

# Appendix B

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Housing Needs Assessment

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# 1 Housing Needs Assessment

Ensuring adequate housing for all of Bakersfield’s present and future residents is a primary housing goal for the City. This chapter examines demographic trends, special housing needs, and housing affordability to provide a comprehensive review of Bakersfield’s housing needs.

## 1.1 Population Characteristics

Population characteristics, such as growth rate, age, and income levels, affect the type and amount of housing needed in a community. Residents’ age and income, employment trends, and other factors influence the type of housing needed and the community’s ability to afford housing. The following section analyzes Bakersfield’s population characteristics and trends.

### 1.1.1 Population Growth

The population of Bakersfield, as of the 2020 Census, is 403,455. The city added 156,398 residents in the last 20 years, a growth rate of 63 percent. Comparatively, Kern County grew by 37 percent during this time, the Kern County/Kings County/Tulare County tri-county area grew by an average of 28 percent, and the State of California grew by less than 17 percent.

The population has increased over time; however, the rate of population growth has declined since 1980. As shown in Table B-1, the rate of population growth was 65.5 percent between 1980 and 1990; however, the rate declined to 16.1 percent between 2010 and 2020. The average annual growth rate in Bakersfield from 1980 to 2020 has been 3.2 percent, higher than Kern County’s rate of 2.0 percent and significantly higher than the Kern County/Kings County/Tulare County tri-county area’s rate of 0.7 percent.

**Table B-1 Population Growth**

	1980	1990	2000	2010	2020
Total Population	105,611	174,820	247,057	347,483	403,455
Percent Change		65.5%	41.3%	40.7%	16.1%

Source: U.S. Census Bureau, Census 1980, 1990, 2000, 2010; Social Explorer tables for Census 2020.

The Kern Council of Governments (Kern COG) latest forecast conducted in 2020 predicts Bakersfield’s population to increase to 507,400 by 2035, an increase of 26 percent over 2020 conditions.<sup>1</sup>

### 1.1.2 Age Characteristics

The city’s current and future housing needs are determined in part by the age of its residents. Each age group has distinct housing needs and preferences based on lifestyle, family types and sizes, and income levels. Traditionally, the young adult population (20-34 years of age) and the senior population (65 years and over) tend to favor apartments, low to moderately priced condominiums, and smaller single-family units. Adults between 35-64 years old and households with school-age children tend to seek out moderate to high-cost apartments, condominiums, and larger single-family units, as they tend to have higher and/or dual incomes and larger household sizes.

<sup>1</sup> Kern COG 2022 RTP/SCS Chapter 3: Planning Assumptions, Table 3-2. <https://www.kerncog.org/wp-content/uploads/2022/04/CHAPTER-3-PLANNING-ASSUMPTIONS-2022-RTP-1.pdf>

Population estimates by age group for Bakersfield are presented in Table B-2 below. Approximately 10 percent of the population in Bakersfield is 65 years of age or older, which is similar to the share of that age group in Kern County (11 percent) and the tri-county area (11 percent) but half of the share of that age group in California (19 percent). Bakersfield also has a similar share of youth compared to Kern County and the tri-county area but a higher share of youth than California – approximately 30 percent of city residents are under 18, while approximately 29 percent of residents are under 18 in the county, 29 percent of residents are under 18 in the tri-county area, and 12 percent of residents are under 18 in California.

Bakersfield’s population is younger on average than California’s, but like the state and the nation, is growing older. Over the past two decades, the percentage of the population younger than 40 years has decreased, while the population over 60 has increased. The largest increase in residents was those age 20-39, followed by those age 60 and older.

**Table B-2 Age Characteristics**

Age Range	2020 Number of Residents	2020 Percent of Population
Total:	379,879	
Youth Under 18	113,630	29.9%
Youth: Under 5 Years	31,098	8.2%
Youth: 5 to 17 Years	82,532	21.7%
Adults 18-64	228,253	60.1%
Young Adults: 18 to 24 Years	38,390	10.1%
Adults: 25 to 64 Years	189,863	50.0%
Seniors 65+	37,996	10.0%
Seniors: 65 to 84 Years	33,490	8.8%
Older Seniors: 85 Years and Over	4,506	1.2%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

### **1.1.3 Race and Ethnicity**

A community’s racial and ethnic composition has implications for housing needs based on household characteristics and cultural norms that may affect housing needs and preferences – for instance, some racial and ethnic groups may have multiple family generations residing together in one household more commonly than other groups.

