data from the 2007-2011 ACS, 34 percent (26,512 households) of owner-occupied and 48 percent (23,346 households) of renter-occupied households in the Kern Plan Jurisdiction have one or more of the following housing conditions: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30 percent. With regard to the age and condition of the housing stock, the majority of the planning area's housing units were built between 1950 and 1979 (42 percent) followed by between 1980 and 1999 (32 percent), 2000 or later (14 percent), and before 1950 (12 percent). Older units are generally in greater need of repair, including possible lead-based paint remediation: 54 percent of both owner-occupied and renter-occupied units were built before 1980. Approximately 22 percent of units built before 1980 have children present. These units pose the greatest risk of lead poisoning. Lastly, with more than half (66 percent) of the housing units older than 30 years of age, a large portion of the County's housing stock may need substantial rehabilitation.

Definitions

According to HUD, substandard housing conditions in the Kern Plan Jurisdiction include the following:

- Violation of state building and housing codes.
- Lack of adequate plumbing, kitchen, or heating facilities.
- Overcrowding conditions (defined as being occupied by more than one person per room, including living and dining rooms but excluding bathrooms and kitchen).

Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

The Appendix to this Consolidated Plan includes the definition of “substandard housing” from the NSP Property Rehabilitation Standards from 2011, which is used in this section. See **Appendix 4** for definitions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	26,512	34%	23,346	48%
With two selected Conditions	1,733	2%	4,109	9%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With three selected Conditions	216	0%	139	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	49,042	63%	20,655	43%
Total	77,503	99%	48,249	100%

Table 37 - Condition of Units

Data Source: 2007-2011 ACS

Condition of Units Discussion

A majority (63 percent) of owner-occupied housing units but slightly less than a majority (43 percent) of renter occupied housing units have no selected housing conditions.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,236	13%	6,889	14%
1980-1999	27,461	35%	13,262	27%
1950-1979	31,924	41%	20,646	43%
Before 1950	7,882	10%	7,452	15%
Total	77,503	99%	48,249	99%

Table 38 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	39,806	51%	28,098	58%
Housing Units build before 1980 with children present	7,007	9%	7,848	16%

Table 39 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Risk of Lead-Based Pain Hazard Discussion

Lead-Based Paint Hazards Estimate

The effort to address the problem of lead- based paint poisoning and the hazards posed by its existence in dwelling units is largely administered by the Kern County Department of Public Health (DPH).

Between July 1, 2014 and April 1, 2015, DPH identified 166 children with elevated lead levels. Beginning

in January 2009, the level of concern is 5 mcg/dl (micrograms per deciliter) and above. Out of these 166 children, 8 were state-defined lead cases and 6 of those were diagnosed as cases of childhood lead poisoning, requiring an environmental investigation and case management services including completion of the Lead Follow-Up Form. Note that 3 of these six have not yet had an environmental investigation because the parents of the children have not had the investigation performed. All 3 cases investigated were caused by lead-based paint. Data on the income level of these children is not available.

Lead-Based Paint Reduction Actions

Monitoring, case identification, education, and community outreach are all components of the Kern County Department of Public Health's Lead Poisoning Prevention Program. The Maternal, Child, and Adolescent Health Program of the KCPHD has the primary responsibility for coordinating this program in conjunction with the County Environmental Health Services Department, California Children Services, approved local laboratories, and local housing agencies.

The Childhood Lead Poisoning Prevention Program, under the auspices of the KCPHD, provides case management and follow up services as well as education to the families of children who have lead poisoning and children who have elevated blood lead levels. The KCPHD conducts home investigations on lead poisoning cases which are followed by referrals to the Kern County Environmental Health Services Department (EHSD) for environmental investigation. KCPHD will report any possible sources of lead poisoning found to EHSD for further testing. Another component of the KCPHD program is education and outreach. The KCPHD conducts training for medical providers in the community, parents, and day care providers on sources of lead poisoning and prevention of lead poisoning.

All Child Health and Disability Prevention medical providers screen children at one and two years of age by measuring the blood lead level. Yet on occasion, some children are not evaluated and it is for this reason that the training is provided. The KCPHD also attends health fairs to get information out to people in communities and gives presentations for schools, parents, teachers and others who may be interested in the program.

The County is also involved in the identification and abatement of lead-based paint for CDBG, HOME, and ESG projects. In compliance with federal regulations, all dwellings built prior to 1978 and eligible for improvements under the County's federally funded Housing Rehabilitation Loan Program and the Home Access Grant Program must be evaluated for the presence of lead-based paint. COD housing inspector's research the age of the dwelling and are HUD certified to inspect the dwelling for disturbed paint surfaces. If a unit is suspected of containing hazards, the housing inspector will arrange for formal testing and/or removal.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 40 - Vacant Units

Alternate Data Source Name:

Kern Regional Housing Data Report

Data Source Comments: Kern Regional Housing Data Report (October 2014), Appendix A:Housing Stock Conditions Report (January 2013), does not contain rehabilitation data for Vacant Units and REO Properties, hence no reportable results.

Type	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Subtotal not available	Subtotal not available	30,624

Table 41 - Vacant Units Table

Need for Owner and Rental Rehabilitation

For Table 40 above, data is not available for the Kern Plan Jurisdiction geography for units suitable and not suitable for rehabilitation broken out by vacant units, abandoned vacant units, REO properties and abandoned REO properties. Therefore, Table 40 has not been filled in. However, the additional table has been added with the total vacant units.

Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. According to the County's last Housing Conditions Survey (completed in April 2004), 12 percent of the housing units were in need of moderate rehabilitation, 11 percent were in need of major rehabilitation, and 4 percent were in need of replacement.

The County provides many home repair programs designed to assist homeowners with essential repairs. Since 2010, the County has had 21 applicants needing assistance with housing rehabilitation. Nineteen households have been assisted and two households are still waiting for funding. Based on this information, the County will continue to provide funding to assist homeowners with needed repair.

Looking at these numbers along with conversations with both the Building Department and the Community and Economic Development Department, the County assumes 20 percent of the housing units are still in need of rehabilitation and 3-4 percent are in need of replacement.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint. Starting in 1978, the federal government prohibited the use of lead-based paint on residential property. National studies estimate that 75 percent of all residential structures built prior to 1970 contain lead-based paint. Housing built prior to 1940 is highly likely to contain lead-based paint (estimated at 90 percent of housing units), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain lead-based paint.

All housing-related programs administered by Kern County, including those in collaboration with the Housing Authority, have policies in place which require that all units constructed before 1978 be screened for lead-based paint hazards. The lead-based paint regulation that became effective April 22, 2010, required contractors bidding on the rehabilitation of housing built prior to 1978 to provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing units, a lead-based paint clearance test is conducted, after the work had been completed, by a licensed contractor with expertise in this type of work. Final payment is not released until the unit has passed the lead-based paint testing requirement. These requirements will assist Kern County in its goal to eliminate the lead-based hazards in the units of the community.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority's mission is to improve the quality of life for low-income residents of Kern County by providing safe, affordable housing, and by assisting residents toward self-sufficiency and homeownership. Guided by this mission, the Housing Authority manages multiple affordable housing developments, monitors and maintains site conditions, and provides various social services to residents, often through partnerships with other agencies. As of March 2015, the Housing Authority has 2,130 available affordable housing units. These units are spread across several properties: 14 conventional public housing sites, seven US Department of Agriculture (USDA) sites for farm workers, two migrant farm worker sites, one transitional housing center for families, one housing facility for seniors, one housing facility for emancipated youth, three Neighborhood Stabilization Program housing properties, and 11 tax credit sites.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	1	899	3,539	115	3,424	409	433	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 42 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Units/Vouchers	Certificate	Mod-Rehab	Public Housing	Vouchers Total (Project-based & Tenant)	Vouchers Project-Based	Vouchers Tenant-Based	Vouchers - Veterans	Vouchers - Family Unification	Vouchers - Disabled
# of units/vouchers available	0	1	899	3539	115	3424	124	100	100
# of accessible units	NA	NA	44	NA	NA	NA	NA	NA	NA

Table 43 - Total Number of Units by Program Type, per Housing Authority (As of March 2015)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are 865 units in Kern County which were built under what is known as the Conventional Public Housing Program and owned and managed by the Housing Authority.

The Housing Authority in recent years has made improvements to the supply of affordable housing. It completed new construction, adding 115 new affordable housing units: 37 units at Baker Street Village; 23 units at Haven Cottage for homeless and mentally ill individuals; 20 units for emancipated/foster youth; and 35 affordable units at West Columbus. The Housing Authority also rehabilitated an existing 99 units at Pinewood Glen Retirement Community and made improvements to the Plaza Towers, Valle Vista, Homer Harrison, Parkview, and to USDA Shafter, Arvin, and Lamont properties. This resulted in the modernization of 380 units. Plans for future rehabilitations and new construction are included in the Strategic Plan section.

According to HUD IDIS data, the Housing Authority has 3,424 tenant-based Housing Choice Vouchers. These vouchers can be used across the county and are not assigned to specific communities. However, 200 vouchers are set-aside for homeless persons that do not qualify under the Continuum of Care voucher program. As of January 2015, 13,001 households are on the Public Housing waiting list and 11,637 households are on the Housing Choice Voucher waiting list, indicating a substantial need for public housing. In addition to the vouchers described above, 303

vouchers are available to homeless persons through HUD's CoC program, and 33 vouchers for people with HIV/AIDS through the HOPWA program.

The 303 Continuum of Care vouchers are for those that are chronically homeless. The Family Unification vouchers are allocated to individuals that are aging out of the foster system, for families with kids at risk of being put into protective custody due to inadequate housing, or for families that have kids being returned to them and the parental authority does not have adequate housing. For people that have HIV/AIDS and their families, the Housing Authority provides rental vouchers. So far this year, 33 vouchers have been issued.

The Housing Authority has projects funded by Rural Development (RD) and two farm labor centers. The RD program is USDA subsidized and was developed to house persons who receive a substantial portion (65 percent) of their income from farm labor.

The Housing Authority, under contract with CA- HCD, operates two farm labor housing centers in Shafter and Arvin. Residents are migrant seasonal farm laborers who must have a permanent residence 50 miles away from the center facility from October through April each year. Arvin Labor Camp includes 88 units; North Shafter Center currently has 84 units.

The public housing units are inspected periodically by HUD's Real Estate Assessment Center to score the physical condition of the property based on HUD's Uniform Physical Condition Standards. These inspections are conducted by third party inspectors and consist of full site and common area inspections and a random sampling of units based on the number of units in the Asset Management Properties (AMP).

The Housing Authority operates conventional public housing in 15 Asset Management Properties (AMP). Of the units that are located throughout County, only 350 units are within Kern Plan Jurisdiction.

Eight properties were inspected in 2014 and all received a score of at least 90 out of 100.

Public Housing Condition

Public Housing Development	Average Inspection Score
Hacienda Del Sol	91
Monte Vista	87
Parkview	97
Milagro del Valle	96
Terra Vista	95
Little Village	81

Table 44 - Public Housing Condition

Project Name & Description	FY16	FY17	FY18	FY19
Adelante/Oro Vista - interior modernization				\$100,000
Valle Vista - interior modernization			\$100,000	
Monte Vista - exterior/ interior modernization				\$50,000
Little Village - exterior/ interior modernization			\$100,000	\$100,000
Little Village(B) - exterior/ interior modernization			\$100,000	\$100,000
Terra Vista - HVAC replacement; exterior/ interior modernization			\$100,000	\$100,000
Plaza Towers - exterior/interior modernization	\$550,000	\$550,000	\$100,000	\$50,000
Plaza Towers Annex - exterior/interior mod	\$100,000	\$100,000	\$50,000	\$50,000
Parkview - interior modernization			\$50,000	\$50,000
Homer Harrison - interior/site improvements			\$50,000	\$50,000

Table 45 - Restoration and Revitalization Project Needs Table

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Restoration and revitalization needs are typically identified through physical needs assessments completed for the Public Housing properties. These activities are then incorporated in the Housing Authority's Five-Year Action Plan. Projects currently planned in these areas over the next five years range from interior and exterior modernization of buildings and units to replacement of mechanical systems. The above list summarizes the Housing Authority's restoration and revitalization project needs for 2015-2019.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority submitted its annual agency plan to HUD in 2015. A streamlined Five-Year/Annual Plan was submitted, as the agency has been designated a Standard Performer under the Public Housing

Assessment System (PHAS). This discussion highlights major goals for the 2015-2019 period and the future projects that will help maintain quality units and improve those that needs repairs. .

- Continuing to apply for additional Housing Choice Vouchers as special purpose vouchers as they become available.
- Utilizing at least 95 percent of available Section 8 Housing Assistance Payments (HAP) funds.
- Attain high performer status on the Public Housing Assessment System and Section 8 Management Assessment Program.
- Completing the construction or modernization of several affordable housing developments.
- Completing a comprehensive update of physical needs at all Housing Authority-owned properties and develop a plan to address these needs based on projected resources available.
- Determining a long-term strategy for reducing water usage given the historic drought and rising water costs.
- Continuing to improve efficiency, reduce fixed costs, and maximize revenue to meet budget targets.

