

COUNTY OF KERN

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

FY 2015–16 THROUGH FY 2019-20

ADOPTED OCTOBER 6, 2015



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KERN COUNTY ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FY 2015—16 through FY 2019—20

PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT
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Kern County Planning and Community Development

Table of Contents

Executive Summary.....	5
Purpose and Intent	5
Preparation of the AI	5
Geographic Terms.....	6
Impediments Identified	6
Introduction	8
History of Kern County.....	8
What Is Fair Housing?	8
What Is an Analysis of Impediments to Fair Housing Choice (AI)?	8
Purpose of the Analysis of Impediments	9
Voluntary Compliance Agreement with the Fair Housing and Equal Opportunity Office	9
Organization of the Report	11
Data Sources	11
Community Profile	13
Population Characteristics	13
Household Characteristics	15
Special Needs Populations.....	17
Income Data.....	19
Employment.....	20
Housing Profile.....	22
Public and Assisted Housing	27
Licensed Community Care Facilities	28
Private Sector Practices	30
Real Estate Sales Practices.....	30
Rental and Property Management	32
Advertisement	33
Use of Restrictive Covenants	34

Fair Housing Complaints and Enforcement	34
Hate Crimes.....	39
Mortgage Lending.....	40
Public Policies.....	46
Kern County Programs	46
Building and Planning Practices	46
Housing Element	46
Annual Action Plan.....	53
Consolidated Plan	54
Consolidated Annual Performance and Evaluation Report (CAPER)	54
Assessment of Fair Housing Practices.....	55
County Adherence to the Voluntary Compliance Agreement.....	55
Community Participation	58
Consultations	58
Public Workshops	59
Public Review Period.....	59
Public Hearing	59
Conclusions and Recommendations	60
Affordable Housing	60
Mortgage Lending.....	61
Fair Housing Education and Enforcement	61

Appendices

Appendix 1 Outreach Summary

Appendix 2

Map 1 - Areas of Racial Minority Concentration

Map 2 - Areas of Hispanic Minority Concentration

Map 3 - Areas of Low-Income and Very Low-Income Concentration

Appendix 3 Census Tracts Used for Collection of HMDA Data

List of Tables

Table 1.1 Population, Kern Plan Jurisdiction	13
Table 1.2 Householders by Age, Unincorporated Kern County, 2012	14
Table 1.3 Race, Kern Plan Jurisdiction	14
Table 1.4 Ethnicity, Kern Plan Jurisdiction	15
Table 1.5 Household Characteristics and Projections, Unincorporated Kern County	16
Table 1.6 Household Size by Tenure, Unincorporated Kern County, 2012	16
Table 1.7 Households by Income Unincorporated Kern County	19
Table 1.8 Household Income Distribution, Unincorporated Kern County	20
Table 1.9 Labor Force, Kern Plan Jurisdiction	20
Table 1.10 Business Activity, Kern Plan Jurisdiction	21
Table 1.11 Major Employers in Kern County	21
Table 1.12 Residential Properties by Unit Number, Kern Plan Jurisdiction	22
Table 1.13 Unit Size by Tenure, Kern Plan Jurisdiction	23
Table 1.14 Crowding Information, Kern Plan Jurisdiction	23
Table 1.15 Overpayment by Income Category, Unincorporated Kern County	24
Table 1.16 Cost of Housing, Kern Plan Jurisdiction	24
Table 1.17 Median sales price for Metro Areas in Kern County	25
Table 1.18 Housing Costs Survey for Unincorporated Communities in Kern County	25
Table 1.19 Housing Affordability, Kern County	26
Table 1.20 Rent Paid, Kern Plan Jurisdiction	27
Table 1.21 Housing Affordability, Kern Plan Jurisdiction	27
Table 1.22 Monthly Rent, Kern Plan Jurisdiction	27
Table 1.23 Disability by Residence Type, Unincorporated Kern County	29
Table 1.24 Fair Housing Cases per Agency	36
Table 1.25 Fair Housing Cases by Basis	36
Table 1.26 Fair Housing Complaints by Resolution for HUD and DFEH	37
Table 1.27 Fair Housing Complaints, Kern County	38
Table 1.28 Top Banks with Branches	41

Table 1.29 Loan Request Type by Lending Rate	42
Table 1.30 Loan Request Type by Applicant Race	43
Table 1.31 Loan Type Request by Applicant Ethnicity	43
Table 1.32 Lending Outcome by Race.....	44
Table 1.33 Lending Action Outcome by Ethnicity	45
Table 1.34 Housing Types Permitted by Zoning District	49
Table 1.35 Typical Planning Processing Times	52

Executive Summary

Purpose and Intent

An Analysis of Impediments to Fair Housing Choice or “AI” is a requirement imposed on recipients of certain federal grants from the US Department of Housing and Urban Development (HUD). Unincorporated Kern County and the cities that are part of the Urban County (Kern Plan Jurisdiction) receive an annual entitlement of Community Development Block Grant (CDBG) funds from HUD. The cities included in the Urban County are Tehachapi, Ridgecrest, Shafter, and California City. This report, called the County of Kern Analysis of Impediments to Fair Housing Choice (AI) FY 2015-2016 through FY 2019-2020, analyzes the impediments to fair housing within the Kern Plan Jurisdiction.

The regulations that govern these grants (Title 24 Code of Federal Regulations, Part 91) require that each HUD grantee certify as a condition of its grant that the grantee is “affirmatively furthering fair housing.” This includes (1) conducting an analysis of impediments to fair housing choice; (2) taking appropriate actions to overcome the effects of impediments identified through that analysis; and (3) maintaining records reflecting the analysis and actions. This AI adheres to the recommended scope of analysis and format in the *Fair Housing Planning Guide* (1996) developed by HUD.

HUD defines the AI as “a comprehensive review of a state’s or entitlement jurisdiction’s laws, regulations and administrative policies, procedures and practices. The AI involves an assessment of how these laws, regulations, policies and procedures affect the location, availability, and accessibility of housing, and how conditions, both private and public, affect fair housing choice.”

This review and assessment is used to identify actions the grantee will take to improve fair housing. The format of the AI is such that each action is associated with a concern or issue. These are described as “impediments.” HUD formally defines an impediment to fair housing as “any action, omission, or decision that is intended to or has the effect of restricting a person’s choice of housing on the basis of race, color, religion, sex, disability, familial status, or national origin.”

The framework of impediments and actions is to be used by the grantee to plan its annual actions and to report on actions taken to improve fair housing. This work is accomplished in the Annual Action Plan and in the Consolidated Annual Performance and Evaluation Report (CAPER), respectively.

Although the AI is not required as part of the annual submission to HUD, HUD recommends that each grantee regularly update its AI. HUD has suggested that the AI be conducted at least as often as the Consolidated Plan, which is required every five years. The County’s current Consolidated Plan was updated in 2015 and is valid through June 2020. In addition, as described in additional detail below, the County entered a Voluntary Compliance Agreement with HUD in October 2014 that commits the County to updating its AI by October 9, 2015.

Preparation of the AI

County staff commissioned Michael Baker International to conduct and draft this AI. Michael Baker International, a private consulting firm, has successfully prepared various other city and county AIs.

On October 13 and 15, 2014, and February 18 and 19, 2015, the County held public meetings to discuss the AI process (in addition to the Consolidated Plan process) and to gather public comment on the state of fair housing and possible impediments. Input received is detailed in the Community Participation section and **Appendix 1** of this AI. The public meeting notices from the workshops is provided as an attachment to the AI.

On September 4, 2015, the County published the draft AI for public review and comment. The County also held a meeting on September 21, 2015 to receive public input on the draft AI. No members of the public attended this meeting. No comments were received during the public review period.

On October 6, 2015, the Board of Supervisors held a public hearing to consider the final AI and adopted the AI. No member of the public spoke about the AI and no comments were received.

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 included the unincorporated areas of Kern County and the cities of McFarland, Shafter, Arvin, Ridgecrest, Tehachapi, and California City. The following cities in 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 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 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.

Impediments Identified

The AI identified the impediments listed below. The Conclusions and Recommendations section of this AI provides detail regarding the impediments identified and describes the planned actions to address those impediments.

It is important to note that the identification of an impediment does not necessarily identify a deficiency. By identifying the presence of an impediment, this analysis is stating the nature of a problem that the actions will serve to mitigate. These may be affirmative actions as much as responses to current conditions.

Please also note that state law requires local jurisdictions in California to assess barriers to affordable housing as part of the General Plan Housing Element. Programs to address impediments to fair housing may be addressed through the implementation of the Housing Element.

Affordable Housing

- 1) Impediment: Lack of sufficient affordable housing supply.
- 2) Impediment: Need for rental subsidy for lower-income households.

Mortgage Lending

- 3) Impediment: Differential rates of mortgage credit requests in the private lending market based on ethnicity.
- 4) Impediment: Lower rates of loan origination in the private lending market based on neighborhood income characteristics.

Fair Housing Education and Enforcement

On March 26 and 27, 2013, FHEO visited Kern County to review the County's compliance with federal fair housing law. In this review, FHEO made a number of findings. The findings, and Kern County's agreement to resolve them, were memorialized in a Voluntary Compliance Agreement (VCA) dated October 9, 2014. Impediments 5) through 13) below reflect the findings made by FHEO. Information about progress made by the County to address these eight impediments can be found in the Conclusions and Recommendations section of this AI.

- 5) Impediment: County's Citizen Participation Plan for Community Development Programs does not describe affirmative actions to encourage participation of racial and ethnic minorities, persons with disabilities, and persons with Limited English Proficiency.
- 6) Impediment: On-site review of a HOME-funded 204-unit affordable housing complex revealed that none of the units are designed for permanent accessibility or adaptability. As such, the project does not comply with Section 504 Programmatic Requirements requiring that HOME-funded projects ensure that 5 percent of units are fully accessible to persons with physical disabilities, and that an additional 2 percent of units are accessible for persons with hearing or vision impairments.
- 7) Impediment: An on-site inspection of the County administration building's lobby and counter areas revealed the absence of a poster notifying visitors that the County does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities, on the basis of handicap.
- 8) Impediment: The County has not, to date, completed a Section 504 Self-Evaluation of physical accessibility for programmatic and project-specific structures or any subsequent transition plan.
- 9) Impediment: County does not have a documented outreach policy or written procedure to inform qualified persons with disabilities are informed of job opportunities.
- 10) Impediment: Hispanics and racial minorities are underrepresented with respect to participation in the County's Housing Rehabilitation Program, and marketing activities from 2000 to 2010 contained limited or no information on marketing efforts in languages other than English.
- 11) Impediment: County was unable to provide adequate documentation of its countywide fair housing activities to the Office of Fair Housing and Equal Opportunity (FHEO).
- 12) Impediment: The 2004 Analysis of Impediments did not address a number of essential fair housing issues, including how community participation was solicited.
- 13) Impediment: The FHEO on-site inspection of a HOME-funded affordable housing complex indicated that persons with disabilities are underrepresented in projects supported by County-administered HOME funds.

Introduction

History of Kern County

Kern County is California's third largest county in land area, encompassing 8,202 square miles. Located at the southern end of the Central Valley, Kern County serves as the gateway to Southern California, the San Joaquin Valley, and California's High Desert. The geography of the county is diverse, containing mountainous areas, agricultural lands, and desert.

Kern County was initially developed by settlers searching for gold, and the county became known as the Golden Empire. In subsequent years, the county developed a large agricultural base, as well as significant energy production and resource extraction industries. More recently, the economy of the county has diversified, with distribution facilities, high-tech computer companies, manufacturing, and tourism industries all having a large presence.

What Is Fair Housing?

Equal access to housing is fundamental to each person being able to meet essential needs and to the pursuit of personal, educational, employment, and other goals. In recognition of equal housing access as a fundamental right, the governments of the United States and the state of California have both established fair housing as a right protected by law.

Federal fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws are built on the federal laws and add marital status, ancestry, source of income, sexual orientation, and "any arbitrary factor" as protected categories under the laws.

Many factors in the public and private domains impede equal access to housing or fair housing choice. Impediments to fair housing choice are:

*Any actions, omissions, or decisions taken **because of** race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; **or***

*Any actions, omissions, or decisions **which have the effect of** restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.¹*

To affirmatively promote equal housing opportunity, a community must work to remove or to mitigate impediments to fair housing choice. The County is dedicated to providing fair housing opportunities to all residents, to assuring compliance with all applicable laws throughout the county, and to conducting its business fairly and impartially.

What Is an Analysis of Impediments to Fair Housing Choice (AI)?

The AI is an assessment of how laws, governmental policies, real estate practices, and local conditions may affect the location, availability, and accessibility of housing. The analysis of their impact on housing choice can highlight areas where corrective actions might broaden the housing options of persons protected by fair housing laws. The analysis includes examining impediments and barriers to fair housing choice:

¹ U.S. Department of Housing and Urban Development, Fair Housing Planning Guide, March 1996.

An impediment to fair housing choice is any action, omission, or decision that is intended to or has the effect of restricting a person's choice of housing on the basis of race, color, religion, sex, disability, familial status, or national origin. Such a limitation to fair housing choice constitutes housing discrimination.

This AI defines barriers to housing choice as factors, such as income level and housing supply, that limit a person's choice of housing.²

This AI adheres to the recommended scope of analysis and format in the *Fair Housing Planning Guide* developed in 1996 by the U.S. Department of Housing and Urban Development (HUD).

Purpose of the Analysis of Impediments

The purpose of an AI is to review conditions in the jurisdiction that may impact the ability of households to freely choose housing and to be treated without regard to race, ethnicity, religion, gender, national origin, source of income, age, disability, or other protected status. The AI reviews the general state of fair housing, the enforcement of fair housing law, efforts to promote fair housing, access to credit for the purpose of housing, and general constraints to the availability of a full range of housing types.

An AI also examines the affordability of housing in the jurisdiction with an emphasis on housing affordable to households with annual incomes classified as low income. (Low income is defined as equal to or less than 80 percent of the adjusted area median family income as most recently published by HUD.)

The document has three major goals:

To provide an overview of the Kern Plan Jurisdiction and current conditions as they may impact fair housing choice.

To review the policies and practices of the County as they may impact fair housing choice and the provision of housing, specifically affordable housing and housing for special needs households.

To identify impediments to fair housing choice and the actions the County will take to remove those impediments or to mitigate the impact those impediments have on fair housing choice.

Fulfilling these goals includes the following:

A review of the laws, regulations, and administrative policies, procedures, and practices of the County.

An assessment of how those laws affect the location, availability, and accessibility of housing.

An assessment of conditions, both public and private, affecting fair housing choice.

Voluntary Compliance Agreement with the Fair Housing and Equal Opportunity Office

On March 26 and 27, 2013, the HUD Office of Fair Housing and Equal Opportunity (FHEO) visited Kern County to review the County's compliance with federal fair housing law. In this review, FHEO made a number of findings. The findings, and Kern County's agreement to address them, were memorialized in

² U.S. Department of Housing and Urban Development, Fair Housing Planning Guide, March 1996.

a Voluntary Compliance Agreement (VCA) dated October 9, 2014. Below is a summary of the VCA's Specific Provisions.

- A. Appoint a VCA Administrator to ensure compliance with the VCA.
- B. Include in notices soliciting citizen participation in the development of the Consolidated Plan: a statement that reasonable accommodations will be made available to the disabled; and a TDD/TTY number, or equally effective communication method, for persons with hearing or speech impairments.
- C. Develop a plan to ensure that all federally funded Kern County multifamily rental projects comply with Section 504 requirements to provide units that are accessible to the physically disabled and those with hearing and speech impairments.
- D. Post a Section 504 notification in a highly trafficked area that includes: the name and telephone number of the Section 504 Coordinator; and a statement that Kern County does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities.
- E. Perform a Section 504 Self-Evaluation/Needs Assessment and Transition Plan for activities receiving HUD assistance.
- F. Employ the following mechanisms for Section 504/Equal Employment Opportunity outreach: provide outreach to disabled persons seeking employment; submit an outreach strategy that includes a list of organizations serving the disabled community; provide data on Equal Employment Opportunity Commission (EEO-4) forms with respect to HUD-funded activities; document activities that promote equal employment opportunities; and provide a mechanism for recording reasonable accommodations by employees and/or applicants.
- G. Conduct outreach to persons with Limited English Proficiency (LEP), including: complete an analysis of the need for LEP services, and if the analysis identifies a need, create and implement a Language Access Plan; and expand affirmative outreach to promote opportunities for minorities, particularly Hispanics.
- H. Promote fair housing by submitting to the FHEO: a fair housing strategy containing the volume, frequency, and cost of each proposed activity; an annual fair housing budget and schedule; record-keeping procedures; the name of the responsible official or entity for implementing actions addressing impediments to fair housing identified in the AI; records of fair housing activities identified in the Consolidated Plan; and demographic data on fair housing services beneficiaries.
- I. Develop a comprehensive AI document that shall: undertake actions that address VCA issues; include a timetable identifying individuals or departments responsible for accomplishing actions that overcome impediments; present such strategy to the FHEO; and incorporate into the Consolidated Plan by program year 2015-16, including consultation with racial and ethnic minorities and persons with disabilities throughout the public planning/consultation process.
- J. Promote fuller participation by disabled individuals in HOME-funded programs by: ensuring that information regarding availability of accessible units reaches eligible individuals in all HUD-funded multifamily projects; maximizing use of such units by eligible individuals; and distributing accessible units throughout projects and sites in a range of sizes and amenities so as not to limit choice.

Each of the actions described above are measures to address impediments to fair housing as identified by the FHEO. The County's implementation of these measures is described in the Assessment of Fair Housing Practices section of this AI, as described in the Organization of the Report section below.

Organization of the Report

This report is divided into eight sections, including the executive summary and this introduction.

Executive Summary – Identifies the intent and purpose of the report, provides a brief description of the process, and summarizes the key findings.

Introduction – Explains the purpose of the analysis of impediments to fair housing, defines fair housing, lists the data and funding sources for the report, and describes the public participation process.

Community Profile – Describes the housing and population characteristics of the Kern Plan Jurisdiction. Population characteristics include income, age, race, ethnicity, familial status, and disability; employment characteristics are also included. Housing characteristics include unit type and tenure, housing cost, and overcrowding. The geographic distribution of households by income, race, and ethnicity is also examined.

Private Sector Practices – Assesses the general level of fair housing and housing rights awareness in the private sector. Specifically, rental housing, residential real estate sales, and mortgage lending are evaluated. The analysis relies on an array of tools including interviews with stakeholders and the review of local advertisements, published data on mortgage lending, and reports of unfair housing practices.

Public Policies – Reviews public policies and practices to determine the potential impact on fair housing and the provision of an adequate number and appropriate types of housing.

Assessment of Fair Housing Practices – Evaluates existing public and private programs, services, practices, and activities that aim to ensure fair housing in the county. This section describes and reviews the County's responses to the measures described in the VCA, and other recent actions to promote fair housing, provide affordable housing, and remove barriers to affordable housing. This section also reviews the most recent Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPERs).

Community Participation – Describes the community outreach and consultation process. This section also summarizes the results of that process, including comments regarding housing discrimination, housing impediments, and housing needs.

Conclusions and Recommendations – Summarizes the findings regarding fair housing issues in the Kern Plan Jurisdiction and provides recommendations for furthering fair housing. In this section, the reader can find the impediments identified and the actions proposed to address those impediments.

Data Sources

To prepare this AI, many data sources were consulted, as listed below.

American Community Survey (ACS) 2007-2011 5-Year Estimates, US Census Bureau. ACS data are obtained from a nationwide survey on demographic, social, economic, and housing information conditions. The 5-Year Estimate includes 60 months of collected data for all population size areas. It utilizes the largest sample size of all of the survey forms (1-Year, 3-Year and 5-Year Estimates) and is the most reliable. It is, however, the least current of the survey forms. The 5-Year Estimate is best utilized when precision is more important than currency and when examining tracts and other smaller geographies. When possible, this data source was prioritized over more current ACS data (e.g., ACS 2008-2012 5-Year Estimates, ACS 2009-2013 5-Year Estimates) to make better comparisons to the

County of Kern Consolidated Plan FY 2015-2016 through FY 2019–2020, which also used the 2007-2011 ACS 5-Year Estimates.

2010 Decennial Census, US Census Bureau. The Decennial Census provides comprehensive data describing demographic and housing characteristics.

California Department of Finance (DOF). The Department of Finance provides estimates on current population and housing stock based on housing construction and demolition data submitted annually by local jurisdictions.

Employment Development Department (EDD). The Employment Development Department provides current and projected labor market data.

Comprehensive Housing Affordability Strategy (CHAS). Developed by the Census Bureau for HUD, the CHAS database contains information on low- and moderate-income households, as well as housing problems (e.g., cost burden, overcrowding, and substandard conditions). On May 28, 2014, HUD posted new CHAS data based on the 2007-2011 and 2009-2011 ACS. CHAS data from the 2007-2011 ACS are available for a variety of summary levels, from states down to split census tracts. CHAS data from the 2009-2011 ACS are available for states, counties, minor civil divisions, and places. This data source is also useful because it matches the same data used in the County of Kern Consolidated Plan FY 2015-2016 through FY 2019-2020, which makes for easier comparisons between these two documents.

US Bureau of Labor Statistics. The US Bureau of Labor Statistics provides labor market data including data on employment, wages, and earnings.

Home Mortgage Disclosure Act (HMDA). HMDA requires lending institutions to report public loan data. The data used for this report is from 2013 and is pulled specifically by census tract.

When these resources (above) did not have needed information, then additional methods and resources were used to find information, such as various agency records, Internet research, informal surveys, interviews with agencies and community stakeholders, and other methods.

Community Profile

This chapter of the AI presents and discusses the housing and population characteristics of the Kern Plan Jurisdiction (see Executive Summary for definitions). In looking at these characteristics, residents can understand the nature and extent of housing needs across their entire community. This chapter provides data on population, household size and tenure, special needs populations, income, employment, housing characteristics, public and assisted housing, and health care facilities.

Population Characteristics

Population trends largely influence the amount of housing needed in a community and are largely determined by population characteristics and growth. Factors such as age, occupation, and income combine to influence the type of housing needed in a community and the affordability of housing provided.

Information in this section is primarily based on housing and population data provided by the DOF and the US Census Bureau. Census data is collected from the ACS 5-Year Estimates 2007-2011 to match the same data packet used for the County of Kern Consolidated Plan FY 2015-2016 through FY 2019–2020. However, additional sources were used when the necessary data was not available from this source. Geography of this data covers the Kern Plan Jurisdiction, as defined in the Executive Summary, unless otherwise noted.

Population

According to the ACS, in 2011 the Kern Plan Jurisdiction had a population of 401,001. This represented an increase of 16 percent from 2000 to 2011 (**Table 1.1**). Approximately 125,725 households reside in Kern Plan Jurisdiction. Of these 125,725 households, approximately 44.2 percent are at or below 80 percent of AMI and considered low income per HUD regulations.

Table 1.1
Population, Kern Plan Jurisdiction

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%

Source: 2000 US Census; 2007-2011 ACS 5-Year Estimates (CHAS)

Age Distribution

The age of persons in a community is a determining factor of a community's housing needs. Different age groups have distinct family types, sizes, and income levels, all of which correspond to different housing needs. Younger adults tend to seek apartments, condominiums, and single-family units that are proportionate to their typically smaller household sizes and more constrained finances. Adults with children may seek larger single-family homes. However, as grown children begin to leave home, older adults and seniors often seek to trade their larger homes for smaller single-family homes and condominiums that are typically easier to maintain and afford.

The age distribution of householders in the Unincorporated County in 2012 is shown in **Table 1.2**. The largest age group of householder in 2012 was the age range of 45 to 55 years old.

Table 1.2
Householders by Age, Unincorporated Kern County, 2012

Age Group of Householder	Number	Percentage
15 to 24 years	4,204	4.4%
25 to 34 years	14,187	14.9%
35 to 44 years	17,491	18.3%
45 to 54 years	21,233	22.3%
55 to 59 years	9,529	10.0%
60 to 64 years	8,354	8.8%
65 to 74 years	11,658	12.2%
75 to 84 years	6,764	7.1%
85 years and over	1,932	2.0%
Total	95,352	100.0%

Source: 2008-2012 ACS 5-Year Estimates, DP-04

Race and Ethnicity

According to the 2010 US Census³, white persons were the largest racial group in the Kern Plan Jurisdiction, representing 68.4 percent of the population (**Table 1.3**). The second largest racial group is “some other race”. A large portion of the “some other race” racial group is likely made up of persons of Hispanic ethnicity. Kern Plan Jurisdiction’s population is 41% Hispanic.

Table 1.3
Race, Kern Plan Jurisdiction

Race	2010	
	Number	Percentage⁴
White	213,459	68.4%
Black or African American	11,484	3.7%
American Indian and Alaska Native	5,068	1.6%
Asian	5,658	1.8%
Native Hawaiian or Pacific Islander	595	0.2%
Some other race	62,038	19.9%
Two or more races	13,970	4.5%
Total population	312,272	100.0%

Source: 2010 US Census, DP1

³ Data on racial concentration was taken solely from the 2010 US Census because the 2007-2011 ACS does not provide data at the block group level of geography.

⁴ When creating **Map 1** for racial minority concentrations, the data from **Table 1.3** was used; however, Hispanic population was subtracted out from these numbers, in order to isolate non-Hispanic racial minorities separate from Hispanic ethnic minority concentrations.

Table 1.4
Ethnicity, Kern Plan Jurisdiction

Ethnicity	Kern Plan Jurisdiction	Percent
Hispanic	128,096	41%
Not Hispanic	184,176	59%
Total	312,272	100%

Source: 2010 US Census, DP1

Minority Concentration

Based on the 2010 Decennial Census, there are several areas of racial and ethnic concentration in the Kern County Jurisdiction. Those areas are depicted in **Map 1** and **Map 2**, attached in **Appendix 2**.

- An “area of concentration” is defined as an area where the percentage of a particular racial or ethnic subgroup is greater than that subgroup’s overall percentage in Kern Plan Jurisdiction.
- An “area of high concentration” is defined as an area where the percentage of a particular racial or ethnic subgroup is at least two times greater than that subgroup’s overall percentage in Kern Plan Jurisdiction.

The racial minority map shows racial concentrations, which excludes Hispanic from all racial categories. **Map 2** shows ethnic concentrations which accounts for Hispanic. The following observations were made based on the maps:

- Areas of minority concentration are distributed throughout central and eastern parts of Kern County.
- Areas of high minority concentration are found in the Bakersfield and surrounding central area of Kern County, as well as areas surrounding Delano and just west of California City. Areas of concentration and high concentration of Hispanic populations areas are found within and surrounding Bakersfield, as well as in Delano and McFarland.
- Other less statistically significant (due to low population) areas of concentration and high concentration are found in the northwest corner of the county, southeast of Bakersfield, and on the east end of the county south of Ridgecrest.

It should be noted that where there is a very low percentage of persons in a subgroup, a relatively small number of persons could result in an area of concentration or high concentration. In general, the County does not show patterns of residential segregation.

Household Characteristics

A household is defined as all persons occupying a single housing unit. A household can be a family, a person living alone, or unrelated persons living together. The type, size, and composition of a household can affect the type of housing and services that are needed. Families typically need single-family homes or large apartments with sufficient bedrooms for children, whereas single-person households, especially those headed by seniors, may desire smaller, easier-to-maintain housing units such as condominiums or apartments. These household characteristics will help identify the type of housing that households need fair access to. This is key to evaluating impediments to fair housing that may exist in the community.

Household Type

According to the state Department of Finance, approximately 97,513 households lived in the unincorporated areas of Kern County in 2013. The average household size for the unincorporated area

in 2013 was 3.11 persons per household. As shown in **Table 1.5**, by 2023 the number of households in the unincorporated area is anticipated to grow by 25 percent to 121,690 households. The average household size in the unincorporated area is expected to decline to less than three persons per household (2.86 persons). With smaller household sizes, residents may also have smaller income. The Kern Plan Jurisdiction can anticipate that larger units may not be affordable and that smaller, lower-priced units will be needed (existing or new).

Table 1.5
Household Characteristics and Projections, Unincorporated Kern County

	2010	2013	2023	2013-2023	
				Net Change	% Change
Total Population	297,932	306,535	354,020	47,485	15%
Group Quarters Population	2,636	3,670	5,500	1,830	50%
Household Population	295,296	302,865	348,520	45,655	15%
Households	96,358	97,513	121,690	24,177	25%
Average Household Size	3.06	3.11	2.86	N/A	-8%

Source: 2010 US Census; California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Household Size

Almost 60 percent of households in Unincorporated Kern County have two to four members, approximately 20 percent of households are large (five or more persons), and 21 percent of households are one-person households. Single-person households, typified by elderly seniors or young single adults, tend to reside in apartment units, mobile homes, or smaller single-family homes. Families typically prefer to live in single-family homes. In Kern County, a majority of the housing stock is single-family homes. However, some families are unable to purchase a single-family home and may reside in more affordable mobile homes or multifamily housing.

The housing needs of large households are typically met through existing larger units. Alternatively, the housing needs of large households can be addressed through the expansion of existing smaller units and the provision of new, affordably priced larger units. However, lower-income renter households may not be able to afford the larger units.

Table 1.6
Household Size by Tenure, Unincorporated Kern County, 2012

	Owner-Occupied		Renter-Occupied		Total Households	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
Householder Living Alone	12,565	13.2%	7,693	8.1%	20,258	21.2%
Households of 2-4 Persons	36,755	38.5%	20,221	21.2%	56,976	59.8%
Large Households with 5 or More Persons	9,755	10.2%	8,363	8.8%	18,118	19.0%
Total Households	59,075	62.0%	36,277	38.0%	95,352	100.0%

Source: 2008-2012 ACS 5-Year Estimates, Table B25009

Special Needs Populations

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Owing to their special circumstances, they are more likely to have lower incomes and often have a relatively higher cost of living. These groups include the elderly, large households, single-parent-headed (female and male) households, persons with disabilities (mental, physical, and developmental), persons with HIV/AIDS, and homeless persons.

Senior Households

Senior households have special housing needs due to physical disabilities or limitations, 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 2008-2012 ACS 5-Year Estimates, 81.9 percent of senior-headed households (33,834) in Kern County were homeowners living in their own home.

Large Households

Large households are defined as having five or more members. These households are usually families with three or more children or extended families with family members such as in-laws or grandparents. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. In order to save for necessities such as food, clothing, and medical care, very low- and low-income large households may reside in smaller units, resulting in overcrowding.

Furthermore, families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children or confine them to a specific location, limit the time children can play outdoors, or refuse to rent to families with children.

The 2008-2012 ACS identified 18,118 households in Unincorporated Kern County with five or more persons, representing 19 percent of all households.

Single-Parent Households

Single-parent families, particularly female-headed families, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

According to the 2008-2012 ACS, an estimated 14,665 female-headed households lived in the unincorporated areas of the County in 2012, representing 20.8 percent of all households. Of these female-headed households, 10,856 had their own children in the household. The poverty rate among families in the unincorporated areas in 2012 was 20.2 percent in 2012. Approximately 9.2 percent of the total families in the Unincorporated County were female-headed households in poverty.

Disabled Persons

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to provide self-care. Persons with disabilities frequently have special housing needs, often related to a potentially limited ability to earn a sufficient income, a lack of accessible and affordable housing, and higher health costs associated with a disability. In addition, persons with self-care and mobility limitations may require special housing design features such as wheelchair ramps, grab bars, special bathroom designs, wider doors, and other design features.