The Kern region has a Hispanic/Latino ethnic majority of 55 percent of the total population in 2020; however, the term “Hispanic” can also be of any race according to the Census. Non-Hispanic whites account for 31 percent of the population, reduced from 50 percent in 2000.<sup>2</sup>

Table B-3 provides a comparison of race and ethnicity in Bakersfield, Kern County, the tri-county area, and State of California in 2020. According to 2016-2020 ACS estimates, Hispanic/Latino is the largest racial/ethnic group, followed by non-Hispanic white. Bakersfield and Kern County have a higher percentage of Hispanic/Latino residents compared to California, but a slightly lower percentage compared to the tri-county area. The next largest racial/ethnic groups in Bakersfield are Asian Americans and Black/African Americans, which constitutes a proportionally larger share of the city population than in Kern County or the tri-county area.

<sup>2</sup> Kern COG. 2022 RTP/SCS. Chapter 3: Planning Assumptions <https://www.kerncog.org/wp-content/uploads/2022/04/CHAPTER-3-PLANNING-ASSUMPTIONS-2022-RTP-1.pdf>

Between 2000 and 2020, the racial and ethnic demographic has shifted. Since 2000, the city’s proportion of non-Hispanic white population declined, while the percent of the city’s population that identifies as Hispanic/Latino increased from 32.5 percent to 51.1 percent. The proportion of the population that identifies as Asian American increased from 4.1 to 7.1 percent, while the proportion of the Black/African American population declined slightly, from 8.9 to 7.0 percent.

Between 2000 and 2020, the number of non-Hispanic white residents and American Indian and Alaska Native residents declined, while the number of residents in all other racial/ethnic groups increased.<sup>3</sup>

**Table B-3 Race and Ethnicity**

Race/Ethnicity	City of Bakersfield	Percent	Kern County	Percent	Tri-County Area	Percent	California	Percent
Total Population	379,879		892,458		1,507,503		39,346,023	100.0%
Hispanic or Latino (of any race)	194,159	51.1%	480,700	53.9%	865,573	57.9%	15,380,929	39.1%
Not Hispanic or Latino								
Non-Hispanic White	119,103	31.4%	296,505	33.2%	472,973	30.9%	14,365,145	36.5%
Asian American	27,159	7.1%	41,599	4.7%	62,877	3.9%	5,743,983	14.6%
Black or African American	26,497	7.0%	45,312	5.1%	60,113	4.1%	2,142,371	5.4%
Two or More Races	10,012	2.6%	21,158	2.4%	32,606	2.3%	1,322,199	3.4%
Some Other Race	1,387	0.4%	2,024	0.2%	3,732	0.2%	124,148	0.3%
American Indian and Alaska Native	919	0.2%	4,149	0.5%	7,936	0.6%	131,724	0.3%
Native Hawaiian and Other Pacific Islander	643	0.2%	1,011	0.1%	1,693	0.1%	135,524	0.3%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B02001.

## 1.2 Household Characteristics

The U.S. Census Bureau defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, single-person households tend to reside in apartment units or smaller single-family homes. Households with multiple people, such as families with children, typically need residences with several bedrooms. This section details the various household characteristics in Bakersfield.

Table B-4 shows household growth data for Bakersfield. As of 2020, there were 118,568 households in Bakersfield, a 6.7 percent increase from 2010. From 2010 to 2020, the rate of household growth did not keep pace with the rate of population growth (16.1 percent), indicating the potential for more people to reside together in a single housing unit.

<sup>3</sup> U.S. Census Bureau, Census 2000 & 2010, ACS16-20 (5-year Estimates), Table B03002.