See list above for planned 2015-2019 project names and expenses.

Discussion:

The Housing Authority has made significant progress in meeting the goals established in its previous 2010-2014 five year Annual Plan. These goals demonstrate the Housing Authority's achievements and continued commitment to providing safe, affordable and accessible housing for Kern County residents. Highlights of goal achievements include:

- Completed four new housing developments.
- Rehabilitated and modernized nine different housing developments.
- Dedicated housing choice vouchers for the chronically homeless.
- Achieved 85 on the Public Housing Assessment System (PHAS) and 100 on the Section 8 Management Assessment Program (SEMAP).
- Established a Housing Counseling program.
- Expanded the Family Self-Sufficiency programs to over 300 participants.
- Enhance access to supportive services for senior, family and disabled populations.
- Averaged an occupancy rate above 98 percent for Housing Authority owned or managed properties.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Introduction

The most comprehensive analysis of the homeless population and service availability in Kern County is conducted by the Kern County Homeless Collaborative. The Kern County Homeless Collaborative was formed to combat the problem of homelessness. Under the collaborative, interested parties can work on one of eight committees to contribute to alleviating homelessness. The committees include needs assessment, resource assessment, evaluation, service integration, sustainability and development, advocacy/public relations, rural issues, and continuum of care. The chairs of each committee meet as a steering committee to exchange information and set direction for the collaborative, while the collaborative meets quarterly.

To obtain demographic data on the homeless and those at risk of becoming homeless, a point-in-time survey is conducted annually. According to the Continuum of Care Housing Inventory Count Report, emergency shelters in Kern County have 469 year-round beds available, either for individuals or a family member. There are 27 voucher, seasonal, or overflow emergency shelter beds available. Transitional housing shelters have 248 beds available for individuals or family members, and permanent supportive housing facilities have 1,718 beds available. There are an additional 13 emergency, 60 transitional, and 130 permanent beds available for veterans who are not counted in the prior totals. Available beds for each category are provided in greater specificity in **Table on Facilities and Housing Targeted to Homeless Households** below.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	202	27	61	763	0

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Only Adults	267	27	187	618	0
Chronically Homeless Households	0	27	0	337	0
Veterans	13	27	60	130	0
Unaccompanied Youth	0	27	0	0	0

Table 46 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data from https://www.hudexchange.info/resource/reportmanagement/published/CoC_HIC_CoC_CA-604-2014_CA_2014.pdf

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

- Intake, Referral, Coordinated Assessment
- Health
- Mental Health
- Employment Services

The following represents a local inventory of these service providers and their respective services including but not limited to health, mental health, and employment services that can be accessed by homeless persons in Kern County.

Career Services Center/Employer's Training Resource - The Employer's Training Resource is a department in Kern County which provides training for the needs of the local economy. It assists in job recruitment and screening for employers, and job training, searching, and placement for job seekers.

Clinica Sierra Vista – It's mission is to provide "high quality and comprehensive primary and preventative health care services at the most efficient cost to the underserved populations of Kern, Fresno, and Inyo counties regardless of ability to pay." The clinic provides physical and behavioral health services, including homeless health care and mobile health care services.

Kern County Mental Health Department – This Department seeks to aid those with mental illness and addictions to recover and become successful members of the community. The department has programs for substance abuse, family advocacy, disaster support, mental and behavioral health, and housing assistance, as well as training workshops for mental health providers and the general public.

Kern County Department of Aging & Adult Services – The Department of Aging & Adult Services has a mission of providing leadership in developing partnerships which enhance the quality of life for older adults and people with disabilities, while promoting independence and preserving dignity. Its services include caregiver training and support, protective services, health education and insurance counseling, and nutrition and outreach programs.

Kern County Department of Human Services – The Department of Human Services (DHS) works to ensure safe and permanent homes for children with services for children and parents, including programs such as CalFresh, Medi-Cal, Adoption and Foster family resources, and CalWORKS. Through the CalWORKS program, DHS provides welfare-to-work assistance in the form of financial assistance, training, and child care.

Kern County Department of Public Health – The DPH provides education, awareness, and preventative services for health, including the management of community clinics in the area, immunizations, and family planning and pregnancy services.

Kern Medical Center – The medical center is an academic teaching hospital associated with University of California, Los Angeles, and provides inpatient psychiatric services as well as a wide array of physical health services of all kinds, from preventative care to acute trauma and surgery. The hospital is associated with a number of clinics that serve all residents, regardless of circumstances.

Kern Regional Center – As a private, nonprofit center contracted by the state of California, the Kern Regional Center supports individuals with developmental disabilities and their families financially, emotionally, legally, and physically.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Bethany Services provides emergency, transitional, and permanent housing; food; addiction counseling; health care; job placement; and child care/after school programs.

Alliance Against Family Violence supports victims of domestic violence or sexual assault.

Bakersfield Rescue Mission has a 208 bed emergency shelter, showers, laundry service, daily meals, case management, and job training.

Bakersfield Salvation Army offers hunger relief, human trafficking prevention, rehabilitation, emergency and transitional shelter, and educational, counseling, and vocational services.

California Veterans Assistance Foundation provides vocational training, job placement services, counseling, life skills classes, transitional housing placement, case management, health care, and psychosocial assessments.

Community Action Partnership of Kern maintains a food bank, fatherhood program, youth and community centers, HIV testing/prevention, energy bill assistance, and WIC services.

Greater Bakersfield Legal Assistance provides free legal services for cases involving domestic violence and guardianship, housing, social security, and other legal issues

Griffin's Gate – Casa de Amigos is a transitional housing facility of 17 beds, serving both men and women who are referred through a homeless agency.

Housing Authority of Kern County's operates eight housing units in Bakersfield and a transitional housing program which assists emancipated foster youth who are homeless or at risk.

Independent Living Center of Kern County empowers people with disabilities through various services, and educates the community on disability issues.

Kern County Network for Children offers application assistance for MediCal, housing, and CalFresh; and offers community gardens, nutrition classes, health services, policy advocacy, parent resources, and educational resources.

Kern River Valley Family Resource Center provides assistance with medical/dental care, parenting, nutrition, school readiness, and utility cost.

The Mission at Kern County provides meals, shelter, case management, job training, addiction counseling, education, and clothing.

New Life Recovery & Training Center provides residential care, substance abuse education, resources, family reunification, vocational training, and employment services.

St. Vincent de Paul serves hot meals and provides clothing, hygiene kits, snack packs, showers, mail service and a safe daytime location.

Teen Challenge provides residential programs and vocational training to adolescent and adult boys recovering from drug use.

Women's Center High Desert provides services relating to domestic violence, sexual assault, and child abuse.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including those persons returning from mental health and physical health institutions. As previously discussed in the Needs Assessment section of this Plan, these subpopulations include, but are not limited to, the elderly; persons with physical, mental, or developmental disabilities; persons with HIV/AIDS; victims of domestic violence; children leaving group homes or aging out of foster care; farm workers; and substance abusers. This section provides a brief summary of the facilities and services available to these subpopulations, as noted in the previous section (MA-30 Homeless Facilities and Services). This is not meant to be a comprehensive list of all the services, facilities, programs, or agencies that serve these subpopulations in Kern County. Additionally, many of the agencies noted below serve homeless persons as discussed in the previous section (MA-30 Homeless Facilities and Services).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Persons with HIV/ AIDS

According to the California Department of Public Health, Kern County has a cumulative 735 HIV cases and 2,067 AIDS cases (Semi-Annual Report of HIV/AIDS Cases by County in California as of June 30, 2014). HUD's Office of Community Planning and Development estimates that one-third to one-half of all people living with HIV are either homeless or imminently at risk of becoming homeless.

Assuming that one-half of the 2,802 individuals who were reported to have AIDS by the California AIDS Clearinghouse were either homeless or at risk of becoming homeless, it can be estimated that 1,401 require housing assistance. This Plan assumes that all 1,691 individuals require supportive services.

The HIV/AIDS positive population has significant needs for legal advocacy against housing and employment discrimination, obtaining benefits, paying bills, covering medical costs not covered by Medi-Cal, obtaining Spanish and other language translation assistance, and obtaining direct financial assistance for food and transportation, mental health services, and residential hospices.

In addition, there are portions of the HIV/AIDS population—the "dually diagnosed" and undocumented aliens—who face even greater challenges in securing and maintaining affordable housing. Undocumented aliens are often not eligible for available services.

Persons with Alcohol or Drug Addiction

No data was available on the population of people living with alcohol or drug addiction. As in the 2010-2015 Consolidated Plan, this Plan assumes that 75 percent of homeless individuals, or 715 individuals, (see Needs Assessment) have alcohol or drug addiction and require housing as well as supportive service assistance. According to the Kern County Mental Health Department individuals, most individuals with substance abuse problems live in normal community housing and are not homeless. A number of these persons receive treatment or recovery services from a range of facilities available in Bakersfield but only reside there for a brief, transitional period.

Persons with an alcohol or drug addiction who have the most difficulty finding housing are those with other medical conditions. This situation compounds the treatment and housing needs of this population group.

"Artificial walls" that prevent sharing client information with other agencies hinders the effective delivery of services to dually diagnosed clients. The Kern County Mental Health Department also reports that there is a shortage of low- or no-cost substance abuse treatment programs in Kern County and these services are even scarcer in the outlying and rural areas of the County.

Elderly/Frail Elderly

There are specific needs that are faced by the elderly (persons over the age of 65) and especially the frail elderly with respect to housing and supportive services. The frail elderly are defined as persons who experience more serious health/mobility limitations such as severe arthritis, inability to drive, deafness, memory loss, and/or nutritional imbalance.

The majority of the elderly population has a fixed income and deals with physical constraints, which makes them a group with special housing needs. Since the elderly often live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping, and other services. Security is also a concern for the elderly, primarily because they often are more vulnerable to crime. The elderly often require special design considerations such as ramps and handrails to assist with mobility. Retirement complexes and convalescent homes offer alternative housing choices, but most of the elderly live in independent residences, often in substandard conditions. While Kern County has some programs to provide supportive services, resources are not keeping up with demand.

According to the 2009-2013 ACS, there are 19,108 seniors in Kern County, making up approximately 7.5 percent of the overall population. According to the 2011 CHAS tables, in 2011 in Kern County, there were 7,490 elderly households with a cost burden of more than 30 percent.

As of February 2015 Kern County's In-Home Supportive Services Program serves 3,960 clients. This report assumes all of these clients are frail elderly requiring housing and/or supportive service assistance.

The following agencies provide services and resources to the elderly:

Senior Services of Indian Wells Valley (Ridgecrest)

Alzheimer's Disease Association of Kern County (Bakersfield)

Kern Assistive Technology Center

Health Insurance Counseling and Advocacy Program (Bakersfield)

Valley Caregiver Resource Center (Tehachapi)

Kern Around the Clock

Independent Living Center of Kern County

Greater Bakersfield Legal Assistance (Bakersfield)

Community Action Partnership of Kern

Senior Nutrition

Persons with Disabilities

This report uses the Census definition of disability which is long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business. According to the 2012 Census ACS, there are approximately 95,525 persons living with a disability in Kern County.

The percentage of disabled individuals who require supportive services is not available, so this Plan assumes all individuals who require housing assistance also require supportive services.

The living arrangement of disabled persons depends on the severity of the disability. Many live at home with other family members, and some live independently. To maintain independent living, disabled persons may need housing assistance in the form of special housing design features, income support, and in-home supportive services for persons with medical conditions.

For persons with mental illnesses, finding suitable housing is particularly difficult. While most housing in Kern County consists of two to three bedrooms, there is a great need for board and care homes, studio

apartments, and single-room occupancy units for mentally ill individuals. A diversity of housing types that can meet the various needs of individuals with disabilities is the most desirable long-term strategy.

Meeting federal requirements of eligibility by qualifying as disabled and homeless is complicated and often involves numerous steps to gain access to a housing voucher. In the past coordination and implementation of the Shelter Plus Care vouchers between agencies has been an obstacle to meeting the needs of this population group. However, coordination is much improved through the efforts of the Kern County Homeless Collaborative.