According to the 2000 Census, a total of 98,816 persons ages 16 and older with a disability in Kern County resided in the Unincorporated County areas, representing approximately 15 percent of the

population. Of those 98,816, 26,562 (26 percent) are above the age of 65. The highest three proportions of disability types are employment and physical disabilities, each with 24 percent, followed by go-outside-home disabilities at 19 percent. Although the 2000 Census data may no longer reflect current conditions, disability data was not collected for the 2010 Census, so the 2000 Census is the best available data.

Persons with disabilities often face limited earning potential (few available skilled positions) as the result of their disabilities. Furthermore, their status as retired seniors in addition to having a disability may further increase reluctance of some employers. In addition to affordability problems, people with disabilities experience other difficulty obtaining adequate housing because of discrimination and a lack of housing with accessibility features and adequate support services. Making accommodations may also be expensive to landlords, and so disabled tenants may not receive the accessibility improvements or their applications may be turned down.

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 HIV or 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 2,802 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.

Homeless

The 2015 Homeless Census reflected that 953 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 953 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, an increase compared to 15 months in 2013.

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 half of 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.

Income Data

Household income is the most important factor affecting housing opportunity. It can determine a household's ability to balance housing costs with the basic necessities of life. While economic factors that affect a household's housing choices are not fair housing issues per se, the relationship between household income, household type, race/ethnicity, and other factors often creates misconceptions and biases that raise fair housing concerns. For example, a fair housing concern arises when someone refuses to rent to a family of a particular race because of a belief that people of that race tend to be lower income.

Table 1.7 shows the distribution of income according to the 2008-2012 ACS for the Unincorporated County. As shown in **Table 1.7**, approximately 51 percent of all households in the unincorporated area earned less than \$50,000, falling within the low-income category and earning less than the area median income for a family of four of \$57,900. It is important to note that California Department of Housing and Community Development (HCD) income levels and the Census Bureau's income ranges do not match up exactly; therefore, the comparison between the income categories mentioned and the amount of households in the Unincorporated County earning those wages is an approximation intended for informational purposes only.

Table 1.7
Households by Income Unincorporated Kern County

Household Income	Number	Percentage
Less than \$10,000	6,988	2.8%
\$10,000 to \$14,999	8,494	8.9%
\$15,000 to \$24,999	12,719	13.3%
\$25,000 to \$34,999	11,873	12.5%
\$35,000 to \$49,999	13,366	14.0%
\$50,000 to \$74,999	15,870	16.6%
\$75,000 to \$99,999	9,806	10.3%
\$100,000 to \$149,999	9,713	10.2%
\$150,000 to \$199,999	4,049	4.2%
\$200,000 or more	2,474	2.6%

Source: 2008–2012 ACS 5-Year Estimates, Table DP-03

According to the income categories shown in **Table 1.8**, as reported by HUD based on Census Bureau data, approximately 10.8 percent of total households had extremely low incomes. Of these extremely low-income households, 3,215 were owner-occupied, and the majority (7,178) were renter-occupied. Similarly, very low-income households comprised 9,633 total very low-income households, with a high percent made up of renter-occupied households.

Table 1.8
Household Income Distribution, Unincorporated Kern County

	Total Occupied Housing Units		Owner-Occupied Housing Units		Renter-Occupied Housing Units	
	Number	% of Total Housing Units	Number	% of Total Housing Units	Number	% of Total Housing Units
Extremely Low (0–30% AMI)	10,393	10.8%	3,215	3.4%	7,178	7.5%
Very Low (31–50% AMI)	9,633	10.1%	3,767	3.9%	5,866	6.1%
Low (51–80% AMI)	7,676	8.0%	4,268	4.5%	3,408	3.6%
Moderate (81–120%)	9,761	10.2%	8,395	8.8%	1,366	1.4%
Total overpaying, all income brackets	37,463	39.1%	19,645	20.5%	17,818	18.6%
Total housing units, all income brackets	95,790	100.0%	59,955	62.6%	35,835	37.4%

Source: HUD Enterprise GIS Portal, CPD Maps, 2007-11 (CHAS)

Attached **Map 3** shows low-income and moderate-income areas in Kern County. Areas that have more than 51 percent of the population as low- to moderate-income are located in the northeast corner and areas surrounding Bakersfield. Low- to moderate-income concentrated areas also exist in the northeast corner of the county.

Comparing these low- and moderate-income areas to the minority and Hispanic concentrations reveals that a few areas overlap, thus creating a possibly segregated area of minority and low-income residents. These particular areas include the northwest corner of Kern County and areas adjacent to and outside of Bakersfield on its eastern and southern borders. Lastly, the eastern central border is also of both racial and economic concentration.

Employment

Table 1.9 provides a summary of the civilian labor force, employment (the number employed), and the unemployment rate for the whole civilian labor force and by age. Those aged 16 to 24 have a higher unemployment rate than those age 25 and above. A recent 2009-2013 ACS 5-Year Estimates reported that the unemployment rate for Kern County, as a whole, is similarly at 13.7 percent unemployment.

Table 1.9
Labor Force, Kern Plan Jurisdiction

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

Source: 2007-2011 ACS 5-Year Estimates (CHAS)

Table 1.10 shows the major business activities in Kern Plan Jurisdiction. 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).

Table 1.10
Business Activity, Kern Plan Jurisdiction

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	17	35	18
Arts, Entertainment, Accommodations	10,959	6,422	11	7	-4
Construction	6,437	8,302	7	9	2
Education and Health Care Services	11,219	4,638	11	5	-6
Finance, Insurance, and Real Estate	4,000	1,794	4	2	-2
Information	1,703	363	2	0	-1
Manufacturing	7,944	8,212	8	9	1
Other Services	5,191	4,002	5	4	-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	12	7	-5
Transportation and Warehousing	3,224	3,640	3	4	1
Wholesale Trade	4,272	5,051	4	5	1
Total	91,237	87,835	--	--	--

Source: 2007-2011 ACS 5-Year Estimates (Workers); 2011 Longitudinal Employer-Household Dynamics (Jobs)

Table 1.11 shows the largest employers in Kern County in 2015. Major employers are concentrated in agriculture, mining/oil, military, and hospitals. Edwards Air Force Base has the largest number of employees at more than 10,000. Naval Air Warfare Center and Grimmway Farms are second and third with 5,000 to 9,999 employees.

Table 1.11
Major Employers in Kern County

Employer Name	Description	Number of Employees
American Honda Motor Company	Automobile-Manufacturers	1,000 – 4,999
Bakersfield Memorial Hospital	Hospitals	1,000 – 4,999
Chevron Corp	Oil Refiners (Manufacturers)	1,000 – 4,999
Edwards Air Force Base	Federal Government-National Security	10,000+
Edwards Air Force Base	Military Bases	1,000 – 4,999
Grimmway Farms	Farms	5,000 – 9,999
Grimmway Farms	Farms	1,000 – 4,999
Kern County Human Service Department	County Government-Social/Human Resources	1,000 – 4,999
Kern County School Superintendent	Schools	1,000 – 4,999
Kern Medical Center	Hospitals	1,000 – 4,999
Marko Zaninovich Inc.	Fruits & Vegetables-Growers & Shippers	1,000 – 4,999
Mercy Hospital Bakersfield	Hospitals	1,000 – 4,999
Nasa/Dryden Flight Research	Research Service	1,000 – 4,999
Naval Air Warfare Center	Military Bases	5,000 – 9,999
Rio Tinto Minerals	Mining Companies	1,000 – 4,999
Robertson's Ready Mix	Concrete-Ready Mixed	1,000 – 4,999

Employer Name	Description	Number of Employees
San Joaquin Community Hospital Medical Center	Hospitals	1,000 – 4,999
San Joaquin Community Hospital	Hospitals	1,000 – 4,999
State Farm Insurance	Insurance	1,000 – 4,999
Sun Pacific	Fruits & Vegetables-Growers & Shippers	1,000 – 4,999
US Department of the Navy	Business Services NEC	1,000 – 4,999
Wasco State Prison	State Government-Correctional Institutions	1,000 – 4,999
Wm Bolthouse Farms Inc.	Agricultural Consultants	1,000 – 4,999

Source: California EDD 2015; US NAWC 2014

Housing Profile

This section provides an overview of the characteristics of the local and regional housing markets. Further, an analysis of the local housing market sheds light on the fair housing choices that may or may not be available to all residents. A housing unit is defined by the US Census Bureau as a house, an apartment, or a single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The housing stock consists of all housing units located in a community.

Housing Type

Table 1.12 shows residential properties by number of units for the Kern Plan Jurisdiction. An overwhelming majority (73%) of housing units are single-family homes (detached or attached). The next largest type of housing is 2-4 units. Multifamily units (5%) make up a small portion of units. About 14 percent of all units (about 20,000) are in multiunit buildings, not single-family or mobile home units. **Table 1.13** shows that about 40,000 two- and three-bedroom units are occupied by renters. This indicates that at least 20 percent of single-family homes are rented.

Table 1.12
Residential Properties by Unit Number, Kern Plan Jurisdiction

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%

Source: 2007-2011 ACS 5-Year Estimates (CHAS)

Unit Size and Housing Tenure

Table 1.13 shows housing units by size and tenure for the Kern Plan Jurisdiction. The majority of residences have three or more bedrooms, which is true of both owners and renters. More specifically, 78 percent of owners have three or more bedrooms, whereas, 43 percent of renters do. The second most common size of housing for renters is two bedrooms, at 40 percent. Those with low incomes and more than one child will need larger than a two-bedroom unit.

Table 1.13
Unit Size by Tenure, Kern Plan Jurisdiction

	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%

Source: 2007-2011 ACS 5-Year Estimates (CHAS)

Overcrowding

When a housing unit is occupied by more than the equivalent of one person per room, then the household is considered to be living in overcrowded housing, according to the US Census Bureau. Units with more than 1.50 persons per room are considered severely overcrowded. Overcrowding often occurs when housing costs are high enough relative to income that families must reside in small units or double up to make income available to meet other basic needs such as food and medical care. It can also occur when the appropriate type and size of units are not available. Lack of availability can be because the units are not produced in adequate numbers or are not affordable. Both conditions are an issue of supply.

Table 1.14 shows the number of households with more than one person per room broken down by income category for the Kern Plan Jurisdiction. A total of 6,453 renter and 2,720 owner households are overcrowded, which is approximately 7 percent and 3 percent respectively of total households (using 2013 household estimate of 97,513, shown in **Table 1.5**). As indicated by the numbers, renters in Kern Plan Jurisdiction have more challenges with either finding large rental housing or being able to afford it. Approximately 10 percent of both owner households and renter households (as shown in **Table 1.6** above) are living in households with five or more persons.

Table 1.14
Crowding Information, Kern Plan Jurisdiction

	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 OVERCROWDED 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

Source: 2007-2011 ACS 5-Year Estimates (CHAS)

Cost of Housing

This section analyzes the cost of housing in the Kern Plan Jurisdiction. The housing cost has the potential to cause barriers to accessibility and is linked to several other housing problems such as overcrowding and overpayment.

Overpayment

A household that expends more than 30 percent of its gross income on housing expenses is considered cost-burdened, according to the federal government. A household that spends more than 50 percent of household income on expenses is considered severely cost-burdened. As a result of being cost-burdened, these households will have more difficulty affording necessities such as food, clothing, transportation, and medical care.

In 2011, 39 percent of County households were overpaying for housing, including 27,693 extremely low-income households. Overall, a higher percentage of renters than owners overpaid for housing. Approximately 50 percent of all renter-occupied units were paying more than 30 percent of income for housing. More than 27 percent of all households were paying more than 50 percent of income for housing costs, with 8,860 extremely low-income households (9.2 percent of total households) paying greater than 50 percent of income for housing, and 16,633 low-income households (17.4 percent of total households) paying greater than 50 percent of income for housing.

Table 1.15
Overpayment by Income Category, Unincorporated Kern County

Tenure	Owner-Occupied		Renter-Occupied		All Households	
	Number	Percentage of Total Owner-Occupied Units	Number	Percentage of Total Renter-Occupied Units	Number	Percentage of Total Units
<i>Total Occupied Units</i>	59,955	100%	35,835	100%	95,790	100%
<i>Total Units Overpaying</i>	19,590	32.7%	17,825	50%	37,415	39.1%
Occupied Units Paying 30%–50%						
Extremely Low Income <30% of HUD Area Median Family Income (HAMFI)	11,219	18.7%	16,474	46%	27,693	29.0%
Occupied Units Paying More Than 50%						
Extremely Low Income <30% HAMFI	2,365	3.9%	6,495	18%	8,860	9.2%
Low Income 51%–80% HAMFI	6,691	11.2%	9,942	28%	16,633	17.4%

Source: 2007-2011 ACS 5-Year Estimates (CHAS)

Cost to Own or Rent

Table 1.16 shows housing costs for the Kern Plan Jurisdiction including median home value and median contract rent. The median rent and housing cost have significantly increased from 2000 to 2011.

Table 1.16
Cost of Housing, Kern Plan Jurisdiction

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

Source: 2000 US Census (Base Year); 2007-2011 ACS 5-Year Estimates (CHAS) (Most Recent Year)

Additionally, **Table 1.17** provides more current housing prices for 2015. The housing values for Kern County and its metropolitan areas varied. The highest median sales price in 2015 was in Tehachapi for \$215,000, compared to the median sales price for Kern County as a whole at \$165,000. A summary of median sales prices for a few metro areas is shown in **Table 1.17**.

Table 1.17
Median sales price for Metro Areas in Kern County

Metro Area	Median Sale Price
Bakersfield (included for comparison)	\$185,000
Tehachapi	\$215,000
Ridgecrest	\$140,909
California City	\$79,000
Arvin	\$85,000
Kern County	\$165,000

Source: *www.RealtyTrac.com, January 2015*

While data on housing costs is unavailable for each unincorporated community, a highlight of available information from a point-in-time survey is shown in **Table 1.18** below. The survey shows higher median home values in Frazier Park, Lake Isabella, and Arvin/Lamont areas, with a high median value of \$184,335. The lowest surveyed median value was observed in Oildale, with a median value of \$61,500. However, note that many of the surveyed housing costs at the low end of the low range are for substandard units with visible housing problems. The low end of the range of housing costs shown in **Table 1.18** generally captures substandard mobile homes for sale on small lots, which may require substantial rehabilitation to be in a livable condition.

Table 1.18
Housing Costs Survey for Unincorporated Communities in Kern County

Community	Low	High	Median
Arvin/Lamont	\$35,000	\$535,000	\$184,335
Frazier Park	\$35,000	\$2,199,000	\$149,900
Lake Isabella	\$29,000	\$795,000	\$137,000
Mojave	\$27,500	\$249,000	\$87,900
Oildale	\$32,900	\$274,950	\$61,500

Source: *Trulia.com, May 2015*

Ownership Affordability

Housing affordability can be calculated by comparing the cost of renting or owning a home with the maximum affordable housing costs to households at different income levels. Taken together, this information can generally indicate the size and type of housing available to each income group and can estimate which households are most susceptible to overcrowding and overpayment.

Based on housing costs shown in **Table 1.19**, compared to **Tables 1.17 and 1.18**, affordable housing is out of reach for the very low- and extremely low-income groups in Kern County. According to the calculations completed to create **Table 1.19**, a very low-income four-person household in Kern County could afford a home purchase price of up to \$121,437. This is almost \$75,000 less than the median home value in the Kern Plan Jurisdiction. Extremely low-income households can afford a home priced up to \$68,727, even further below the median home value for the Kern Plan Jurisdiction. A median priced home in the Kern Plan Jurisdiction is even further out of reach for one- to three-person households in the very low-income and extremely low-income categories.

Table 1.19
Housing Affordability, Kern County

Income Category	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person
Extremely Low Income							
Annual Income Limit	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550
Monthly Income	\$1,013	\$1,158	\$1,304	\$1,446	\$1,563	\$1,679	\$1,796
Max. monthly rent	\$304	\$348	\$391	\$434	\$469	\$504	\$539
Max. sales price	\$45,097	\$53,051	\$60,998	\$68,727	\$75,083	\$81,445	\$87,811
Very Low							
Annual Income Limit	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900
Monthly Income	\$1,692	\$1,933	\$2,175	\$2,413	\$2,608	\$2,800	\$2,992
Max. monthly rent	\$508	\$580	\$653	\$724	\$783	\$840	\$898
Max. sales price	\$82,122	\$95,284	\$108,485	\$121,437	\$132,100	\$142,553	\$153,007
Low Income							
Annual Income Limit	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450
Monthly Income	\$2,704	\$3,088	\$3,475	\$3,858	\$4,171	\$4,479	\$4,788
Max. monthly rent	\$811	\$926	\$1,043	\$1,158	\$1,251	\$1,344	\$1,436
Max. sales price	\$137,338	\$158,230	\$179,254	\$200,932	\$217,295	\$234,097	\$250,844
Moderate Income							
Annual Income Limit	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200
Monthly Income	\$4,054	\$4,633	\$5,213	\$5,792	\$6,254	\$6,717	\$7,183
Max. monthly rent	\$1,216	\$1,390	\$1,564	\$1,738	\$1,876	\$2,015	\$2,155
Max. sales price	\$210,939	\$242,742	\$274,118	\$305,664	\$330,878	\$356,092	\$381,570

Source: HCD Income Limits 2015; monthly mortgage calculation and maximum sales price calculation
<http://www.zillow.com/mortgage-calculator/house-affordability/>

Note: Affordable monthly rent assumes 30 percent of gross household income, not including utility costs. Affordable housing sales prices are based on the following assumed variables: 10 percent down payment, 30-year fixed rate mortgage at a 5.25 percent annual interest rate.

Rental Affordability

The figures in **Table 1.19** also illustrate that a very low-income household of four could afford a monthly rent just above the median contract rent for the Kern Plan Jurisdiction. However, a household of this size would require three or more bedrooms, which generally rent at higher cost than the median as shown in **Table 1.22**. The same size extremely low-income household could afford a monthly rent of \$434, far less than the median contract rent.

Table 1.20 shows the number of households by the amount each household pays in rent.

Table 1.20
Rent Paid, Kern Plan Jurisdiction

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%

Source: 2007-2011 ACS 5-Year Estimates (CHAS)

The HUD-Adjusted Area Median Family Income (HAMFI) is used to define housing affordability. It is the median family income calculated by HUD for each jurisdiction, in order to determine fair market rents (FMRs) and income limits for HUD programs. Therefore, the HAMFI may differ from median income in the US Census or other data sources. **Table 1.21** shows the number of households by affordability and tenure.

Table 1.21
Housing Affordability, Kern Plan Jurisdiction

% 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

Source: 2007-2011 ACS 5-Year Estimates (CHAS)

Table 1.22
Monthly Rent, Kern Plan Jurisdiction

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

Source: HUD FMR and HOME Rents

Housing Conditions

Based on data from the 2007-2011 ACS, the majority of the Kern Plan Jurisdiction's housing units were built between 1950 and 1979 (42%) followed by between 1980 and 1999 (32%), 2000 or later (14%), and before 1950 (12%). 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.

Public and Assisted Housing

The Housing Authority of the County of Kern'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.

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. Included in the Housing Authority projects are several projects funded by Rural Development and two farm labor centers. The Rural Development program is subsidized by the USDA and was developed to house persons who receive a substantial portion (65%) of their income from farm labor.

The Housing Authority, under contract with HCD, operates two seasonal 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 in Arvin includes 88 units. The North Shafter Center currently has 84 units.

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 for seniors, as well as 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.

According to HUD's IDIS data, the Housing Authority has 3,424 tenant-based Housing Choice Vouchers available in Kern County. These vouchers can be used across the county and are not assigned to specific communities. However, 200 vouchers are set aside for homeless persons who do not qualify under the Continuum of Care voucher program, described in the paragraph below. 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.

The 303 Continuum of Care vouchers are for those who are chronically homeless. This program provides vouchers for permanent supportive housing and case management through a nonprofit partner. The Family Unification Family vouchers are allocated to individuals who 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 with HIV/AIDS and their families, the Housing Authority provides rental vouchers. So far this year, 33 vouchers have been issued.

Licensed Community Care Facilities

Persons with special needs such as the elderly and those with disabilities must also have access to housing in a community. Residential community care facilities provide a supportive housing environment to persons with special needs in a group setting. Restrictions that prevent this type of housing represent a fair housing concern since lack of such housing impedes special needs groups from access to adequate housing.

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.

Table 1.23 provides information about those persons' places of residence. Note that this table presents a conservative analysis, showing information for all persons with developmentally disabilities in the unincorporated area based on zip code. However, these zip codes may also include areas within incorporated cities. Therefore, as a result, the tables below likely show more developmentally disabled residents than actually reside in unincorporated areas, including residents of incorporated areas who live in zip codes which also cover unincorporated areas.

Table 1.23
Disability by Residence Type, Unincorporated Kern County

Jurisdiction	Residence Type						Total
	Community Care Facility	Foster/Family Home	Home of Parent/Family/Guardian	Independent and Supportive Living	Intermediate Care Facility	Other	
Unincorporated Kern County	61	49	1,269	193	18	63	1,653

Source: California Department of Development Services, 2014

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

Private Sector Practices

As the gatekeeper to housing opportunities, the housing industry will be analyzed for its contribution to further fair housing. This section of the AI reviews the policies and practices of real estate agents, property managers, small private individual sellers/renters, homeowners, insurance companies, and mortgage lenders in their efforts to offer fair housing choices in the Kern County Plan Jurisdiction.

The Fair Housing Act has two primary goals: to end housing discrimination and to promote more equitable and integrated communities. This second goal embodies the American values of fair access and equal opportunity for all. According to the San Joaquin Valley Fair Housing and Equity Assessment (2014), which includes Kern County, poverty and race have historically been connected due in part to economic factors, historical land use laws and practices, and ongoing housing discrimination. According to the assessment, Hispanics and African Americans across the Central Valley region are more likely to live in neighborhoods with high concentrations of poverty compared to whites. Individuals and families who live in these areas have less access to better jobs, schools, health care, transportation, and housing.⁵ This impacts the ability of individuals to improve themselves and for communities to become more vibrant and healthy places to live for all. For these reasons, this plan reviews the activities of those that impact access to housing supply and financing.

Real Estate Sales Practices

In California, in order to engage in the business of real estate sales, a broker or salesperson must be licensed by the California Bureau of Real Estate (CalBRE). CalBRE also enforces violations of California real estate law. In Kern County, any case of discrimination or other fair housing violation that is experienced by an individual from a real estate professional could be reported to the local representative association and/or to CalBRE.

The real estate industry in California is highly professionalized. Almost all real estate brokers and salespersons are affiliated with a real estate trade association. The two largest are the California Association of Realtors (CAR), associated with the National Association of Realtors (NAR), and the California Association of Real Estate Brokers (CAREB), associated with the National Association of Real Estate Brokers (NAREB). The use of the term “Realtor” is restricted by NAR as a registered trademark. Members of NAREB are licensed to use the professional designation “Realtist.”

California Real Estate Law Violations

CalBRE regulates and enforces the conduct of its licensed professionals to protect residents from discriminatory practices. Specifically, Title 10, Chapter 6 of the California Code of Regulations prohibits real estate-licensed professionals from discriminatory conduct based on race, color, sex, religion, national origin, marital status, physical handicap, and ancestry. Missing or updated categories from California and federal anti-discrimination laws include familial status, disability, source of income, sexual orientation, and other arbitrary factors; regardless, these are obligatory. CalBRE provides a long, non-exhaustive list of examples of illegal discriminatory conduct, which may be useful to licensed professionals while in the field. Examples include the following.

A real estate professional shall not...

- refuse to negotiate or making unavailable the sale, rental or financing of real property...
- refuse or failing to show, rent, sell or finance the purchase of real estate...

⁵ San Joaquin Valley Fair Housing and Equity Assessment (April 2014)

- discriminate in the terms, conditions or privileges of sale, rental or financing of the purpose of real property...

...based on race, color, sex, religion, national origin, marital status, physical handicap and ancestry.

Brokers and salespersons must pass an exam to become licensed. They are tested on ethics, including discriminatory practices. Every four years, real estate professionals are tested again on ethics when they renew their license.

A resident can take preventive measures to experiencing discrimination by looking up a real estate professional on CalBRE's website to find a violation. Once a resident files a claim with CalBRE and the licensed professional is found in violation, the violation will be noted in the professional's record. Brokers are responsible for familiarizing their salespersons with the requirements of federal and state laws relating to discrimination. If the salesperson violates these laws, both the salesperson and the broker will have the violation referenced on their online record.

Residents can submit a claim to CalBRE by mail, in person, or online. Instructions for filing a complaint, however, do not mention discrimination as a basis for a complaint. A review of CalBRE's website and current publications shows limited amounts of information related to housing choice discrimination, either for licensed professionals or residents. CalBRE has a dispute resolution web page with no mention of discrimination. For these reasons, assistance and outreach from local professionals appears more important than ever.

Real Estate Association Violations

Beyond CalBRE's requirements, real estate professionals are held to a code of ethics mandated by either CAR/NAR or CAREB/NAREB, depending on their membership and their local board of real estate professionals.

NAR has a professional code of conduct, which specifically prohibits unequal treatment in professional services or employment practices on the basis of "race, color, religion, sex, handicap, familial status, or national origin" (Article 10, NAR Code of Ethics). Both associations prohibit members from promulgating deed restrictions or covenants based on race.

Article 10 of the NAR Code of Ethics provides that "Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not be a party to any plan or agreement to discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin."

A Realtor pledges to conduct business in keeping with the spirit and letter of the code of ethics. Article 10 imposes obligations on Realtors and is also a firm statement of support for equal opportunity in housing. A Realtor who suspects discrimination is instructed to call the local Board of Realtors. Local Boards of Realtors will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase, or rental of housing. Local Boards of Realtors have a responsibility to enforce the Code of Ethics through professional standards, procedures, and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

CAR has many local associations throughout the state. Kern County is served by several local associations, including the Bakersfield Association of Realtors and the Kern-River-Lake Isabella Board of Realtors. Both associations are responsible for holding local real estate members accountable to the professional code of ethics. A resident complaint will be reviewed by the Professional Standards Committee for validity and action.

Similarly, NAREB Realtists follow a strict code of ethics stating that "any Realtist shall not discriminate against any person because of race, color, religion, sex, national origin, disability, familial status, or

sexual orientation” (Part I, Section 2, NAREB Code of Ethics) in the sale or rental of real property, in advertising the sale or rental of real property, in the financing of real property, or in the provision of professional services.

Part I, Section 2 of the NAREB Code of Ethics continues to state that any “Realtist shall not be instrumental in establishing, reinforcing, or extending any agreement or provision that restricts or limits the use or occupancy of real property to any person or group of persons on the basis of race, color, religion, sex, national origin, disability, familial status, or sexual orientation.”

CAREB, NAREB’s state chapter, has 13 local chapters across California; however, the closest local chapter for Kern County is in Modesto, called the Central Valley Realtist Association.

Outreach and Education

By reaching out to its members with educational opportunities, such as in fair housing law and best practices, the real estate field can have a significant impact on improving fair housing practices in Kern County.

CAR offers continuous online courses dealing with fair housing requirements and issues. CAR’s online license renewal program is available at a nominal fee to CAR members. As part of CAR’s online license renewal program, CAR offers a “Fair Housing” course that educates Realtors on the history of fair housing as well as on current fair housing laws. According to the course description, the course will provide an overview of federal fair housing laws and an in-depth discussion of individual laws and their application to the practice of real estate. The course also provides CAR members with a study of the state of California’s fair housing laws and regulations. The course emphasizes anti-discriminatory conduct that all licensees should practice and concludes by discussing the voluntary affirmative action marketing program and why promoting fair housing laws is a positive force at work in California and throughout the nation.

NAREB was formed by African American real estate professionals out of a need to secure equal housing opportunities regardless of race, creed, or color. NAREB passes down its mission of “promoting democracy in housing” to its state and local chapters, and offers trainings and multiple conferences. NAREB’s California chapter offers statewide conferences to educate its members. The most recent conference was held in October 2014: “State of Housing in Black California – The Stolen American Dream.” NAREB’s local chapter called Central Valley Realtist Association, in Modesto, serves the Kern area.

Rental and Property Management

Renters constitute 38 percent of the households in Kern Plan Jurisdiction (ACS 2007-2011). According to the San Joaquin Valley Fair Housing and Equity Assessment, the valley “is home to a disproportionate number of economically and socially vulnerable populations, including farm workers, immigrants, renters, homeowners facing foreclosure, and people with disabilities.” Many of these vulnerable populations will be seeking to rent, putting great responsibility on property management companies and owners to use non-discriminatory practices.

The California Apartment Association (CAA) is the country’s largest statewide trade association for rental property owners and managers. CAA incorporated in 1941 to serve rental property owners and managers throughout California. CAA represents rental housing owners and professionals who together manage more than 1.5 million rental units. CAA has a local association that services Kern County called CAA-Income Property Association of Kern; the association’s central office is located in Bakersfield.

CAA supports the spirit and intent of all local, state, and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin. When signing up to become a member of the CAA, new

members agree to abide by the following provisions of their Code of Ethics and Code of Equal Housing Opportunity. The Code of Equal Housing Opportunity reads as follows:

- “We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis;
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our resident’s tenancy;
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in steering; and
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.”

CAA provides members with tenant screening services, application forms, and other types of landlord-tenant forms, which if used by CAA members provide legal procedures for processing rental applications and resolving tenant issues. Further, should landlords stay within these guidelines, they will likely avoid committing housing violations.⁶ CAA offers a landlord helpline where landlords can call and speak to an attorney about their responsibilities. Lastly, all members receive a fair housing flyer to post on-site at their properties which states that it is illegal to discriminate based on the protected classes.

When CAA receives complaints about potential fair housing violations, the association provides tenants with information on their rights and then refers them to the California Department of Fair Employment and Housing to file a claim. The executive director of CAA’s Central Valley branch stated that her experience has been that most tenant complaints are about non-CAA members. The director said that these non-CAA members are “mom and pop” shops with little training and are unaware of the laws. For this reason, CAA makes additional efforts to try to reach these smaller operations through outreach events and the landlord helpline.

Research of rental listings in the Kern Plan Jurisdiction revealed that a significant number of rental listings are posted through zillow.com, trulia.com, realtor.com, apartments.com, and craigslist.org. Property management companies and private, nonprofessional sellers alike appear to be using these sites.

CAA offers a Certificate in Residential Management, which requires a course on fair housing law. In addition, the CAA website provides links to the Fair Housing Institute and Fair Housing Network. Members receive *CAA Issue Insight*, an online publication that provides in-depth discussion of fair housing or landlord-tenant issues. The association offers training opportunities across the state and in Modesto. CAA has a landlord helpline open Monday through Friday where landlords can ask questions about landlord-tenant issues and property management; questions can be submitted online or over the phone. CAA provides free forms online to its members, such as rental applications and lease agreements, as well as fair housing information to renters at outreach events.

Advertisement

In June 2015, a review of rental housing advertisements for Kern Plan Jurisdiction was conducted to identify any fair housing impediments. Advertisements were examined for language that explicitly or implicitly indicated that housing would not be made available to persons based on membership in a

⁶ Conversation with CAA Executive Director, Fresno branch, 2/26/15.

protected class or that there would be preferences for or bias against persons belonging to a protected class. No advertisements were found that would indicate unfair housing practices.