**Table B-4 Households (1980-2020)**

	1980	1990	2000	2010	2020
Total Households	39,602	62,467	83,441	111,132	118,568
Percent Change From Previous Decade		57.7%	33.6%	33.2%	6.7%

Source: U.S. Census Bureau, Census 1980(STF1:T3), 1990(SF1:P3), 2000(SF1:P15); ACS 16-20 (5-year Estimates), Table B25003

As shown in Table B-5, the average household size in Bakersfield is 3.17, with a slightly higher average among owner-occupied households than renters. Bakersfield has a larger average household size than Kern County and California but a smaller household size than the tri-county area. Bakersfield’s average household size has increased by 2.3 percent from 3.1 since 2010.<sup>4</sup>

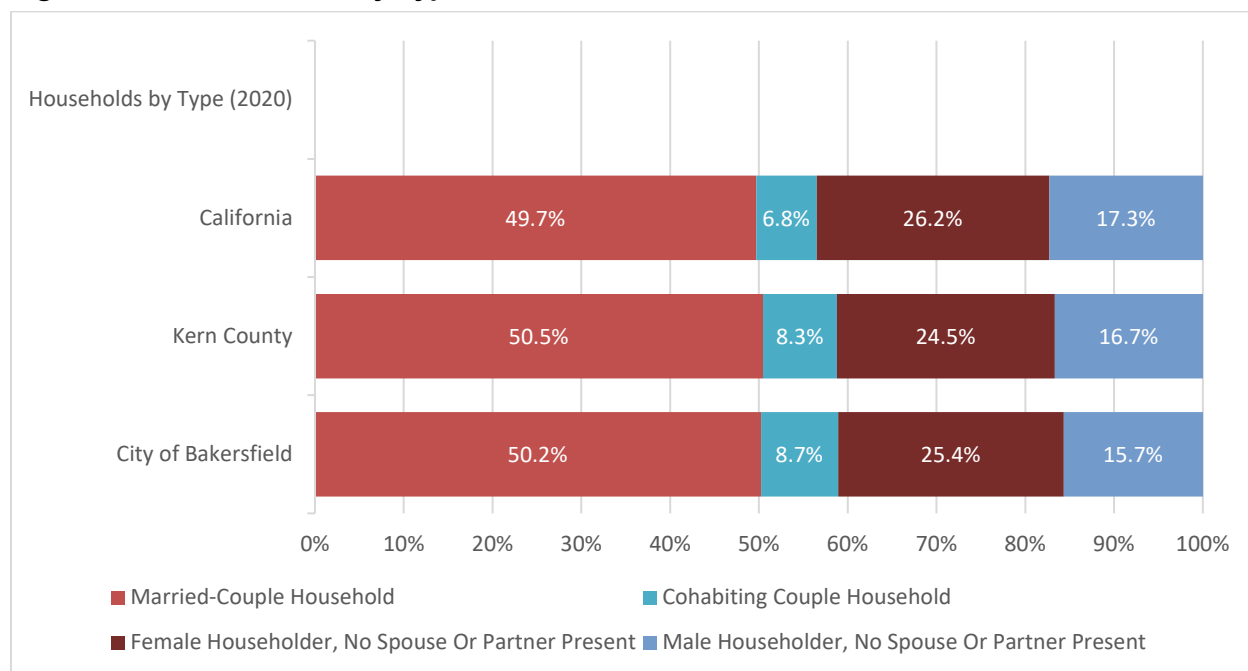
**Table B-5 Average Household Size**

Tenure	City of Bakersfield	Kern County	Tri-County Area	California
Owner Occupied	3.25	3.13	3.20	3.01
Renter Occupied	3.04	3.18	3.17	2.85
Total	3.17	3.15	3.19	2.94

Source: Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25010

As shown in Figure B-1, the most common household type in the city is married-couple households, followed by female-headed households. Bakersfield has a lower percentage of single-person households than the state.

**Figure B-1 Households by Type**



Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B11012

<sup>4</sup> U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25010

In Bakersfield, 47,018 households, or approximately 40 percent of all households, have children under the age of 18 residing in them. This percentage is much higher than for California as a whole, where only 30 percent of households contain children. The majority of households in Bakersfield with children under the age of 18 (77 percent) are married couples or cohabitating couple households.