Agencies that provide assistance to persons with disabilities include:

Independent Living Center of Kern County

Kern County Assistive Technology Center

Center for the Blind and Visually Impaired

Bakersfield ARC

New Advances for People with Disabilities

Goodwill Industries

Kern Regional Center for the Developmentally Disabled

Developmentally Disabled

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based points of entry to services for people with developmental disabilities. Kern Regional Center serves Kern, Inyo, and Mono counties. The main office is in Bakersfield, with field offices in Bishop, Tehachapi, Taft, Delano, Ridgecrest, Lamont, and Shafter. It provides living arrangements and support services, including transportation, education, employment, and family home services. According to the California Department of Development Services, there were 1,221 individuals with a developmental disability in

the Kern Plan Jurisdiction (unincorporated Kern County, Ridgecrest, Shafter, California City, and Tehachapi) in 2014.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in Kern County include:

- Group Homes: Facilities of any capacity that provide 24-hour non-medical care and supervision to children in a structured environment. Group homes provide social, psychological, and behavioral programs for troubled youths.
- Adult Residential Facilities: Facilities of any capacity that provide 24-hour nonmedical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- Residential Care Facilities for the Elderly: Facilities that provide care, supervision, and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. These facilities are regulated by the state Department of Social Services,

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The following activities are funded for Fiscal Year 2015-2016:

- City of Ridgecrest - Senior Center Parking Lot Rehabilitation: Design and construction of improvements to rehabilitate the Ridgecrest Senior Center parking lot including compliance with the Americans with Disabilities Act. Improvements may include grinding existing asphalt down to sub grade, adding new base where needed, repaving with new asphalt, installation of handicapped ramps/signage/path of travel, marking/stripping, and other related improvements. Located at 125 S. Warner Street, Ridgecrest, CA 93555, the improved facility will serve senior citizens who are presumed to be low and moderate income.
- Buttonwillow Seniors Park Improvements: Design and construction of a new park on Kern County-owned land to serve community of Buttonwillow senior citizens. Improvements will be designed to serve seniors and may include demolition, gates and fencing, walking

path/sidewalk, shade structures, benches, turf and landscape plants and trees, irrigation system, and other related improvements. Improvements will serve a limited clientele of senior citizens.

- Housing Authority Sunset Labor Camp Improvements: Design, construction and/or rehabilitation of improvements for the Sunset Labor Camp which may include installation of new outdoor lighting and ADA accessible improvements such as installation of a new accessibility ramp and new and/or additional path(s) of travel. The facility is located south of Sunset Blvd. and east of State Route 184 (Weedpatch Hwy). The project qualifies on an area-wide basis and will serve 32,930 persons, 64.7% of whom are low/moderate income limit (HUD 2014 LMISD).
- Rosamond Senior Center Parking Lot Rehabilitation Improvements: Design and rehabilitation of senior center parking lot improvements. Located at 2500-20th Street West, Rosamond, CA, 93560. Improvements will serve senior citizens who are presumed to be low and moderate income.
- Home Access Program: Countywide program to provide grants for construction of wheelchair ramps, grab bars, & other improvements to increase accessibility of residences for physically disabled (must be verified by a physician) persons that are low/moderate income.

Architectural Barrier Removal Program (Mojave Veterans and Seniors Building): Program which provides for design and construction of improvements to eliminate architectural barriers at existing public and private facilities and within existing public rights-of-way.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See previous section.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Potential constraints to housing development in Kern County vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of some of these potential constraints is detailed in the Kern County Housing Element. The jurisdictions included in the Kern Plan Jurisdiction included in this Plan have few, if any, excessive, exclusionary, discriminatory, or duplicate policies, rules, or regulations that might constitute barriers to affordable housing. Kern County and its cities and communities have generally been characterized as pro-growth for many years and have not enacted any no-growth policies. On the other hand, Kern County has recognized the desirability of improving and in becoming, in effect, more service-oriented in its relationships with the public and developer community. This has led to many proposals and the implementation of a number of actions to improve the efficiency and effectiveness of Kern County government services related to planning, building inspection, waste management services, transportation management services, engineering survey services, fire prevention services, and environmental health services. Following is a summary of some potential constraints.

Development Process - Part 1

Kern County's development policies are generally pro-growth, and it has not enacted any specific no-growth policies. In Kern County, typical single-family homes, multi-family developments, second units, and manufactured homes, for the most part, are allowed as permitted uses with over-the-counter review, without the requirement of a use permit, as long as the development meets the adopted requirements of the applicable zoning district. In R-2 and R-3 districts, manufactured homes require a conditional use permit (CUP).

The minimum residential lot size specified under zoning ranges from 1/4 acre to 6,000 square feet. The maximum height limit for residential units is 35 feet.

Setbacks are the same for Estate, Low Density, and Medium Density Residential zones. The High Density Residential and Mobile Home Park zones have reduced front yard setbacks. Parking standards are uniform for each residential zone: two parking spaces per unit. In practice, Kern County utilizes the variance procedure to allow one space per unit for senior housing.

In addition to residential districts, Kern County's Zoning Ordinance also permits residential uses by right in the Commercial Office, Neighborhood Commercial, General Commercial, and Highway Commercial districts, provided units are located entirely above the ground floor commercial. Apartments,

condominiums, mobile homes, and single-family homes are also conditionally permitted in these commercial districts without the requirement for ground floor commercial use. Limited residential uses are also permitted in the Light Industrial, Medium Industrial, and Heavy Industrial districts. Permitted residential uses include manager, caretaker, or proprietor quarters, including a mobile home. Conditionally permitted residential uses include dwelling units located entirely above the ground floor of a commercial building and a single-family unit not accessory to an industrial use in the Light Industrial zone. In the Medium and Heavy Industrial districts, a single-family unit not accessory to an industrial use is conditionally permitted. The Exclusive Agriculture and Limited Agriculture districts permit farm labor housing, single-family homes, and residential care facilities, and second units subject to a conditional use permit. Limited residential uses are also permitted and conditionally permitted in the Recreation-Forestry District, Natural Resources District, Floodplain Primary District, and Platted Lands District. Therefore, Kern County's residential development standards applicable in residential and nonresidential zones are reasonable, and do not serve as a constraint to development.

Kern County offers mechanisms that facilitate the provision of a diversity of housing types. These mechanisms provide greater flexibility with regard to residential development standards than in conventional residential zone districts. Such mechanisms include the Precise Development Combining District, Cluster Combining District, and density bonuses. Among these mechanisms, density bonuses specifically target the goal of developing affordable housing. Kern County offers a density bonus of 25 percent granted to specified residential projects of five or more units in which at least 20 percent of the units are affordable to persons and families of lower income or in which 10 percent of the units are affordable to very low-income households, or 50 percent of the units will be provided for qualifying residents. The applicant may request a waiver of standards as authorized by Section 65915 of the Government Code.

Development Process - Part 2

The County's 2010-2015 Analysis of Impediments noted that the County recommends that the zoning ordinance for each cooperating jurisdiction specify siting requirements and remove any references to CUPs, which are revocable or issued for a limited time period for group homes. The Analysis of Impediments recommended that specific cooperating jurisdictions take action regarding siting requirements, zoning ordinances, and CUPs. Kern County has not received any complaints of adverse siting requirements, zoning issues, or CUP problems. The cities of California City and Shafter have not yet removed the barriers to siting of group homes.

Fee Structure - Part 1

Kern County, like other counties in the state, has imposed development fees to assist school districts in meeting the demand for increased facilities since the passage of Proposition 13 in 1978. In certain cases, such as in the rebuilding of deficient housing, for demolition, or for medical hardship, fees may be

waived by the school districts. Other fees charged by Kern County or its municipalities for processing development projects are comparable (or lower) than fees charged by other governmental entities in the state. While these fees do not appear to preclude developments, they do affect the affordability of new housing, particularly for low- and moderate-income residents. Since most fees are levied on a per unit basis, it is economically advantageous for a developer to build more expensive homes. For lower-cost homes, fees become a larger percentage of the total cost.

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers to obtain project approval consistent with state law. Lengthy review periods can increase financial and carrying costs, which in turn can increase project-related expenses that are passed along to project occupants in the form of higher purchase prices or rents.

Kern County requires an application fee of \$1,355 or higher depending on processing time for a General Plan amendment and \$900 + \$25/lot for a zone change. Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of necessary infrastructure (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. Additional fees that may be required include traffic impact fees, habitat conservation fees, and school fees. The per unit development fee cost in 2015 is approximately \$12,516 for single-family residential and \$10,580 per unit for multi-family residential.

The significance of the necessary infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and the nature of the project. Impact fees to offset the cost of transportation, public safety, parks, library, and general government are charged to each new housing unit constructed in the unincorporated area. The amount of the fee is determined by the housing unit type. Kern County provides a 25 percent reduction to the traffic impact fees for demonstrated low-income housing.

There are numerous school districts in Kern County, and all charge impact fees. School fees range from \$3.36 to \$8.38 per square foot can add significantly to the cost of development, but are consistent with the amounts and parameters established by California Government Code Sections 65995 and 66000 et seq.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements relating to site coverage, parking, and open space in developments can indirectly increase costs by limiting the number of dwelling units that 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 a large share of the site. Connecting to public water and sewer systems, street improvements, storm drain, and fire suppression requirements can also add significant costs to residential projects.

Fee Structure - Part 2

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 California Building Code requiring developers to address such issues as noise transmission and energy conservation can also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e., those required to achieve compliance with energy conservation regulations) may actually reduce monthly living expenses. However, all these features may add to the initial sales price, resulting in an increasingly difficult hurdle for many new homebuyers to overcome.

In December 2005, the San Joaquin Air Pollution Control District adopted Rule 9510, known as the Indirect Source Rule, as part of the district's overall rules and regulations. Part of Kern County is located within this district. The rule's purpose is to achieve emissions reductions from the construction and use of development projects through design features and on-site measures as well as off-site measures. Each residential development of 50 or more units is subject to the Indirect Source Rule and must supply an Air Impact Assessment for the project and each phase thereof and is subject to applicable fees. The fees (\$9,350 per ton for nitrogen oxide (NOx) emissions; \$9,011 per ton for PM10 emissions) vary greatly for each project, depending on the size, location, features, etc., and are based on the sum necessary to offset emissions not reduced on-site. For this reason, Indirect Source Rule fees are not generalized or standardized, but if applicable to a project, would impact the cost of development at all income levels. Properties large enough to accommodate development of projects larger than 50 residential units would trigger the Indirect Source Rule, while smaller projects throughout the unincorporated county would be exempt.

Development Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The increasing complexity of development requires an often lengthy and time-consuming review process. A development proposal may need the approval authority of several entities, such as the fire department, water and sewer, or development standards review. This process adds time to the development process which adds to a developer's holding and overhead costs and can be an undue burden on the developer. The affordability of housing is affected when those costs are then passed onto the housing consumer. To expedite permit processing and reduce constraints, Kern County review personnel from Planning, Building, Environmental Health Services, Fire Department, Waste Management, and Roads have been united in one physical location. The smaller incorporated cities in Kern County have no significant delays in their processing times that might affect the development of housing.

State and Land Use Legislation

State land use legislation, such as Senate Bill (SB) 1960 and Government Code 65915 et seq., has had an effect on the policies relating to affordable housing in those areas within the Kern Plan Jurisdiction. SB 1960, which became operative in 1981, provides for the placement of mobile homes on permanent foundations in single-family residential zones. The mobile homes will be subject to no more restrictive development standards than those applied to single-family dwellings, and these standards cannot have the effect of totally precluding mobile homes.

Government Code 65915 et seq. or state density bonus law provides compensating incentives for developers of residential uses who reserve at least 25 percent of the units in a project for occupancy by households of low and moderate income. Such incentives are either: (1) a percent density bonus of at least 20 percent, or (2) a combination of at least two other incentives from a list of potentials.

Tax Policies

Since the passage of Proposition 13 in 1978, property taxes cannot be considered a great constraint to affordable housing compared to other costs relevant to residential development.

Many localities in Kern County are affected by special assessment districts. As an encouragement to residential developers or property owners in existing neighborhoods, special assessment bonds can be used for financing sewer, water, street, sidewalk, street lighting, and similar improvements. Private developers can build housing tracts in a more timely manner, and thus more economic manner, with the funding of the physical improvements already in place.

Building Code and Code Enforcement

All jurisdictions in the Kern Plan Jurisdiction have adopted valid and responsible building regulations and utilize the Uniform Building Code to protect public health, safety, and welfare.

Kern County has instituted a number of reforms in several categories: Regulations; Permitting Process; Fees, Fines, Taxes and Penalties; Attitude of Government; and Business/Government Partnerships. The following is a listing of selected examples of the reforms: Workers Compensation and Contractor's License tracking has been streamlined; phone/fax are used for California Environmental Quality Act (CEQA) early consultation, eliminating up to 35 days from the process; the requirement that plot plans be submitted for over 12 types of permits has been eliminated; landscape plan requirements for lots under one-half acre have been eliminated; counter staff now has the authority to sign off on zoning approvals for building permits, which streamlines permit issuance and frees up planners; and a system has been implemented of over the counter review of lot line adjustments by appointment, which provides timely response to customers and shortens the process from 30 days to 3 to 5 days.

Fair Housing Testing

The 2005-2010 AI also recommended the County of Kern should recruit and train testers in order to employ testing as a means to validate complaints of housing discrimination. Due to substantial liability issues associated with sending volunteers into the field, testing has been performed by individuals on the Kern County payroll. Due to staffing cuts, Kern County can only perform limited testing. Kern County has eliminated the requirement for complainants to fill out and mail in a complaint form. Complaints are received and documented by telephone, with subsequent supporting documentation and a written complaint obtained if appropriate.