Thirty-five rental advertisements were surveyed online across five sources. The following sources were reviewed:

- Zillow.com
- Apartments.com
- Trulia.com
- Realtor.com
- Craigslist.org

Use of Restrictive Covenants

Covenants that restrict the ownership or use of real property based on membership in a protected class are prohibited under state and federal law. Nonetheless, recorded documents with these terms persist.

Today, the California Department of Real Estate reviews Covenants, Conditions, and Restrictions (CC&Rs) for all subdivisions of five or more lots and for condominiums of five or more units. This review is authorized by the Subdivided Lands Act and mandated by the Business and Professions Code, Section 11000. The review includes a wide range of issues, including compliance with fair housing law.

Since 2000, California state law has required that any person or entity providing declarations, deeds, and other governing documents related to the use of real property must place a cover page over the document or a stamp on the first page of the document containing a statement that any restrictive covenants that may appear in the document are null and void and that any person with an interest in the property has the right to request that the language be removed.

Fair Housing Complaints and Enforcement

Patterns of complaints and enforcement are useful to assess the nature and level of potentially unfair or discriminatory housing practices in the private sector. When enforcement practices are consistent and well known, housing industry professionals are incentivized to be aware of and practice fair housing laws. Furthermore, enforcement directly benefits the unfairly treated person and provides them a remedy. Beyond the individual and (potentially) their family benefiting, multiple residents may benefit from an individual's fair housing claim because the claimant property owner/manager is better informed of fair housing laws and, after the claim is brought, may conduct better practices.

Several public and private agencies may receive complaints about unfair housing practices or housing discrimination. At the federal level, the HUD Office of Fair Housing and Equal Opportunity (FHEO) of the US Department of Housing and Urban Development (HUD) receives complaints of housing discrimination. The FHEO will attempt to resolve matters informally. The FHEO conducts an initial investigation of complaints to determine whether they represent a violation of federal law and that there is "reasonable cause" to pursue administrative action in federal court.

At the state level, the California Department of Fair Employment and Housing (DFEH) has a similar role to the FHEO. The DFEH also receives, investigates, attempts to settle, and can take administrative action to prosecute violations of the law. HUD and the DFEH have some overlap in jurisdiction, and depending on the nature of the case, may refer cases to one another. The DFEH is a HUD Fair Housing Assistance Program (FHAP) grantee for California, meaning that it receives funding from HUD to enforce federal fair housing laws in California. While multiple state or local government agencies can be FHAP grantees, the DFEH is the only FHAP grantee in California.

Multiple entities are involved with providing assistance to citizens who face housing discrimination. While HUD and the DFEH mainly process claims, nonprofits offer a variety of services to assist citizens and the private sector, including advocating for those who experience unfair treatment; conducting

outreach to both citizens and landlords; and providing valuable information and resources to citizens and landlords about their rights and responsibilities. Discrimination that occurs in homeownership activities such as mortgage lending is more difficult to detect and therefore enforce. Nonprofits that operate discrimination tests are helpful in identifying when it occurs. Additionally, when acting collaboratively with HUD, the nonprofit fair housing organizations can help bring about claims that help improve the practices of the private sector. Outreach and education can also be used to prevent discrimination in homeownership activities.

US Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity

The DFEH and local agencies enforce both federal and state fair housing laws, whereas the FHEO enforces only federal fair housing laws. The federal Fair Housing Act makes it illegal to discriminate against people in the sale or rental of housing based on race/ethnicity, color, religion, familial status, disability, national origin, and gender. For California agencies, the Fair Employment and Housing Act and the Unruh Civil Rights Act also make it illegal to discriminate based on ancestry, marital status, sexual orientation, source of income, or any other arbitrary forms of discrimination.

HUD has two programs that provide funds to state and local agencies to conduct fair housing activities: the FHAP and the Fair Housing Initiatives Program (FHIP). California Rural Legal Assistance and Fair Housing Council of Central California are two FHIP grant recipients that serve Kern County.

California Department of Fair Housing and Employment

A claim can be filed either by phone or mail with the DFEH. Complaint forms are available online and can be submitted in English or Spanish. After a formal interview, the DFEH may choose to investigate the claim, in which case the entity/individual accused is notified and given the opportunity to resolve the case informally, which it can also do so at any time during the process. The parties are also given the opportunity, free of charge, to participate in dispute resolution or mediation. Once the investigation is complete, the case may be closed due to no violation of law, or if the case has merit, free, mandatory dispute resolution begins. If parties fail to achieve a resolution, the DFEH will file the case in civil court.

Table 1.24 shows that the DFEH processed most of the discrimination cases (82%) in the Kern Plan Jurisdiction. Many reasons could account for this; for example, the case involves California-law specific claims, the agency to first receive the complaint, or staff resources. Also, for comparison purposes, a total of 77 complaints occurred in areas outside the Kern Plan Jurisdiction, including Bakersfield; the DFEH processed 66 complaints, while HUD processed 11 complaints. Roughly 50 percent of the entire County population is in the Kern Plan Jurisdiction (based on ACS 2007-2011). This data shows that discrimination complaints are processed at a much higher rate in the areas outside of the Kern Plan Jurisdiction.

Table 1.24
Fair Housing Cases per Agency

Complaints per Agency	Number	Percentage
HUD	2	18%
DFEH	9	82%
Total	11	100%

Source: U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (HUD), report pulled 6/16/2015; California Department of Fair Housing and Employment (DFEH), public record request 7/20/2015.

Note: 1) HUD and DFEH data includes Kern Plan Jurisdiction geography, which includes the cities of McFarland, Shafter, Arvin, Ridgecrest, Tehachapi, and California City, and the unincorporated areas of the County. Data for Bakersfield was excluded.

2) DFEH data is from July 1, 2012, to June 30, 2015. HUD data is from June 1, 2012, to May 31, 2015.

As shown in **Table 1.25** below, the majority of claims are based on disability discrimination (64%) and the second most common basis is national origin (18%). Based on DFEH statewide reports, this is consistent with state and national trends which also have disability discrimination as the most common, and either race or national origin as second and third.

Table 1.25
Fair Housing Cases by Basis

Basis of Complaint	Number	Percentage
Disability	7	64%
Race	0	0%
Familial Status	0	0%
National Origin	2	18%
Sex	1	9%
Other	1	9%
CA-Specific (retaliation, source of income, pregnancy)	0	0%
Total	11	100%

Source: U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (HUD), report pulled 6/16/2015; California Department of Fair Housing and Employment (DFEH), public record request 7/20/2015.

Note: 1) HUD and DFEH data includes Kern Plan Jurisdiction geography, which includes the cities of McFarland, Shafter, Arvin, Ridgecrest, Tehachapi, and California City, and the unincorporated areas of the County. Data for Bakersfield was excluded.

2) DFEH data is from July 1, 2012, to June 30, 2015. HUD data is from June 1, 2012, to May 31, 2015.

Not counting the cases that are still open, **Table 1.26** shows that the majority of cases were investigated and withdrawn for insufficient evidence. When a case is closed due to “insufficient evidence” this means that the enforcement agency initially found the claim to exhibit a violation of the law, but that after a thorough investigation, not enough evidence was found to prove a violation. While discrimination may have occurred, the evidence is inadequate. Cases that are withdrawn after resolution are withdrawn by the claimant after the two parties have agreed to a solution. In conciliation, HUD is responsible for enforcing the agreement and may put additional requirements on the parties, such as requiring the landlord to complete fair housing training.

Table 1.26
Fair Housing Complaints by Resolution for HUD and DFEH

Outcome	Number	Percentage
Conciliated/Settled	1	9%
Investigated and insufficient evidence	4	36%
Withdrawn after resolution	1	9%
Open	5	45%
Other	0	0%
Total	11	100%

Source: U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (HUD), report pulled 6/16/2015; California Department of Fair Housing and Employment (DFEH), public record request 7/20/2015.

Note: 1) HUD and DFEH data includes Kern Plan Jurisdiction geography, which includes the cities of McFarland, Shafter, Arvin, Ridgecrest, Tehachapi, and California City, and the unincorporated areas of the County. Data for Bakersfield was excluded.

2) DFEH data is from July 1, 2012, to June 30, 2015. HUD data is from June 1, 2012, to May 31, 2015.

Local Enforcement

The County seriously considered the possibility of contracting out for Fair Housing services, but determined that the services could be more effectively provided by in-house staff. The County has staffed the Fair Housing Coordinator position with an individual capable of providing Fair Housing assistance in both English and Spanish and that individual works closely with the local provider of legal assistance to low-income persons. Kern County conducts a variety of education and outreach activities annually, targeting potential victims of discrimination, as well as housing providers. Proactive efforts are made to educate housing providers, working through trade associations such as the Kern County Apartment Association, to reduce discriminatory practices. Multilingual media is available to help minorities and immigrants understand their housing rights.

Fair housing services include:

- **Education Activities:** Provide brochures, posters, presentations to the public, poster/essay contest in the schools, public service announcements, community outreach activities.
- **Hotline Service:** Provide a hotline number (661) 862-5299 both in English and Spanish. Any person who believes they are discriminated against unfairly in the matter of housing issues may call the hotline number. County and City will take calls from people in their respective jurisdiction.
- **Investigation/Testing:** Investigate the validity of a discrimination complaint.
- **Mediation:** Serve as a mediator and offer a resolution to the conflict between two parties. The program is not an enforcement agency, but an impartial third party.
- **Coordination:** Provide connecting links between groups, agencies, individuals, and private enterprises that are involved in fair housing that will enhance the delivery of fair housing services.

Fair housing services include investigations of complaints, interviews, surveys, and document review. These services are provided free of charge to all complainants. While fair housing enforcement services in Kern County are available, investigative processes, including more use of testing, can be strengthened.

A complaint of illegal housing discrimination initiates an investigation to gather facts and supporting evidence. Follow-up interviews and documentation reviews are also performed. Once the investigation is complete and if evidence of discrimination is found, the fair housing agency counsels the complainant on available options, which include:

- **Mediation.** The complainant may want to come to a mediated agreement with the housing provider. This might involve granting a reasonable accommodation to site rules for a person with a disability or renting of a unit previously denied to a complainant on the basis of familial status.
- **Education.** The complainant may wish to require the landlord be educated by attending a fair housing training conducted by the fair housing agency or an outside agency certified to provide fair housing training.
- **Referral to private attorney, HUD, or the DFEH.** If the complaint is egregious, the complainant may wish to pursue the case in court or through a government agency such as HUD or DFEH. Cases often settle out of court with monetary damages awarded to the complainant.

Cases successfully carried to litigation do much more than provide monetary compensation to victims of housing discrimination. Most court settlements are often publicized in local newspapers, thereby educating consumers and other property owners of the consequences of illegal housing discrimination.

Kern County's most recent records show the following number of complaints and those served by counseling or inquiry.

Table 1.27
Fair Housing Complaints, Kern County

Activity	2014/2015
Discrimination counseling	9
Discrimination inquiry	113
Discrimination complaint	1

Source: County of Kern, 2015

The Fair Housing Council of Central California (Council) is a FHIP grant recipient from HUD and serves Kern County residents. The Council provides advocacy and workshops on fair housing issues, including a monthly radio program called "Fair Housing – It's the Law!" on KFCF 88.1 Free Speech Radio. It investigates complaints of fair housing discrimination and predatory lending, offers mediation and counseling, and conducts discrimination testing. The Council's website provides tenants and homebuyers examples of what might be discrimination. While this agency is valuable, it is one agency servicing numerous counties and its resources are spread thin.

Except for the northwest corner of the County north of Bakersfield, the County is in the service area of Greater Bakersfield Legal Assistance (GBLS), not California Rural Legal Assistance as is the case in other areas of the state. The County works closely with GBLA's Fair Housing Law Project. Since GBLA has licensed attorneys in their organization, they can provide assistance where needed of a legal nature that the County cannot. They also have a tester pool to use where testing may be beneficial. The County works closely with them in all cases where the County's evaluation of a concern or complaint indicates the client may benefit from their services. Should the County have a complaint or issue in a location not served by GBLA, the County would coordinate with GBLA and CRLA to provide assistance as may be appropriate in those areas. Information about GBLA's Fair Housing Law Project can be found at the following link: <http://gbla.org/services/housing/fair-housing-law-project/>

Education and Outreach Efforts

Education and outreach are important elements of a fair housing enforcement plan. The County of Kern Fair Housing Program rates outreach as a high priority objective and conducts dozens of outreach efforts every year. Outreach activities can be both formal and informal. Routine outreach efforts include the following:

- Distributing 2,300 English and Spanish brochures throughout the county at the Housing Authority, government offices, group homes, social service agencies, and other locations.
- Providing coloring books to children in attendance at health fairs and education programs at schools.
- Conducting 23 presentations and/or seminars to housing provider groups, the Housing Authority, and protected class groups. The County also worked very closely with the Kern County Apartment Association and the Institute of Real Estate Management.
- Supporting the Bakersfield Association of Realtors in sponsoring the Annual Fair Housing Arts contest held during Fair Housing Month in April since 1985. The County's participation included monetary support, judging of entries, and presentation of awards to winners at the Annual Awards Banquet.
- Maintaining contact and relationships with other social service agencies that serve residents in their jurisdictions is an important factor in reaching those in need of fair housing services. The County of Kern Fair Housing Program maintains close relationships with providers of assisted living facilities, the Housing Authority, and residents of group homes.

Department of Justice

The US Department of Justice also brings fair housing discrimination claims. Its jurisdiction includes cases involving a pattern or practice of housing discrimination. In 2013, the Department of Justice responded to more than 1,200 complaints and because most complaints were outside the department's jurisdiction, it opened 153 new cases for investigation. Forty-three cases were filed for patterns or practice of discrimination, which is higher than the 36 cases filed in 2012 and 41 in 2011. Of those 43 cases, five involved fair lending for home loans and 11 involved rental discrimination on the basis of race, disability, sex, familial status, national origin, or religion.

Advocacy Organizations

Advocacy organizations like the National Fair Housing Alliance (NFHA) have been influential in decreasing fair housing law violations. Their influence can even impact the local level. For example, as a result of NFHA investigations, HUD and NFHA partnered to bring suit against bank-owned properties or REO (real estate-owned) properties. They successfully reached a settlement with Wells Fargo. As part of the settlement, Wells Fargo will invest \$39 million in 45 communities to support homeownership, neighborhood stabilization, property rehabilitation, and housing development. Several of those cities are located in California's Central Valley and hardest-hit foreclosure cities: Bakersfield, Modesto, and Fresno. Wells Fargo also committed to improving its maintenance and marketing practice with REO properties by extending the time that an REO is exclusively available to purchase by owner-occupants or nonprofit organizations. NFHA and HUD have filed suits with several other banks with REO properties. Future settlements could also impact Kern County.

Hate Crimes

According to the 2013 *Hate Crime in California* report, Kern County had 12 events of hate crime reported to authorities. Statewide, hate crime events decreased 7.2% from 930 events in 2012 to 863 in 2013, and filed hate crime complaints have decreased 29.2 percent from 2004 to 2013. Hate crimes with

race, ethnicity, or national origin bias have been consistently the most common type of crime in the last ten years. Hate crimes with sexual orientation bias were reported second and hate crimes with religious bias were the third most common.

Mortgage Lending

Lending practices in the private sector may impact a household's access to housing. A key aspect of fair housing choice is equal access to credit for the purchase of a home. In the past, financial institutions did not always employ fair lending practices. Credit market distortions and other activities such as redlining prevented some groups from having equal access to credit.⁷ This section reviews the lending practices of financial institutions and the access to financing from all households, particularly minority households and those of very low and low incomes.

Community Reinvestment Act

The passage of the Community Reinvestment Act (CRA) in 1977 was designed to improve access to credit for all members of the community. The CRA's purpose is to encourage regulated financial institutions to meet the credit needs of entire communities, including very low- and low-income persons and neighborhoods. It is codified under Title 12 Section 2901 of the United States Code (12 USC § 2901) and implemented by regulations under Title 12, Section 228 of the Code of Federal Regulations (12 CFR § 228). Under the CRA, a lending institution must disclose its lending activity by geographic area and type of lending. The Federal Financial Institutions Examination Council (FFIEC), a federal interagency, coordinates among several federal bodies to conduct an examination of the lending institution's activities. This examination results in a rating based on several factors. Those that have a poor rating may be required to improve community lending practices as a condition of regulatory agency approval for certain activities such as branch openings, acquisitions, and mergers. The CRA has undergone several legislative changes since 1977 and was substantially revised in 2005.

Home Mortgage Disclosure Act (HMDA)

The Home Mortgage Disclosure Act (HMDA), enacted by Congress in 1975 (12 USC §2801) and implemented by the Consumer Financial Protection Bureau under Regulation C (12 CFR § 1003), requires lending institutions to report public loan data. Analyzing this data can reveal patterns of lending by race and location that may indicate discriminatory practices in mortgage lending.

To prepare this analysis, 2,546 records of lender actions were pulled from the 2013 HMDA data set (for calendar year 2013) for Kern Plan Jurisdiction. These lender actions represent lenders' responses to a request from a consumer to obtain a new home loan to purchase a primary residence (owner-occupied).

Some of the records reported in the HMDA data are not useful when attempting to illustrate discriminatory lending patterns because they will not show variations in access to credit to purchase housing. These include loan records for home improvement requests, loans to refinance an existing mortgage, loan requests for purchase of non-owner-occupied dwellings, records of loans sold between lending institutions and records of prepurchase approval requests. In the 2013 HMDA data set for Kern Plan Jurisdiction, the following records were therefore excluded:

- records of home improvement loan requests
- records of refinancing requests

⁷ Redlining is a now illegal and discontinued practice where banks would not extend mortgage credit to purchase homes in certain areas. The banks would use maps wherein these areas were marked with red ink.

- records for purchase of non-owner-occupied homes
- records of loans sold between lending institutions
- records of pre-purchase approval requests

It is also important to note that a single HMDA record represents an individual application for mortgage credit. In the case that an individual borrower makes multiple requests, each request is reported. The HMDA data reflects individual loan requests, not individual borrowers. This makes it impossible to exclude multiple loan requests by an individual borrower.

In Appendix 3, Figure 1 shows the census tracts used to collect HMDA data. The geography of the data includes the unincorporated areas of Kern County, plus Shafter, Ridgecrest, Tehachapi, and California City. This geography is referred to as the Kern Plan Jurisdiction throughout this section.

Mortgage Lenders

Table 1.28 provides a list of the banks with the most branch locations in Kern County and Bakersfield and its CRA rating. The CRA came about to prevent redlining which means to deny or increase banking costs to residents of racially defined neighborhood; and to encourage banks to meet the credit needs of all community members, including those in low- and moderate-income neighborhoods. The rating is based on a number of factors that contribute to whether a bank is providing services to low- and moderate- income residents within the community it serves. The rating is broken down into four categories, with outstanding being the highest rating: outstanding, satisfactory, needs to improve, and substantial noncompliance.

Table 1.28
Top Banks with Branches

Location	Bank	CRA Rating (Exam Year)
Kern County, excluding Bakersfield	Bank of America	Satisfactory (2014)
	Bank of the Sierra	Satisfactory (2014)
	Bank of the West	Satisfactory (2015)
Bakersfield	Bank of America	Satisfactory (2014)
	Wells Fargo	Outstanding (2008)
	Rabobank	Satisfactory (2014)
	Union Bank	Satisfactory (2012)

Source: HMDA 2013, www.consumerfinance.gov/hmda/explore

Home Purchase Lending

Of the 2,546 loan requests, 2,410 (95%) are requests to purchase a home in a structure with one to four units and 137 (5%) are requests to purchase a manufactured home. Of all home loan requests, lenders took the following actions:

- 1,930 (76%) resulted in loan originations (approved and issued loans)
- 346 (13%) applications were approved but not accepted by the applicant⁸
- 271 (11%) applications were denied by the financial institution

⁸ These are records where the lender approved the mortgage application but the applicant did not accept the offer of credit.

Actions that involve loans that do not reach beyond the application submittal phase or preapproval are excluded from this analysis, including: application withdrawn by applicant; file closed for incompleteness; loan purchased by the institution; preapproval request denied by financial institutions; and preapproval request approved by not accepted (optional reporting).

This analysis will group the lending actions described above into applications which resulted in loan origination, applications which were denied, and applications that failed to originate⁹.

Loan Type

The HMDA data set reports the type of loans requested as conventional, Federal Housing Administration insured (FHA-insured), Veterans Administration guaranteed (VA-guaranteed), or Farm Service Agency/Rural Housing Service issued (FSA/RHS).¹⁰ **Table 1.29** summarizes loan types requested by outcome. As shown in the table, FHA-insured loan requests (46%) are the most frequent, followed by conventional loan requests (35%), VA-guaranteed requests (14%) and FSA/RHS requests (5%). When dividing the number of loans originated under each loan type by the total applications received VA-guaranteed loan requests have the highest rate of loan origination (87%), followed by FHA-Insured loans (80%), FA/RHS loans (79%), and conventional loans (74%).

Table 1.29
Loan Request Type by Lending Rate

Loan Type	Applications Received		Loans Originated/Rate		Loans Failed/Rate		Loans Denied/Rate	
	#	%	#	%	#	%	#	%
All loan types	2,546	100%	2,001	79%	153	6%	392	15%
Conventional	903	35%	666	33%	82	54%	155	40%
FHA-Insured	1167	46%	932	47%	55	36%	180	46%
VA-guaranteed	355	14%	308	15%	11	7%	36	9%
FSA/RHS	121	5%	95	5%	5	3%	21	5%

Source: Source: HMDA 2013, www.consumerfinance.gov/hmda/explore

Note: "Loans Failed" includes loan applications approved but not accepted, withdrawn applications, and incomplete files.

Table 1.30 summarizes loan request types by loan applicant race. As shown, 87 percent of loan applicants report race as white and 7% do not provide race. FSA/RHS loans show the highest share of minority (non-white) applicants at 10%. VA-insured loans have the next highest share of minority applicants, followed by conventional and then FHA-insured. For all loan types, a number of records did not report race.

⁹ Applications that fail to originate means that the applicant did not accept the offer provided by the lender.

¹⁰ Insured by the Federal Housing Administration, guaranteed by the federal Veterans Administration, or issued or guaranteed by the federal Farm Service Agency or federal Rural Housing Service, respectively.

Table 1.30
Loan Request Type by Applicant Race

Applicant Race	Conventional		FHA-Insured		VA-Guaranteed		FSA/RHS		Total Applications	
	#	%	#	%	#	%	#	%	#	%
All applications	903	100%	1,167	100%	355	100%	121	100%	2546	100%
American Indian or Alaska Native	11	1.2%	10	0.9%	5	1.4%	5	4.1%	31	1.2%
Asian	24	2.7%	16	1.4%	10	2.8%	1	0.8%	51	2.0%
Black or African American	9	1.0%	26	2.2%	16	4.5%	4	3.3%	55	2.2%
Native Hawaiian or other Pacific Islander	2	0.2%	1	0.1%	0	0.0%	2	1.7%	2	0.2%
Subtotal Minority	46	5.1%	53	4.5%	31	8.7%	12	9.9%	142	5.6%
White	772	85.5%	1049	89.9%	290	81.7%	104	86.0%	2215	87.0%
Race not provided	85	9.4%	65	5.6%	34	9.6%	5	4.1%	189	7.4%

Source: HMDA 2013, www.consumerfinance.gov/hmda/explore

Table 1.31 summarizes loan request types by loan applicant ethnicity. As shown, 28 percent of all loan applicants are Hispanic/Latino. FHA-insured loans have the highest rate of Hispanic/Latino applicants, followed by FSA/RHS, conventional, and VA.

Table 1.31
Loan Type Request by Applicant Ethnicity

Applicant Ethnicity	Conventional		FHA-Insured		VA-Guaranteed		FSA/RHS		Total Applications	
	#	%	#	%	#	%	#	%	#	%
Hispanic/Latino	161	17.8%	461	39.5%	40	11.27%	44	36%	706	27.7%
Not Hispanic/Latino	672	74.4%	649	55.6%	281	79.2%	72	59.5%	1674	65.8%
Ethnicity not provided	70	7.8%	57	4.9%	34	9.6%	5	4.1%	166	6.5%
Total	903	100.0%	1167	100.0%	355	100.0%	121	100.0%	2546	100.0%

Source: HMDA 2013, www.consumerfinance.gov/hmda/explore

Lending Outcomes

As shown in **Table 1.32** below, 7.3 percent of Kern's population in 2010 was minorities.¹¹ Of all 2013 loan applicants, 5.6 percent were minority. Black or African American households represent the largest share of 2010 minority households (3.7%) and the largest share of 2013 minority applicants (2.2%). Asian applicants (2.0%) are the second largest group of applicants.

Table 1.32 shows lending actions and outcomes by race. As shown, 1.8% of Black or African American applications for a mortgage to purchase a primary residence in Kern Plan Jurisdiction result in origination and 3.8% are denied, when the number of applicants is 3.7%. Applications of Asian

¹¹ 2010 US Decennial Census

applicants result in 2.1% origination and 1.8% denial, which is a higher rate of origination than the Black or African American population.

HMDA data includes explanations for denied loans: debt-to-income, employment history, credit history, collateral, insufficient cash, unverifiable information, credit application incomplete, mortgage insurance denied and other. Reasons for loan denial can assist in determining the systematic factors that prevent households from securing home mortgage credit.

Table 1.32
Lending Outcome by Race

Applicant Race	2010 Population		Total Applications		Origination		Denial		Failure	
	#	%	#	%	#	%	#	%	#	%
All Applicants	312,272 (population)	100%	2,546	100.0%	2,001	78.6%	392	15.4%	153	6.0%
American Indian or Alaska Native	5,068	1.6%	31	1.2%	23	1.1%	5	1.3%	3	2.0%
Asian	5,658	1.8%	51	2.0%	43	2.1%	7	1.8%	1	0.7%
Black or African American	11,484	3.7%	55	2.2%	37	1.8%	15	3.8%	3	2.0%
Native Hawaiian or other Pacific Islander	595	0.2%	5	0.2%	4	0.2%	1	0.3%	0	0.0%
Subtotal Minority	22,805	7.3%	406	5.6%	107	5.3%	28	7.1%	7	4.6%
White	213,456	68.4%	2,215	87.0%	1,776	88.8%	310	79.1%	129	84.3%
Race not provided ¹²	76,008	24.4%	189	7.4%	118	5.9%	54	13.8%	17	11.1%

Source: Source: HMDA 2013, www.consumerfinance.gov/hmda/explore

Note: "Loans Failed" includes loan applications approved but not accepted by the applicant.

Table 1.33 shows lending actions by ethnicity. As shown, 41 percent of Kern County Plan Jurisdiction residents reported their ethnicity as Hispanic/Latino in 2010, which is almost one and half times the share of Hispanic/Latino loan applicants in 2013. This suggests that Hispanic/Latino loan applicants are underrepresented in comparison to their share of the population.¹³

Table 1.33 shows that 27.7 percent of mortgage loan applicants were Hispanic/Latino, and 35.5 percent of all loan denials were Hispanic/Latino loan applicants. The proportion of loan applicant denials for Hispanic/Latino applicants was higher than the proportion of Hispanic/Latino loan applicants overall. By comparison, 65.8 percent of all mortgage loan applicants were not Hispanic/Latino, and 54.1 percent of all loan denials were not Hispanic/Latino. The proportion of loan denials for non-Hispanic/Latino applicants was lower than the proportion of non-Hispanic/Latino loan applicants overall.

¹² This number represents "other race" and "two or more races" categories. The 2010 population data was collected differently than this HMDA data, which results in a mismatch of categories in the table.

¹³ An alternative explanation is that the rates of reporting ethnicity for the 2010 US Decennial Census and for HMDA are significantly different.

As mentioned, reason for loan denial is underreported in HMDA data, making it difficult to determine what systematic reasons led to loan denial for Hispanic/Latino applicants. It should be noted that as with race, a significant number of records did not report ethnicity.

Table 1.33
Lending Action Outcome by Ethnicity

Applicant Ethnicity	2010 Population		Total Applications		Origination		Denial		Failure	
	#	%	#	%	#	%	#	%	#	%
Hispanic/Latino	128,096	41.0%	704	27.7%	542	27.1%	139	35.5%	25	16.3%
Not Hispanic/Latino	184,176	59.0%	1,674	65.8%	1,349	67.4%	212	54.1%	113	73.9%
Ethnicity not provided	--	--	166	6.5%	110	5.5%	45	11.5%	11	7.2%
Total¹	312,272	100.0%	2,546	99.9%	2,001	100.0%	392	101.0%	153	97.4%

Source: Source: HMDA 2013, www.consumerfinance.gov/hmda/explore

¹Totals are provided by HMDA data and may not equal to 100.

Note: "Loans Failed" includes loan applications approved but not accepted by applicant.

Subprime and Predatory Lending

The cost of borrowing money to finance the purchase of a house affects affordability in Kern County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market. When interest rates decline, sales increase. The reverse is true when interest rates increase.

During 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.

Additionally, in Kern Plan Jurisdiction, 325 loans or 13 percent of mortgage loans, are higher priced loans. Higher priced loans according to the HMDA are those that have APRs that exceed the average prime offer rate for a comparable transaction by at least 1.5 percent points for the 1st lien loans and 3.5 percent points for subordinate lien loans. Over 93 percent of these higher priced loans were provided to white borrowers; 1.2 percent were black borrowers; 0.3 percent were Asian borrowers; 1.2 percent were Native American or Alaska Native borrowers; and 4 percent were for borrowers who did not specify their race.

Public Policies

Kern County Programs

The County offers several programs that broaden access to housing opportunities.

Kern County Housing Rehabilitation Program

Kern County offers a homeowner rehabilitation program for owner-occupied households that qualify, and provides deferred payment loans of up to \$100,000. Residents can participate through the Kern County Community Development Department. Many of the households receiving loans are very low income.

Mortgage Credit Certificate Program

Kern County offers a Mortgage Credit Certificate Program to increase housing affordability for low-income households. The County's fair share allocation is distributed through California Rural Home Mortgage Finance Authority. Residents can participate through the Kern County Community Development Department.

Building and Planning Practices

Public policies established at the state, regional, and local levels can affect housing development and therefore may have an impact on the range and location of housing choices available to residents. This section discusses the public policies enacted by the County and their potential impacts on housing development. Zoning and housing-related documents (e.g., Housing Elements, previous fair housing assessments, and Consolidated Plans) were reviewed to identify potential impediments to fair housing choice and affordable housing development.

Housing Element

Housing Element Law and Compliance

As part of evaluating potential impediments to fair housing choice and housing development, the County's 2008 and draft 2015-2023 Housing Elements were reviewed. California housing element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community.

California housing element law requires each jurisdiction to:

- Identify adequate sites that will be made available through appropriate zoning and development standards and with the services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels in order to meet the County's regional housing needs.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

Land Use Policies and Practices

Kern County

Zones Allowing Residential Uses

The County's ordinances contain a variety of zoning districts that allow a range of housing opportunities for persons with special needs, including people with disabilities, people requiring transitional housing or emergency shelter, and farm workers. It is County policy to periodically evaluate local zoning laws and policies that may affect fair housing choice.