### 1.2.1 Overcrowding

Typically, HUD uses the threshold of 1.01 persons or more per room (excluding bathrooms and kitchens) to identify overcrowded housing units. Units with more than 1.5 persons per room are considered severely overcrowded. According to the 2016-2020 ACS, 9,725 households (8.2 percent) of Bakersfield households are considered overcrowded, including 3,155 that are severely overcrowded (2.7 percent). These rates are lower than Kern County (9.2 percent overcrowded, 2.7 percent severely overcrowded) and the tri-county area (9.0-4 percent overcrowded, 2.2-6 percent overcrowded) and similar to California as a whole (8.2 percent overcrowded, 3.0 percent severely overcrowded), as shown in Table B-5.<sup>5</sup>

In 2020, households that rent in Bakersfield are twice as likely to experience overcrowded conditions (6,137 households, 12.8 percent of all renter households) than households that own their home (3,588 households, 5.1 percent of all owner households). As shown in Figure B-2, the rate of overcrowded households has increased for both owner-occupied households and renter-occupied households from 2010 to 2020. From 2010 to 2020, the percentage of renter-occupied households who were experiencing severely overcrowded housing conditions had doubled (2.2 to 5.3 percent).

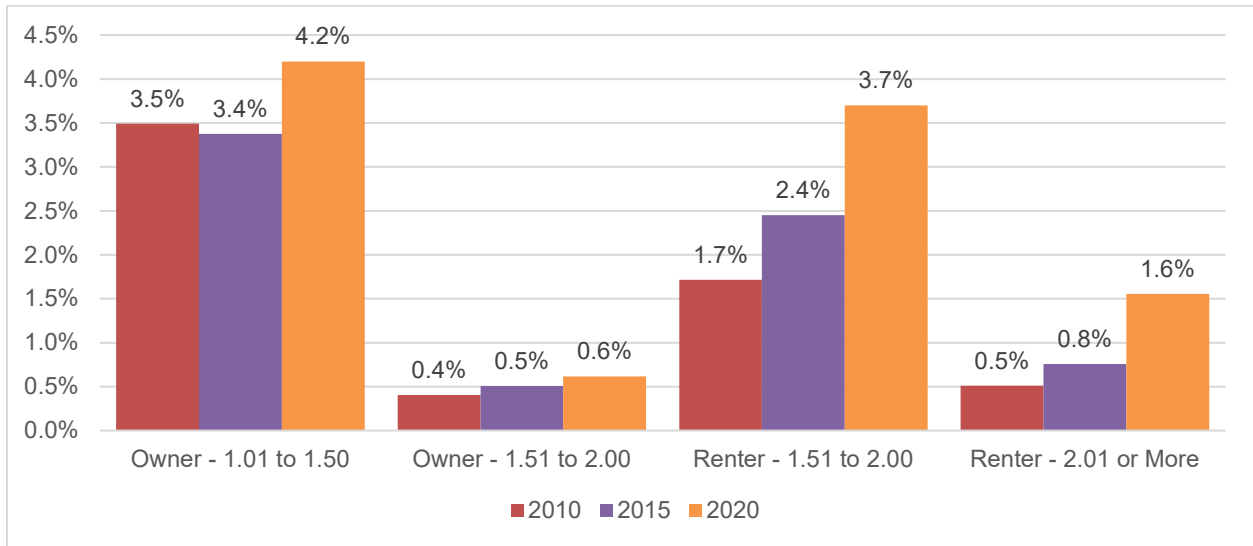
**Table B-6 Overcrowded Households by Tenure**

Tenure	City of Bakersfield	Kern County	Tri-County Area	California
Overcrowded Owner Households	3,588 (5.1%)	9,073 (5.6%)	15,553 (5.9%)	302,457 (4.2%)
Severely Overcrowded Owner Households	628 (0.9%)	1,936 (1.2%)	3,512 (1.3%)	79,417 (1.1%)
Overcrowded Renter Households	6,137 (12.8%)	16,091 (14.3%)	27,462 (14.3%)	773,281 (13.2%)
Severely Overcrowded Renter Households	2,527 (5.3%)	5,505 (4.9%)	8,215 (4.3%)	315,568 (5.4%)
Total Overcrowded Households	9,725 (8.2%)	25,164 (9.2%)	43,015 (9.4%)	1,075,738 (8.2%)
Total Severely Overcrowded Households	3,155 (2.7%)	7,441 (2.7%)	11,727 (2.6%)	394,985 (3.0%)

Source: Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25014

<sup>5</sup> U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25014

**Figure B-2 Overcrowded Households in Bakersfield by Severity and Year**



Source: U.S. Census Bureau, ACS 2006-2010, 2011-2015, 2016-2020 (5-year Estimates), Table B25014

## 1.3 Economic Characteristics

Employment availability and income levels impact housing affordability and a community's needs. The availability of higher-paying jobs provides broader housing opportunities for residents, while lower-paying jobs limit housing options. In addition, employment growth affects the demand for housing. In some cases, the prevalence of one category of jobs can affect the surrounding community's housing needs and demand (such as military installations, college campuses, large warehouse operations, and seasonal agriculture). Employment characteristics and income distribution are discussed in the following sections.