Kern County continues to accept complaints by telephone or in person in the office or in the field. Kern County staff accepts complaints and requests for information in both English and Spanish. Situations that require or could benefit from the use of Fair Housing testers are referred to a local Fair Housing service provider that maintains a diverse pool of qualified testers.

Land Costs, Construction, and Financing

Land Costs: The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. Based on land prices within Kern County, a single-family lot was selling for between \$1,000 and \$20,000 per acre in 2015. Vacant land for multi-family development was selling for between \$500 and \$30,000 per acre.

Construction: Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Kern County estimates the construction cost of a single-family home to be approximately \$75 per square foot or \$245,000 for a 2,500-square-foot home; however, the cost can be much higher depending on the quality of construction. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Kern County to be approximately \$121 per square foot. This cost estimate is based on a 2,500-square-foot house of good quality construction including a two-car garage and central heating and air conditioning. Total development costs for single-family home in Kern County are estimated at approximately \$225,000. Total development costs for a recent multi-family project in Kern County is \$135,702 per unit.

If labor or material costs increased substantially, the cost of construction in Kern County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing, but are not a constraint at this time.

Financing: The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Kern County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is

true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Nongovernmental Constraints

Although recent economic conditions have seen housing prices increase and interest rates have remained low, it can be significantly more difficult to obtain a home loan. In particular, people with short credit history, lower incomes, self-employment incomes, or other unusual circumstances have had trouble qualifying for loans or are charged higher rates.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section describes the Kern Plan Jurisdiction's economic development asset needs, whereas the Needs Assessment section of this Plan, specifically NA-50 (Non-Housing Community Development Needs), describes the Kern Plan Jurisdiction's needs for public facilities, improvements, and services.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	16,843	32,620	18	37	19
Arts, Entertainment, Accommodations	10,959	6,422	12	7	-5
Construction	6,437	8,302	7	9	2
Education and Health Care Services	11,219	4,638	12	5	-7
Finance, Insurance, and Real Estate	4,000	1,794	4	2	-2
Information	1,703	363	2	0	-2
Manufacturing	7,944	8,212	9	9	0
Other Services	5,191	4,002	6	5	-1
Professional, Scientific, Management Services	7,454	6,297	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	11,991	6,494	13	7	-6
Transportation and Warehousing	3,224	3,640	4	4	0
Wholesale Trade	4,272	5,051	5	6	1
Total	91,237	87,835	--	--	--

Table 47 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	167,750
Civilian Employed Population 16 years and over	145,484
Unemployment Rate	13.27
Unemployment Rate for Ages 16-24	24.50
Unemployment Rate for Ages 25-65	7.59

Table 48 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	23,011
Farming, fisheries and forestry occupations	8,235
Service	15,146
Sales and office	29,793
Construction, extraction, maintenance and repair	33,755
Production, transportation and material moving	10,520

Table 49 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	97,367	70%
30-59 Minutes	29,723	21%
60 or More Minutes	11,670	8%
Total	138,760	100%

Table 50 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	29,930	6,278	23,935
High school graduate (includes equivalency)	31,029	4,081	17,938
Some college or Associate's degree	38,703	4,028	17,485

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	17,491	596	4,265

Table 51 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,651	6,540	9,148	15,201	7,273
9th to 12th grade, no diploma	9,051	9,470	8,607	11,180	5,272
High school graduate, GED, or alternative	16,183	15,281	14,100	23,829	10,819
Some college, no degree	12,483	13,095	10,697	23,622	8,400
Associate's degree	1,182	3,395	2,892	7,338	2,217
Bachelor's degree	911	3,724	3,450	8,317	3,659
Graduate or professional degree	43	1,441	1,511	4,524	2,461

Table 52 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,107
High school graduate (includes equivalency)	27,155
Some college or Associate's degree	34,691
Bachelor's degree	54,332
Graduate or professional degree	71,387

Table 53 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

This section provides an overview of employment trends in the Kern Plan Jurisdiction. As detailed under the business activity section above, In the Kern Plan Jurisdiction the major business activities include agriculture, mining, oil & gas extraction (35 percent share of all jobs), construction (9 percent), and manufacturing (9 percent).

Describe the workforce and infrastructure needs of the business community:

As a member of the Central California Workforce Collaborative, the Kern/Inyo/Mono Workforce Investment Board (KIM WIB) is able to collaborate with eight other WIBs in the region to establish regional workforce development priorities and allocate funds to support the KIM WIB.

Membership of the KIM WIB includes 47 employers from business and industry. These members represent some of the region's biggest employers, including Grimmway Farms, Chevron, and Dignity Health. In addition, eight of the largest organized labor unions are represented, as is education with representation by the Superintendent of Kern County Schools, and the Kern High School District and Kern Community College District. Members also include two Chamber of Commerce and five government agencies, both federal and local.

The KIM WIB has four committees which convene at least four times a year to identify the workforce challenges and to develop solutions.

In the effort to assure that local workers are being prepared for employment in current high demand and emergent industry sectors, the KIM WIB identifies the highest demand industry "clusters", which were chosen based upon information from regional economic and workforce information analysis provided by local employers, and the *San Joaquin Valley Regional Industry Cluster Analysis and Action Plan*. The chosen clusters are Energy and Natural Resources, Healthcare, Public Sector Infrastructure, Logistics, and/or Manufacturing. The report identified the issues and opportunities related to each industry cluster and provided an action plan targeted at resolving the issues and capitalizing on the opportunities. These five clusters will be the focus of the KIM WIB in regard to training efforts and funding to ensure that workers are being trained for quickly growing industries.

The result was a continued confirmation of the importance of the following five industry clusters which had been identified in the 2006 report: Agriculture, Energy, Health and Wellness, Transportation/Logistics, and Manufacturing. In addition, Water Technology and Public Sector Infrastructure had been identified and included in the target list.

According to the Plan, the clusters represent 52 percent of private sector employment in the region, but were responsible for 73 percent of private sector job growth. While the economy in the region experienced some minor growth during the past two years, it was especially hard hit by the Great Recession. Also according to the Plan, the San Joaquin Valley experienced rapid job growth from 2004–2007, but during the economic downturn, between 2008 and 2010, 92,000 jobs were lost. The Plan also highlighted the Valley's inability to capture the economic "value chain" of goods flow movements resulting in a leakage of economic potential, as well as a leakage of skilled workers who commute to jobs located outside of the Valley. To address these issues, a high level implementation blueprint has been included in the Plan with a focus on collaboration at a regional level.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to the Economic Roadmap for Kern County prepared by the Milkin Institute in March 2015, potential regional initiatives that if implemented would affect job and business growth opportunities are:

- The establishment of a multibank to provide more financing for small businesses by partnering with regional Community Development Financial Institutions (CDFIs).
- Strengthening linked learning programs to grow associate degree-level Science Technology Engineering and Mathematics (STEM) workforce. Linked learning programs pair academics with real-world technical skills that students gain through internships or apprenticeships.
- Expand a co-op-for-credit program at CSU Bakersfield to meet industries' growing demand for a bachelor-level STEM workforce.

In terms of major changes that may have an impact on the economy, if the drought continues it may continue to reduce available jobs in the agriculture sector. Also according to the Economic Roadmap for Kern County there is a need for more innovation-based jobs as well as the training programs and financing mechanisms mentioned above.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the Economic Roadmap for Kern County report, almost half of Kern County's workforce is employed in occupations that require a high school diploma or less. The two major industries in Kern County are agriculture and oil and gas which both have fluctuation in demand and so offer more short-term than long-term positions. Many of these jobs are in the farm labor category which pays an average of \$9.00 per hour. However, about 20 percent of the fastest growing jobs categories in Kern County are in the oil and gas sector and pay between \$14.00 and \$33.00 per hour. Building a workforce and offering training opportunities to create a larger base of workers who can fill longer term needs in Kern County's economy is one goal espoused by the Economic Roadmap for Kern County. Training the workforce for STEM jobs that offer higher wages (and often correspond to higher levels of education) would help the Kern County workforce become more sustainable.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The KIM WIB fosters collaboration through a partnership with Business Services Specialists, local business and industry, and the local WIB. It also works with Bakersfield Adult School, Kern Community College District, and other local Department of Industrial Relations-Division of Apprenticeship Standards (DIR-DAS) training providers. The KIM WIB provides on-the-job training wage reimbursement support for the apprentices while they are in the hands-on training component.

The local WIB is constantly looking for opportunities to address skill gap needs that emerge. In many situations, partnerships with community colleges are used to provide programs that fill the gaps. Services funded by WIA are conducted through the One-Stop system and its partners. In other instances, partnerships with local labor unions are employed.

The KIM WIB has also worked with local labor organizations to provide training for green building and clean energy job apprenticeships. While the local WIB has an interest in continuing these programs, the economic downturn has limited progress because many trade associations are unable to add programs, as they have many members still struggling to find employment. The KIM WIB is still committed to working with labor organizations, and is working with the Fresno and Stanislaus WIBs and Building Trade Unions to provide training and skill upgrades for dislocated workers.

Regional Clusters of Opportunity Grants (RICO) are further discussed in the section below.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The 2010 Comprehensive Economic Development Strategy (CEDS) was prepared by the Kern County Economic Development Corporation in collaboration with County of Kern PCD and the County of Kern Employer's Training Resource.

The strategy presents a socioeconomic overview of Kern County, along with a summary of economic development activities over the previous five years in Kern County and an approach to major economic development-related issues in the county expected in the future.

The rules for the success of CEDS are as follows:

- Recognize economic growth at a regional level – focus on the entire County.
- Grow the County's industry clusters – the drivers of our economy.
- Build the local advantages that support clusters.
- Collaborate to achieve ongoing economic growth.

As opportunities arise, it is possible to use CDBG to fund qualifying economic development projects. This has been done twice in the last seven years where Kern County was funded based on Special Economic Development Use of Funds.

Discussion

Regional Clusters of Opportunity Grants (RICO)

The California Workforce Investment Board's (CWIB) Sector Strategies approach to bolstering regional economic competitiveness requires the development of regional initiatives that are based upon a data-driven analytical framework. In support of this framework, the Regional Industry Clusters of Opportunity Grant (RICO) program was developed jointly by the CWIB, the California Energy Commission, and the California Economic Strategy Panel. These grants bolster regional economic competitiveness by building the capacity of regional collaborations to identify growing industries, undertake strategic planning, and leverage public/private resources. The funding supports the utilization of the Industry Cluster of Opportunity Methodology to develop the data-driven analysis necessary for the formation of relevant regional sector initiatives. The CWIB's intent is that the resulting data-driven analyses will serve as the foundation for developing and implementing regional clusters of opportunity strategies and for involving partners in advancing the competitive position of targeted clusters resulting in economic prosperity.

In February 2010, funding in the amount of \$200,000 was awarded to the Fresno County Workforce Investment Board which includes Amador, Calaveras, Fresno, Inyo, Kern, Kings, Madera, Mariposa, Merced, Mono, San Joaquin, Stanislaus, Tulare, and Tuolumne counties.

The 14-county region focused on the health care cluster and implemented employer workforce surveys across the segments of the health care cluster to identify and target critical workforce shortages in health occupations, focusing first on implementing a skilled nursing internship program and applying for funding to meet specific needs such as psychiatric and radiation technicians, as well as working together on key regulatory issues (e.g., long-term care).

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households experiencing any one of four severe housing problems—(1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30 percent of household income for housing costs); and (4) severe cost burden (spending over 50 percent of household income for housing costs)—are concentrated in several areas of Kern County. A concentration is defined as an area representing the upper quintile of incidence by percentage of the population. Tract level data was compared to countywide data. The populations are examined by income grouping.

For moderate-income households, a concentration is where more than 76 percent of households are experiencing four or more severe housing problems. Areas of concentration are found in the following areas (please see the maps included in Appendix 1:

northeast Bakersfield;

south and southeast Bakersfield;

Lake Isabella;

Taft.

For low income households, a concentration is where more than 83 percent of households are experiencing four or more severe housing problems. Areas of concentration are found in the following areas (please see the maps included in Appendix 1):

Tehachapi and a large area of the southern county surrounding Tehachapi. This area is largely mountainous and sparsely populated;

about one third of metropolitan Bakersfield;

Shafter;

Maricopa and Taft and areas to their southwest;

Lake Isabella.

For extremely low income households, a concentration is where more than 88 percent of households are experiencing four or more severe housing problems. Areas of concentration are found in the following areas (please see the maps included in Appendix 1):

Tehachapi and a large area of southern Kern County surrounding Tehachapi. This area is largely mountainous and sparsely populated;

about half of the City of Bakersfield;

a large area surrounding Buttonwillow and Tupman;

Shafter.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Significant areas of Kern County have over 50 percent low-moderate income households. Many of the areas are large blocks of unincorporated Kern County (see Appendix 2). This includes a large area in the northwest corner of Kern County, in the southern portion of Kern County between Highway 99 and the western Kern County boundary, and in the eastern portion of Kern County spanning the area around Lake Isabella south across the Highway 14 corridor to near Johannesburg on Highway 395.