The following descriptions of each residential zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district.

Under the Zoning Ordinance, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses.

Residential Zones

E: Estate: The E, Estate district is intended for detached, single-family homes at a low density of 4 dwelling units/acre with a minimum lot size of one quarter acre.

R-1: Low Density: The R-1, Low-Density district is intended to allow single-family and multifamily dwellings as well as similar and related compatible uses. The maximum allowed density is 10 dwelling units per acre with a minimum lot size of 6,000 square feet.

R-2: Medium Density: The R-2, Medium-Density district is intended to allow single-family and multifamily dwelling units and similar and related compatible uses. The maximum allowed density is 16 dwelling units per acre with a minimum lot area of 2,722 square feet per dwelling unit.

R-3: High Density: The R-3, High-Density district is intended for single-family, multiple-family, and other types of special needs housing. The maximum allowed density is 29 dwelling units per acre with a minimum lot area of 1,500 square feet.

MP: Mobilehome Park: The Mobilehome Park district is intended to allow manufactured or mobile homes and mobile home parks.

Commercial and Industrial Zones

CO: Commercial Office: The CO, Commercial Office district is intended for residential units above the ground floor and other residential uses are allowed with discretionary review. The minimum lot size is 7,500 square feet.

C-1: Neighborhood Commercial: The C-1, Neighborhood Commercial district is intended for residential units above the ground floor and residential care facilities. Some additional residential uses are allowed with discretionary review. A greater number of residential uses are allowed in C-1 than in CO. The minimum lot size is 7,500 square feet.

C-2: General Commercial: The C-2, General Commercial district is intended for residential units above the ground floor and other housing types for those with special needs including transitional housing and emergency shelters. Some additional residential uses are allowed with discretionary review. The minimum lot size is 7,500 square feet.

CH: Highway Commercial: The CH, Highway Commercial district is intended for limited residential uses including residential units above the ground floor and other housing types for those with special needs including transitional housing and emergency shelters.

M-1: Light Industrial: The M-1, Light Industrial district allows only the residential uses of transitional housing, emergency shelters, and manager/caretaker quarters.

M-2: Medium Industrial: The M-2, Medium Industrial district allows only the residential uses of emergency shelters and manager/caretaker quarters.

M-3: Heavy Industrial: The M-3, Heavy Industrial district allows only the residential use of manager/caretaker quarters.

Other Zones that Allow Residential Uses

A: Exclusive Agriculture: The A, Exclusive Agriculture district is intended for single-family, manufactured or mobile homes, farm labor housing, and residential care facilities. The maximum allowed density is one dwelling unit per 20 acres with a minimum lot size of 20 acres.

A-1: Limited Agriculture: The A-1, Limited Agriculture district is intended for single-family, manufactured or mobile homes, and residential care facilities. The maximum allowed density is one dwelling unit per 2.5 acres with a minimum lot size of 2.5 acres.

RF: Recreation-Forestry: The RF, Recreation-Forestry district is intended for single-family, manufactured or mobile homes, and residential care facilities. The maximum allowed density is one dwelling unit per 5 acres with a minimum lot size of 5 acres.

NR: Natural Resources: The NR, Natural Resources district is intended for manufactured or mobile homes and manager/caretaker quarters. The maximum allowed density is one dwelling unit per 5 acres with a minimum lot size of 5 acres.

FPP: Floodplain Primary: The FPP, Floodplain Primary district allows only the residential uses of single-family and multifamily dwelling units with discretionary review.

Provisions for a Variety of Housing

Permitting different types of housing is essential to providing a full range of housing choices. As discussed above, the County has many zoning districts that permit a variety of housing types, including single-family residential housing, multifamily residential housing, residential accessory dwelling units, manufactured or mobile homes, and residential care facilities. **Table 1.34** shows the housing types permitted in the various zoning districts in Kern County. No significant barriers were identified for any of the housing types listed below.

Table 1.34 Housing Types Permitted by Zoning District

Housing Type	E	R-1	R-2	R-3	MP	CO	C-1	C-2	CH	M-1	M-2	M-3	A	A-1	RF	NR	FPP
Single-Family du	P	P	P	P		C	C	C	C	C	C	C	P ⁴	P ⁴	P ⁴	C	C
Multi-Family du		P	P	P		C	C	C	C								
Manufactured/Mobile Home	P, C ¹	P, C ¹	P, C ²	P, C ²	P	C	C	C	C	C	C	C	P	P	P	P	C
Residential Facility≤6	P	P	P	P			P						P	P	P		
Residential Facility>6				P			P ³										
Community Care Facilities (Transitional Housing)	C	C	C	C		C	C	P					C	C	C		
Rehabilitation Facility	C	C	C	P									C	C	C		
Retirement/ Rest Home	C	C	C	C		C	C	P							C		
Supportive or Transitional Housing	C	C	C	P				P	P	P	C						
Secondary Residential Unit	P	P											P	P	P		
Boarding House			C	P		C	C	C									
Residential Hotel				P		C	C	C									
DU above ground floor						P	P	P	P	C							
Emergency Shelter				C			C	P	P	P	P	C	C	C		C	
Logging Camp															C	C	
Farm Labor Housing for contract employees													P ⁵				
Farm Labor Housing for on-site employees													P	C		C	
Manager, Caretaker, Proprietor Quarters						P	P	P	P	P	P	P				P	

Source: Kern County Zoning Ordinance, December 2012. P = permitted by right; C = conditionally permitted; du = dwelling unit

Notes:

1. A mobile home is permitted by right during the construction of a single-family home. Otherwise, a mobile home requires a conditional permit.
2. Maximum of one manufactured home permitted by right. Mobile homes are conditionally permitted. Up to two manufactured or mobile homes conditionally permitted.
3. Residential facility serving 12 or fewer persons permitted by right.
4. More than one single-family unit allowed by conditional use permit, subject to specific standards.
5. For 12 or fewer employees permitted by right; farm labor housing for more than 12 employees allowed by conditional use permit.

Care Facilities

Sections 5115 and 5116 of the California Welfare and Institutions Code declare that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

Residential care facilities are defined as dwellings where nonmedical care is provided to no fewer than 7 and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities are licensed by the California Department of Social Services, permit no more than two persons per bedroom, and shall be designed so as to be compatible with the residential character of the neighborhood.

The particular conditions or use restrictions for group homes with seven or more persons, as described above, should not have a negative effect on the development or conversion of residences to meet the needs of persons with disabilities or affect the provision of services on-site.

Persons with Disabilities

Both federal Fair Housing Law and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The California Government Code requires localities to analyze potential and actual constraints and to include programs to accommodate housing for disabled persons. Pursuant to federal Fair Housing Law, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or building codes, rules, and policies, practices, and/or procedures.

For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments. The County recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. In 2009, the County adopted Chapter 19.06.035 of the Zoning Ordinance, Reasonable Accommodation. The chapter details the County's reasonable accommodation procedure which provides a process for granting exceptions to zoning and building standards to provide access for those with disabilities.

Emergency Shelters, Transitional, and Supportive Housing

California Senate Bill (SB) 2 (Cedillo, 2007) required jurisdictions to allow emergency shelters without a conditional use permit in at least one zone. SB 2 also required that both transitional and supportive housing types be treated as a residential use and be subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the Zoning Ordinance.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Transitional housing is defined in Section 65582(h) of the Health and Safety Code as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a

predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Section 56682(f) of the Health and Safety Code as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population is defined in Health and Safety Code Section 56682(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Emergency shelters are defined by the County Zoning Ordinance consistent with state law. Emergency shelters are permitted by right in several commercial and manufacturing districts (C-2, CH, M-1, and M-2) and conditionally permitted in several other districts (R-3, C-1, M-3, A, A-1, and NR districts). The Conditional Use Permit requirements for emergency shelters are the same as the requirements for other uses in the zones. The requirements exist to ensure the health, safety, and welfare of the property and residents and therefore do not present any undue constraints.

Pursuant to SB 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The draft Kern County 2015-2023 Housing Element includes a program to allow transitional and supportive housing in all zones that allow residential uses in the same way other residential uses are allowed and remove any constraints to allowing these residential uses per state law.

Permit Processing

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. **Table 1.35** provides typical local development timelines. Shown below are processing times for single-family and multi-family projects.

Single-Family Projects

For single-family dwellings, the time frame for review of a building permit is 4-6 weeks. Conditional Use Permit reviews (when required and with the California Environmental Quality Act (CEQA)) take approximately 5-6 months.

Multifamily Projects

For a multifamily development, the time frame for review of a building permit is approximately 4-6 weeks. Site Plan Review takes approximately seven days. Conditional Use Permit review without CEQA takes approximately 3-4 months. Conditional Use Permit review with CEQA takes approximately 5-6 months.

These time frames are reasonable and similar to the surrounding communities. The County's permit procedures are necessary to ensure proposed projects meet the County's established standards and regulations and do not unduly constrain or delay the development of housing.

Table 1.35
Typical Planning Processing Times

Type of Approval or Permit	Typical Processing Time (Single-Family)	Typical Processing Time (Multifamily)
Ministerial Review	Planning: 1-2 Days Building: 4-6 weeks	Planning: 2-3 Days Building: 4-6 weeks
Conditional Use Permit without CEQA	Single-family allowed by right in residential zones	3-4 months
With CEQA Document (Negative Declaration)	5-6 months	5-6 months
Zone Change without CEQA	3-4 months	3-4 months
With CEQA Document (Negative Declaration)	5-6 months	5-6 months
General Plan Amendment without CEQA	4 months	4 months
With CEQA Document (Negative Declaration)	5-6 months	5-6 months
Site Plan Review	None required	7 Days
Architectural/Design Review	None required	None required

Source: Kern County Planning Department, March 2015

Density Bonus Incentive Program

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. The County's density bonus ordinance, Chapter 19.92 of the Kern County Code of Ordinances, was amended in 2012 to comply with updates to state law (Government Code Section 65915 et seq.). The County offers density incentives for projects which provide desired elements including infrastructure, affordable housing, day care, and clustered development.

A qualifying project may receive one of the following density bonuses:

- 1) A density bonus of up to 20 percent granted to residential projects of five or more units located in the Low-density Residential (R-1), Medium-density Residential (R-2), High-density Residential (R-3), Mobilehome Subdivision (MS), Mobilehome Park (MP), or General Commercial (C-2) districts that provide complete infrastructure improvements, including streets and roads and community water distribution and sewage collection and treatment systems (Section 19.92.020.B of the Kern County Code).
- 2) 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; available to new residential or condominium conversion projects in the Low-density Residential (R-1), Medium-density Residential (R-2), High-density Residential (R-3), Mobilehome Subdivision (MS), Mobilehome Park (MP), or General Commercial (C-2) districts. The applicant may request a waiver of standards as authorized by Section 65915 of the Government Code (Section 19.92.020.C of the Kern County Code).
- 3) A density bonus of 20 percent granted to residential developments of 50 or more units within the Medium-density Residential (R-2), High-density Residential (R-3), Mobilehome Park (MP), or General Commercial (C-2) districts when on-site day care facilities are provided (Section 19.92.020.B of the Kern County Code).
- 4) A density bonus of 10 percent granted to residential developments in conjunction with submittal and approval of a Cluster Plan when development is occurring in the Cluster (CL) Combining District.

Housing Element Policies and Programs

The County continues to support the efforts and actions to eliminate affordable housing barriers identified in its 2008 Housing Element. The 2008 Housing Element identifies affordable housing barriers and outlines the County's plans to eliminate these barriers.

Fair and equal housing opportunity remains an important issue in the County to ensure that all persons, regardless of their status, have the opportunity to find a suitable home. The County's 2008 Housing Element includes the following policies and programs in the ongoing efforts to promote fair and equal housing opportunities.

Equal Housing Opportunity Program

The provision of equal housing opportunities for all persons is an important goal of the 2008 Housing Element. The County will continue to provide assistance regarding equal housing opportunities through its Planning and Community Development Department.

Some of the programs offered are summarized below:

- The County will encourage and facilitate the development of affordable housing by providing increased density incentives through the County's Density Bonus Ordinance. The provisions of this ordinance are intended to comply with California Government Code Sections 65915-65918. The County continues to promote the Density Bonus Program through brochures at the Planning and Community Development Department and on the County's website.
- The County will continue to provide fair housing services to County residents, and take the necessary steps to eliminate any fair housing violations, by fielding complaints through code compliance and referring them to the state, and providing the community with information regarding fair housing through its website, flyers, and community meetings.
- The County will continue to provide tenant referrals received through the Fair Housing Hotline as well as other inquiries to Housing Authority for Housing Choice Vouchers Rental Assistance.

Annual Action Plan

An action plan is a one-year plan to address the community development and low-income housing needs of the county. The 2015-2016 Annual Action Plan includes the following goals to reinforce the County's commitment to removing or reducing barriers to affordable housing over the next five years.

- Increase the supply of low-income affordable housing.
- Preserve existing affordable housing stock.
- Provide housing and services to special needs populations.
- Increase homeownership opportunities.
- Provide funding for public facilities and improvements.
- Promote economic development activities.
- Advancement of fair housing opportunities.

Consolidated Plan

The 2015-16 to 2019-20 Consolidated Plan goals reinforce the County's commitment to removing or reducing barriers to affordable housing over the next five years.

- Increase access to homeownership opportunities for County residents.
- Promote fair housing.

Consolidated Annual Performance and Evaluation Report (CAPER)

The 2013-2014 CAPER reiterates the value the County places on affirmatively furthering fair housing within the community and reports actions taken in support of fair housing.

The County also recognizes and supports the HCD Consolidated Plan and Analysis of Impediments to Fair Housing Choice. According to HCD's 2005-2010 Consolidated Plan, the AI conducted by the state identified four impediments to fair housing:

- 1) Continued differential treatment of minorities, families with children, and handicapped persons when seeking housing and loans for home purchase.
- 2) Lack of affordable housing.
- 3) Difficulty obtaining homeowners insurance for residents of inner cities, regions with earthquake faults, regions with fire hazards, and remote rural areas.
- 4) Local regulatory barriers including zoning and NIMBY-ism (Not in My Back Yard) that hinder the development of affordable housing, multifamily housing, homeless shelters, and residential care facilities.
- 5) Identify actions taken to overcome effects of impediments identified.

Assessment of Fair Housing Practices

County Adherence to the Voluntary Compliance Agreement

On March 26 and 27, 2013, FHEO visited Kern County to review the County's compliance with federal fair housing law. In this review, FHEO made a number of findings. The findings, and Kern County's agreement to resolve them, were memorialized in a Voluntary Compliance Agreement (VCA) dated October 9, 2014. Below is a summary of the VCA's Specific Provisions, and the County's implementation of the Specific Provisions.

- A. Appoint a VCA Administrator to ensure compliance with the VCA.

County Response: The County appointed David Press, Housing Programs Manager, as the VCA Administrator, who was accepted by FHEO.

- B. Include in notices soliciting citizen participation in the development of the Consolidated Plan: a statement that reasonable accommodations will be made available to the disabled; and a TDD/TTY number, or equally effective communication method, for persons with hearing or speech impairments.

County Response: The County revised the standard wording of public notices to meet the requirements of Item B. FHEO approved the revised public notice.

- C. Develop a plan to ensure that all federally funded Kern County multifamily rental projects comply with Section 504 requirements to provide units that are accessible to the physically disabled and those with hearing and speech impairments.

County Response: The County submitted a Section 504 Monitoring Plan, which was approved by FHEO. The Section 504 Monitoring Plan includes the following steps: 1) conduct an on-site evaluation of each HOME-funded multifamily project's compliance with Section 504 by December 31, 2015; 2) develop a transition plan for each project with identified deficiencies within 90 days of the on-site evaluation; 3) request and verify proof of compliance with the transition plan; and 4) verify ongoing compliance with Section 504 in future regularly scheduled annual HOME and NSP site inspections.

- D. Post a Section 504 notification in a highly trafficked area that includes: the name and telephone number of the Section 504 Coordinator; and a statement that Kern County does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities.

County Response: The Section 504 notification has been approved by FHEO and posted.

- E. Perform a Section 504 Self-Evaluation/Needs Assessment and Transition Plan for activities receiving HUD assistance.

County Response: The County performed a Self-Evaluation/Needs Assessment and Transition Plan for activities receiving HUD assistance, which was submitted to FHEO but has not yet been approved. The Section 504 Self-Evaluation included the County Administrative Center at 1115 Truxtun Avenue in Bakersfield, and the County Public Services Building at 2700 M Street in Bakersfield. Specific remediation measures were identified for both properties, with associated cost estimates of \$786,000.

- F. Employ the following mechanisms for Section 504/Equal Employment Opportunity outreach: provide outreach to disabled persons seeking employment; submit an outreach strategy that includes a list of organizations serving the disabled community; provide data on EEO-4 forms with respect to HUD-funded activities; document activities that promote equal employment

opportunities; and provide a mechanism for recording reasonable accommodations by employees and/or applicants.

County Response: The County completed an Equal Employment Opportunity Plan, a distribution list, and contact information, updated EEO-4 forms, and designated an Equal Employment Opportunity Officer who addressed VCA Provision F to the satisfaction of FHEO.

- G. Conduct outreach to persons with Limited English Proficiency (LEP), including: complete an analysis of the need for LEP services, and if the analysis identifies a need, create and implement a Language Access Plan; and expand affirmative outreach to promote opportunities for minorities, particularly Hispanics.

County Response: The County completed a Four Factor Analysis to determine needs for LEP services, and found that improved outreach to LEP populations is needed. In response, the County prepared a Language Access Plan that expands affirmative outreach to promote opportunities for racial minorities and Hispanics. This plan makes arrangements for translation, informal interpretation, collaboration with groups that work with minorities and Hispanics, Spanish language outreach to solicit public participation, and staff training. The Four Factor Analysis and Language Access Plan have been submitted to FHEO but have not yet been approved.

- H. Promote fair housing by submitting to the FHEO: a fair housing strategy containing the volume, frequency, and cost of each proposed activity; an annual fair housing budget and schedule; record-keeping procedures; the name of the responsible official or entity for implementing actions addressing impediments to fair housing identified in the AI; records of fair housing activities identified in the Consolidated Plan; and demographic data on fair housing services beneficiaries.

County Response: The County submitted a response to the FHEO that has not yet been approved. The Fair Housing Strategy has a 12-month budget of \$115,477, and includes plans to:

- Make a minimum 24 fair housing presentations to community groups and providing written fair housing information in English and Spanish;
- Collaborate with the Bakersfield Association of Realtors to promote the annual Fair Housing Arts contest;
- Employ a mobile Fair Housing Office in County areas and coop cities for those who do not have convenient access to the office in Bakersfield; and
- Travel as needed to areas throughout the jurisdiction to investigate fair housing complaints.

The County response also includes reports on fair housing activities and the demographics of beneficiaries. It reports that during the most recent reporting period, the County referred 75 persons in 30 households to the Fair Housing Project of Greater Bakersfield Legal Assistance.

- I. Develop a comprehensive AI document that shall: undertake actions that address VCA issues; include a timetable identifying individuals or departments responsible for accomplishing actions that overcome impediments; present such strategy to the FHEO; and incorporate into the Consolidated Plan by program year 2015-16, including consultation with racial and ethnic minorities and persons with disabilities throughout the public planning/consultation process.

County Response: The County is completing this AI that addresses the VCA issues identified above.

- J. Promote fuller participation by disabled individuals in HOME-funded programs by: ensuring that information regarding availability of accessible units reaches eligible individuals in all HUD-funded multifamily projects; maximizing use of such units by eligible individuals; and distributing accessible units throughout projects and sites in a range of sizes and amenities so as not to limit choice.

County Response: The County developed a strategy to promote fuller participation by disabled individuals in HOME-funded programs. The strategy calls for the County to provide a Fair Housing Facts informational flyer in both English and Spanish to residents in all HOME-assisted rental units. Site managers will be required to contact service organizations for disabled persons in their market area when vacancies in HOME-assisted units occur, and their advertisements will include a specific statement on non-discrimination based on race, color, national origin, religion, sex, familial status, or handicap.

Community Participation

Kern County values citizen input on how well County government serves its residents. The public participation effort for the 2015 AI adhered to the City's Citizen Participation Plan for the FY 2015–2016 to FY 2019–2020 Consolidated Plan and consisted of public hearings before the City Council as described below.

Consultations

Throughout the preparation of the AI, a number of local agencies and organizations were contacted to obtain feedback on housing discrimination complaints and perceptions. To assure the report responded to community concerns, Kern County conducted consultations with local organizations representing all segments of the community and held four public workshops. In addition to the public meetings, the County collected additional data through the use of needs surveys from citizens and organizations and agencies.

Kern 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.

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. The survey as well as a table summarizing the project and funding requests can be found in **Appendix 1**, under Needs Assessment Surveys.

In sum, Kern County gathered input from approximately 40 private and public organizations and agencies.

- Valley Caregiver Resource Center
- Kern River Valley Revitalization
- Kern River Valley Chamber of Commerce
- Inyokern Chamber of Commerce
- Women's Center High Desert
- Caliente School District
- United Resources for Social Change
- Community Connection for Child Care
- Kern Medical Center
- Rexland Acres
- United Way of Kern County
- USDA Rural Development
- Clinica Sierra Vista
- California Veterans Assistance Foundation
- Community Action Partnership of Kern County
- Golden Empire Gleaners, Inc.
- Mojave Foundation
- Kern County General Services
- Kern County Library
- Bakersfield Homeless Center
- Bakersfield ARC
- City of Shafter
- Lost Hills Utility District

Independent Living Center of Kern County
Indian Wells Valley Water District
Kern County Aging & Adult Services Department
Kern County Human Services
Kern County Waste Management
City of Ridgecrest – Economic Development
City of Ridgecrest – Police and Community Together
City of Ridgecrest – Planning Department
City of Ridgecrest – Parks and Recreation Department
Kern Autism Network
Kern County Parks and Recreation Department
North of the River Recreation and Parks District
City of California City
Buttonwillow School District
Boron Community Services District
Center for the Blind and Visually Impaired

Public Workshops

Kern County conducted four public meetings to discuss the Consolidated Plan and AI process and to solicit input from service provider, citizens, and stakeholders on the state of fair housing and possible impediments. Two meetings were held in Bakersfield on October 13, 2014, and February 19, 2015. Two additional meetings were held in Mojave on October 15, 2014, and February 18, 2015. Meeting agendas were made available in Spanish and interpreters were present for any Spanish-speaking participants. The agendas and comments from the meeting can be found in **Appendix 1**.

To gather more input than what was provided at the meetings, from October 28, 2014, to December 3, 2014, a Citizen Survey, which is a less formal version of the Needs Assessment survey, was made available to the public to provide the community with an opportunity to comment and be included in the Consolidated Plan and AI process. In response to the request for comment, nine public responses were received, five of which were from the Eastern Kern communities of California City, Ridgecrest, Tehachapi, and Mojave and four of which were from Kern River Valley communities, including Lake Isabella. Community members were asked to identify up to three priorities in each of the following categories. The top three priorities for each of the categories are presented below. The Citizen Surveys results can be found in **Appendix 1** under Citizens Surveys.

Additionally, staff received phone calls and e-mails from the public regarding the program, which are also included in **Appendix 1** under Public Comments.

Public Review Period

The 2015 Analysis of Impediments was made available for public review for a 14-day period from September 4, 2015, to September 21, 2015. The County published a public notice in the local newspaper on September 4, 2015, informing the community. Copies of the AI were available on the County's website and at the Planning and Community Development Department. Copies were also sent to all county libraries throughout the county and to interested parties. A meeting was scheduled for September 21, 2015 to receive public input. No members of the public attended the meeting. No comments were received during the comment period or at the September 21st meeting.

Public Hearing

On October 6, 2015, a Board of Supervisors public hearing was held to receive input and approve the 2015 Analysis of Impediments to Fair Housing Choice.

Proof of publication and public notice are included in Appendix 1.

Conclusions and Recommendations

The purpose of this analysis is to determine the possible existence of impediments to housing choices based upon race, religion, sex, color, national origin, handicap (disability), or familial status and, where identified, to suggest necessary steps to reduce and/or eliminate such impediments. This section describes those impediments and the corresponding actions identified through the analysis.

To facilitate reporting of accomplishments and the association of planned activities with impediments and actions to address, each impediment and action is identified by a number. Actions are labeled according to the impediment they address. It is important to note that the identification of an impediment does not necessarily identify a deficiency. By identifying the presence of an impediment, this analysis is stating the nature of a problem which the actions to address will serve to mitigate. These may be affirmative actions as much as responses to current conditions.

Please note that state law requires local jurisdictions in California to assess barriers to affordable housing as part of the General Plan Housing Element. Programs to address impediments to fair housing may be addressed through the implementation of the Housing Element.

Affordable Housing

The provision of affordable housing and the support of existing and new affordable housing are critical to assuring that all households have access to quality housing.

Although there are a number of affordable projects within the County, housing affordability in both the ownership and rental sectors of the housing market is still limited. Even with declining home prices offering a median sales price of about \$196,000 in the Kern Plan Jurisdiction and \$165,000 in Kern County as a whole, only a household earning a moderate income would be within reach of affording the median-priced home in these areas. This means households earning less than 80 percent of the median family income commonly overpay to own a home. In fact, as noted earlier in this analysis (see **Table 1.8**), 39.1 percent of occupants in owner and renter units in Unincorporated Kern County are overpaying for housing.

Rental affordability is an issue for persons and families earning extremely low and very low household incomes. The average four-person household in these income categories would have to allocate nearly 50 percent of its income to cover the average costs of a three-bedroom unit in Kern County.

- 1) **Impediment:** Lack of sufficient affordable housing supply.
 - 1.1 **Action:** Continue to provide assistance to preserve existing affordable housing and to create new affordable housing.
 - 1.2 **Action:** Continue to offer regulatory relief and incentives for the development of affordable housing.
 - 1.3 **Action:** Continue to assure the availability of adequate sites for the development of affordable housing.
 - 1.4 **Action:** Continue to pursue available and appropriate state and federal funding sources to support efforts to construct housing that meets the needs of lower-income households.
- 2) **Impediment:** Need for rental subsidy for lower-income households.
 - 2.1 **Action:** Continue to support the Kern Housing Authority's Section 8 Housing Choice Voucher Rental Assistance Program. This will include distribution of program information at the Community Development Division's public counter, periodic meetings with representatives of the Housing Authority to discuss actions the County

can take to coordinate program implementation, and potential creation and maintenance of a link to the Housing Authority's website on the County's website.

Mortgage Lending

The analysis of home mortgage lending patterns revealed that persons reporting as Hispanic/Latino appeared to be less likely to apply for mortgage credit. Because the reasons for lower loan request rates among Hispanic/Latino borrowers are not evident, it is difficult to target programs to correct the impediment. Nevertheless, programs should be designed to reach the Hispanic community and offer technical assistance with the home purchase process.

The analysis also revealed a lack of information on the reason for loan denial. This factor is optional for all lending institutions, except those regulated by the Office of Thrift Supervision. Although it is beyond the jurisdiction of the County, this weakness in federal reporting limits the usefulness of the HMDA data.

The mortgage lending analysis also suggests that those who request mortgage credit to purchase homes in areas that have concentrations of lower-income households are less likely to receive that credit. The general strategy suggested from the analysis: encouragement of lenders to reach out to underrepresented populations, both Hispanic and lower income.

- 3) **Impediment:** Differential rates of mortgage credit requests in the private lending market based on ethnicity.

3.1 **Action:** The County will periodically monitor Home Mortgage Disclosure Act (HMDA) data and report significant trends in mortgage applications by ethnicity.

3.2 **Action:** When selecting lending institutions for contracts and participation in the County's homeownership assistance program, the County may prefer those with a Community Reinvestment Act (CRA) rating of "Outstanding." The County may exclude those with a rating of "Needs to Improve" or "Substantial Noncompliance" according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC).

- 4) **Impediment:** Lower rates of loan origination in the private lending market based on neighborhood income characteristics.

4.1 **Action:** The County will continue to offer and to support home purchase programs targeted to lower-income (low and very low), immigrant, and minority households.

Fair Housing Education and Enforcement

The HUD Office of Fair Housing and Equal Opportunity (FHEO) conducted a review of Kern County's fair housing practices March 26-27, 2013. The FHEO sent a letter to the County dated August 20, 2014, that identified a number of impediments to fair housing in Kern County. These impediments, the County's prescribed action as directed by the Voluntary Compliance Agreement (VCA) and the County's steps take to address each impediment are summarized below.

- 5) **Impediment:** The County's Citizen Participation Plan for Community Development Programs did not describe affirmative actions to encourage participation of racial and ethnic minorities, persons with disabilities, and persons with Limited English Proficiency.

5.1 **Action:** Include in notices soliciting citizen participation in the development of the Consolidated Plan: a statement that reasonable accommodations will be made available to the disabled; and a TDD/TTY number, or equally effective communication method, for persons with hearing or speech impairments.

- 5.2 **County Steps Taken:** The County revised the standard wording of public notices to meet the requirements of Item B. FHEO approved the revised public notice.
- 6) **Impediment:** An on-site review of a HOME-funded 204-unit affordable housing complex revealed that none of the units are designed for permanent accessibility or adaptability. As such, the project does not comply with Section 504 Programmatic Requirements requiring that HOME-funded projects ensure that 5 percent of units are fully accessible to persons with physical disabilities, and that an additional 2 percent of units are accessible for persons with hearing or vision impairments.
- 6.1 **Action:** Develop a plan to ensure that all federally funded Kern County multifamily rental projects comply with Section 504 requirements to provide units that are accessible to the physically disabled and those with hearing and speech impairments.
- 6.2 **County Steps Taken:** The County submitted a Section 504 Monitoring Plan, which was approved by FHEO. The Section 504 Monitoring Plan includes the following steps: 1) conduct an on-site evaluation of each HOME-funded multifamily project's compliance with Section 504 by December 31, 2015; 2) develop a transition plan for each project with identified deficiencies within 90 days of the on-site evaluation; 3) request and verify proof of compliance with the transition plan; and 4) verify ongoing compliance with Section 504 in future regularly scheduled annual HOME and NSP site inspections.
- 7) **Impediment:** An on-site inspection of the County administration building's lobby and counter areas revealed the absence of a poster notifying visitors that the County does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities, on the basis of handicap.
- 7.1 **Action:** Post a Section 504 notification in a highly trafficked area that includes: the name and telephone number of the Section 504 Coordinator; and a statement that Kern County does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities.
- 7.2 **County Steps Taken:** The Section 504 notification has been posted in the foyer of the Public Services Building, not in the lobby or counter area. It is a "highly trafficked area that includes the name and telephone number of the Section 504 Coordinator." FHEO approved the Section 504 notification.
- 8) **Impediment:** The County has not, to date, completed a Section 504 Self-Evaluation of physical accessibility for programmatic and project-specific structures or any subsequent transition plan.
- 8.1 **Action:** Perform a Section 504 Self-Evaluation/Needs Assessment and Transition Plan for activities receiving HUD assistance.
- 8.2 **County Steps Taken:** The County performed a Self-Evaluation/Needs Assessment and Transition Plan for activities receiving HUD assistance, which was submitted to FHEO but has not yet been approved. The Section 504 Self-Evaluation included the County Administrative Center at 1115 Truxtun Avenue in Bakersfield, and the County Public Services Building at 2700 M Street in Bakersfield. Specific remediation measures were identified for both properties, with associated cost estimates of \$786,000.
- 9) **Impediment:** County does not have a documented outreach policy or written procedure to inform qualified persons with disabilities are informed of job opportunities.
- 9.1 **Action:** Employ the following mechanisms for Section 504/Equal Employment Opportunity outreach: provide outreach to disabled persons seeking employment;

submit an outreach strategy that includes a list of organizations serving the disabled community; provide data on EEO-4 forms with respect to HUD-funded activities; document activities that promote equal employment opportunities; and provide a mechanism for recording reasonable accommodations by employees and/or applicants.