### 1.3.1 Employment Characteristics

As of 2020, Bakersfield had 162,696 employed residents, an increase of 12.6 percent from 2010. This employment growth was higher than Kern County's rate of growth (12.3 percent), and higher than the state average (11.8 percent). Table B-6 summarizes the employment characteristics of Bakersfield's civilian population. The largest industry for Bakersfield residents was educational/health care/social services followed by retail trade and arts/entertainment/recreation/accommodation/food services. In contrast, agriculture/forestry/fishing and hunting/mining was the second largest employment category in the county and tri-county area.

**Table B-7 Employment by Industry**

	Bakersfield Number of Employed Residents	Bakersfield Percent of Total	Kern County Number of Employed Residents	Kern County Percent of Total
Total:	162,696		346,787	
Educational Services, and Health Care and Social Assistance	40,435	24.9%	73,883	21.3%
Retail Trade	18,897	11.6%	36,250	10.5%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	15,556	9.6%	29,302	8.4%
Agriculture, Forestry, Fishing and Hunting, and Mining	14,175	8.7%	50,819	14.7%
Professional, Scientific, and Management, and Administrative, and Waste Management Services	13,585	8.3%	27,651	8.0%
Construction	11,387	7.0%	24,779	7.1%
Transportation and Warehousing, and Utilities	10,820	6.7%	21,163	6.1%
Public Administration	9,130	5.6%	23,417	6.8%
Manufacturing	8,293	5.1%	18,663	5.4%
Finance and Insurance, and Real Estate, and Rental and Leasing	7,484	4.6%	12,571	3.6%
Other Services, Except Public Administration	6,407	3.9%	15,744	4.5%
Wholesale Trade	4,308	2.6%	9,194	2.7%
Information	2,219	1.4%	3,351	1.0%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table C24050.

More residents live in Bakersfield and work outside the city than live and work in Bakersfield, as shown in Figure B-3. Of the 148,613 residents of the city who are employed, more than half commute outside the city for work. The dark green arrow on the left shows that 66,789 people reside outside of the city but hold employment in the city, 71,269 people who reside in the city also work in the city, and 77,345 people reside in the city but hold employment in other jurisdictions. The jobs-to-housing ratio in Bakersfield is 1.30, an increase from 1.26 in 2010.<sup>6</sup> These numbers indicate that Bakersfield is both a strong residential and employment base, but there may be a disconnect between the types of jobs available in the city and the types of jobs held by residents of the city.

### 1.3.2 Income Distribution

Household income affects access to housing opportunities, including the ability to locate housing in a desired location and afford a desired unit. Additionally, household income relates to the ability to pursue ownership opportunities, which can be a method for building long-term and intergenerational wealth.

For planning and funding purposes, the Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area:

- **Extremely Low-income:** households earning up to 30 percent of the AMI
- **Very Low-income:** households earning between 31 and 50 percent of the AMI
- **Low-income:** households earning between 51 and 80 percent of the AMI
- **Moderate-income:** households earning between 81 and 120 percent of the AMI
- **Above Moderate-income:** households earning over 120 percent of the AMI

AMI refers to the midpoint of a region's income distribution such that half of families earn more than the median income and half earn less than the median income. In 2022, the median family income for Bakersfield was determined to be \$67,900. HCD and HUD determined that the 2022 AMI for Kern County was \$80,300 for a family of four.<sup>7</sup>

Using a weighted average between 2016 and 2020, the median household income in Bakersfield was \$65,687 per year, which was approximately 20 percent higher than the county and 15 percent higher than the tri-county area, but 16.5 percent below the state average.<sup>8</sup>

The distribution of households per income category is shown in Table B-7. Moderate and above moderate-income households were more likely to be homeowners, while extremely low-, very low-, and low-income households were more likely to rent. About half of all households in Bakersfield earned less than the AMI. Compared to the state income distribution (using the AMI for the entire state), Bakersfield has a higher share of households that earn greater than the AMI, and a lower share of households that earn below moderate-income levels.