The more focused areas of low-moderate income households are in portions of Buttonwillow, Delano, McFarland, Wasco, Bakersfield (in particular, the southeastern part of the city), Maricopa, Taft, Mojave, California City, Shafter, Lake Isabella, Wofford Heights, and Kernville.

Maps in Appendix 2 depict concentration of minority households in Kern County. The top quartile of minority household percentage is 15–45 percent. No areas have a percentage higher than 45. There are areas of high minority households in the more urbanized areas surrounding Bakersfield and Delano following State Highway 99. Other areas with concentrations of minority households include Ridgecrest and the surrounding area, Mojave, California City, and Edwards Air Force Base.

Maps in Appendix 2 depict concentrations of Hispanic households in Kern County. The top quartile of Hispanic household percentage is 72–97 percent. No areas have a percentage higher than 97. The areas of high Hispanic household concentration include Buttonwillow, Bakersfield, Delano, McFarland, Lamont, Wasco, Arvin and the surrounding areas, a large area in the northwest corner of Kern County, and a large area in the eastern part of Kern County along the Highway 14 corridor.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market are discussed in detail in sections MA-05 through MA 25. Most of the same characteristics as described in those discussions apply to the market in these areas.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others. Community assets are disbursed throughout the Kern Plan Jurisdiction, although more urban areas provide a larger concentration of community assets than nonurban areas.

Are there other strategic opportunities in any of these areas?

No.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following are the seven primary goals of the Strategic Plan, informed by public input, the Consolidated Plan Needs Assessment, and the Consolidated Plan Market Analysis.

- A. Increase the supply of affordable housing for Kern Plan Jurisdiction low-income households, with a priority on rental housing for larger families.
- B. Preserve existing affordable housing stock through implementation of the following programs:
 - B.1. Housing rehabilitation for low-income households;
 - B.2. Accessibility improvements for qualified disabled persons; and
 - B.3. Maintenance of affordable housing contracts in subsidized rental housing.
- C. Provide housing and supportive services to special needs populations, including:
 - C.1. Housing and supportive services for homeless persons consistent with the 10-Year Plan to End Homelessness;
 - C.2. Housing and supportive services for seniors;
 - C.3. Housing and supportive services for disabled persons;
 - C.4. Housing and supportive services for disadvantaged youth, including youth graduating from foster care;
 - C.5. Housing and supportive services for single-parent households; and
 - C.6. Housing and supportive services for other special needs groups, including persons with HIV/AIDS and victims of domestic violence.
- D. Increase access to homeownership opportunities for Kern Plan Jurisdiction residents.

E. Provide funding for public facilities and improvements, prioritizing:

E.1. Projects that meet an urgent health and safety need;

E.2. Bicycle and pedestrian improvements;

E.3. Recreational facilities;

E.4. Flood and drainage improvements;

E.5. Senior centers;

E.6. Food banks;

E.7. Library facilities and Improvements; and

E.8. Non-housing related needs identified through the Citizen Survey Process, including; abandoned and dilapidated homes, drug sales in neighborhoods, additional police presence in neighborhoods, expanded mental health services and facilities and paved streets.

F. Promote economic development activities in Kern Plan Jurisdiction, with a focus on:

F.1. Supporting small businesses; and

F.2. Creating jobs.

G. Promote fair housing in the implementation of Goals A, B, C and D.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 54 - Geographic Priority Areas

1	Area Name:	City of California City
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	City of Ridgecrest
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	Area Name:	City of Shafter
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	4	Area Name:
Area Type:		Local Target area
Other Target Area Description:		
HUD Approval Date:		
% of Low/ Mod:		
Revital Type:		Comprehensive
Other Revital Description:		
Identify the neighborhood boundaries for this target area.		
Include specific housing and commercial characteristics of this target area.		
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?		
Identify the needs in this target area.		
What are the opportunities for improvement in this target area?		
Are there barriers to improvement in this target area?		
5		Area Name:

Area Type:	Local Target area
Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Kern Plan Jurisdiction is a CDBG, HOME, and ESG entitlement jurisdiction. CDBG funds are allocated geographically within the unincorporated areas of Kern County, and the cities of, Shafter, Ridgecrest, Tehachapi, and California City, based on a formula for Average Ratio utilized by HUD. HOME funds are available throughout the Plan Jurisdiction through an application process for qualified homeowners and qualified developers of rental housing to serve the needs of qualified individuals and families. ESG funds are allocated within the County Plan Jurisdiction, through a Notice of Funding Availability provided through the County website and distributed through the Kern County Homeless Collaborative (KCHC), an association of individuals and organizations formed in 1998 to address gaps in the U.S. Department of Housing and Urban Development funded Continuum of Care programs. HOME funds are allocated throughout the County jurisdiction based on applications received from qualified homeowners and developers of affordable housing for the benefit of qualified individuals and families. Priorities for the plans described above incorporate public participation and consultation with other government entities, nonprofits, businesses, and civic groups.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 55 – Priority Needs Summary

1	Priority Need Name	Provide Affordable Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	City of California City City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County
	Associated Goals	Increase supply of low- income affordable housing Preserve existing affordable housing stock Provide housing/services to special needs pop. Increase Access to Homeownership Opportunities Promote Fair Housing
	Description	<ul style="list-style-type: none"> • Meets the needs of larger renter families; • Meets the needs of special needs populations; • Increases access to homeownership opportunities; and • Is accessible to all persons, particularly groups underrepresented in the private market.

	Basis for Relative Priority	According to the 2014 Kern COG Regional Housing Needs report (RHNA Plan), within Unincorporated Kern County there are 9,638 households (with incomes 0-80% AMI) and 11,474 households (0-120% AMI) paying 30% or more of household income (overpaying) for housing County-wide. The relatively high number of persons with low to moderate income suggests there is a large need for more affordable housing within the County as a whole and more specifically within the Kern Plan Jurisdiction. Consequently, PCD determined that providing more low-income affordable housing should be a high priority of the plan in order to meet the needs of the community.
2	Priority Need Name	Provide Rehabilitation of Affordable Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities
	Geographic Areas Affected	City of California City City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County
	Associated Goals	Preserve existing affordable housing stock Provide housing/services to special needs pop.
	Description	Housing rehabilitation for: <ul style="list-style-type: none"> • Low income homeowners; and • Disabled renters and homeowners.

	Basis for Relative Priority	The 2014 Kern COG RHNA Plan indicates that within Unincorporated Kern County there is a need for more rehabilitation of affordable housing in this significant portion of the Kern Plan Jurisdiction. The County has created and manages two multi-year loan programs (HOME Housing Rehabilitation and CDBG Housing Rehabilitation) to address the need for more rehabilitation of the existing housing stock within the jurisdiction plan area. The 2014 Kern COG RHNA Plan indicates almost 62% of the homes within Unincorporated Kern County are owner-occupied. As a result rehabilitation of affordable housing will continue to be a vital service the County provides to the community; however, due to volatility in the real estate market and program related requirements for property owners which include but are not limited to existing equity in the residence and the ability to take on new debt, the opportunity to rehabilitate residences within the Kern Plan Jurisdiction is limited by the number of qualified individuals that can effectively reimburse the program for the initial investment. Consequently, the entitlement jurisdiction has determined that rehabilitation of affordable housing should be a low priority within the plan.
3	Priority Need Name	Provide Housing/Supportive Services for Spec Needs
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of California City City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County
	Associated Goals	Provide housing/services to special needs pop.

4	Description	<p>Housing and supportive services for special needs populations, including:</p> <ul style="list-style-type: none"> • Homeless persons; • Seniors; • Disabled persons; • Youth, including foster care graduates; • Persons with HIV/AIDS; • Victims of domestic violence; and • Single-parent families.
	Basis for Relative Priority	<p>Within the Kern Plan Jurisdiction, there is a growing need for more housing and supportive services for persons with special needs. The 2014 Kern COG RHNA Plan indicates that within Unincorporated Kern County there is a need for more housing for special need populations. These include elderly and disabled persons who do not have adequate access both into and throughout their places of residence. The 2014 Kern COG RHNA Plan indicates that there are 96,698 disabled persons within Unincorporated Kern County, and to address the need for more accessible housing, the County CDBG Home Access Program, a multi-year grant program is available. In addition, slightly less than 82% of senior-headed households within the Unincorporated County live in owner-occupied units and a large percentage of those senior-headed households likely need the services of the program for rehabilitation work they would not otherwise be able to afford.</p> <p>Money provided under the Emergency Solutions Grant (ESG) Program provides direct services to persons with special needs. The 2014 Kern COG RHNA Plan indicates the need for services provided under the ESG program continues to be high.</p> <p>PCD has therefore determined that the services provided above should be prioritized as high, so Special Needs Populations receive the services and housing opportunities they need.</p>
	Priority Need Name	Increased Homeownership Opportunities
	Priority Level	Low
	Population	Low Moderate Middle Large Families Families with Children

	Geographic Areas Affected	City of California City City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County
	Associated Goals	Increase Access to Homeownership Opportunities
	Description	Increased homeownership opportunities that will encourage economic stability and security for low-income families, and help revitalize low-income neighborhoods.
	Basis for Relative Priority	Increasing homeownership opportunities within a community typically contributes to the stability and well-being of that community and families. However, as was seen in the last recession, homeownership can result in foreclosures and abandoned units which can bring blight to a community when real estate prices decline. The 2014 KernCOG RHNA Plan suggests the demographic groups that would likely benefit the most from increased home ownership opportunities are households with persons from 25 to 44 years of age. PCD should both encourage and where possible facilitate families who want to become independent homeowners; however, due to potential volatility in the real estate market and for vacant properties in the case of foreclosure, the need for assistance for increased home ownership opportunities has been rated low.
5	Priority Need Name	Public Facilities and Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	City of California City City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County

	Associated Goals	Provide funding for public facilities/improvements
	Description	<p>Public facilities and improvements, including:</p> <ul style="list-style-type: none"> • Projects that meet an urgent health and safety need; • Bicycle and pedestrian improvements, including street lighting and streetscape; • Recreational facilities; • Flood/drainage facilities; • Food banks; • Library facilities and Improvements; • Non-housing related needs identified through the Citizen Survey Process, including; abandoned and dilapidated homes, drug sales in neighborhoods, additional police presence in neighborhoods, expanded mental health services and facilities and paved streets; • Architectural barrier removal; • Street rehabilitation/reconstruction and related improvements; and • Community infrastructure
	Basis for Relative Priority	<p>Annual budgetary shortfalls and decreasing revenue continue to plague governments at both the State and local level. At the same time, the 2014 Kern COG RHNA Plan includes demographic projections that suggest that total population would increase by 15% by 2023 and the number of households within the plan jurisdiction would increase 25% by 2023. Based on the projected increase in persons within the community, the demand for and use of Public Facilities and Improvements within the community is also expected to increase. Without new investment in Public Facilities and Improvements, greater strain is placed on the existing infrastructure and its ability to service the changing needs of the community. As a result the need for new and rehabilitated Public Facilities and Improvements has been prioritized as high.</p>
	6	
	Priority Need Name	Economic Development
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	City of California City City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County
	Associated Goals	Promote economic development activities
	Description	Economic development, including: <ul style="list-style-type: none"> • Technical and financial assistance for small businesses; and • Creation of jobs.
	Basis for Relative Priority	The 2014 Kern COG RHNA Plan projects that by 2023 there will be a decrease in the number of jobs available to households in the Unincorporated County by 11%. However, if the projections prove to be correct there will still be a Jobs-Housing ratio of 1.00 within the Unincorporated County. For this reason and a low demand for economic development use of funds, this goal has been rated low priority.
7	Priority Need Name	Advancement of Fair Housing Opportunities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of California City City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County
	Associated Goals	Preserve existing affordable housing stock Provide housing/services to special needs pop. Increase Access to Homeownership Opportunities Promote Fair Housing
	Description	Increase access to all housing types through advocacy and education.

	<p>Basis for Relative Priority</p>	<p>In compliance with a Voluntary Compliance Agreement (VCA) with HUD, PCD has recently expanded its commitment to the advancement of fair housing opportunities by employing a full-time intake officer to both receive and respond to calls and complaints from the public as it relates to Fair Housing. The County is committed to providing its public with a resource to ensure Fair Housing laws are both upheld and complied with to the fullest extent of the law by all parties involved, hence high priority.</p>
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Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As rental rates in the Program Jurisdiction increase, persons with extremely low, low, and/or low to moderate incomes reliance on Tenant Based Rental Assistance would be expected to increase such that available funds would be inadequate to address the level of need. However, the invaluable assistance that TBRA provides to persons in needs acts to provide shelter assistance to persons with needs where other services may not be available.
TBRA for Non-Homeless Special Needs	As rental rates in the Program Jurisdiction increase, persons with extremely low, low, and/or low to moderate incomes reliance on Tenant Based Rental Assistance would be expected to increase such that available funds would be inadequate to address the level of need. In many cases the available housing stock may not be equipped to address the needs of special needs persons. However, the invaluable assistance that TBRA provides to persons in needs acts to provide shelter assistance to persons with needs where other services may not be available.
New Unit Production	New unit production of affordable housing has been severely limited by a reduction of public funding sources over the last five years. The largest funding cut in California was the elimination of redevelopment agencies and their Low and Moderate Income Housing Fund set-asides. In addition, federal funds have been cut over the last five years and credit became severely limited in the aftermath of the recession. Only recently has credit become more available. An additional challenge to producing units in the Kern Urban County is that market rents are low compared to other metropolitan areas of the state, making it challenging to underwrite debt.
Rehabilitation	The same factors impacting new unit production have also impacted rehabilitation, but to less of an extent since rehabilitation is generally less expensive than new unit production.
Acquisition, including preservation	Land prices have remained stagnant over the last five years, improving affordability. However, credit and public subsidies have been restricted, making it challenging to leverage these resources and acquire property.