- 9.2 **County Steps Taken:** The County completed an Equal Employment Opportunity Plan, a distribution list, and contact information, updated EEO-4 forms, and designated an Equal Employment Opportunity Officer who addressed this VCA provision to the satisfaction of FHEO.

10) **Impediment:** Hispanics and racial minorities are underrepresented with respect to participation in the County's Housing Rehabilitation Program, and marketing activities from 2000 to 2010 contained limited or no information on marketing efforts in languages other than English.

- 10.1 **Action:** Conduct outreach to persons with Limited English Proficiency (LEP), including: complete an analysis of the need for LEP services, and if the analysis identifies a need, create and implement a Language Access Plan; and expand affirmative outreach to promote opportunities for minorities, particularly Hispanics.

- 10.2 **County Steps Taken:** The County completed a Four Factor Analysis to determine needs for LEP services, and found that improved outreach to LEP populations is needed. In response, the County prepared a Language Access Plan that expands affirmative outreach to promote opportunities for racial minorities and Hispanics. This plan makes arrangements for translation, informal interpretation, collaboration with groups that work with minorities and Hispanics, Spanish language outreach to solicit public participation, and staff training. The Four Factor Analysis and Language Access Plan have been submitted to FHEO but have not yet been approved.

11) **Impediment:** County was unable to provide adequate documentation of its countywide fair housing activities to the Office of Fair Housing and Equal Opportunity (FHEO).

- 11.1 **Action:** Promote fair housing by submitting to FHEO: a fair housing strategy containing the volume, frequency, and cost of each proposed activity; an annual fair housing budget and schedule; record-keeping procedures; the name of the responsible official or entity for implementing actions addressing impediments to fair housing identified in the AI; records of fair housing activities identified in the Consolidated Plan; and demographic data on fair housing services beneficiaries.

- 11.2 **County Steps Taken:** The County submitted a response to the FHEO that has not yet been approved. The Fair Housing Strategy has a 12-month budget of \$115,477, and includes plans to:

- Make a minimum 24 fair housing presentations to community groups and providing written fair housing information in English and Spanish;
- Collaborate with the Bakersfield Association of Realtors to promote the annual Fair Housing Arts contest;
- Employ a mobile Fair Housing Office in County areas and coop cities for those who do not have convenient access to the office in Bakersfield; and
- Travel as needed to areas throughout the jurisdiction to investigate fair housing complaints.

The County response also includes reports on fair housing activities and the demographics of beneficiaries. It reports that during the most recent reporting period, the County referred 75 persons in 30 households to the Fair Housing Project of Greater Bakersfield Legal Assistance.

12) **Impediment:** The 2004 Analysis of Impediments did not address a number of essential fair housing issues, including how community participation was solicited.

12.1 **Action:** Develop a comprehensive AI document that shall: undertake actions that address VCA issues; include a timetable identifying individuals or departments responsible for accomplishing actions that overcome impediments; present such strategy to the FHEO; and incorporate into the Consolidated Plan by program year 2015-16, including consultation with racial and ethnic minorities and persons with disabilities throughout the public planning/consultation process.

12.2 **County Steps Taken:** The County is completing this AI to address the VCA issues identified above.

13) **Impediment:** The FHEO on-site inspection of a HOME-funded affordable housing complex indicates that persons with disabilities are underrepresented in projects supported by County-administered HOME funds.

13.1 **Action:** Promote fuller participation by disabled individuals in HOME-funded programs by: ensuring that information regarding availability of accessible units reaches eligible individuals in all HUD-funded multifamily projects; maximizing use of such units by eligible individuals; and distributing accessible units throughout projects and sites in a range of sizes and amenities so as not to limit choice.

13.2 **County Steps Taken:** The County developed a strategy to promote fuller participation by disabled individuals in HOME-funded programs. The strategy calls for the County to provide a Fair Housing Facts informational flyer in both English and Spanish to residents in all HOME-assisted rental units. Site managers will be required to contact service organizations for disabled persons in their market area when vacancies in HOME-assisted units occur, and their advertisements will include a specific statement on non-discrimination based on race, color, national origin, religion, sex, familial status, or handicap.

The County has addressed three of the FHEO and VCA identified impediments to HUD's satisfaction and has made progress in addressing all of the identified impediments. In order for the list of FHEO and VCA identified impediments to be removed as impediments this AI must be submitted to and approved by HUD and all of the other identified impediments must be considered addressed by FHEO.

Appendix 1

Citizen Surveys



County of Kern Planning and Community Development Department Citizen Survey RESULTS

The County of Kern Planning and Community Development Department is conducting a survey to identify community priorities for the expenditure of federal US Department of Housing and Urban Development funds. The survey results will be included in the Fiscal Year 2015-16 through FY 2019- 2020 Consolidated Plan which identifies community needs, goals, and prioritizes for the expenditure of grant funds. Please help us serve your community by completing the survey. Your responses will remain both anonymous and confidential. Please **check** the box in front of each listed community priority below that is important to you or your household (**YOU MAY SELECT UP TO 3 CHOICES IN EACH CATEGORY**). Use the box at the bottom of the page to list any community priorities that you believe should be added to the list.

HOUSING - UP TO 3 CHOICES

3	Affordable rental units
1	Affordable housing available for purchase
2	Purchase assistance for first-time homebuyers
4	Housing for people with special needs
6	Domestic violence/emergency shelters
3	Homeless facilities
5	Help with home repair
0	Foreclosure prevention assistance

HUMAN SERVICES - UP TO 3 CHOICES

2	Food banks/food programs
5	Health services
5	Mental health services
7	Senior services
3	Handicapped services (special needs)
6	Affordable child care
1	Youth services

COMMUNITY APPEARANCE - UP TO 3 CHOICES

3	Abandoned cars and junk in yards/vacant lots
4	Roadside trash and weeds
9	Abandoned/dilapidated homes
0	Commercial vehicles parked in residential neighborhoods
5	Rundown buildings other than homes
4	Business storefronts that need improvement
1	Landscaping/streetscaping

PUBLIC FACILITIES - UP TO 3 CHOICES

2	Park/Recreation facilities
2	Senior centers
2	Community centers/meeting places
1	Youth centers
3	Child care facilities
5	Health facilities
4	Public transportation/bus stops
3	Wheelchair/handicapped accessibility

ECONOMIC/JOB DEVELOPMENT – UP TO 3 CHOICES

1	Business expansion and start-up assistance
7	Incentives for business development
1	Commercial/industrial infrastructure development
0	Access to business capital and loans
5	Small business incubation (nurture business development)
6	Private sector job creation
3	Improve neighborhood access to goods and services

INFRASTRUCTURE - UP TO 3 CHOICES

8	Pave roads in neighborhoods
2	Improve hazardous intersections
1	Widen main roadways
4	Street lights
2	Curbs and gutters
4	Sidewalks
0	Fire hydrants
2	Flood/drainage improvements
1	Water/sewer service hook-up assistance
3	Water/sewer improvements

PUBLIC SAFETY - UP TO 3 CHOICES

6	Gang activities
7	Drug sales in neighborhoods
1	Noise pollution
7	Police presence/protection
3	Safer school bus stops

Write-ins: Sand canyon area need paved emergency exit (Umtali), Senior day care, Meth related Burglars, Pool

For more information or if you require assistance in order to participate in this process or would like survey materials sent to you, please contact PCD, details described below: **AMERICANS WITH DISABILITIES ACT**(Government Code Section 54953.2) Disabled individuals who need special assistance to participate in this process may request assistance at: Kern County Planning and Community Development Department, 2700 M Street, Suite 250, Bakersfield, California 93301, co:

James Golden, Planner II, or Paul Sippel, Planner III, at (661) 862-5020, FAX (661) 862-5052, TTY Relay 1-800-735-2929. Every effort will be made to reasonably accommodate individuals with disabilities by making materials available in alternative formats. Please allow five (5) working days for any special accommodation.

THANK YOU for completing the survey. You may return the survey via Email, drop off to our office personally, or by mail to the office at:

County of Kern Planning and Community Development Department
2700 M Street, Suite 250
Bakersfield, CA 93301

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Consultations

1. What are your organization's current service levels (persons/households per month)?	2. What are the characteristics of the service population (gender/family type/income, other special needs)?	3. What have been the recent changes in service levels or characteristics of the service population?	4. What are the anticipated future changes in service levels or population?	5. What are the factors driving the change?	6. Are there any particular needs or populations that are particularly underserved? If so, why are they underserved?	7. Do you provide services to the homeless? If so, how many in a month? How many in a year?	8. What are the challenges to providing adequate services (quantity or quality) experienced by the agency in the following categories: 8a. Staffing or funding?	8b. Facilities or equipment?	8c. Information or technical skills/knowledge?
California Veterans Assistance Foundation (CVAF) is able to assist approximately 140 persons/households per month. It is only restricted due to serving a specific population (homeless veterans).	We serve veterans that are homeless, at-risk, and low-income. This includes single veterans and veterans with families.	We are seeing a larger number of veterans that served in Iraq and Afghanistan, with families that need services. This is the largest growing cohort of homeless veterans in our community.	We anticipate increasing services with the construction of Park 20 th . We will be able to case manage an additional 25 veterans/families when this housing project opens (anticipated Mid-August).	The Housing Authority and Golden Empire Affordable Housing have developed a 52 unit project in downtown Bakersfield for our low income and homeless population. CVAF is the only specific homeless veteran service provider in Kern County.	Veterans that are not VA eligible are underserved. They are not eligible for HUD VASH vouchers. Soldiers that only served in the National Guard and Reserves are not eligible because they have not served on active military service.	Yes. Approximately 450 homeless veterans/families in a year.	Quantity of case managers. Funding is not available to provide supportive services for some programs that we operate.	We have adequate facilities and equipment.	There are limited services providers that do the same work we do, so info and knowledge on our veteran specific population is limited.
Clinica Sierra Vista has several housing programs that it administers currently: a) Sebastian House Permanent Supportive Housing Program for persons (men, women, children) living with disability (HIV/AIDS). Master leasing project with 6 housing units. The program provides opportunities for the homeless, chronically homeless and families. b) Homeless Most Vulnerable Project - Permanent Supportive Housing Program for 18 (men and women) of the most severely chronically homeless. c) Homeless Most Vulnerable Project II - Permanent Supportive Housing Program for 22 (men and women) of the most severely chronically homeless. (new project). d) Clinica Sierra Vista @ Griffins Gate Transitional Housing Program provides housing for 17 non-chronically homeless men and women (no families).	See answer to Question #1	a) In 2014 the Transitional Housing program had to reduce it's capacity from 24 beds down to 17 do to reduces funding. b) In 2015 the Homeless Most Vulnerable Project II will add 22 additional housing opportunities for the most severely chronically homeless persons.	We anticipate that future service levels and population to remain the same as indicated above.	Factor that drive change is funding levels.	Undocumented homeless persons struggle to access services, often will not meet enrollment/qualifying requirements for documents or residency status.	Yes, all the programs listed above are dedicated to homeless persons. Overall, we provide assistance to approximately 100 homeless persons per year in all of our housing programs.	The cost of providing services year in year out on mostly flat funding is ever challenging as all cost, materials, housing, utilities, staffing continue to go up and up.	The cost of providing services year in year out on mostly flat funding is ever challenging as all cost, materials, housing costs, utilities, staffing continue to go up and up.	It is always challenging to meet all programmatic requirements, to remain abreast of all rules and policies in- particularly those required by Housing and Urban Development and the local CoC.
Community Action Partnership of Kern (CAPK) serves approximately 10,000 persons per month for all CAPK programs. Approximately 2,600 households served per month by CAPK programs.	71% Female and 29% Male; 32% Two-Parent Household; 25% Single-Parent/Female; 25% Other; 16% Single Person; 2% Single Parent/Male; 92% under 125% income (US-HHS Guideline); 43% under age 18; 12% over age 55; Median Family Size is 4 persons w/31% 5+ persons	The CAPK Food Bank has increased its distributions of emergency food supplies throughout the county because of the drought's impact on low-income families. In 2014, 7% of CAPK's Head Start families reported a need for housing assistance.	Anticipated increase in services to unemployed and under-employed residents due to layoffs in the oil industry and agriculture-related businesses.	Increased international production of oil leading to a potential drop in domestic production that adversely impacts Kern County, and continued drought conditions leading to agricultural slowdowns and fallowed farm land.	Rural areas of Kern County have increased transportation costs for service delivery and staffing. There is a shortage of affordable housing in Bakersfield and the rural areas of Kern County.	We are an active participant and dues-paying member of the Kern County Homeless Collaborative. The CAPK Head Start program serves approximately 50-60 homeless children each month. The CAPK Food Bank serves several hundred homeless persons each month. Many of the CAPK Food Bank referrals come through 211 Kern County information services (operated by CAPK).	Volunteer recruitment, training, and scheduling is labor intensive. There is a lack of funding to hire staff needed to case manage clients and to pursue funding opportunities to address the shortage of affordable housing and other supportive services for low-income clients.	Contracts with State and Federal agencies limit our ability to purchase or lease property for long term solutions. Grant funding for economic development, capital improvements, or capacity building, such as trucks for the CAPK Food Bank or facility improvements, is extremely limited. CAPK continuously researches funding opportunities for infrastructure improvements that would increase efficiencies in our service delivery system.	Efficient processing of clients' applications, including data entry, tracking, and evaluation requires updated network connections, customized software, and hardware improvements. High costs associated with central intake, multiple legal limitations on data sharing for potential tracking of results and multiple software needs, and other factors combine to create challenges that impact our multi-faceted service delivery system. As a result, our current ability to collect data on our clients' housing needs and use that information to better serve clients is limited. Bilingual communication (English/Spanish/other) remain a valuable skill in Kern County.

Golden Empre Gleaners: Affiliated Agencies – Serves over 100 churches, missions and shelters. After School – Serves 30 after school and summer programs providing snacks for participating students. Food for Thought – Serves families of school children at over 115 participating schools. Senior Sack – Serves low-income seniors at 24 sites that include churches and community senior centers. Harvest Time Agencies – Serves over 70 government agencies and non-profit organizations that	Other than our food distribution numbers we do not keep demographic information. That information is kept by our referring agencies mentioned in Question #1. Many of them were homeless or very low-income.					In 2014 we distributed 2,490,098 pounds of food (MO. AVG. 219,236lb) enough to help about 200,00 people. Many of them were homeless or very low-income.			
Mojave Foundation serves 4,000 people of Mojave California with 1 full time and 4 part time staff. Our mission is to clean up our small desert town and make Mojave a safe, beautiful, desirable place to live, work and do business.	The official poverty rate of Mojave is 40% according to the 2011 census. We have a fairly equal distribution of Caucasian, African American and Hispanic, however 70% of our adult population does not work. 80% of our children are considered low-income by the State, and receive free/reduced school lunch. Most working-class people in town work at the Mojave Air & Space Port, the School District, Water Department, Edwards AFB, or other small businesses. Finally, 50% of the people arrested in Mojave have been in Mojave for less than 6 months, according to the Kern County Sheriff's Office – underscoring the transient nature of the population.	The arrival of the welfare office in Mojave coincided with the displacement of most of our working-class families, a substantial reduction in property values, and the arrival of most of our low-income residents relying on government services.	We anticipate working-class people to return to Mojave, an increase in property values, and a reduction in overall services offered/needed in Mojave.	There are 2,500 highly paid/highly skilled engineers & fabricators working on the Mojave Air & Space Port – 93% of which live in Lancaster or Tehachapi. Large aerospace companies are bringing an additional 400 jobs to the airport, as well as Golden Queen mine bringing 160 jobs on line in 2015. After a targeted campaign to improve security, increase basic amenities and beautify the community, we expect approximately 30% to live in Mojave – that's 900 workers, plus families – we estimate approximately 50% of our community to be working-class families by 2020.	The underserved community in Mojave is the working-class resident who is victimized by petty crime, home invasions, and chronic encroachment of blight and deterioration.	No. There are homeless who come through Mojave, and sleep in abandoned derelict houses for a few nights, and move on. We feel the homeless would be better served in a larger metropolitan area with greater access to services.	With 70% of my adult population, it is difficult to find qualified labor locally. Most of the people who work in Mojave drive in every day from Lancaster or Tehachapi – I might add that Mojave doubles approximately in size each day due to this phenomenon.	With 70% of my adult population, it is difficult to find qualified labor locally. Most of the people who work in Mojave drive in every day from Lancaster or Tehachapi – I might add that Mojave doubles approximately in size each day due to this phenomenon.	With 70% of my adult population, it is difficult to find qualified labor locally. Most of the people who work in Mojave drive in every day from Lancaster or Tehachapi – I might add that Mojave doubles approximately in size each day due to this phenomenon.
The Center for the Blind and Visually Impaired's (CBVI's) mission is to provide opportunities that will enhance the lives of the blind and visually impaired people of Kern County. CBVI works to greatly improve the quality of life for the blind and visually impaired community by providing empathetic, one-on-one instruction with teachers who understand blindness and its challenges, all at minimal or no cost to the client. Our recreational and peer mentoring programs serves over 180 clients per year and provides the visually impaired with opportunities for interaction and creativity in a comfortable environment where peers can support each other and learn about an array of topics, both educational and motivational. CBVI also provides resources and advocacy for 250+ blind and visually impaired clients and their families each year.	Center for the Blind and Visually Impaired (CBVI) is a 62 year-old nonprofit organization founded in 1954 by a team of volunteers. Today, CBVI is the only educational institute in Kern County that provides very specific yet comprehensive rehabilitation programs for men, women and children who are visually impaired or blind. The Center offers a weekly Recreational and Educational Program, Computer and Assistive Technology Instruction, Adjustment to Vision Loss classes, Braille, Independent Living Skills, and Orientation and Mobility Training (walking with the white cane) to individuals throughout every zip code in Kern County. The Department of Rehabilitation through the State of California has identified that about 1% of the population is blind. Therefore, a minimum of 8,000 people in Kern County are in need of CBVI's services. CBVI's programs provide a multi-faceted evaluation, education, and rehabilitation effort designed to help the severely visually impaired and the blind to adjust to vision loss by developing the skills necessary to function successfully at home, in the community, and in the workplace.	1.) CBVI has a new team of members in place that are fiscally responsible and client centered, the organization has moved its operation to a more central part of Bakersfield, all in an effort to reach more individuals. 2.) CBVI has improved its overall services and now delivers best practice client centered-care. 3.) CBVI has cut overall expenses and salaries to meet yearly projected budget. 4.) The organization will continue to receive funding for fee-for-fee service instruction from the State of California as well as grants, private donations, and organized fundraising activities. 5.) CBVI has engaged in educational campaigns and dialogues to raise awareness regarding blindness and visual impairment.	In the last year, The Center for the Blind and Visually Impaired has developed a strengthened funding relationship with the State of California, in liaison with numerous businesses within the Kern County community to provide support and funds for its weekly Recreational Program, and created partnerships for a streamlined referral process with local eye doctors. The CBVI is now assertively looking to provide services to the newly blinded adults to enhance their ability to live independently and reduce their risk for long term care and dependence on governmental systems. Specifically, orientation and mobility instructors teach independent living skills , orientation and mobility to clients in their own homes. The immediacy of the provision of these services will help the women, men and children increase their skills and abilities for independent living as they deal with visual impairment and/ their new on-set blindness. CBVI is also raising public awareness and debunking myth and deeply seated stigma regarding blindness and visual impairment through educational campaigns, health fairs, lectures and through the use of social media.	The National Health Interview Survey (NHIS) Preliminary Report in 2012 conducted by Cornell University states that 2.2% of persons among all ages in the United States reported a visual disability. Based on these statistics, the estimated number of visually impaired and blind people in Kern County comes out to a staggering 174,553 of its 2013 US Census Bureau Count of 862,124 documented residents, reflecting blind and visually impaired prevalence across all ages, race, economic status, employment and gender. Therefore, CBVI primarily looks to providing training for increased and satisfying options and choices for independent skill, living and eventual employment. In full awareness of these growing statistics, CBVI's core services will include assertively providing education, advocacy, peer counseling, skills training, information and referral to the outlying areas of Bakersfield as well as in its rural communities.	The Center for the Blind and Visually Impaired targets the vulnerable underserved, underinsured, and the uninsured population of the blind and visually impaired community in Kern County. Due to the cultural stereotypes of blindness and visual impairment, agencies that work with this social issue work harder and longer hours to: 1.) educated clients to seek services from CBVI, immediately following a vision loss diagnosis of visual impairment. 2.) address the physical loss of vision by skillfully teaching specialized skills and techniques for continued and optimized independent functioning. 3.) addressing the misconceptions of families and communities and create more positive attitudinal changes with their clients.	No. N/A	Nowhere is the need for highly specialized services more required than in dealing with the consequences of blindness or visual impairment and the many problems attached to it. Unique skills and training programs are highly needed for all staff who work with this population. Both funding and staffing is required to achieve these intensive specialized training and it remains elusive, or hard to come by.	Equipment requires funding as devices and equipment for the blind are highly specialized and technologically defined. This in itself is a challenge as to its costs, availability and timely service delivery. Facilities have likewise been a challenge as CBVI continues to be the sole provider of these services, while accessibility to our services has been received due to a recent move to a more centralized location, access and delivery systems to our services should include satellite office in the outlying areas of Kern County. This would dramatically ease access to services and reduce wait times significantly.	Blind and Visually Impaired rehabilitation professionals need to not only possess in-depth knowledge about client abilities and their environments, but must also be trained fully on how to teach and deal positively with the public attitudes and the challenges this brings. While long existing myths are hard to eliminate, the work must continue along this phase. This requires specifically trained personnel who can use their skills to raise a client's quality of life and further continued independent living skills. Both information or technical knowledge/skills prove to be an ongoing challenge.

U.S.D.A. Rural Development is a very low and low income lender for persons to purchase a home in a rural area. We work with all family sizes.	We work with all genders/family types/income and any special needs	None that we're aware of; Kern County is fairly popular for this program.	Under the new farm bill, the new population limit is 35,000. Once a town has reached this limit, it will become ineligible	Population increase	Unknown	No	Limited resources (staffing)	No	No
Women's Center-High Desert, Inc. provides transitional housing to victims of domestic violence and their children. We have a 52 bed facility with 18 designated beds for transitional housing clients. Our service levels vary from month to month. Our average nightly occupancy is 8 persons.	The characteristics of the population we serve are a majority of women and children, but we also provide shelter for men and their children. We are located in a rural area of eastern Kern County and other available services are limited in our area. Our service area is approximately 2600 square miles. Family type can be either single adults or adults with children. Income can vary but usually we serve families with low incomes. We provide services to all victims regardless of disability, gender, race, sexual preference, or income. We have a designated room for persons with physical disabilities and have had several clients with service animals in our program.	We have seen an increase in clients who have mental health disabilities/concerns. We have also had an increase men needing shelter in our community.	None that we are aware of unless there is a change within the two Military bases located within our service area; Naval Air Warfare Station China Lake and Edwards Air force Base.	The factors that would cause the change would be base closures or increase in active duty personnel stationed at those installations.	All of East Kern County is underserved. Not only the women and children in our communities but in our male population have no option other than our program. We have very limited mental health services in our communities. The average time for a client to get in to see a provider is up to one month. Transportation is also an issue as our bussing system only provides services three times a week (Monday, Wednesday's, and Friday's) and on those days once in the morning and once in the evening. We are two hours away from Bakersfield (Kern County) and one and a half hours away from Lancaster (Los Angeles County). These are the closest cities that our clients can have their medical, mental health, dental, social security, housing, and other needs met if they are not able to receive services in our communities.	All of our clients we provide shelter services to are persons who are homeless due to domestic violence. That is the only population we are funded to serve. There are no homeless shelters in our service area. Again, the closest ones would be in Bakersfield and Lancaster and difficult to access. Last year (January 1, 2014 to December 31, 2014) we provided emergency shelter to 195 clients and transitional shelter to 51 clients (February 1, 2014 to January 31, 2015). We provide motel shelter to homeless individuals and families through motel shelter funding if it is available. We also provide food baskets and household assistance to our homeless population.	The challenges to providing adequate services in the communities we serve would be funding, staffing, and facilities. Increased funding would allow us to expand our staffing and provide increased outreach and transportation to our clients allowing them to access our services and meet their needs.	It would also potentially allow us to build or create a separate housing facility on our property to meet the needs of male victims and their children. Our shelter is an 8500 square foot facility and has eight bedrooms with every two bedrooms being attached by a bathroom. It could be a conflict (emotionally and safety wise) to have a man in one bedroom and a female in another that were attached. It would benefit our communities to have housing available to male clients that was separate from our main facility so that they could fully access all of our services located at the shelter. We currently house male victims in hotels in our area but our funding is very limited and often need to refer clients to the homeless shelters in Bakersfield. The shelters in Bakersfield in turn often have to send female clients to our facility for safety reasons and the fact that their shelter is at capacity. It would be beneficial to have a designated homeless shelter in East Kern County for men, women, and families who are only homeless (not due to domestic violence.)	

Needs Assessment Surveys

TEMPLATE:

Kern County Infrastructure and Planning Needs Survey

Your Name: _____ Organization: _____
Phone: _____ E-mail: _____
Address: _____ City: _____

Public Improvements & Infrastructure Needs {Note: Pages may be duplicated to include multiple projects per "System" Category}.

1. For each type of infrastructure listed below, please provide a brief description of any project or system inadequacies that should be addressed within the next five years (2015-2020). Please indicate the responsible agency for resolving the problems, provide cost estimates, if available, and indicate how much funding will be needed from available CDBG funds as a supplement to other local, state, or federal funds to complete the projects. For guidance in completing the survey, please refer to the examples of responses provided at the beginning of each category.

System	Describe problems or inadequacies with each system	Project Location (city or community)	Total Cost Estimate	CDBG Funds Requested
Streets, Curbs and Gutters, Sidewalks	Describe Problem/inadequacies and Project: Problem: Pedestrian safety especially for school children Project: Laurel Ave. Sidewalk Improvements Agency responsible for implementing the project: River City (Public Works Department)	River City	\$100,000	\$50,000
Streets, Curbs and Gutters, Sidewalks	Describe Problem/inadequacies and Project: Agency responsible for implementing the project:		\$	\$
Water Treatment & System	Describe problem/inadequacies and project: Agency responsible for implementing the project:		\$	\$
Sewer Treatment & System	Describe problem/inadequacies and project: Agency responsible for implementing the project:		\$	\$

System	Describe problems or inadequacies with each system	Project Location (city or community)	Total Cost Estimate	CDBG Funds Requested
Flood & Storm Water Drainage Systems	Describe problem/inadequacies and project: Agency responsible for implementing the project:		\$	\$
Solid Waste Disposal	Describe problem/inadequacies and project: Agency responsible for implementing the project:		\$	\$

Planning Needs

Are you aware of any neighborhood, community or countywide need(s) which require the preparation of a planning study or other planning document within the next five years (2015-2020)? If yes, please describe the scope and purpose of the planning effort(s) and the estimated cost of performing the work with a consultant and any CDBG funds required? Which agency would implement the study?

Describe the Project Study or Plan	Location (city/community)	Total Cost	CDBG Funds Requested
Study Name & Purpose Study Name: River City Downtown Revitalization Plan Study Purpose: To identify and prioritize revitalization projects in downtown River City Agency: River City (Planning Department)	River City	\$140,000	\$50,000
Study Name & Purpose Agency:		\$	\$
Study Name & Purpose Agency:		\$	\$

Accessibility Needs

Please provide information (location, nature of need, project cost and funding gap) for any accessibility projects that remove barriers to the handicapped in your community, such as sidewalk/curb-cut improvements, wheelchair ramps, etc. that should be addressed within the next five years (2015-2020). Please include in your list any accessibility improvement projects in public buildings, neighborhood facilities, community centers, park and recreation facilities, health facilities, streets, etc.

Describe the Project	Location (city/community)	Total Cost	CDBG Funds Requested
Project Name and Purpose: Project: River City Curb Cut Improvements Purpose: To improve accessibility along public rights of way for persons with physical disabilities Agency: River City Public Works Department	River City	\$ 120,000	\$80,000
Project Name and Purpose Agency:		\$	\$
Project Name and Purpose Agency:		\$	\$

Please send your completed survey by December 3, 2014 to: Kern County Survey, Kern County Planning and Community Development Department, 2700 "M" Street, Suite 250; Bakersfield, CA 93301. If you have any questions, please feel free to contact Paul Sippel, Planner III at (661) 862-5029 or James Golden, Planner II, at (661) 862-5130, or you may download and complete the survey on-line at: <http://pcd.kerndsa.com/community-development>

Kern County: Public Service Needs Survey

{Note: Pages may be duplicated to include multiple public service needs}.

Your Name: _____ Organization _____
 Phone: _____ E-mail: _____
 Address: _____ City: _____

New/Expanded Public Service Needs

For organizations which are seeking to provide new services or to expand the services currently provided in the following areas: senior services, services for the handicapped, youth services, transportation services, child care services, health services, substance abuse services, employment training, crime awareness, fair housing counseling, tenant/landlord counseling, crime awareness, etc. For guidance in completing the survey, please refer to the examples of responses provided at the beginning of each category.

- Does your organization plan to increase the level of service or provide new services to any of the above mentioned areas within the next five years (2010-2015)?
☐ No
☐ Yes
- Please describe any new services your organization plans to provide within Kern County within the next five years (2015-2020). Describe the types of service(s), estimated annual number of clients served, and proposed locations served. Also provide an estimate of the annual cost of providing the new service, other funding sources for these services, and any funding gap you may have. Please use the table below.

New or Expanded Public Service Description	Location (city/community)	Estimated New Clients/Year	Estimated Cost of Service & CDBG Funds Requested	List Other Funding Sources
Project Name: River City Graffiti Abatement Program Purpose: To eliminate the blighting effects of graffiti Agency: River City Public Works Department	Low and moderate income neighborhoods in River City	1,250 residents will benefit from public service	Cost : \$40,000/year CDBG Funds: \$30,000/year	City General Funds (\$10,000/year)
Project Name and Purpose Agency:			Cost \$ _____ CDBG Funds \$ _____	
Project Name and Purpose Agency:			Cost \$ _____ CDBG Funds \$ _____	

Please send your completed survey by December 3, 2014 to: Kern County Survey, Kern County Planning and Community Development Department, 2700 "M" Street, Suite 250; Bakersfield, CA 93301. If you have any questions, please feel free to contact Paul Sippel, Planner III at (661) 862-5029 or James Golden, Planner II, at (661) 862-5130, or you may download and complete the survey on-line at:
<http://pcd.kerndsa.com/community-development>

Kern County: Public Facilities and Planning Needs Survey

{Note: Pages may be duplicated to include multiple public facility needs}.