Table 56 – Influence of Market Conditions

Summary of Housing Needs Table

The **Table** on Number of Housing Needs shows the demographic characteristics for the Kern Plan Jurisdiction. There are 401,001 people residing in the Kern Plan Jurisdiction, comprising approximately 125,725 households. Of these 125,725 households, approximately 44.2 percent are at or below 80

percent of AMI and considered low-income per HUD regulations. According to the 2008–2012 ACS 5-Year Demographic and Housing Estimates, 59.1 percent of households in the entire County are owner-occupied while 40.9 percent are renter-occupied.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Kern Plan Jurisdiction anticipates a 2015-16 Annual Allocation for CDBG (\$4,098,233), HOME (\$1,220,727) and ESG (\$414,889). In addition Program is anticipated for CDBG and HOME, as well as Prior Year Resources for CDBG. Based on 2015-16 Annual Allocations, Program Income and Prior Year Resources, the expected resources for the remaining four years of the Consolidated Planning period beyond 2015-16 are shown below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,098,233	160,000	981,947	5,240,180	16,392,932	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,220,727	350,000	0	1,570,727	4,882,908	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	414,889	0	0	414,889	1,659,556	

Table 57 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

All of the federal funds included in the programs described above may be used to leverage available private, state, and local funds. Through the CDBG application process, participating applicants are encouraged to demonstrate the viability of their project by providing information indicating that other sources are available. Projects with other sources of secured funding available may be prioritized over similar projects with no source of matching funds. The County utilizes a variety of leveraging tools and funding sources to implement the HOME program; there is a banked excess from projects completed in prior years. The County has received a 100% waiver of HOME match requirements since at least 2003 based on fiscal distress. As to a specific matching requirement, of the programs listed above, only the ESG program has a specific fund matching requirement. ESG grant dollars must be matched dollar for dollar against any assisted funds granted to service providers. ESG matching requirements are further stipulated and mandated in each sub-recipient agreement as a condition of receiving ESG funding assistance.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

With the exception of newly acquired public land or properties, most of the publically owned land and properties held within the Kern Plan Jurisdiction may be included but are not limited to the following documents; local Capital Improvement Plans, Parks Management Plans, a Library Service Plan or local General or Specific Land Use Plan. However, it is presently unknown which publically owned properties will be utilized to implement the plan. Specific properties that will be included in the implementation of the Plan will be determined based on completion of the environmental process.

Discussion

Federal CDBG and HOME allocations were cut over the previous 2010–2015 Consolidated Plan period. The 2015–16 CDBG allocation is about \$671,000 less than the 2013–14 allocation. The 2015–16 HOME allocation is about \$170,000 less than the 2013–14 allocation. On the other hand, the ESG allocation increased by about \$86,000 between 2013–14 and 2015–16.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Tehachapi	Government	Planning public facilities	Other
City of Shafter	Government	Planning public facilities	Other
CITY OF CALIFORNIA CITY	Government	Planning public facilities	Other
City of Ridgecrest	Government	Planning public facilities	Other
City of Bakersfield	Government	Homelessness	Other
Housing Authority of the County of Kern	PHA	Homelessness Non-homeless special needs Planning Public Housing Rental	Other
Kern County Homeless Collaborative	Continuum of care	Homelessness	Other
Kern Economic Development Corporation	Non-profit organizations	Economic Development	Other
Employers' Training Resource	Government	Economic Development	Region
Small Business Development Center - CSU Bakersfield	Public institution	Economic Development	Region
BAKERSFIELD HOMELESS CENTER	Non-profit organizations	Homelessness	Jurisdiction
Clinica Sierra Vista	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
COMMUNITY ACTION PARTNERSHIP OF KERN	Non-profit organizations	Homelessness Non-homeless special needs	Other

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Corporation for Better Housing	Non-profit organizations	Ownership Rental	Region
Greater Bakersfield Legal Assistance, Inc.	Non-profit organizations	Homelessness Non-homeless special needs public services	Other
HABITAT FOR HUMANITY-GOLDEN EMPIRE	Non-profit organizations	Ownership	Region
His House of Refuge Church	Non-profit organizations	Homelessness	Jurisdiction
Independent Living Center of Kern County	Non-profit organizations	Non-homeless special needs	Other
Alliance Against Family Violence	Non-profit organizations	Non-homeless special needs	Other
BAKERSFIELD RESCUE MISSION	Non-profit organizations	Homelessness	Other
California Veteran's Assistance Foundation	Non-profit organizations	Homelessness Non-homeless special needs	Region
Kern County Network for Children	Non-profit organizations	Non-homeless special needs public services	Other
Kern River Valley Family Resource Center	Non-profit organizations	Non-homeless special needs public services	Other
The Mission at Kern County	Non-profit organizations	Homelessness Non-homeless special needs public services	Other
New Life Recovery & Training Center	Non-profit organizations	Homelessness Non-homeless special needs public services	Other
St. Vincent de Paul Society	Non-profit organizations	Homelessness Non-homeless special needs public services	Other

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Teen Challenge	Non-profit organizations	Homelessness Non-homeless special needs public services	Other
Women's Center High Desert, Inc.	Non-profit organizations	Homelessness Non-homeless special needs public services	Other
Griffins Gate - Casa De Amigos Community Respite Center Inc.	Non-profit organizations	Homelessness	Other

Table 58 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Major strengths in the County's delivery system include:

- A. The years of experience the PCD staff has in implementing the CDBG, HOME, and ESG Programs, and;
- B. the strong and positive working relationship PCD has developed with other County departments and subrecipients; and,
- C. the diversity of skills, experience, and background of local community and economic developers.

Gaps in the Institutional delivery system include:

- A. Insufficient funding to address all needs identified in the Consolidated Plan.
- B. The "watering down" of the reportable positive impact that limited resources can make due to non-profit agencies providing similar services.
- C. The physical distances between communities that consume valuable staff time (travel times up to two hours one way). The mere size of the County makes full service from a single location very difficult. Budget constraints make field offices infeasible.
- D. Co-operative cities are unique and independent entities that may operate under an operational structure that differs from the responsible entity and may ultimately lack internal capacity to deliver products or services normally available for delivery.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills			
Mental Health Counseling	X		
Transportation	X		
Other			

Table 59 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Kern County Homeless Collaborative (KCHC) is the coordinating body for serving the needs of homeless persons, including persons with HIV/AIDS. The KCHC develops and implements strategic plans, and is the Continuum of Care for Kern County, utilizing HUD CoC funds to provide housing and services. In 2008, the KCHC collaborated with the United Way of Kern County, the County of Kern, and the City of Bakersfield to create and adopt the 10-year Plan to End Chronic Homelessness. This plan has been the guiding document for coordination of homeless services in Kern County.

The 10-Year Plan to End Chronic Homelessness has three objectives: 1) prevent homelessness; 2) implement a housing first model with rapid re-housing and wrap-around services; and 3) build affordable housing. Objective #1 focuses on improved discharge coordination with institutions so that their clients are not released without a home and support network, targeted eviction prevention, and coordination with mainstream services to more efficiently and effectively increase incomes and financial

stability. Objective #2 calls for implementation of a coordinated housing first model that integrates supportive services, including services for persons with HIV/AIDS, and coordinates county-wide outreach to homeless persons. Objective #3 includes a number of strategies to enhance the housing infrastructure, including shelter beds in rural areas, permanent supportive housing, transitional housing, rental units, and homeownership opportunities. All of these services are made available to homeless persons and persons with HIV/AIDS through County mainstream services and nonprofit housing and service providers.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths:

- Kern County has a strong homeless housing and services coordinating body with the KCHC.
- The 10-Year Plan to End Chronic Homelessness has been in place for over six years and provides a roadmap for the County for addressing the needs of the special needs and homeless populations.
- The County has demonstrated significant progress in implementing homeless prevention programs.
- The County has demonstrated significant progress in implementing a coordinated entry system.
- The County has demonstrated significant progress in implementing a housing first program.

Gaps:

- *Emergency Shelters*— There is a definite need for emergency shelters in the County's rural areas. Of the seven emergency shelters in Kern County, only two are located outside of the metro Bakersfield area and both of these are domestic violence shelters. All transitional housing beds are located in metro Bakersfield.
- *Transitional and Supportive Housing*— In early 2008 the Continuum of Care reported the loss of 112 transitional housing beds, including 36 family beds, when Restoration Village closed its doors. Another facility, Tabitha's Houses, is scheduled to end its homeless programs later this year, resulting in the loss of another 76 beds. Of the eight permanent supportive housing projects in Kern County, only one is located outside of Bakersfield
- *Specialized Centers*— Kern County is lacking a Public Inebriate Reception Center and a One Stop Drop-in Center. It has been determined based on homeless census results that there is a need for a large scale drop-in center in an the Lakeview/Cottonwood area.
- *Preservation*— HUD and the California Housing Partnership have identified 708 Section 8 housing units that are at-risk of losing affordability restrictions, and an additional 353 affordable housing units at high-risk of losing affordability restrictions in Kern County.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Emergency Shelters: The County will work with homeless service providers to provide shelters in rural areas, potentially by combining beds with existing or new permanent housing or other programmatic space.

Transitional Housing: The County will collaborate with HA, affordable housing providers, and homeless service providers to identify opportunities for transitional housing across the County.

Specialized Centers: The County will work with Saint Vincent de Paul to replicate its drop-in center model in the Lakeview/Cottonwood area, and assess feasibility of co-locating with other homeless service provider space in the area.

Preservation: The County will coordinate with HA to identify projects at-risk of losing affordability contracts, and put together preservation plans using state funding sources such as CalHFA, tax credits, and other sources.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase supply of low-income affordable housing	2015	2019	Affordable Housing Public Housing	City of California City City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County	Provide Affordable Rental Housing	CDBG: \$0 HOME: \$5,493,270 ESG: \$0	Rental units constructed: 34 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit
2	Preserve existing affordable housing stock	2015	2019	Affordable Housing Non-Homeless Special Needs	City of California City City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County	Provide Affordable Rental Housing Provide Rehabilitation of Affordable Housing Advancement of Fair Housing Opportunities	CDBG: \$885,000 HOME: \$0 ESG: \$0	Rental units rehabilitated: 148 Household Housing Unit Homeowner Housing Rehabilitated: 300 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide housing/services to special needs pop.	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	City of California City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County	Provide Affordable Rental Housing Provide Rehabilitation of Affordable Housing Provide Housing/Supportive Services for Spec Needs Advancement of Fair Housing Opportunities	CDBG: \$1,207,000 HOME: \$0 ESG: \$1,918,865	Homeless Person Overnight Shelter: 7500 Persons Assisted Homelessness Prevention: 800 Persons Assisted
4	Increase Access to Homeownership Opportunities	2015	2019	Affordable Housing	City of California City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County	Provide Affordable Rental Housing Increased Homeownership Opportunities Advancement of Fair Housing Opportunities	CDBG: \$0 HOME: \$1,750,000 ESG: \$0	Direct Financial Assistance to Homebuyers: 25 Households Assisted
5	Provide funding for public facilities/improvements	2015	2019	Non-Housing Community Development	City of California City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County	Public Facilities and Improvements	CDBG: \$13,342,882 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Promote economic development activities	2015	2019	Economic Development	City of California City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County	Economic Development	CDBG: \$100,000 HOME: \$0 ESG: \$0	Businesses assisted: 1 Businesses Assisted
7	Promote Fair Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City of California City of Ridgecrest City of Shafter City of Tehachapi Unincorporated County	Provide Affordable Rental Housing Advancement of Fair Housing Opportunities	CDBG: \$600,000 HOME: \$0 ESG: \$0	Other: 1500 Other

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Increase supply of low- income affordable housing
	Goal Description	This goal is to increase the supply of low- income affordable housing.

2	Goal Name	Preserve existing affordable housing stock
	Goal Description	This goal is to preserve existing affordable housing stock.
3	Goal Name	Provide housing/services to special needs pop.
	Goal Description	This goal is to provide housing and services for special needs populations
4	Goal Name	Increase Access to Homeownership Opportunities
	Goal Description	This goal is to increase access of low- and middle income populations to homeownership opportunities.
5	Goal Name	Provide funding for public facilities/improvements
	Goal Description	This goal is to provide funding for public facilities and improvements that benefit the community.
6	Goal Name	Promote economic development activities
	Goal Description	This goal is to promote economic development activities.
7	Goal Name	Promote Fair Housing
	Goal Description	This goal is for furthering fair housing through fair access and enforcement actions.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the County of Kern is not required to increase the number of Accessible Units per a Section 504 Voluntary Compliance Agreement. However, under Section C. of the VCA, the County will evaluate compliance with rental housing accessibility requirements for persons with mobility impairments and persons with hearing or vision impairments, and identify and implement necessary measures to assure compliance with accessibility requirements under HUD regulations for the units under HOME affordability restrictions or NSP affordability restrictions. The County will evaluate 52 properties subject to this VCA requirement by the end of 2015. Following the evaluations, actions taken to ensure accessibility may result in an increase in the number of Accessible Units. The final number won't be known until the evaluations are complete.

Activities to Increase Resident Involvements

The Housing Authority encourages resident management and involvement through the following initiatives:

- Public Housing Resident Initiatives—establishes resident groups to identify goals and priorities, including Housing Authority sponsorship of leadership development and organization training.
- HOPE I Homeownership Program—assists new homeowners in maintaining ownership and avoiding default. In the event of a default, the Housing Authority will repurchase homes to make them affordable and available to low-income families.
- Employment Development—a program to offer job training and employment placement services, including interviewing, resume writing, and other job preparation skills.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

The Housing Authority of the County of Kern is designated as a Standard Performer based on representations in their most recent 5-Year Plan draft, and is not designated as troubled under 24 CFR part 902.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Potential constraints to housing development in Kern County vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of some of these potential constraints is detailed in the Kern County Housing Element. The jurisdictions included in the Kern Plan Jurisdiction included in this Plan have few, if any, excessive, exclusionary, discriminatory, or duplicate policies, rules, or regulations that might constitute barriers to affordable housing. Kern County and its cities and communities have generally been characterized as pro-growth for many years and have not enacted any no-growth policies. On the other hand, Kern County has recognized the desirability of improving and in becoming, in effect, more service-oriented in its relationships with the public and developer community. This has led to many proposals and the implementation of a number of actions to improve the efficiency and effectiveness of Kern County government services related to planning, building inspection, waste management services, transportation management services, engineering survey services, fire prevention services, and environmental health services. Following is a summary of some potential constraints.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Kern County will focus its efforts on increasing the stock of affordable housing and providing assistance to residents in renting and purchasing affordable housing through the following efforts:

Inventory of Potential Sites

The County will maintain an up-to-date inventory of potential sites available for future housing development, and make the inventory available to the development community.

Development Standards and Process Monitoring

The County will continue to encourage the use of the density bonus program to provide affordable housing for very-low, low, and moderate income households by advertising the program through brochures and on the County website. The County will continue to ensure compliance with State Density Bonus Standards, and make any amendments necessary to County standards. The County will also offer developers fast tracking/priority processing for affordable housing developments.

The County will continue to monitor the cities' zoning for potentially adverse impacts on the development of affordable housing.

The County will continue to offer zoning procedures, which serve to facilitate the provision of transitional housing for personal with special needs, including large families, farmworkers, the elderly, persons with disabilities, single parent families, and the homeless.

The County will continue to ensure new developments are compliant with standards outlined in the Americans with Disabilities Act.

The County will continue to preserve the existing stock of publicly owned farm labor housing and support the creation of additional public and private facilities through permissive zoning which allows farmworker housing by right.

Predatory Lending Monitoring

County staff will continue to monitor lending practices and attend seminars provided by HUD, Department of Fair Employment and Housing (DFEH), and other governmental and nonprofit organizations.

Development Standards

The County's development policy is generally pro-growth. The County's residential development in residential and non-residential zones are reasonable standards, and do not serve as a constraint to development.

The minimum residential lot size specified under zoning ranges from ¼ acre to 6,000 square feet. The maximum height limit for residential units is 35 feet. Setbacks are the same for Estate, Low Density, and Medium Density Residential zones. The High Density Residential and Mobile Home Park zones have reduced front yard setbacks. Parking standards are uniform for each residential zone: two parking spaces per unit. In practice, the County utilizes the variance procedure to allow one space per unit for senior housing.

In addition to residential districts, the County's Zoning Ordinance also permits residential uses by right in the Commercial Office (CO), Neighborhood Commercial (C-1), General Commercial (C-2), and Highway Commercial (CH) districts, provided units are located entirely above the ground floor commercial. Apartments, condominiums, mobile homes, and single-family homes are also conditionally permitted in these commercial districts without the requirement for ground floor commercial use. Limited residential uses are also permitted in the Light (M-1), Medium (M- 2), and Heavy (M-3) Industrial districts. Permitted residential uses include manager, caretaker, or proprietor quarters, including a mobile home.

Conditionally permitted residential uses include dwelling units located entirely above the ground floor of a commercial building and a single-family unit not accessory to an industrial use in the M-1 zone. In the M-2 and M-3 zones, a single-family unit not accessory to an industrial use is conditionally permitted. The Exclusive Agriculture (A) and Limited Agriculture (A-1) districts permit farm labor housing, single family homes, and residential care facilities, and second units subject to a conditional use permit. Limited residential uses are also permitted and conditionally permitted in the Recreation- Forestry (RF) District, Natural Resources (NR) District, Floodplain Primary (FPP) District, and Platted Lands (PL) District.

Development Mechanisms

The County offers mechanisms that facilitate the provision of a diversity of housing types. These mechanisms provide greater flexibility with regard to residential development standards than in conventional residential zone districts. Such mechanisms include the Precise Development Combining District (PD), Cluster Combining District (CL), and density bonuses. Among these mechanisms, density bonuses specifically target the goal of developing of affordable housing. The County offers a density bonus of 25% granted to specified residential projects of five or more units in which at least 20% of the units are affordable to persons and families of lower income or in which 10% of the units are affordable to very low income households, or 50% of the units will be provided for qualifying residents. The applicant may request a waiver of standards as authorized by Section 65915 of the Government Code.

The County's 2010-2015 Analysis of Impediments (AI) noted that the County should recommend that the zoning ordinance for each cooperating jurisdiction specify siting requirements and remove any references to Conditional Use Permits (CUPs) which are revocable or issued for a limited time period for group homes. The AI is scheduled to be updated in 2015. The AI recommended that specific cooperating jurisdictions take action regarding siting requirements, zoning ordinances, and CUPs. The County has not received any complaints of adverse siting requirements, zoning issues, or CUP problems. However, letters recommending action as proposed in the AI were sent to the cities of Arvin, California City, Maricopa, McFarland, Ridgecrest, Shafter, and Tehachapi.

Developer Fees

Kern County, like other counties in the State, has imposed development fees to assist school districts in meeting the demand for increased facilities since the passage of Proposition 13 in 1978. In certain cases, such as in the rebuilding of deficient housing, for demolition, or for medical hardship, fees may be waived by the school districts. Other fees charged by the County or its municipalities for processing development projects are comparable (or lower) than fees charged by other governmental entities in the State. While these fees do not appear to preclude developments, they do affect the affordability of new housing, particularly for low and moderate income residents. Since most fees are levied on a per unit basis, it is economically advantageous for a developer to build more expensive homes. For lower cost homes, fees become a larger percentage of the total cost.

Development Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer. To expedite permit processing, County review personnel from Planning, Building, Environmental Health Services, Fire Department, Waste Management, and Roads have been united in one physical location.

The smaller incorporated cities in the County have no significant delays in their processing times that might affect the development of housing.

State Land Use Legislation

State Land Use Legislation, such as SB 1960 and AB 1151, has had an effect on the policies relating to affordable housing in those areas within the Consolidated Plan jurisdiction. SB 1960, which became operative in 1981, provides for the placement of mobile home on permanent foundations in single family residential zones. The mobile homes will be subject to no more restrictive development standards than those applied to single-family dwellings, and these standards cannot have the effect of totally precluding mobile homes.

AB 1151 provides compensating incentives for developers of residential uses who reserve at least 25 percent of the units in a project for occupancy by households of low and moderate income. Such incentives are either: (1) a 25 percent density bonus, or (2) a combination of any two other incentives from a list of potentials. Processing and Permit Procedures: The increasing complexity of development requires an often lengthy and time consuming review process. A development proposal may need the approval authority of several entities, such as the fire department, water and sewer, or development standards review. This process adds time to the development process which adds to a developer's holding and overhead costs. The affordability of housing is affected when those costs are then passed onto the housing consumer.

Tax Policies

Since the passage of Proposition 13 in 1978, property taxes cannot be considered a great constraint to affordable housing compared to other costs relevant to residential development.

Many localities in Kern County are affected by Special Assessment Districts. As an encouragement to residential developers or property owners in existing neighborhoods, special assessment bonds can be used for financing sewer, water, street, sidewalk, street lighting, and similar improvements. Private developers can build housing tracts in a more timely manner, and thus more economic manner, with the funding of the physical improvements already in place.

Building Codes and Code Enforcement

All parts of the County included in the Consolidated Plan have adopted valid and responsible building regulations and utilize the Uniform Building Code to protect the public health, safety and welfare.

The County has instituted a number of reforms in several categories: Regulations; Permitting Process; Fees, Fines, Taxes and Penalties; Attitude of Government; and Business/Government Partnerships. The following is a listing of selected examples of the reforms: Workers Compensation and Contractor's License tracking has been streamlined; phone/fax are used for CEQA early consultation, eliminating up to 35 days from the process; the requirement that plot plans be submitted for over 12 types of permits has been eliminated; landscape plan requirements for lots under one-half acre have been eliminated; given counter staff the authority to sign off on zoning approvals for building permits which streamlines permit issuance and freed up planners; and gone to a system of over the counter review of lot line adjustments by appointment which provides timely response to customers and shortens the process from 30 days to 3 to 5 days.

Predatory Lending

Predatory lending can be one of the most significant barriers to home ownership faced by elderly and minority citizens. At this time there have been no reported violations of predatory lending laws, but information is gathered continually through the statewide and national organizations to enable the county to identify violations should they occur.

Fair Housing Lending

The 2005-2010 AI also recommended the County of Kern should recruit and train testers in order to employ testing as a means to validate complaints of housing discrimination. Due to substantial liability issues associated with sending volunteers into the field, testing has been performed by individuals on the County payroll. The County can only perform limited testing directly due to staffing limitations, but works closely with other organizations to provide testing as needed. The County has eliminated the requirement for complainants to fill out and mail in a complaint form. Complaints are received and documented by telephone, with subsequent supporting documentation and a written complaint obtained if appropriate.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The KCHC is the County's Continuum of Care that manages HUD funds targeted to assist homeless persons, including the Emergency Shelter Grant (ESG) Program. In cooperation with the mayor of Bakersfield, the KCHC developed the 10-Year Plan to End Chronic Homelessness, which was adopted in 2008. This plan takes a proactive street outreach and housing-first approach to eliminating homelessness.

One of the three principle objectives of the 10-Year Plan is building a housing-first model that focuses on rapid re-housing with wraparound services. Within this objective, Goal #7 will implement coordinated countywide outreach. Outreach involves trained staff visiting encampments and other locations where homeless people congregate to begin the process of engagement. At the heart of this process is the building of trust between trained staff and homeless individuals, through preliminary services to meet immediate needs and consistent contact. Outreach and assessment will be conducted by interdisciplinary outreach teams that include law enforcement officers as partners. After initial assessment, outreach teams connect homeless individuals to appropriate permanent supportive housing by using an updated housing availability list.

Addressing the emergency and transitional housing needs of homeless persons

One of the principle objectives of the 10-Year Plan is to maintain and improve the availability of a range of affordable housing options. These options include safe havens, emergency shelters, and transitional beds. Specific goals include:

- Develop a 20-30 bed Safe Haven in Southeast Bakersfield;
- Create 520 new permanent supportive housing beds in Kern County;
- Create 20 new emergency shelter beds in rural areas; and
- Develop 150 new transitional supportive housing beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Helping Homeless Persons Transition to Permanent Housing and Independent Living

A housing-first approach is at the core of KCHC's 10-Year Plan to End Chronic Homelessness. This approach seeks to quickly transition a homeless person's transition to independent living. It has involved a transition from a shelter-based homeless approach to one that focuses on permanent supportive housing. Key goals to accomplishing this are the coordinated countywide outreach described above, centralized referral and case management, and a fully integrated array of support services. Wraparound support services are coordinated through standardized MOUs. Accomplishment of these goals not only transition homeless individuals to permanent housing, but also facilitate access to affordable housing units and shorten the period of time that individuals are homeless.