Your Name: _____ Organization _____
 Phone: _____ E-mail: _____
 Address: _____ City: _____

Please answer the following questions if you are requesting CDBG funds for construction, expansion, conversion, rehabilitation, or renovation of senior centers, youth centers, homeless facilities, centers for handicapped, child care centers, park & recreation facilities, health facilities, parking structures, and projects with historic preservation needs. For guidance in completing the survey, please refer to the examples of responses provided at the beginning of each category.

PART I: Existing Public Facility Needs

1. Does your organization rent, lease, or own a public facility in Kern County?

☐ No **If no, please go to Part II.** ☐ Yes

2. Please briefly describe the facility: What services do you provide at the facility? If your facility is inadequate for the services you currently provide, please describe needed improvements, such as space expansion, major repairs, upgrades, etc. Please provide a rough estimate of the cost for the improvements and any gap in financing for the project.

List public facility and the services provided at this facility	Needed Facility Improvements (expansion, upgrades, rehabilitation)	Facility Location (City/Community)	Estimated Total Project Cost	CDBG Funds Requested
Public Facility: River City Senior Center Services Provided: Senior activities and nutrition programs	Rehabilitation of aging facility including replacement of heating and air conditioning unit and bathroom fixtures.	200 River City Blvd. River City	Cost <u>\$ 80,500</u>	<u>\$ 70,000</u>
Public Facility: Services Provided:			Cost \$ _____	\$ _____
Public Facility: Services Provided:			Cost \$ _____	\$ _____

PART II: NEW PUBLIC FACILITY NEEDS

1. Overall, what are the facility needs in your community or service area? Please be as specific as possible, describing potential new construction projects and/or facilities in need of significant repair, the community needs that would be served by the facility, project location, estimated project cost, CDBG funds requested, and other potential funding sources.

Project Description (age, total square feet, and recent upgrades, does project require acquisition, services to be provided at this facility):	Location (City/Community)	Estimated Project Cost	CDBG Funds Requested	List Other Funding Sources
Public Facility: Youth Center (1990 construction, 2050 SF) Services Needed: After school and recreational/academic programs for the youth of River City	River City	Cost : <u>\$350,000</u>	<u>\$ 250,000</u>	\$100,000 in State Recreation Bond Funds
Public Facility: Services Needed:		Cost \$	Gap\$	
Public Facility: Services Needed:		Cost \$	Gap\$	

Part III: Planning Needs

1. Are you aware of any neighborhood, community or countywide need(s) which require the preparation of a planning study or other planning document within the next five years (2015-2020)? If yes, please describe the scope and purpose of the planning effort(s) and the estimated cost of performing the work with a consultant and any CDBG funds required? Which agency would implement the study?

Describe the Project Study or Plan	Location (city/community)	Total Cost	CDBG Funds Requested
Study Name & Purpose Study Name: River City Library Restoration Plan Study Purpose: To identify, prioritize and provide cost estimates for restoration of City Library Agency: River City (Library Department)	River City	\$50,000	\$30,000
Study Name & Purpose Agency:		\$	\$

Part IV. Accessibility Needs

1. Please provide information (location, nature of need, project cost and funding gap) for any accessibility projects that remove barriers to the handicapped in your community, such as sidewalk/curb-cut improvements, wheelchair ramps, etc. that should be addressed within the next five years (2015-2020). Please include in your list any accessibility improvement projects in public buildings, neighborhood facilities, community centers, park and recreation facilities, health facilities, streets, etc.

Describe the Project	Location (city/community)	Total Cost	CDBG Funds Requested
Project Name and Purpose: Project: River City Community Center Handicap Access Improvements Purpose: To improve accessibility to City Community Center for persons with physical disabilities Agency: River City Public Works Department	River City	\$ 30,000	\$30,000
Project Name and Purpose Agency:		\$	\$
Project Name and Purpose Agency:		\$	\$

Part V: Historic Preservation

1. Please describe any historic preservation needs that are not currently being addressed in Kern County. Please describe the project, project location, and a cost estimate for the work (if available) in the table below.

Historic Preservation or Restoration Need	Location (City/Community)	Total Project Cost	CDBG Funds Requested	List Other Funding Sources
Project: River City Library Restoration Project Description: Design and construction of renovation improvements to preserve historic integrity of River City Library built in 1809.	River City	\$1,200,000	\$400,000	\$900,000 Library Foundation Funds
Project Name & Description:				

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Kern County: Economic Development Needs Survey

{Note: Pages may be duplicated to include multiple economic development needs}.

Your Name: _____ Organization _____
Phone: _____ E-mail: _____
Address: _____ City: _____

This survey is to identify potential economic development projects in need of Community Development Block Grant (CDBG) funding assistance over the next five years (2015-2020) to include HUD-eligible commercial-industrial land acquisition/disposition; infrastructure development; building acquisition, construction, and rehabilitation; other improvements; direct financial assistance to for-profits; and micro-enterprise assistance. Please note that CDBG funds are available only for projects that benefit persons of low and moderate income (e.g., jobs created or goods/services made available to low and moderate income neighborhood) or aid in the prevention or elimination of slums or blight. For guidance in completing the survey, please refer to the examples of responses provided at the beginning of each category.

1. Please briefly describe any planned or potential project(s) involving commercial-industrial land acquisition/disposition; building acquisition, construction, and rehabilitation; or other commercial/industrial improvements.

Project Name & Description	Project Location (City)	Estimate of Total Project Cost	Estimate of Requested CDBG Funds	Identify Other Likely Funding Sources
Project Name: City Lot Acquisition Project Description: Acquire and abate eyesore lot in downtown business district as part of plan to eliminate blighting conditions and improve the business climate.	City of Kern	\$200,000	\$ 90,000	Entity
Project Name: Project Description				
Project Name: Project Description				

2. Please briefly describe any planned or potential project(s) involving infrastructure development.

Project Name & Description	Project Location (City)	Estimate of Total Project Cost	Estimate of Requested CDBG Funds	Identify Other Likely Funding Sources
Project Name: City Industrial Park Project Description: Extend sewer line to serve three city-owned parcels, and ABC Industrial committed to develop occupy one parcel and create 90 jobs of which 46 will be available for low and moderate income persons.	City of Kern	\$2,000,000	\$ 600,000	General fund, federal grant, and developer fees.
Project Name: Project Description				
Project Name: Project Description				

3. Please briefly describe any microenterprise or other for-profit business financing needs that could use CDBG funds to expand or grow the business.

Project Name & Description	Project Location (City)	Estimate of Total Project Cost	Estimate of Requested CDBG Funds	Identify Other Likely Funding Sources
Project Name: XYZ Enterprises Project Description: Private small business has need to borrow up to \$50,000 for equipment acquisition for business expansion and to create 5 new jobs, 3 of which will be made available to low and moderate income persons.	Kern Community	\$150,000	\$ 50,000	Bank and equity funds
Project Name: Project Description				

Project Name: Project Description				
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4. Please briefly describe any other potential eligible use of CDBG funds for economic development.

Project Name & Description	Project Location (City)	Estimate of Total Project Cost	Estimate of Requested CDBG Funds	Identify Other Likely Funding Sources
Project Name: Project Description				
Project Name: Project Description				

5. Please describe any projects for which CDBG funds could be used to commission a study, develop a plan, or otherwise support economic development.

Describe the Project Study or Plan	Study Cost	CDBG Funds Requested
Project Name: Project Description		
Project Name: Project Description		

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City	Agency	Description	Total Cost	CDBG Funds Requested
Johannesburg	General Services	Rand Community Building: Remove existing outhouse vault toilets and replace with flush-toilet restrooms. Additionally, provide picnic shelter and tables.	\$680,000	\$680,000
Greenhorn Mountain Park	General Services	Greenhorn Mtn. Park Campground Rehab: Demolish and replace two restroom buildings, two shower buildings, fifty campsites and asphalt roads. Upgrade facilities to ADA compliance with new buildings.	\$2,700,000	\$2,700,000
Tehachapi Mountain Park	General Services	Tehachapi Mtn. Park Group Camp Shower Rehab: Replace existing, damaged shower walls with appropriate material. Shower facility consist of twelve non-accessible stalls with a surface area of approximately 75 sq. ft. Rehab current shower facility to convert to restroom facility and construct new shower facility closer to group camp ground.	\$804,100	\$804,100
Bakersfield	General Services	Jamison Center Bathroom Remodel: Remodel the Children's Restroom at the Jamison Children's Center – C-Wing. Bring existing facilities into current code compliance, including ADA.	\$416,000	\$416,000
Johannesburg	General Services/Parks and Recreation Department	Rand Community Center Parking Lot Rehab: Address problems with block wall surrounding parking structure, ensure ADA access to the building.	\$174,000	\$174,000
Delano	General Services/Parks and Recreation Department	Lake Woollomes Parking Lot and road Paving: Repave parking lot, add curbs and gutters and repair road. Address ADA concerns with parking and access to facility.	\$2,237,000	\$2,237,000
Bakersfield	General Services/Parks and Recreation Department	Parking Lot, Road repair – Camp Okihi: Project will repair and resurface asphalt parking areas and roads in Camp Okihi – bring up to current ADA code.	\$301,000	\$301,000
Rosamond	General Services/Parks and Recreation Department	Rosamond Senior Center Parking Lot Resurface: Parking lot resurface and rehab to ensure safe path of travel for seniors in and out of the facility.	\$260,000	\$260,000

City	Agency	Description	Total Cost	CDBG Funds Requested
Rosamond	General Services/Parks and Recreation Department	Parking Lot, Road Repair – Rosamond Park: Parking lot in need of rehabilitation in order to address safety and access concerns.	\$18,000	\$18,000
Edwards	General Services/Parks and Recreation Department	Parking Lot, Road Repair – North Edwards Park Presently no paved parking, dirt surface only. Need to construct parking with proper infrastructure to meet current code and accessibility.	\$366,000	\$366,000
Bakersfield	General Services/Parks and Recreation Department	Parking Lot, Road Repair – Pioneer Park: Parking lot needs to be repaved and restriped and road repaired. Bring to current code and accessibility.	\$106,000	\$106,000
Arvin	General Services/Parks and Recreation Department	Parking Lot, Road Repair – DiGiorgio Park: Replace parking lot and add curbs and gutters. Bring to current code and address accessibility concerns.	\$280,000	\$280,000
Bakersfield	General Services/Parks and Recreation Department	Parking Lot, Road Repair – Rexland Park: Replace parking lot and add curbs and gutters, bring to current code including accessibility	\$107,000	\$107,000
California City	General Services/Library	Parking Lot Cal City Library: Parking lot is worn down to aggregate creating substructure damage and leading to trips and falls. Rehab will include ADA improvements.	\$209,000	\$209,000
Bakersfield	General Services/Library	Southwest Library Parking Expansion: Paring lot is undersized and will be expanded to include additional public and ADA accessible spaces. Rehab will include additional ADA improvements for ingress and egress.	\$528,000	\$528,000
Bakersfield	General Services/Library	New Circulation Desk – Northeast Library: Replace current circulation desk at the Northeast Branch Library with one that is ADA compliant.	\$22,000	\$22,000
Ridgecrest	General Services/Library	New Circulation Desk – Ridgecrest Library: Replace current circulation desk at the Ridgecrest Branch Library with one that is ADA complaint.	\$17,000	\$17,000

City	Agency	Description	Total Cost	CDBG Funds Requested
Lake Isabella	General Services/Library	New Circulation Desk – Kern River Valley Library: Replace current circulation desk at the Kern River Valley Branch Library with one that is ADA complaint.	\$23,000	\$23,000
Bakersfield	General Services/Library	New Circulation Desk – Beale Library: Replace current circulation desk at the Beale Branch Library with one that is ADA complaint.	\$30,000	\$30,000
Bakersfield	General Services/Library	Replace Doors and Locks at Wilson Library: Replace current main doors with those that are ADA compliant, add security measures for safety.	\$21,000	\$21,000
Bakersfield	General Services/Library	Replace Doors and Locks at Rathbun Library: Replace current main doors with those that are ADA compliant, add security measures for safety.	\$21,000	\$21,000
California City	General Services/Library	Replace Doors and Locks at California City Library: Replace current main doors with those that are ADA compliant, add security measures for safety.	\$21,000	\$21,000
Bakersfield	General Services/Library	Replace Doors and Locks at Holloway-Gonzales Library: Replace current main doors with those that are ADA compliant, add security measures for safety.	\$21,000	\$21,000
Ridgecrest	General Services/Library	Replace Doors and Locks at Ridgecrest Library: Replace current main doors with those that are ADA compliant, add security measures for safety.	\$21,000	\$21,000
Lake Isabella	Kern River Valley Chamber of Commerce	Lake Isabella Business District Revitalization Plan: Pedestrian safety, especially from school children.	Contact Kern County Roads Dept. Plan draft in progress.	
Lake Isabella	Kern County Roads Department	Lake Isabella Business District Revitalization Plan: To provide public safety and reduce crime by installing sidewalks/curbs/gutters, solar down/night sky lighting, revitalizing the appearance to promote and revitalize business growth. Our school children walk to school mostly in areas with no sidewalks.	Contact Kern County Roads Dept. Plan draft in progress.	

City	Agency	Description	Total Cost	CDBG Funds Requested
Bakersfield	Kern County Library	Southwest Branch Library – Paving additional parking spaces: It is our second most used branch and has very limited parking. Frequently patrons have to park access a busy street to park. The library has land that was donated that could be used for parking spaces.	\$250,000	\$250,000
Bakersfield/Rosedale	Kern County Library	New branch for Rosedale residents: A new branch library is needed for the Rosedale area of Bakersfield. There are currently has about 102,000 residents and does not have a branch library in their location.	\$3,500,000 to \$5,000,000	Gap \$3,500,000 to \$5,000,000
Bakersfield	Kern County Library	Baker Branch Library restoration project: The Baker Branch library is an historic and was built in 1915. The last restoration was its exterior in 1991. Currently the paint is Chipping away and exposing bare wood to the elements.	\$250,000	\$250,000
Bakersfield	Bakersfield Homeless Center	Blighted Residential Neighborhood Clean-Up: Clean up illegal dumping and create jobs.	\$116,517	\$95,620
Bakersfield	Bakersfield ARC	MOVE Program for the Disabled: Adult Day Center for the severely physically and developmentally disabled.	\$150,000	Gap \$100,000
Bakersfield	Bakersfield ARC	Employment Training for the Disabled: Improve education and job skill for I/DD Adults	\$100,000	\$50,000
Bakersfield	City of Bakersfield and County of Kern	Redesign Union Avenue island: To accommodate turn lanes for commercial businesses between Planz Road and White Lane.	\$500,000	\$250,000
Unincorporated water service areas of City of Shafter	City of Shafter Public Works Department	Well 15 Arsenic Treatment Pilot Study: City Well No. 15 was drilled in Southwest Shafter to primarily benefit severely disadvantaged communities but it has elevated levels of Arsenic and therefore, cannot be utilized.	\$150,000	\$150,000
Lost Hills	Lost Hills Utility District	1.65 MG Water Distribution System Tank: Tank is beyond useful life and in an altered state of disrepair.	\$1,405,250	\$1,405,250
Lost Hills	Lost Hills Utility District	New Well (water treatment & system): District is in need of a new well to provide firm well capacity. Additionally, water table is dropping at an accelerated state.	\$955,700	\$955,700
Lost Hills	Lost Hills Utility District	New Raw Water Storage Tank (42,000 gallon) at Water Treatment Plant: Additional Detention Time is required for Raw Water Storage	\$86,700	\$86,700

City	Agency	Description	Total Cost	CDBG Funds Requested
Lost Hills Townsite	Lost Hills Utility District	2-Inch Main Replacement (Water Treatment & System): 4-inch pipe (includes appurtenances and tie-ins)	\$34,100	\$34,100
Lost Hills Townsite	Lost Hills Utility District	Iron Pipe Replacement #2, Hwy 45, east of I-5 (Water Treatment & System): Iron pipe have been experiencing colored water problems	\$104,400	\$104,400
Lost Hills	Lost Hills Utility District	Upsize I-5 crossing from 6-inch to 12 or 14 inch: I-5 PIPE crossing has limited capacity that will limit deliveries to the majority of the LHUD service area	\$303,400	\$303,400
Lost Hills Townsite	Lost Hills Utility District	WWTP Waterline Upsize: Current water line to the WWTP is 2-inch which limits the proper maintenance activities.	\$123,800	\$123,800
Lost Hills	Lost Hills Utility District	3.6 Miles of water line replacement: Current water line is numerous leaks. Replacement of the 3-inch water line will dramatically reduce water losses.	\$356,000	\$356,000
Lost Hills Townsite	Lost Hills Utility District	Meter Replacement: All of the LHUD is metered with the older style meters. Installing automated meters for recording would reduce staff time. LHUD has 481 meters.	\$390,000	\$390,000
Lost Hills	Lost Hills Utility District	Reclaim Tank and Pump Station: Current dewatering operation wastes water to an evaporation pond. Installing a reclaim tank and pump station could save approximately 800,000 gallon per year.	\$35,000	\$35,000
Lost Hills Townsite	Lost Hills Utility District	WTP Upgrade/Expansion: Based on current housing demand, the current wastewater treatment plant will need to be upgraded/expanded.	\$3,500,000	\$3,500,000

City	Agency	Description	Total Cost	CDBG Funds Requested
Bakersfield	Independent Living Center of Kern County	OIB Program – Older Individuals Who Are Blind: Program will directly provide services to individuals age 55 and older who are blind and visually impaired. OIB services provided are; low vision training, adaptive equipment/assistive technology, communication skills, independent living skills training, self-advocacy, adjustment/peer counseling, and other services provided by ILCKC. Under the OIB program, services are targeted to assist individuals aged 55 or older who's sever visual impairment makes competitive employment extremely difficult to obtain, but for whom independent living goals are feasible.	\$48,300	\$29,120
Bakersfield	Independent Living Center of Kern County	Program will provide American Sign Language Interpreting Services to businesses, hospitals, agencies, corporations, etc. This fee-for-service will allow businesses to meet their obligation of complying with providing with ASL interpreter under the Americans with Disabilities Act for their customers, clients, patients, etc.	\$40,000	\$20,000
Ridgecrest	Indian Wells Valley Water District	4" Mainline replacements between California and Church Avenues: Undersized pipe that does not meet minimum stands for fire flow.	\$540,000	\$270,000
Ridgecrest	Indian Wells Valley Water District	Sunland to Forest Knoll mainline relocations: Water pipes need to be relocated from inaccessible alleyways to facilitate meter reading and maintenance.	\$600,000	\$300,000
Ridgecrest	Indian Wells Valley Water District	French Street Mainline Replacement: Approximately 70 yr old pipe was part of old Navy base system needs replacement	\$400,000	\$200,000
Bakersfield	Kern County Aging & Adult Services Dept	Inyokern Senior Center: Complete remodel of the kitchen to allow cooking of 150 meals per day. This would include replacement of an industrial stove, and new convection ovens, steam table, tilt skillet, walk-in refrigerator and freezer, replacement of the existing regular refrigerator and freezer and new countertops and flooring.	\$175,000	\$175,000

City	Agency	Description	Total Cost	CDBG Funds Requested
Bakersfield	Kern County Aging & Adult Services Dept	Kern River Valley Senior/Veterans Hall: Replacement of very old walk-in freezer and refrigerator units.	\$50,000	\$45,000
Bakersfield	Kern County Aging & Adult Services Dept	East Bakersfield Richard Prado Senior Center: Demolition and complete build out of walk in refrigerator, including new compressor, needed to accommodate service of 600 plus meals per day. This will provide essential refrigeration staging areas for the program. Replacement flooring for the congregate dining room, hallway and adjoining offices.	\$500,000	\$500,000
Kern River Valley, Shafter, East Bakersfield, Rosamond, Taft	Kern County Aging & Adult Services Dept	Aging & Adult Services Department: Ten replacement and new vehicles for senior meals and wheels program.	\$201,570	\$200,000
Bakersfield	Jamison Children's Center	Need front parking paved, building re-stuccoed and painted, and Sump area removed and improved surfaced for children's play area.		\$100,000
Lamont	Lamont Human Services	Need for landscaping, bathroom remodel to meet ADA requirements.		\$100,000
Bakersfield	Dream Center	Need expansion/enhancements of building for enhanced services provided for Foster Youth.		\$100,000
Bakersfield	Ford City-Taft Heights Sanitation District	Sewer Segment Replacement: Replace deteriorating segments of sewer lines that have cracks, roots, and holes; restore sewer collection system integrity and install new pre-cost concrete sewer manholes midway between terminal manholes. Cost estimate for projects over next five-year period.	\$664,000	
Bakersfield	Ford City-Taft Heights Sanitation District	Install new 48-inch diameter, standard pre-cast concrete sewer manholes in existing sewer main segments. Cost estimate for projects over next five-year period.	\$213,000	
Bakersfield	Kern Sanitation Authority (KSA)	Construction Backup Digester at Kern Sanitation Authority Plant: Construct a backup digester and new gas purifier; demolish two abandoned digesters.	\$3,300,000	

City	Agency	Description	Total Cost	CDBG Funds Requested
Delano	Kern County Waste Management	Pavement reconstruction & overlay at McFarland-Delano recycling & transfer station: Re-surface existing AC pavement with 3" overlay; overlay has longitudinal cracks; add additional AC pad area on working floor.	\$215,000	
Glennville	Kern County Waste Management	Pavement reconstruction & overlay at Glennville recycling & transfer station: Reconstruct portions of the road experiencing severe alligator cracking and overlay entire surface with 3" AC pavement	\$196,000	
Kernville	Kern County Waste Management	Pavement reconstruction & overlay at Kern Valley recycling & transfer station: Reconstruct areas of transfer station pavement experiencing severe alligator cracking and place an AC overlay over entire operational area of transfer station.	\$599,000	
Shafter	Kern County Waste Management	Composting facility at Shafter-Wasco recycling & sanitary landfill: Construct a composting facility to handle and process green waste and food waste.	\$6,200,000	
Bakersfield	Kern County Waste Management	Entrance road improvements at Bakersfield Metropolitan (Bena) Sanitary Landfill: Entrance road improvements include two-lane asphalt overlay, re-compact at damaged areas, shoulder backing, drainage repairs, traffic striping, and replace chain link fencing.	\$1,250,000	
Bakersfield	Kern County Waste Management	Main access road paving at Bakersfield Metropolitan (Bena) Sanitary Landfill: Paving of main access road (2600 linear feet), repair/replace sub-base, and resurface as necessary	\$279,000	
Bakersfield	Kern County Waste Management	Phase 1 drainage improvements at Bakersfield Metropolitan (Bena) Sanitary Landfill: Earthworks and installation of rock slope protection material to construct water conveyance channel.	\$2,025,000	
Bakersfield	Kern County Waste Management	Phase 2A, Module 4 Liner Construction Project at Bakersfield Metropolitan (Bena) Sanitary Landfill: Construct an approved liner system, per regulations.	\$14,165,000	

City	Agency	Description	Total Cost	CDBG Funds Requested
Ridgecrest	Economic Development	Rehabilitation of City Industrial Building: Rehabilitation of City Industrial Building (Matrix) to bring up to current building code. To be utilized as an Economic Development incentive and incubator location resulting in 30-50 jobs	\$300,000	\$125,000
Ridgecrest	Economic Development	Business park lighting and landscape district: Establishment of the City of Ridgecrest Light and Landscape District.	\$50,000	\$30,000
Ridgecrest	Economic Development	City wide industrial and commercial matching grant – rehabilitation program: Establishment of a city wide matching grant/loan program for industrial and commercial business center. 10-30 jobs	\$750,000	\$250,000
Ridgecrest	Economic Development	Dark Fiber: New business relocation to Ridgecrest – Data storage and Processing Center. 10-30 jobs	\$15,000,000	\$100,000
Ridgecrest	Economic Development	Water Blasters Inc.: New Relocated Micro Business need to borrow up to \$50,000 for expansion of existing business and relocation from existing City building.	\$175,000	\$50,000
Ridgecrest	Economic Development	Salvage Metal Detectors: Start-up business; New location and manufacturing equipment. 10-30 jobs	\$750,000	\$150,000
Ridgecrest	Economic Development	Economic Development Literature & Ads: Development of Productivity of Literature and Ad for the City of Ridgecrest	\$125,000	\$60,000
Ridgecrest	Economic Development	Retail Leakage Study: A study to detect level of retail product purchased outside of the City of Ridgecrest	\$35,000	\$30,000
Ridgecrest	Public Works	Streets, Curbs and Gutters, Sidewalks: Deteriorated city streets, missing curb, gutter and sidewalks	+/- \$50,000,000	\$130,000
Ridgecrest	Public Works	Streets, Curbs and Gutters, Sidewalks: Street trench failures, Projects with Drummond and Mahan. Trench failures on both streets.	Drummond +/- \$250,000 Mahan +/- \$100,000	\$130,000
China Lake Naval Base located near Ridgecrest	Public Works	Sewer Treatment & System: Sewer treatment plant is at end of service life and near capacity	+/- \$30,000,-000	\$130,000
Ridgecrest: Citywide throughout city limits	Public Works	Sewer Treatment & System: Remove and replace existing sewer collection and struck lines. Broken lines and root intrusion	Not yet determined	Not yet determined

City	Agency	Description	Total Cost	CDBG Funds Requested
Ridgecrest	Public Works	Flood & Storm Water Drainage Systems: Flash flooding of business & residencies. Bowman channel & detention facilities	n/a	n/a
Ridgecrest	Public Works - Engineering	Pavement Management System Study: To inventory street pavement condition and prioritize construction and maintenance.	\$50,000	\$50,000
Ridgecrest	Public Works - Engineering	Traffic Speed and Count Survey/Study: To update required speed and traffic count studies for law enforcement and city data on traffic volumes	\$80,000	\$80,000
Ridgecrest	Public Works - Engineering	ADA Transition Plan Study: To meet FHWA requirements for federal grants and to inventory and prioritize construction of ADA ramps through a database	\$200,000	\$200,000
Ridgecrest	Public Works - Engineering	ADA Transition Plan Implementation: To begin construction of ADA ramps, sidewalks, driveways in the identified plan	+/- \$1,000,000	\$130,000
Ridgecrest	Police and Community Together (PACT)	PACT Graffiti Task Force: To eliminate graffiti from the community	\$10,000	\$10,000
Ridgecrest	Police and Community Together (PACT)	PACT Child/Adult ID Program: To provide citizens of Ridgecrest with ID cards for children and senior/special needs adults	\$20,000	\$20,000
Ridgecrest	Parks and Recreation	Pinney Pool: Resurface parking lot, resurface pool deck, new shade structures.	\$175,000	\$175,000
Ridgecrest	Parks and Recreation	Kerr McGee Center: Moveable walls, replacement of/rebuilding	\$100,000 to \$300,000	\$100,000 to \$300,000
Ridgecrest	Parks and Recreation	Civic Center Facility: Repair parking lot around complete facility.	\$175,000	\$175,000
Ridgecrest	Parks and Recreation	New Parks Maintenance Facility: Spray foam insulation and heating system	\$50,000	\$50,000
Central Kern County	Kern Autism Network Autism Society	Autism resource & training center, autism disorders training.	\$50,000	\$40,000
Arvin	Kern County Parks and Recreation	Digiorgio Park: Install walking paths, exercise equipment, and lighting	\$250,000	\$250,000
Valley Acres	Kern County Parks and Recreation	Valley Acres Park: Install playground equipment for children aged 5-12	\$170,000	\$170,000

City	Agency	Description	Total Cost	CDBG Funds Requested
Bakersfield	Kern County Parks and Recreation	Potomac Park: Install walking paths, exercise equipment and lighting.	\$200,000	\$200,000
Bakersfield	Kern County Parks and Recreation	Boron Park: Install walking paths, exercise equipment and lighting.	\$200,000	\$200,000
Bakersfield	Kern County Parks and Recreation	Wofford Heights Park: Install walking paths, exercise equipment and lighting.	\$200,000	\$200,000
Lebec	Kern County Parks and Recreation	New neighborhood park	\$8,000,00	\$8,000,00
Glenville	Kern County Parks and Recreation	New neighborhood park	\$8,000,00	\$8,000,00
Bakersfield	Kern County Planning	Off highway vehicle needs/impacts will be addressed through the Planning Department's review of Strategic Plans throughout Kern County as they occur.	unknown	unknown
Oildale	Park and Recreation Services	Rehabilitation of existing aging facility including replacement of restrooms, repurposing of non-operational pool (skate park), renovation of baseball field & picnic shelter.	\$750,000	\$637,500
Oildale	Park and Recreation Services	Remodel of inefficient irrigation system. Add sports lighting to multi purpose field to increase park use & duration	\$550,000	\$467,500
Oildale	Park and Recreation Services	No. Chester medians between east Beardsley Ave & China Grade Loop: Lack of water pressure, utility services & aging of existing infrastructure; plants dying	\$75,000	\$75,000
California City	City of California City	Central Park – Lake: Lake restoration to remove pollution	\$56,500	\$50,000
California City	City of California City	Central Park – Pool: Update pool fences and equipment to meet new codes	\$122,000	\$100,000
California City	City of California City	Central Park accessible path: To create an ADA accessible path @ Central Park	\$95,000	\$80,000
California City	City of California City	Add two ADA compliant bathrooms at Central Park	\$110,000	\$100,000
California City	City of California City	Balsitis Park: Add two ADA compliant bathrooms for accessibility	\$110,000	\$100,000

City	Agency	Description	Total Cost	CDBG Funds Requested
California City	City of California City	Balsitis Park: Add tow ADA parking stalls for accessibility	\$60,000	\$50,000
California City	Senior activities and nutrition program	Senior center: Rehab facility to include ADA drinking fountain, signage, flooring, energy efficient windows	\$125,000	\$100,000
California City	After School Activities and Sports	Strata Center: Rehab of building to include new floor, back boards, cooling and heating units, kitchen lights and security system.	\$350,000	\$300,000
California City	Recreation Act. For families	Borax bill park new bathrooms	\$120,000	\$100,000
California City	California City	Orion dog park new bathrooms	\$120,000	\$110,000
California City	California City	Ramp for PAR 3 Pro Shop	\$30,000	\$30,000
California City	California City	Automatic doors at Police Department and City Hall	\$45,000	\$45,000
California City	California City	East Kern historical museum paved access	\$60,000	\$60,000
California City	California City	Lakeview Mobile Park: Purchase land with damaged home to build a playground and basketball courts to improve living conditions in area	\$150,000	\$150,000
Buttonwillow	Public Works	Pedestrian safety for students. Sidewalks along Hwy 58 in town.	Not provided	Not provided
Buttonwillow	Planning Dept	Clean up along Hwy 58 business in Buttonwillow	Not provided	Not provided
Buttonwillow	Planning Dept	Clean up derelict building in town, safety hazard for students at school	Not provided	Not provided
Boron	County of Kern (Roads Department)	The county has repaired many of the streets throughout the community over the past year, but there are still others in need of major repair, such as James Street	Not provided	Not provided
Boron	Boron Community Services District	The arsenic contaminate levels detected in the groundwater supply do not meet the federal & state standard of 10 ppb; therefore, the District is out of compliance & needs to remedy the situation by installing an arsenic removal plant to treat the water.	Not provided	Not provided