Preventing Individuals and Families Who Are Recently Homeless from Becoming Homeless Again

Wraparound support services are key to preventing recently homeless individuals and families from falling back into homelessness. These supportive services focus on long-term physical, mental, and financial well-being. They involve a wide range of Kern County departments, as well as local nonprofit and for-profit service providers. The primary case manager works with each homeless individual or family to create an individualized, client-driven service plan with goals and benchmarks. Key to achieving effective wraparound services is the integration of homeless and mainstream service programs into one comprehensive system. This system integration facilitates the ability of agencies to share client information, coordinate service provision, and engage in joint data collection.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Objective #1 of the 10-Year Plan to End Chronic Homelessness is to close the front door to homelessness by preventing homelessness whenever possible. This objective is extremely important since Kern County has a very high poverty rate relative to the rest of the state. Goal #1 to meeting this objective is to reduce evictions by establishing an integrated system for identifying households at risk, providing improved mortgage and rental assistance programs, and increasing benefits advocacy for mainstream programs through community involvement. Goal #2 aims to increase incomes and financial stability, increasing access to individual development accounts, affordable child care, transportation subsidies, housing subsidies, and employment programs. Goal #3 coordinates discharge processes at hospitals, jails, foster care, mental health, and other institutions. Goal #4 increases availability to no-cost/low-cost substance abuse treatment and mental health care services.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Childhood Lead Poisoning Prevention Program, under the auspices of the Kern County Public Health Department (KCPHD), provides case management and follow up services as well as education to the families of children who have lead poisoning and children who have elevated blood lead levels. The KCPHD conducts home investigations on lead poisoning cases which are followed by referrals to the Kern County Environmental Health Services Department (EHSD) for environmental investigation. KCPHD will report any possible sources of lead poisoning found to EHSD for further testing. Another component of the KCPHD program is education and outreach. The KCPHD conducts training for medical providers in the community, parents, and day care providers on sources of lead poisoning and prevention of lead poisoning.

All Child Health and Disability Prevention medical providers screen children at one and two years of age by measuring the blood lead level. Yet on occasion, some children are not evaluated and it is for this reason that the training is provided. The KCPHD also attends health fairs to get information out to people in communities and gives presentations for schools, parents, teachers and others who may be interested in the program.

In accordance with 24 CFR Part 35 (HUD's Lead Safe Housing Rule), persons who request assistance for residential properties constructed prior to 1978 with HUD funds under the CDBG Rehab, HOME Rehab and/or Home Access Program the property must be evaluated for the potential to contain lead based paints (LBP). At a minimum for properties constructed prior to 1978, where a child under the age of six can reasonably be expected to reside must be evaluated for LBP or presumed to contain LBP, safe work practices are implemented, if work is more than the de minimis level. In all cases where LBP is present or presumed present appropriate notice of LBP hazards is provided to the occupant(s) of the dwelling unit.

How are the actions listed above related to the extent of lead poisoning and hazards?

The effort to address the problem of lead-based paint poisoning and the hazards posed by its existence in dwelling units is largely administered by the Kern County Department of Public Health (DPH). During the 2008-09 fiscal year, DPH identified 90 children with elevated lead levels. Beginning in January 2009, the level of concern is 5 mcg/dl (micrograms per deciliter) and above. Out of these 90 children, 13 were diagnosed as cases of childhood lead poisoning, requiring an environmental investigation and case management services including completion of the Lead Follow-Up Form. Of 11 cases investigated (one family moved out of the area, another case is awaiting final test results), 7 were caused by lead-based paint. Data on the income level of these children is not available.

Between July 1, 2014 and April 1, 2015, DPH identified 166 children with elevated lead levels. Beginning in January 2009, the level of concern is 5 mcg/dl (micrograms per deciliter) and above. Out of these 166

children, 8 were state-defined lead cases and 6 of those were diagnosed as cases of childhood lead poisoning, requiring an environmental investigation and case management services including completion of the Lead Follow-Up Form. Note that 3 of these six have not yet had an environmental investigation because the parents of the children have not had the investigation performed. All 3 cases investigated were caused by lead-based paint. Data on the income level of these children is not available.

In summary, DPH found 76 more children with elevated lead levels in the 2014-15 fiscal year than in 2008-09 fiscal year. However, there were 7 fewer children diagnosed with cases of childhood lead poisoning in 2014-15 than in 2008-09, and there were 4 fewer confirmed cases caused by lead-based paint in 2014-15 than in 2008-09.

In compliance with federal regulations, all dwellings built prior to 1978 and eligible for improvements under the County's federally funded Housing Rehabilitation Loan Program and the Home Access Grant Program must be evaluated for the presence of lead-based paint. The PCD housing supervisor researches the age of each dwelling and is HUD certified to inspect the dwelling for disturbed paint surfaces. If a unit is suspected of containing hazards, the housing inspector will arrange for formal testing and/or removal. Based on the level of assistance provided for the hard costs of rehabilitation the following is required:

- (For rehabilitation costs of \$1 to \$5,000) Unless project is a de minimis level action, conduct paint testing or presume presence of LBP and implement Safe work practices. A clearance examination is conducted after rehabilitation. A copy of the clearance report is attached the project.
- (For rehabilitation costs of \$5,001 to \$25,000) Conduct paint testing and risk assessment or presumption of LBP and use of standard treatments. A clearance examination is conducted after rehabilitation activities are completed. A clearance examination is conducted after rehabilitation. A copy of the clearance report is attached the project.
- (For rehabilitation costs of more than \$25,000) Conduct paint testing and and risk assessment or presumption of LBP. All LBP hazards created by the rehabilitation or identified in the assessment are abated. A clearance examination is conducted after rehabilitation. A copy of the clearance report is attached the project.

How are the actions listed above integrated into housing policies and procedures?

Monitoring, case identification, education, and community outreach are all components of the Kern County Department of Public Health's Lead Poisoning Prevention Program. The Maternal, Child, and Adolescent Health Program of the KCPHD has the primary responsibility for coordinating this program in conjunction with the County Environmental Health Services Department, California Children Services, approved local laboratories, and local housing agencies.

The County is also involved in the identification and abatement of lead-based paint for CDBG and HOME projects.. The procedures for address LBP have been integrated into the Housing Rehabilitation, Home Access and Demolition Assistance Assessment Form used by the department to evaluate potential housing rehabilitation activities. The form requires that the preparer determine if LBP is likely onsite and confirm if the action or level of disturbance is at de minimis levels or if further actions to address LBP Hazards are required.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

There is no single document which describes a County of Kern Anti-Poverty Strategy. This, in part, is because there are various public and private agencies within the County that administer programs and services that benefit persons in poverty. Every conceivable form of agency from County and City departments to church groups provides some type of service to persons living in poverty. With this breadth of agency involvement, it is extremely difficult to collect resources, coordinate delivery of services, and avoid service duplication. The following are a number of programs and services provided by specific agencies within the County that help to reduce the number of households with incomes below the poverty line:

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

- The County Department of Human Services operates the Independent Living Skills Program which provides a number of services to teens to prepare them for emancipation, college, jobs, obtaining affordable and adequate housing, and developing money management skills.
- The CalWORKs Program provides basic education skills, English as a second language, job club/job search activities, on the job training, and pre-employment preparation to eligible recipients. The Employers' Training Resource Department provides job skills training, as well as skills needed to find a job for these eligible recipients.
- Through the Family Unification Program, the Housing Authority of the County of Kern provides Section 8 housing certificates to families and other assistance aimed at maintaining the family unit.
- The Housing Authority of the County of Kern is also working on the HUD-funded Family Self Sufficiency Program which will help public housing residents make the transition to home ownership through training and an opportunity to accumulate a down payment for a home. The Housing authority is also securing property to initiate a program to help young adults transition out of the foster care environment into self-sufficiency.
- When the opportunity arises to make handicapped accessible improvements to housing occupied by Human Service clients, in order to keep them in such conventional housing as a less expensive alternative to institutionalization, the Department of Human Services refers these clients to the PCD Home Access Grant Program.
- As part of the Bakersfield Homeless Shelter operation, several State and County agencies provide services directed towards the transition of homeless to self sufficiency and more permanent housing.
- There are a number of nonprofit agencies such as the Golden Empire Gleaners and the Community Action Partnership of Kern (CAPK), which focus on the total needs of families so that they can make a transition to self sufficiency and stability.

- There are over twenty (20) "Local Collaborative" agencies throughout the County that administer Healthy Start Support Services Programs and provide various services such as health care, vocational education for adults, affordable child care, affordable public transportation, and other similar services to help persons in poverty become self sufficient. These Collaboratives work with many other local agencies to deliver the services. A list of these agencies is available through the Kern County Superintendent of Schools website at <http://www.kern.org>.
- Golden Empire Transit has continued its hours of service to seven days a week to accommodate CalWORKs clients' job related transportation needs.

Additional goals, programs and policies

- The County's PCD implements the County's Section 3 Action Plan on all projects funded with CDBG, HOME, and ESG funds that meet the criteria for addressing needs of people living in poverty. The housing strategy set forth in the Consolidated Plan is coordinated primarily through the use of housing-related funding sources for efforts which have an impact on people below the poverty line. These clients are in need of and often receive services which aid the clients in solving particular problems, and ultimately, in achieving stability. Similarly, some housing programs are coordinated with other efforts to reduce poverty. These actions do have some effect on poverty, but many housing programs by themselves simply do not have much effect upon the incomes of people below the poverty line. For example, the County Housing Rehabilitation Program makes available deferred loans to households that are in many cases very low income. The effect of the loan is to provide much improved living conditions. A household's income is not directly affected by the Program.
- The CAPK is the principal administrator of the Head Start Program in the County. CAPK's Head Start Program provides preschool children of low-income families with a comprehensive program that addresses the child's development needs in education, social interaction, health (emotional, physical, and mental), and nutrition.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The County's Subrecipient Monitoring Plan establishes systematic monitoring procedures to verify that the activities are implemented and ultimately used in a manner which meets local objectives and is in compliance with federal requirements. The monitoring plan contains policies and procedures for general program oversight of subrecipients and applies to all contracts involving non-profit organizations, cooperative agreement cities, special districts, and contracts involving the provision of services to low and moderate income clients. Projects implemented by County departments are also monitored. PCD is responsible for implementing the monitoring plan, which involves desk reviews of organizational, project and program documents, as well as site visits and inspection of capital facilities.

These policies and procedures incorporate the regulations for federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40 as well as the regulations regarding Performance Evaluation Review [24 CFR 570.501(b) & 24 CFR 85.40(a)]; Record-Keeping Systems [24 CFR 570.506]; Financial Management Systems [OMB Circular A-110, to be superseded 24 CFR 2400]; Non-Discrimination and Actions To Further Fair Housing [24 CFR 570.506(g), 570.601, 570.602]; and Procurement & Bonding [OMB Circular A-110, 24 CFR Part 85.36]. Contracts with Kern County involving CDBG, HOME, NSP, ESG, or ADDI funds must comply with the requirements of 24 CFR Part 570.503 (CDBG); 24 CFR Part 92.504 (HOME and ADDI); or 24 CFR Part 576 (ESG), including minority business outreach.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Kern Plan Jurisdiction anticipates a 2015-16 Annual Allocation for CDBG (\$4,098,233), HOME (\$1,220,727) and ESG (\$414,889). In addition Program is anticipated for CDBG and HOME, as well as Prior Year Resources for CDBG. Based on 2015-16 Annual Allocations, Program Income and Prior Year Resources, the expected resources for the remaining four years of the Consolidated Planning period beyond 2015-16 are shown below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,098,233	160,000	981,947	5,240,180	16,392,932	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,220,727	350,000	0	1,570,727	4,882,908	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	414,889	0	0	414,889	1,659,556	

Table 61 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

All of the federal funds included in the programs described above may be used to leverage available private, state, and local funds. Through the CDBG application process, participating applicants are encouraged to demonstrate the viability of their project by providing information

indicating that other sources are available. Projects with other sources of secured funding available may be prioritized over similar projects with no source of matching funds. The County utilizes a variety of leveraging tools and funding sources to implement the HOME program; there is a banked excess from projects completed in prior years. The County has received a 100% waiver of HOME match requirements since at least 2003 based on fiscal distress. As to a specific matching requirement, of the programs listed above, only the ESG program has a specific fund matching requirement. ESG grant dollars must be matched dollar for dollar against any assisted funds granted to service providers. ESG matching requirements are further stipulated and mandated in each sub-recipient agreement as a condition of receiving ESG funding assistance.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

With the exception of newly acquired public land or properties, most of the publically owned land and properties held within the Kern Plan Jurisdiction may be included but are not limited to the following documents; local Capital Improvement Plans, Parks Management Plans, a Library Service Plan or local General or Specific Land Use Plan. However, it is presently unknown which publically owned properties will be utilized to implement the plan. Specific properties that will be included in the implementation of the Plan will be determined based on completion of the environmental process.

Discussion

Federal CDBG and HOME allocations were cut over the previous 2010–2015 Consolidated Plan period. The 2015–16 CDBG allocation is about \$671,000 less than the 2013–14 allocation. The 2015–16 HOME allocation is about \$170,000 less than the 2013–14 allocation. On the other hand, the ESG allocation increased by about \$86,000 between 2013–14 and 2015–16.