Public Comments

Name	Date of Comment	Nature of Comment	Response from Planning and Community Development Department (PCD)	Public Meetings Attendance
DISTRICT 1				
Marjorie Clack	1/8/15	Ms. Clack inquired by e-mail on behalf of the Kern River Valley Chamber of Commerce regarding RENEWBIZ and CDBG funds for street lighting improvements for communities within Kern River Valley.	Ms. Clack was referred to PCD staff handling the RENEWBIZ program, it was noted that CDBG funds can be used for street lighting in qualifying areas and where funding for operation/maintenance is available. It was noted that formation of a Community Service Area (CSA) could provide for operation/maintenance, and Ms. Clack was referred to Engineering, Surveying and Permit Services for what is necessary to create a CSA.	No
Dora Hernandez	2/18/15	Ms. Hernandez inquired by phone on behalf of Mexican Colony with questions about the CDBG funding cycle/application process; uses of funds for sidewalks, street rehabilitation, community center development, and housing rehabilitation; and what is required to establish a CSA.	Ms. Hernandez was provided information on the CDBG funding cycle/application process; the use of funds for community development purposes; and was referred to Engineering, Surveying and Permit Services for CSA information.	No
Mark Iverson	2/6/15	Mr. Iverson inquired by phone on behalf of the Inyokern Chamber of Commerce regarding possible uses of CDBG funds.	Mr. Iverson was provided with information on the CDBG program.	No
Donna Moreno	2/5/15	Ms. Moreno inquired by phone about the CDBG, HOME, and ESG programs.	Ms. Moreno was provided information on the CDBG, HOME, and ESG programs.	No
Robbin Shive	11/12/14	Ms. Shive inquired by phone and e-mail about CDBG-qualifying areas within Kern River Valley.	Ms. Shive was provided the most current low and moderate income results for select census tracts and block groups in the Kern River Valley.	No
Marcy Holbrook	11/4/14	Ms. Holbrook participated in a PCD community meeting and followed up with questions on behalf of Desert Area Resources and Training regarding the CDBG program	Ms. Holbrook was provided with information on the CDBG program.	Yes
Jean Scaffadi	10/28/14	Ms. Scaffadi inquired by phone on behalf of Women's High Desert Ridgedrest regarding the CDBG and ESG funding/application cycles.	Ms. Scaffadi was provided information on the CDBG and ESG programs.	No
Roy Parris	10/16/14	Mr. Parris participated in a PCD community meeting and inquired by e-mail on behalf of Friends of the Library regarding the Ridgecrest Library service area.	Mr. Parris was provided low/moderate income information regarding the Ridgecrest Library service area.	Yes
Sandra Peters	9/19/14	Ms. Peters inquired by e-mail regarding Inyokern area residents and what might be required to connect them to a municipal water source.	Ms. Peters was asked to provide additional information so that staff could evaluate the proposal.	No
Ruth Carrol	9/16/14	Ms. Carrol inquired by phone on behalf of South Fork School and Community Foundation regarding CDBG programs.	Ms. Carrol was provided information regarding the CDBG program.	No

Name	Date of Comment	Nature of Comment	Response from Planning and Community Development Department (PCD)	Public Meetings Attendance
Richard Lowe	3/24/15	Mr. Lowe inquired by phone on behalf of Kern River Valley Revitalization as to the status of his e-mailed community needs input.	Mr. Lowe was informed that no materials were received by e-mail; however, community meeting minutes containing Mr. Lowe's comments were prepared for inclusion in the Consolidated Plan/Annual Action Plan.	Yes
Richard Lowe	3/31/15	Mr. Lowe e-mailed KernCD Lake Isabella (LI) project ideas and cost estimates: 1) LI Bikeway Feasibility Study, \$150K; 2) LI Boulevard Improvs., \$500K; 3) LI Public Swimming Pool, \$500K; 4) Public Park Exercise Stations, \$250K; and 5) Bob Powers Gateway Preserve Multi-Agency Visitor Center, \$250K - \$750K.	Mr. Lowe was informed of receipt of the e-mail. (Materials received are consistent with and expand upon Mr. Lowe's comments made at the 2/19/2015 Community Input Meeting. See meeting minutes located in Appendix 3 of the Consolidated Plan.)	Yes
Tom Anderson	4/7/15	Mr. Anderson inquired by phone of the eligibility of Bob Powers Gateway Preserve Multi-Agency Visitor Center as a candidate for CDBG funding.	Mr. Anderson was informed that the inability to verify that 51% or more of visitor center (tourism) users are low and moderate income is CDBG ineligible.	No
DISTRICT 2				
Bill Deaver	11/18/14	Mr. Deaver inquired by e-mail on behalf of Deaver-Wiggins to obtain a copy of the CDBG application.	Mr. Deaver was provided the County's web site address for the CDBG application.	No
David Powell	11/4/14	Mr. Powell inquired by phone on behalf of Caliente School District regarding the CDBG program.	Mr. Powell was provided CDBG income qualifying information for the District service area.	No
Sandy Maria	11/3/14	Ms. Maria inquired by phone on behalf of Salvation Army (Tehachapi) regarding the CDBG funding cycle and eligible uses of funds..	Ms. Maria was provided information on the CDBG funding cycle and eligible uses of CDBG funds.	No
Richard Willow	10/14/14	Mr. Willow inquired by phone on behalf of Mountain Meadows Community Services District regarding the CDBG program.	Mr. Willow was provided information on the CDBG program.	No
Dave Russell	10/6/14	Mr. Russell inquired by phone on behalf of East Kern Airport District regarding the use of CDBG funds.	Mr. Russell was provided information on the CDBG program.	No
Jeanie	10/29/14	Ms. Jeanie inquired by phone on behalf of Caliente School District regarding the Needs Assessment Survey.	Ms. Jeanie was provided information on the nature and purpose of the survey.	No
Damita Goodall	10/15/14	Ms. Goodall inquired by letter regarding programs under Title I of the Housing and Community Development Act, as amended.	Ms. Goodall was provided an application for direct program assistance.	No
DISTRICT 3				
Zainah Salahud-din Rechima Dean Sonia Jeffrey	10/8/14	Mmes. Salahud-din, Dean, and Jeffrey, representing United Resources for Social Change, Inc., met with PCD staff regarding the use of CDBG funds for development of child care and related services.	Mmes. Salahud-din, Dean, and Jeffrey were provided information regarding the CDBG program.	No
Sherril Nelson	11/13/14	Ms. Nelson inquired by phone on behalf of Community Connection for Child Care regarding the County's Needs Assessment Survey.	Ms. Nelson was encouraged to complete a Needs Assessment Survey as part of the County's five-year Consolidated Plan.	No

Name	Date of Comment	Nature of Comment	Response from Planning and Community Development Department (PCD)	Public Meetings Attendance
DISTRICT 4				
Amanda	10/6/14	Ms. Amanda inquired by phone on behalf of Lebec County Water District regarding the use of CDBG funds.	Ms. Amanda was provided low/moderate income data for the District's service area.	No
DISTRICT 5				
Jared Leavitt	11/6/14	Mr. Leavitt inquired by phone on behalf of Kern Medical Center and the use of CDBG funds for several capital improvement projects.	Mr. Leavitt was provided information on the CDBG program.	No
Maggie Cushine	10/29/14	Ms. Cushine inquired by phone on behalf of the Bakersfield Boys and Girls Club regarding the CDBG program.	Ms. Cushine was provided information on the CDBG program.	No
Dan Cronquist	10/29/14	Mr. Cronquist inquired by phone on behalf of Lamont Public Utilities District regarding the process to submit an application for CDBG funds.	Mr. Cronquist was provided information on the CDBG program including access to the application.	No
Marvin Dean	9/16/14	Mr. Dean inquired by phone of the CDBG application process and the NSP1 and NSP3 programs.	Mr. Dean was provided information regarding upcoming community meetings and the CDBG application process, and achievements of the NSP1 and NSP3 programs were discussed.	No
Mary Soliz	10/29/14	Ms. Soliz inquired by phone on behalf of a Rexland Acres group regarding the Needs Assessment Survey.	Ms. Soliz was provided information regarding the types of infrastructure improvements that CDBG can fund.	No
COUNTYWIDE				
Louis Medina	11/3/14	Mr. Medina inquired by phone on behalf of Community Action Partners of Kern regarding the resubmittal of an application.	Mr. Medina was provided guidance on resubmittal of an application from a prior year.	No
Rick Smith	10/15/14	Mr. Smith inquired by phone on behalf of Pathway Family Services regarding the CDBG program.	Mr. Smith was provided information on the CDBG program.	No
Aryan Hedri	10/14/14	Mr. Hedri inquired by phone on behalf of Clean Energy Solutions, Inc., regarding the CDBG program.	Mr. Hedri was provided information on the CDBG program.	No
Chuck Jehle Lorraine Williams	10/7/14	Mr. Jehle and Ms. Williams inquired by phone on behalf of Mission Community Services Corporation regarding the CDBG application process including local policy regarding Public Services use of funds.	Mr. Jehle and Ms. Williams were provided information on the County's Entitlement Jurisdiction and local policy regarding Public Services use of funds.	No
Jill Eglund	10/29/14	Ms. Eglund inquired by phone on behalf of United Way of Kern County regarding the Needs Assessment Survey, infrastructure and planning, food policy, homelessness needs, and the need for a Food System Assessment.	Ms. Eglund was provide information on the Consolidated Plan/Action Plan processes and the CDBG program.	No

Public Meeting Notices, Agendas, and Minutes

COMMUNITY MEETINGS
COUNTY OF KERN
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Kern County Planning and Community Development Department (PCD) invites all residents, non-profit agencies, and special districts of unincorporated Kern County and the cities of California City, Ridgecrest, Shafter, and Tehachapi to participate in one or more community meetings to be held in the month of October 2014. Meeting participants will have the opportunity to discuss housing and community development needs that may affect their communities. In preparation for the County's upcoming **FY 2015-16 Annual Action Plan**, information concerning the following U.S. Department of Housing and Urban Development programs, which principally benefit low and moderate income persons, will also be provided:

- **Community Development Block Grant Program** - provides grant and loan funds to improve living environments, expand economic opportunities, and develop decent housing (approximately \$4.6 million for FY 2015-16)
- **HOME Investment Partnerships Program** - provides loan and grant funds to improve the availability, accessibility, and affordability of decent housing (approximately \$1.4 million for FY 2015-16)
- **Emergency Solutions Grant Program** - provides grants for services and emergency shelters for the homeless, including homelessness prevention and rapid re-housing. Matching funds are required. (approximately \$387,000 for FY 2015-16)

Eligible Projects: Examples of projects which may be eligible for these federal funds include: handicap accessibility improvements; owner-occupied housing rehabilitation; affordable rental housing construction/rehabilitation; parks and recreation facilities; drainage improvements; curbs and gutters; water and sewer improvements; streets; emergency shelters; and business development and job creation activities. Application and eligibility information is available at www.co.kern.ca.us/cd/ and will be available at the community meetings.

SCHEDULE OF MEETINGS
(All meetings to begin at 6:00 p.m.)

<u>Bakersfield</u> Monday October 13, 2014 Public Services Building 2700 "M" Street Bakersfield, CA 93301	<u>Mojave</u> Wednesday October 15, 2014 Mojave Veterans Building 15580 O Street Mojave, CA 93501
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For more information or if you require Spanish translation, sign language interpreter, or visual aids in order to participate in these meetings or would like application materials sent to you, please contact PCD, contact detail described below:

AMERICANS WITH DISABILITIES ACT
(Government Code Section 54953.2)

Disabled individuals who need special assistance to attend or participate in a meeting of the Kern County Planning and Community Development Department may request assistance at:

Kern County Planning and Community Development Department
2700 M Street, Suite 250
Bakersfield, California 93301
James Golden, Planner II, or Paul Sippel, Planner III, at (661) 862-5020
FAX (661) 862-5052
TTY Relay 1-800-735-2929

Every effort will be made to reasonably accommodate individuals with disabilities by making meeting materials available in alternative formats. Requests for assistance should be made five (5) working days in advance whenever possible.

**NOTICE OF COMMUNITY MEETINGS
COUNTY OF KERN
COMMUNITY DEVELOPMENT PROGRAMS**



The County of Kern Planning and Community Development Department will be conducting two (2) community meetings during which residents, public and non-profit agencies, and others will be asked to provide input on the availability and affordability of decent housing; the need for public facilities and infrastructure improvements; the need for new/expanded public services; the need for public assistance for business development/expansion and job creation; programs and services for the homeless and for non-homeless persons with special needs; and planning for Community Development Programs.

Community Meeting Schedule

Wednesday, February 18, 2015

Mojave Veterans Hall: 15580 O Street, Mojave, CA
Time: 6:00 p.m. - 7:30 p.m.

Thursday, February 19, 2015

Public Services Building: 2700 M Street, Bakersfield, CA
Time: 6:00 p.m.- 7:30 p.m.

Identification of community needs is essential to the completion of the County's FY 2015-16 through FY 2019-20 Consolidated Plan (Con Plan) for Community Development Programs and the Annual Action Plan for FY 2015-16 (Action Plan). Both Plans cover the unincorporated areas of the county and the cities of California City, Ridgecrest, Shafter, and Tehachapi and are required for the County to continue receiving program funds from the U.S. Department of Housing and Urban Development (HUD) for community development projects that principally benefit persons with low and moderate incomes. These HUD programs and their approximate funding levels for FY 2015-16 include:

- COMMUNITY DEVELOPMENT BLOCK GRANT – (Estimated Entitlement- \$4.6 million)
- HOME INVESTMENT PARTNERSHIPS – (Estimated Entitlement- \$1.4 million)
- EMERGENCY SOLUTIONS GRANT – (Estimated Entitlement- \$387,000)

Any questions can be directed to Community Development Planner at:
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California 93301
(661) 862-5050 - Telephone
(661) 862-5052 - Fax
(800) 735-2929 - TTY Relay for persons with hearing impairment

NOTE: Disabled individuals who need special assistance to attend or participate in this meeting may request assistance at the Community and Economic Development Department or by calling Linda Mc Neely, (661) 862-5037. Every effort will be made to reasonably accommodate individuals with disabilities by making meeting materials available in alternative formats. Requests for assistance should be made at least three (3) working days in advance whenever possible.

COMMUNITY MEETING AGENDA
County of Kern Planning and Community Development Department
FY 2015-16 ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT PROGRAMS
Public Services Building—Bakersfield, October 13, 2014, 6:00 p.m.
Mojave Veterans Hall—Mojave, October 15, 2014, 6:00 p.m.

- I. INTRODUCTIONS AND OPENING COMMENTS**
- II. OVERVIEW/PURPOSE OF MEETINGS/COUNTY'S PERFORMANCE**
- III. PROGRAMS ADMINISTERED BY THE COUNTY OF KERN PLANNING COMMUNITY DEVELOPMENT DEPARTMENT FOR FY 2015-16**
 - A. Community Development Block Grant Program (CDBG)
 - 1. National Objective Compliance
 - 2. Eligible Activities
 - 3. Estimated Funding Amount
 - B. Home Investment Partnership Program (HOME)
 - 1. HOME Programs
 - 2. Estimated Funding Amount
 - C. Emergency Solutions Grant Program (ESG)
 - 1. ESG Programs
 - 2. Estimated Funding Amount
- IV. FIVE YEAR CONSOLIDATED PLAN (FY 2015-16 through FY 2019-20)/
FY 2015-16 ANNUAL ACTION PLAN**
 - A. Purpose of Plans
 - B. Annual Action Plan Schedule
- V. INFORMATION AVAILABLE**
- VI. PUBLIC COMMENTS/QUESTIONS**

No meeting occurred for lack of attendance.

ÓRDEN DE LA JUNTA
EL PLAN DE ACCIÓN (FY 2015-2016)
PARA PROGRAMAS DE DESARROLLO COMMUNITARIO

- I. INTRODUCCIONES Y COMENTARIOS**
- II. EL PROPÓSITO DEL REUNIÓN/LA EFECTIVIDAD DEL CONDADO EN REALIZAR LOS PROGRAMAS**
- III. LOS PROGRAMAS ADMINISTRADOS POR EL DEPARTAMENTO DE DESARROLLO ECONÓMICO y COMUNIDAD DEL CONDADO DE KERN PARA FY 2015-2016**
 - A. Bloque de Fondos Para Desarrollo Comunitario (CDBG)
 - 1. El objetivo nacional
 - 2. Las actividades elegibles
 - 3. La estimada financiación
 - B. Asociación de Inversiones de Vivienda (HOME)
 - 1. Programas de Vivienda
 - 2. La estimada financiación
 - C. Fondos para Albergues de Emergencia (ESG)
 - 1. Programas de ESG
 - 2. La estimada financiación
 - D. Programas de Desarrollo Económico
 - 1. Programas
 - 2. La estimada financiación
- IV. EL PLAN CONSOLIDADO DE CINCO AÑOS Y EL PLAN DE ACCIÓN ANNUAL**
 - A. El propósito del Plan Consolidado
 - B. La Programa Anual De Plan De Acción
- V. INFORMACIÓN DISPONIBLE**
- VI. COMMENTARIOS PUBLICOS / PREGUNTAS**

COMMUNITY MEETING MINUTES
County of Kern Planning and Community Development Department
FY 2015-16 ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT PROGRAMS
Public Services Building—Bakersfield
October 13, 2014, 6:00 p.m.

Attendees: None

Staff: David Press, James Golden, Paul Sippel

- I. INTRODUCTIONS AND OPENING COMMENTS**
- II. OVERVIEW/PURPOSE OF MEETINGS/COUNTY'S PERFORMANCE**
- III. PROGRAMS ADMINISTERED BY THE COUNTY OF KERN PLANNING
COMMUNITY DEVELOPMENT DEPARTMENT FOR FY 2015-16**
 - A. Community Development Block Grant Program (CDBG)
 - 1. National Objective Compliance
 - 2. Eligible Activities
 - 3. Estimated Funding Amount
 - B. Home Investment Partnership Program (HOME)
 - 1. HOME Programs
 - 2. Estimated Funding Amount
 - C. Emergency Solutions Grant Program (ESG)
 - 1. ESG Programs
 - 2. Estimated Funding Amount
- IV. FIVE YEAR CONSOLIDATED PLAN (FY 2015-16 through FY 2019-20)/
FY 2015-16 ANNUAL ACTION PLAN**
 - A. Purpose of Plans
 - B. Annual Action Plan Schedule
- V. INFORMATION AVAILABLE**
- VI. PUBLIC COMMENTS/QUESTIONS**

No meeting occurred for lack of attendance.

COMMUNITY MEETING MINUTES
County of Kern Planning and Community Development Department
FY 2015-16 ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT PROGRAMS
Mojave Veterans Hall—Mojave
October 15, 2014, 6:00 p.m.

Attendees: Marcy Holbrook, Roy Parris
Staff: David Press, James Golden, Paul Sippel

I. INTRODUCTIONS AND OPENING COMMENTS

Meeting began 6:04 p.m. and all persons present were introduced.

II. OVERVIEW/PURPOSE OF MEETINGS/COUNTY'S PERFORMANCE

Introductory comments were made for the FY 2015-16 Annual Action Plan

**III. PROGRAMS ADMINISTERED BY THE COUNTY OF KERN PLANNING
COMMUNITY DEVELOPMENT DEPARTMENT FOR FY 2015-16**

Staff presented the Community Development Block Grant (CDBG), HOME Investment Partnerships, and Emergency Solutions Grants (ESG) programs; the annual cycle of planning and reporting; low and moderate income areas within the County's jurisdiction; basic qualifications and eligibility criteria; examples of projects completed; and other program specific details.

**IV. FIVE YEAR CONSOLIDATED PLAN (FY 2015-16 through FY 2019-20)/
FY 2015-16 ANNUAL ACTION PLAN**

Copies of the current Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report were briefly described and were available for review.

V. INFORMATION AVAILABLE

A variety of printed informational items were made available to attendees for the taking.

VI. PUBLIC COMMENTS/QUESTIONS

Ms. Holbrook, 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.

Mr. Parris, Friends of the Ridgecrest Branch Library, a nonprofit group of volunteers supporting Kern County libraries inquired as to the availability of CDBG funds for facility improvements that would lead to the expansion of the Ridgecrest Library.



COUNTY OF KERN FY 2015-20 CONSOLIDATED PLAN/ FY 2015-16 ANNUAL ACTION PLAN

Community Input Meetings - Agenda

February 18, 2015, Mojave Veterans Hall
February 19, 2015, Bakersfield Public Services Building

WELCOME & INTRODUCTIONS

- Elected Official or Representatives
- Planning and Community Development
- You – What are your specific interests? Who do you represent? What questions do you have?

THE CONSOLIDATED PLAN & ANNUAL ACTION PLAN - BACKGROUND AND OVERVIEW

- What is the purpose of the meeting?
- What is required to be included in the plan?
- When does it need to be submitted? To whom?
- Why is it important to develop a strategic plan?
- What is the application process?
- What is the current national context for HUD CDP programs?
- What are HUD's priorities?
- What is the impact on local jurisdictions?

COMMUNITY CONVERSATION

Structured Discussion and Feedback

- Exercise: Identifying Needs, Establishing Community Priorities
- Next Steps





CONDADO DE KERN

2015-20 PLAN CONSOLIDADO / PLAN ACCIÓN ANUAL DEL AÑO FISCAL 2015-16

Reuniones Comunitarias - Agenda

Febrero 18, 2015, Mojave Veterans Hall
Febrero 19, 2015, Bakersfield Public Services Building

INTRODUCCION Y BIENVENIDA

- Representantes
- Departamento de Planificación y Desarrollo Comunitario
- Usted – ¿Qué intereses tiene? ¿Qué grupo representa? ¿Qué preguntas tiene?

PLAN CONSOLIDADO Y PLAN DE ACCION ANUAL- BASE DE CONOCIMIENTO Y VISION GENERAL

- ¿Cuál es el propósito de la reunión?
- ¿Cuáles son los requisitos del plan?
- ¿Cuándo es la fecha de entrega? A qué agencia?
- ¿Porqué es importante desarrollar un plan estratégico?
- ¿Cuál es el proceso de solicitudes?
- ¿Cuál es el contexto nacional para programas de Desarrollo y Planificación Urbana?
- ¿Cuáles son las prioridades del Departamento de Vivienda y Desarrollo Urbano?
- ¿Cuál es el impacto local?

DISCUSION COMUNITARIA

Discusión Estructurada y Reacción

- Ejercicio: Estableciendo Prioridades de la Comunidad
- Próximos Pasos



Consolidated Plan/Annual Action Plan

Notes from Community Input Meetings

February 18 and 19, 2015

N O T E S

Mojave Veterans Hall (Mojave)

Attendees included Valley Caregiver Resource Center and a private citizen who identified a number of needs/issues where they would like to see funds spent including...

1. Senior day care for eastern County communities.
2. More bus service.
3. Day care for children (Mojave)
4. Better medical, e.g., enhanced clinic (Residents must travel to Kern Medical Center/Antelope Valley Hospital; Boron residents must travel no less than an hour for medical services.)
5. Affordable high speed Internet access.
6. Homeless services (Rosamond)
7. Pedestrian safety, e.g., marked cross walk(s) along Rosamond Blvd. between United St. and 15th St. West, Rosamond)
8. Address dilapidated homes, e.g., demolition, in Boron.
9. Boron Senior Center has need of improvement.
10. More youth activities to counter gang influences (Mojave and Rosamond)
11. Community image, e.g., trash, (Metro Bakersfield)

Meeting began at 6:05 p.m. and ended about 7:20 p.m. Five County staff conducted/facilitated the meeting.

County of Kern Public Services Building (Bakersfield)

Attendee included a representative of Kern River Valley Revitalization who identified a number of needs/issues where the organization would like to see funds spent including...

1. Build Class 1 bike bath around the lake
2. Rehabilitate and provide energy efficiency measures for mobile home units
3. Develop more affordable housing for low and moderate income persons
4. Provide more home rehabilitation (repair) and accessibility for disabled
5. Improve community appearance: abandoned/dilapidated homes, storefronts, streetscaping
6. Add more police presence
7. Address methamphetamine-user-related burglaries
8. Provide for safer schools: bullying issue
9. Aid tourism industry
10. Provide incentives for business development (business webinar training not effective)
11. Develop small business incubator (Kern Economic Development Corporation)
12. Need more private sector job creation
13. Compliance with dark skies ordinances (e.g., streetlights, etc.)
14. Pave unpaved neighborhood roads
15. Improve food banks/food programs by adding cold/frozen foods
16. Expand senior services
17. Provide more affordable child care
18. Coordinate bus services to better match signed bus stops
19. Add recreation facilities to include exercise stations, bike facilities, and a swimming pool
20. Provide flood/drainage improvements

Meeting began at 6:03 p.m. and ended about 7:20 p.m. Five County staff (including one available to provide Spanish translation) attended. Attendees also included two representatives of Michael Baker International consulting.

MINUTES
KERN COUNTY
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CONSOLIDATED PLAN FY 2015-16 THROUGH FY 2019-20 AND
FY 2015-16 ANNUAL ACTION PLAN
PUBLIC MEETING

April 27, 2015

Attendees: None

Staff: James Golden, David Press, Jess Torres, Paul Sippel

- I Introductions and Opening Comments
- II Purpose of the Meeting
- III Citizen Participation Process for Action Plan and Consolidated Plan
 - a. Public Hearing before Board of Supervisors- May 12, 2015 @ 2:00 p.m.
- IV Consolidated Plan and Action Plan Development and Available Funding
 - Community Development Block Grant Program (CDBG) - \$4,098,233
 - Prior Year CDBG Funds - \$981,947
 - Home Investment Partnership Program (HOME) - \$1,220,727
 - Emergency Solutions Grant Program (ESG) - \$414,889
 - CDBG Program Income - \$160,000
 - HOME Program Income- \$350,000

Total Program funds Identified for FY 2011-12= **\$7,225,796**
- V Review of Proposed Projects and Activities for FY 2015-16
- VI Comments Regarding County Performance
 - a. Implementation of Action Plan
 - b. Compliance with Consolidated Plan

No meeting occurred for lack of attendance.

PUBLIC NOTICE

COUNTY OF KERN Analysis of Impediments to Fair Housing Choice FY 2015 – 2016 through FY 2019 – 2020

On **October 6, 2015** the County of Kern Board of Supervisors will conduct a Public Hearing to consider approval of the County's Analysis of Impediments to Fair Housing Choice for Kern County and the Cities of California City, Ridgecrest, Shafter, and Tehachapi (Analysis) as updated in August 2015. The Analysis and periodic updates are required by the United States Department of Housing and Urban Development (HUD) as a condition of the County's participation in the following federal grant programs:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) – This grant is used to develop suitable living environments and expand economic opportunities principally for persons of low or moderate income.

HOME INVESTMENT PARTNERSHIPS (HOME) – This grant is used to increase the number of low or moderate income families provided with decent, safe, sanitary, and affordable housing through acquisition, new construction, and rehabilitation.

EMERGENCY SOLUTIONS GRANT (ESG) – This grant can be used to provide a wide range of services and support to those who are homeless or at imminent risk of homelessness under five program components: Street Outreach, Emergency Shelter, Rapid Re-housing, Homelessness Prevention, and the Homeless Management Information System.

The Draft Analysis, as updated August 2015, will be available for public review and comment on or after September 4, 2015. The updated Analysis will be the subject of a **Public Meeting to be conducted by the County's Planning and Community Development Department on Monday September 21, 2015 at 6:00 p.m., at the address below:**

County Public Services Building
First Floor Meeting Room
2700 "M" Street
Bakersfield, California



Spanish speaking staff will be available at this meeting.

A Public Hearing before the County Board of Supervisors will be held on Tuesday October 6, 2015 at 2:00 p.m. or thereafter, at the address below. The Board of Supervisors will be asked to approve the updated Analysis immediately following this public hearing, and to authorize the submission of the Analysis to HUD.

The public hearing is currently scheduled for:

Location: Board of Supervisors Chambers
County Administrative Center
1115 Truxtun Avenue, First Floor
Bakersfield, California 93301

Date: **October 6, 2015**
Time: 2:00 P. M. or thereafter



Comments and/or questions prior to the public hearing concerning the Analysis can be directed to David Press, Housing Programs Manager at:

Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California 93301
Phone: (661) 862-5050
Facsimile: (661) 862-5052
TTY Relay: (800) 732-2929

The Board of Supervisors Chamber and the First Floor Meeting Room are accessible to persons with disabilities. Disabled

individuals who need special assistance to attend or participate in a meeting of the Board of Supervisors may request assistance at the Clerk of the Board of Supervisors, Fifth Floor, 1115 Truxtun Avenue, Bakersfield, California or by calling (661) 868-3585 or via TTY Relay: (800) 732-2929. To request special assistance for the Public Meeting, contact David Press as indicated above.

Every effort will be made to reasonably accommodate individuals with disabilities by making meeting material available in alternative formats. Requests for assistance should be made five (5) working days in advance of a meeting whenever possible.

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 250
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
Fax: (661) 862-8601 TTY Relay 1-800-735-2929
Email: planning@co.kern.ca.us
Web Address: <http://pcd.kerndsa.com/>



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Planning
Community Development
Administrative Operations

September 1, 2015

Christine Lollar, Homeless Project Manager
Kern County Homeless Collaborative
C/O United Way of Kern County
5405 Stockdale Highway, Suite 200
Bakersfield, CA 93309

RE: County of Kern Analysis of Impediments to Fair Housing Choice – FY 2015 - 2016 through
FY 2019 - 2020 – Public Draft

Dear Ms. Lollar:

Enclosed is a copy of the Public Notice for the referenced draft Analysis of Impediments to Fair Housing Choice (AI). The draft AI will be available for public review no later than September 4, 2015 and is available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>. You are invited to review and comment on the prepared draft.

The Board of Supervisors will be asked to approve the AI at a public hearing scheduled for **Tuesday, October 6, 2015**. Comments and/or questions regarding the draft AI may be made prior to the public hearing to:

David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California 93301

Subsequent to a Board approval, the AI will be submitted to the US Department of Housing and Urban Development.

If you have any questions, please call David Press at (661) 862-5020.

Sincerely,

A handwritten signature in black ink, reading "Lorelei H. Oviatt".

Lorelei H. Oviatt, AICP
Director

Enclosures

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 250
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
Fax: (661) 862-8601 TTY Relay 1-800-735-2929
Email: planning@co.kern.ca.us
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**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Planning
Community Development
Administrative Operations

September 1, 2015

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

RE: County of Kern Analysis of Impediments to Fair Housing Choice – FY 2015 - 2016 through
FY 2019 - 2020 – Public Draft

Dear Mr. Pelz:

Enclosed is a copy of the Public Notice for the referenced draft Analysis of Impediments to Fair Housing Choice (AI). The draft AI will be available for public review no later than September 4, 2015 and is available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>. You are invited to review and comment on the prepared draft.

The Board of Supervisors will be asked to approve the AI at a public hearing scheduled for **Tuesday, October 6, 2015**. Comments and/or questions regarding the draft AI may be made prior to the public hearing to:

David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California 93301

Subsequent to a Board approval, the AI will be submitted to the US Department of Housing and Urban Development.

If you have any questions, please call David Press at (661) 862-5020.

Sincerely,

A handwritten signature in cursive script that reads "Lorelei H. Oviatt".

Lorelei H. Oviatt, AICP
Director

Enclosures



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Nancy Kerr, Director of Libraries
Attn: Andrea Apple
Library Department

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice – FY 2015 - 2016
through FY 2019 - 2020 – Public Draft

The Planning and Community Development Department is making available for public review the draft Analysis of Impediments to Fair Housing Choice (AI) pursuant to a Public Notice. Enclosed are 24 CD-ROMs containing the AI document and 24 copies of the Notice. At Beale Memorial Library and each of the 23 Library Branches, please provide a CD-ROM and Notice. We request that the Notice be posted on a bulletin board containing public information and that the CD-ROM be made available to the public. Where possible, please make the AI available to the public by September 4, 2015. The public will also be able to access the AI via the Department's website at <http://pcd.kerndsa.com/community-development/fair-housing-counseling>.

Thank you for your assistance. If you have any questions please call David Press at (661) 862-5050.

Enclosures

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 250
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
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Email: planning@co.kern.ca.us
Web Address: <http://pcd.kerndsa.com/>



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Planning
Community Development
Administrative Operations

September 1, 2015

Tom Weil, City Manager
City of California City
21000 Hacienda Blvd.
California City, CA 93505

RE: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016 Through
2019 - 2020 – Public Draft

Dear Mr. Weil:

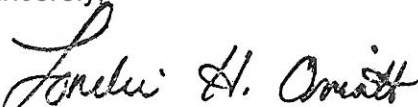
Enclosed is a printed copy and CD containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft for your City's review and comment. In addition, we request that the enclosed Public Notice be posted on the City Hall bulletin board for public announcements and the printed copy be made available for public review. Public comments and/or questions regarding the draft AI and its content should be addressed to:

David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California

Your agency's comments should be submitted to this Department prior to the public hearing for inclusion within the final document. The Board of Supervisors will be asked to approve the CAPER at the public hearing scheduled for **Tuesday, October 6, 2015**. Subsequent to a Board approval, the AI will be submitted to the U.S. Department of Housing and Urban Development for review and approval.

Thank you for your assistance. If you have any questions, please call David Press (661) 862-5020.

Sincerely,


Lorelei H. Oviatt, AICP
Director

Enclosures

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 250
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
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Email: planning@co.kern.ca.us
Web Address: <http://pcd.kerndsa.com/>



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Planning
Community Development
Administrative Operations

September 1, 2015

Dennis Speer, Interim City Manager
City of Ridgecrest
100 West California Ave.
Ridgecrest, CA 93555

RE: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016 Through
2019 - 2020 – Public Draft

Dear Mr. Speer:

Enclosed is a printed copy and CD containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft for your City's review and comment. In addition, we request that the enclosed Public Notice be posted on the City Hall bulletin board for public announcements and the printed copy be made available for public review. Public comments and/or questions regarding the draft AI and its content should be addressed to:

David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California

Your agency's comments should be submitted to this Department prior to the public hearing for inclusion within the final document. The Board of Supervisors will be asked to approve the CAPER at the public hearing scheduled for **Tuesday, October 6, 2015**. Subsequent to a Board approval, the AI will be submitted to the U.S. Department of Housing and Urban Development for review and approval.

Thank you for your assistance. If you have any questions, please call David Press (661) 862-5020.

Sincerely,


Lorelei H. Oviatt, AICP
Director

Enclosures

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 250
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
Fax: (661) 862-8601 TTY Relay 1-800-735-2929
Email: planning@co.kern.ca.us
Web Address: <http://pcd.kerndsa.com/>



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Planning
Community Development
Administrative Operations

September 1, 2015

Scott Hurlbert, City Manager
City of Shafter
336 Pacific Ave.
Shafter, CA 93263

RE: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016 Through
2019 - 2020 – Public Draft

Dear Mr. Hurlbert:

Enclosed is a printed copy and CD containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft for your City's review and comment. In addition, we request that the enclosed Public Notice be posted on the City Hall bulletin board for public announcements and the printed copy be made available for public review. Public comments and/or questions regarding the draft AI and its content should be addressed to:

David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California

Your agency's comments should be submitted to this Department prior to the public hearing for inclusion within the final document. The Board of Supervisors will be asked to approve the CAPER at the public hearing scheduled for **Tuesday, October 6, 2015**. Subsequent to a Board approval, the AI will be submitted to the U.S. Department of Housing and Urban Development for review and approval.

Thank you for your assistance. If you have any questions, please call David Press (661) 862-5020.

Sincerely,


Lorelei H. Oviatt, AICP
Director

Enclosures

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 250
Bakersfield, CA 93301-2323
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**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Planning
Community Development
Administrative Operations

September 1, 2015

Greg Garrett, City Manager
City of Tehachapi
115 South Robinson St.
Tehachapi, CA 93561

RE: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016 Through
2019 - 2020 – Public Draft

Dear Mr. Garrett:

Enclosed is a printed copy and CD containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft for your City's review and comment. In addition, we request that the enclosed Public Notice be posted on the City Hall bulletin board for public announcements and the printed copy be made available for public review. Public comments and/or questions regarding the draft AI and its content should be addressed to:

David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California

Your agency's comments should be submitted to this Department prior to the public hearing for inclusion within the final document. The Board of Supervisors will be asked to approve the CAPER at the public hearing scheduled for **Tuesday, October 6, 2015**. Subsequent to a Board approval, the AI will be submitted to the U.S. Department of Housing and Urban Development for review and approval.

Thank you for your assistance. If you have any questions, please call David Press (661) 862-5020.

Sincerely,


Lorelei H. Oviatt, AICP
Director

Enclosures



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Bob Lerude, Director
Parks and Recreation Department

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice – FY 2015 - 2016
through FY 2019 - 2020 – Public Draft

Enclosed is a copy of the Public Notice for the referenced draft Analysis of Impediments to Fair Housing Choice (AI). The draft AI will be available for public review no later than September 4, 2015 and is available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>. You are invited to review and comment on the prepared draft.

The Board of Supervisors will be asked to approve the AI at a public hearing scheduled for **Tuesday, October 6, 2015**. Comments and/or questions regarding the draft AI may be made prior to the public hearing to:

David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California 93301

Subsequent to a Board approval, the AI will be submitted to the US Department of Housing and Urban Development.

If you have any questions, please call David Press at (661) 862-5020.

Enclosure



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Jeff Frapwell, Assistant CAO
General Services Division

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice – FY 2015 - 2016
through FY 2019 - 2020 – Public Draft

Enclosed is a copy of the Public Notice for the referenced draft Analysis of Impediments to Fair Housing Choice (AI). The draft AI will be available for public review no later than September 4, 2015 and is available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>. You are invited to review and comment on the prepared draft.

The Board of Supervisors will be asked to approve the AI at a public hearing scheduled for **Tuesday, October 6, 2015**. Comments and/or questions regarding the draft AI may be made prior to the public hearing to:

David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California 93301

Subsequent to a Board approval, the AI will be submitted to the US Department of Housing and Urban Development.

If you have any questions, please call David Press at (661) 862-5020.



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Matthew Constantine, Director
Public Health Services Department/
Environmental Health Division

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice – FY 2015 - 2016
through FY 2019 - 2020 – Public Draft

Enclosed is a copy of the Public Notice for the referenced draft Analysis of Impediments to Fair Housing Choice (AI). The draft AI will be available for public review no later than September 4, 2015 and is available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>. You are invited to review and comment on the prepared draft.

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David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California 93301

Subsequent to a Board approval, the AI will be submitted to the US Department of Housing and Urban Development.

If you have any questions, please call David Press at (661) 862-5020.



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Craig Pope, Director
Public Works Department

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *UKO*

SUBJECT: Draft County of Kern Consolidated Annual Performance & Evaluation Report (CAPER) for FY 2014-15

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice – FY 2015 - 2016 through FY 2019 - 2020 – Public Draft

Enclosed is a copy of the Public Notice for the referenced draft Analysis of Impediments to Fair Housing Choice (AI). The draft AI will be available for public review no later than September 4, 2015 and is available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>. You are invited to review and comment on the prepared draft.

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David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California 93301

Subsequent to a Board approval, the AI will be submitted to the US Department of Housing and Urban Development.

If you have any questions, please call David Press at (661) 862-5020.



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Lito Morillo, Director
Aging and Adult Services

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice – FY 2015 - 2016
through FY 2019 - 2020 – Public Draft

Enclosed is a copy of the Public Notice for the referenced draft Analysis of Impediments to Fair Housing Choice (AI). The draft AI will be available for public review no later than September 4, 2015 and is available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>. You are invited to review and comment on the prepared draft.

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David Press
County of Kern Planning and Community Development Department
2700 "M" Street, Suite 250
Bakersfield, California 93301

Subsequent to a Board approval, the AI will be submitted to the US Department of Housing and Urban Development.

If you have any questions, please call David Press at (661) 862-5020.



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Aimee Espinoza, Administrative Analyst
County Administrative Office

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016
Through 2019 - 2020 – Public Draft

Enclosed please find one (1) CD-ROM containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft and a copy of the corresponding Public Notice. The Draft AI has been prepared in accordance with U.S. Department of Housing and Urban Development (HUD) requirements for entitlement jurisdictions receiving certain federal grant funds, including Community Development Block Grants (CDBG). The Public Draft AI will be available for public review at various locations no later than September 4, 2015 and will also be available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>.

As indicated in the enclosed Notice, the Board of Supervisors will be asked to approve the Draft AI at a public hearing scheduled for **Tuesday, October 6, 2015**. A public meeting will be held at the Public Services Building at 6:00 p.m. on Monday, September 21, 2015 to solicit public input. Comments and/or questions concerning the Draft AI may be submitted to this Department prior to the Public Hearing.

Subsequent to the Board's approval, the final AI, including all written and oral comments received, will be submitted to the U.S. Department of Housing and Urban Development.

If you have any questions please call David Press at (661) 862-5020.

Enclosures



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: John Nilon, County Administrative Officer
County of Kern

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016
Through 2019 - 2020 – Public Draft

Enclosed please find one (1) CD-ROM containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft and a copy of the corresponding Public Notice. The Draft AI has been prepared in accordance with U.S. Department of Housing and Urban Development (HUD) requirements for entitlement jurisdictions receiving certain federal grant funds, including Community Development Block Grants (CDBG). The Public Draft AI will be available for public review at various locations no later than September 4, 2015 and will also be available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>.

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Subsequent to the Board's approval, the final AI, including all written and oral comments received, will be submitted to the U.S. Department of Housing and Urban Development.

If you have any questions please call David Press at (661) 862-5020.

Enclosures



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Leticia Perez, County Supervisor
District 5

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016
Through 2019 - 2020 – Public Draft

Enclosed please find one (1) CD-ROM containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft and a copy of the corresponding Public Notice. The Draft AI has been prepared in accordance with U.S. Department of Housing and Urban Development (HUD) requirements for entitlement jurisdictions receiving certain federal grant funds, including Community Development Block Grants (CDBG). The Public Draft AI will be available for public review at various locations no later than September 4, 2015 and will also be available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>.

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Subsequent to the Board's approval, the final AI, including all written and oral comments received, will be submitted to the U.S. Department of Housing and Urban Development.

If you have any questions please call David Press at (661) 862-5020.

Enclosures



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: David Couch, Chairman
District 4

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016
Through 2019 - 2020 – Public Draft

Enclosed please find one (1) CD-ROM containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft and a copy of the corresponding Public Notice. The Draft AI has been prepared in accordance with U.S. Department of Housing and Urban Development (HUD) requirements for entitlement jurisdictions receiving certain federal grant funds, including Community Development Block Grants (CDBG). The Public Draft AI will be available for public review at various locations no later than September 4, 2015 and will also be available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>.

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Subsequent to the Board's approval, the final AI, including all written and oral comments received, will be submitted to the U.S. Department of Housing and Urban Development.

If you have any questions please call David Press at (661) 862-5020.

Enclosures



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Mike Maggard, County Supervisor
District 3

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016
Through 2019 - 2020 – Public Draft

Enclosed please find one (1) CD-ROM containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft and a copy of the corresponding Public Notice. The Draft AI has been prepared in accordance with U.S. Department of Housing and Urban Development (HUD) requirements for entitlement jurisdictions receiving certain federal grant funds, including Community Development Block Grants (CDBG). The Public Draft AI will be available for public review at various locations no later than September 4, 2015 and will also be available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>.

As indicated in the enclosed Notice, the Board of Supervisors will be asked to approve the Draft AI at a public hearing scheduled for **Tuesday, October 6, 2015**. A public meeting will be held at the Public Services Building at 6:00 p.m. on Monday, September 21, 2015 to solicit public input. Comments and/or questions concerning the Draft AI may be submitted to this Department prior to the Public Hearing.

Subsequent to the Board's approval, the final AI, including all written and oral comments received, will be submitted to the U.S. Department of Housing and Urban Development.

If you have any questions please call David Press at (661) 862-5020.

Enclosures



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Zack Scrivner, County Supervisor
District 2

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016
Through 2019 - 2020 – Public Draft

Enclosed please find one (1) CD-ROM containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft and a copy of the corresponding Public Notice. The Draft AI has been prepared in accordance with U.S. Department of Housing and Urban Development (HUD) requirements for entitlement jurisdictions receiving certain federal grant funds, including Community Development Block Grants (CDBG). The Public Draft AI will be available for public review at various locations no later than September 4, 2015 and will also be available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>.

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Subsequent to the Board's approval, the final AI, including all written and oral comments received, will be submitted to the U.S. Department of Housing and Urban Development.

If you have any questions please call David Press at (661) 862-5020.

Enclosures



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Lorelei H. Oviatt, AICP
Director

TO: Mick Gleason, County Supervisor
District 1

DATE: September 1, 2015

FROM: Lorelei H. Oviatt, AICP, Director *LHO*

SUBJECT: County of Kern Analysis of Impediments to Fair Housing Choice FY 2015 - 2016
Through 2019 - 2020 – Public Draft

Enclosed please find one (1) CD-ROM containing the Analysis of Impediments to Fair Housing Choice (AI) Public Draft and a copy of the corresponding Public Notice. The Draft AI has been prepared in accordance with U.S. Department of Housing and Urban Development (HUD) requirements for entitlement jurisdictions receiving certain federal grant funds, including Community Development Block Grants (CDBG). The Public Draft AI will be available for public review at various locations no later than September 4, 2015 and will also be available on the Planning and Community Development Department website at: <http://pcd.kerndsa.com/community-development/fair-housing-counseling>.

As indicated in the enclosed Notice, the Board of Supervisors will be asked to approve the Draft AI at a public hearing scheduled for **Tuesday, October 6, 2015**. A public meeting will be held at the Public Services Building at 6:00 p.m. on Monday, September 21, 2015 to solicit public input. Comments and/or questions concerning the Draft AI may be submitted to this Department prior to the Public Hearing.

Subsequent to the Board's approval, the final AI, including all written and oral comments received, will be submitted to the U.S. Department of Housing and Urban Development.

If you have any questions please call David Press at (661) 862-5020.

Enclosures

MINUTES
COUNTY OF KERN
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE
FY 2015 – 2016 THROUGH FY 2019 – 2020
PUBLIC MEETING

September 21, 2015

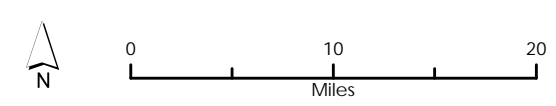
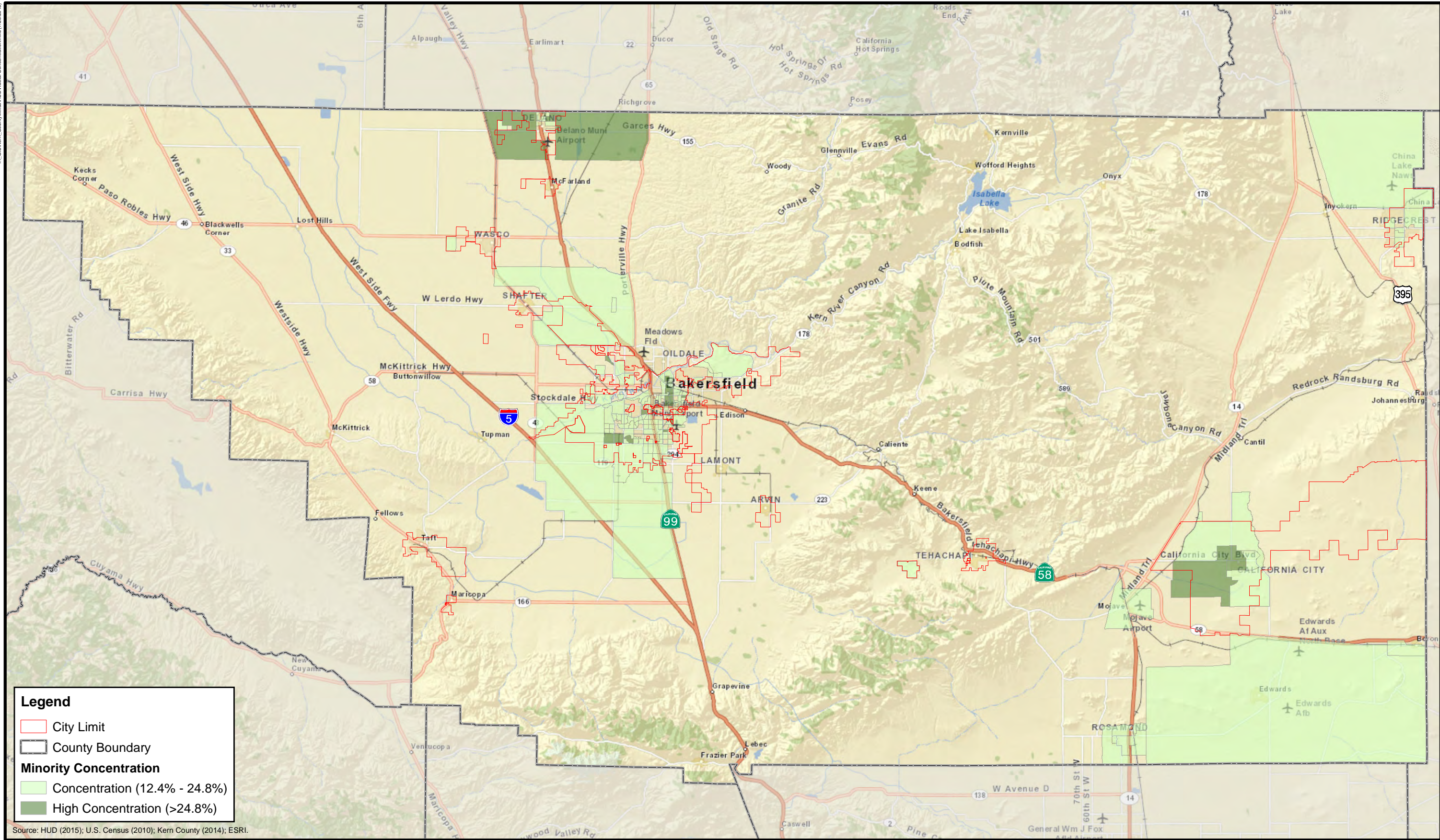
Attendees: None

Staff: David Press, Nicole Lombera

- I Introductions and Opening Comments
- II Purpose of the Meeting
- II Citizen Participation Process for the Analysis of Impediments to Fair Housing Choice (AI)
- IV Review of the Components of the AI
- V Discussion of the AI and Public Input

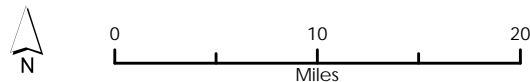
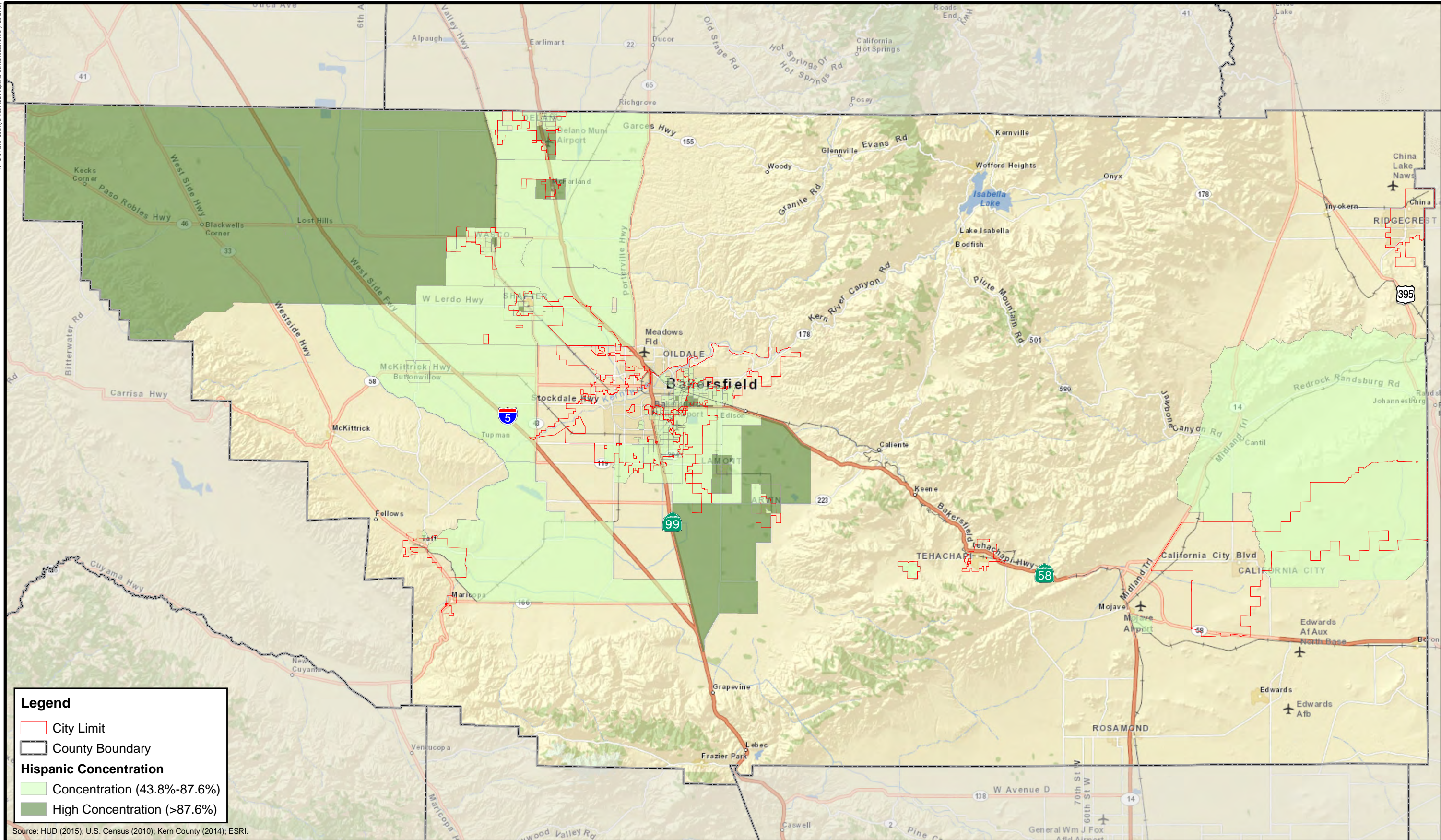
No meeting occurred for lack of attendance.

Appendix 2

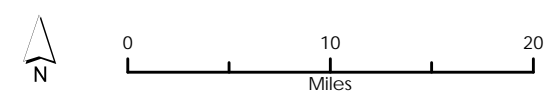
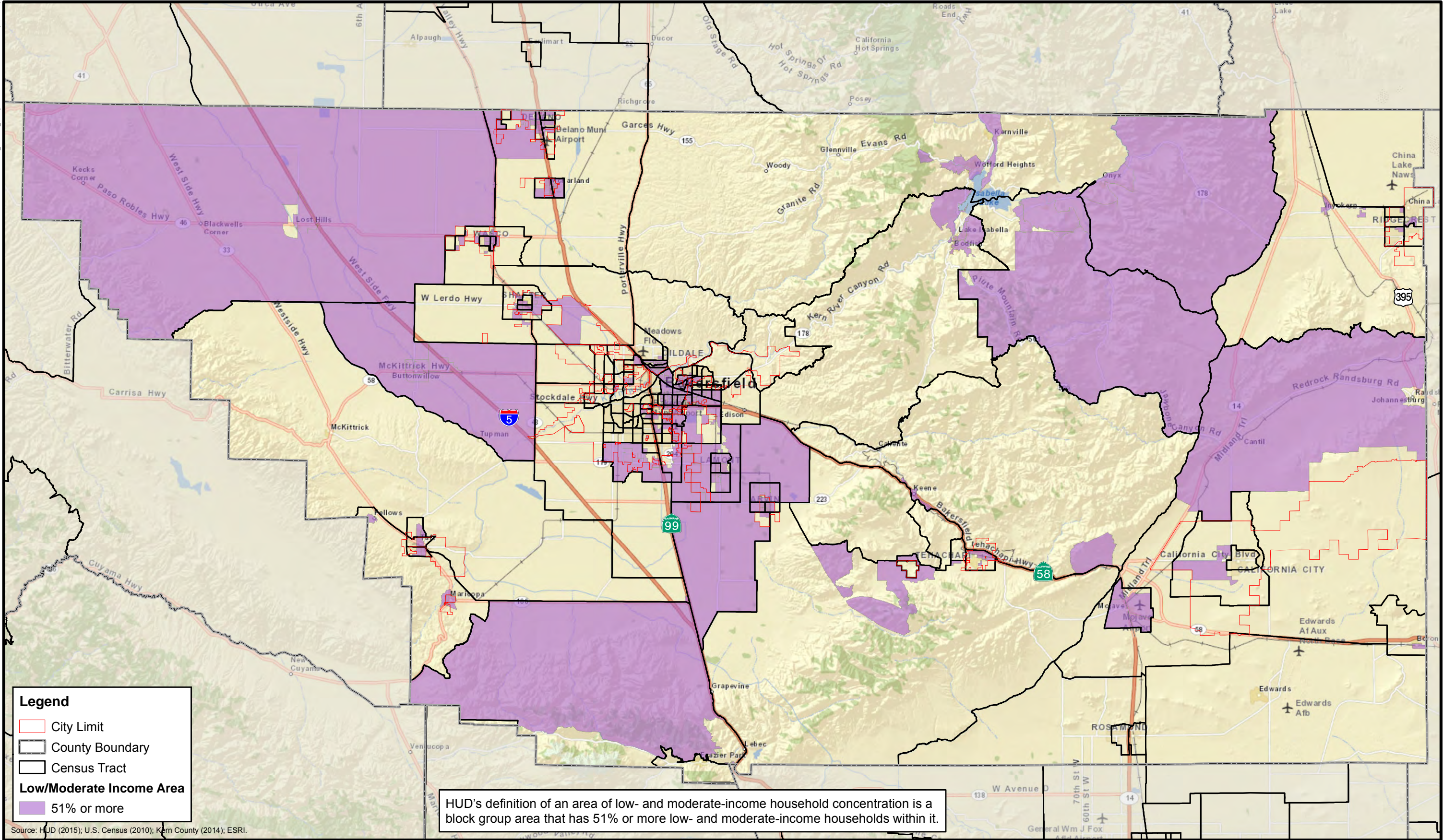


Map 1
Racial Minority (excluding Hispanic) Concentration in Kern County

T:\GIS\Kern_County\Kern_HUD\Hispanic_Concentration.mxd (7/20/2015)



Map 2
Hispanic Concentration in Kern County



Map 3
Percentage of Low/Moderate Income Households in Kern County

Appendix 3

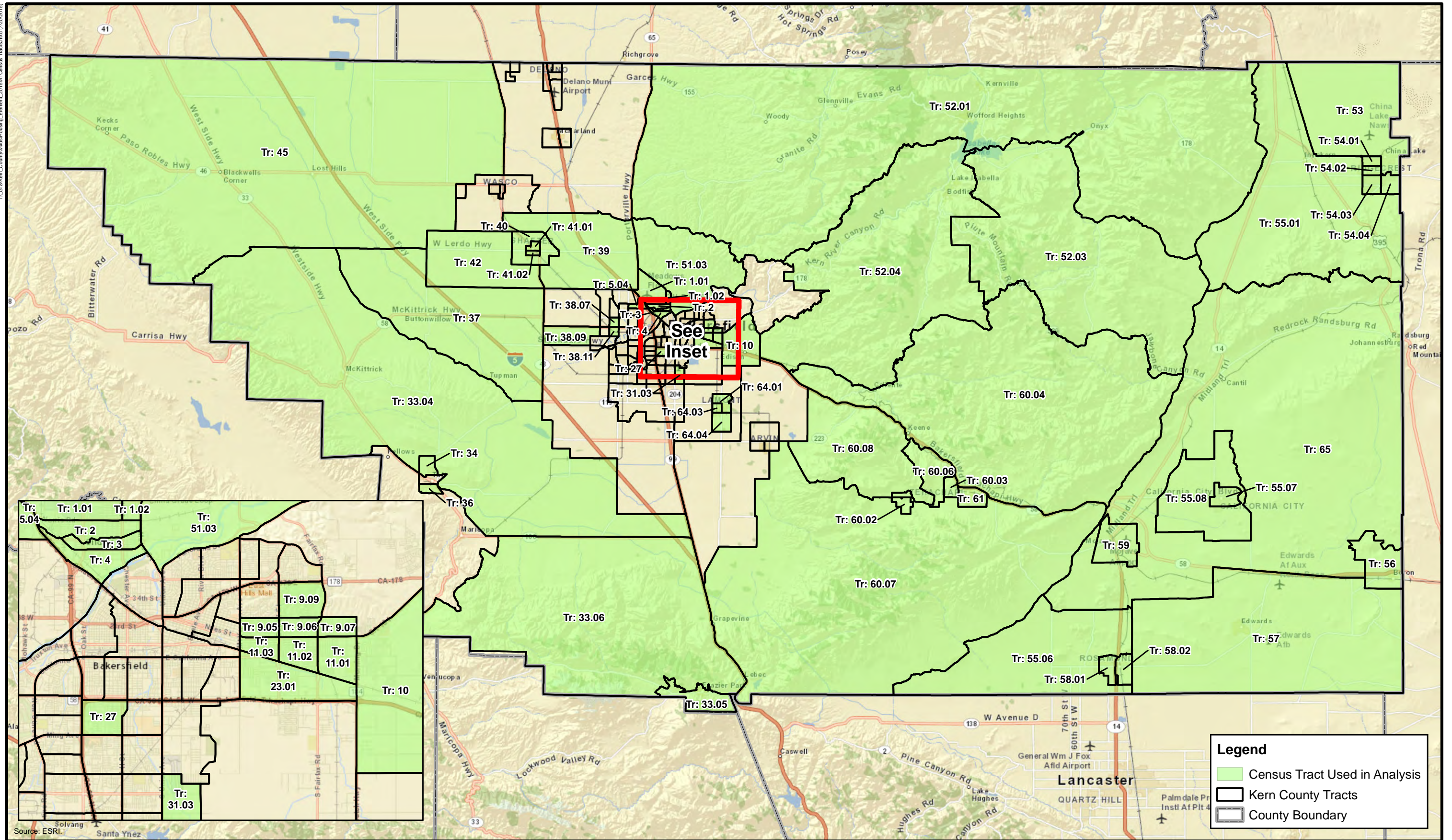


Figure 1
Census Tracts Used for Collection of HMDA Data