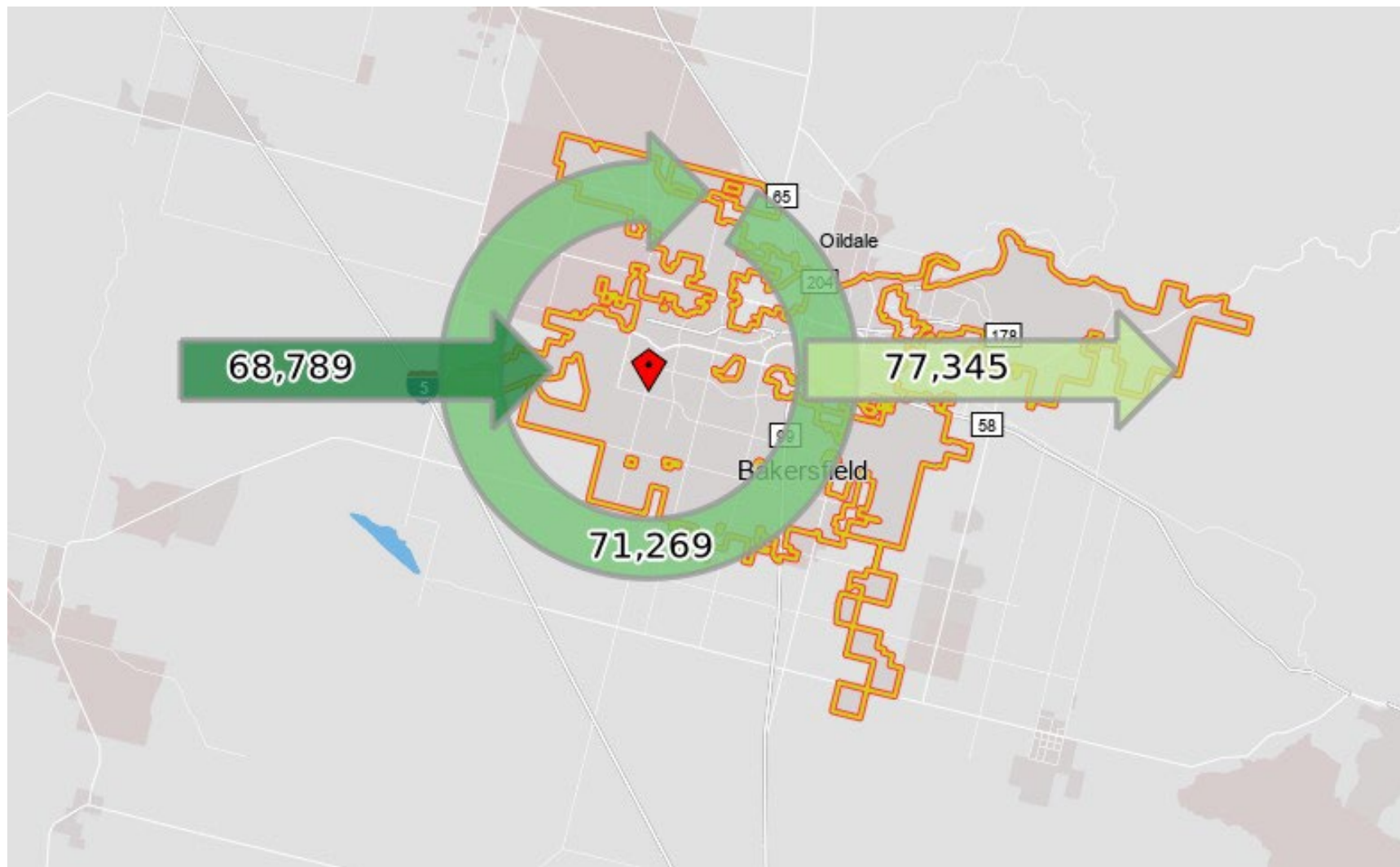
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<sup>6</sup> U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25001, C24050.

<sup>7</sup> HCD. State Income Limits for 2022. <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

<sup>8</sup> U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Figure B-3 Inflow-Outflow Job Counts



Source: U.S. Census 2019. Bakersfield Inflow/Outflow Analysis: <https://onthemap.ces.census.gov/>

**Table B-8 Income Distribution in Bakersfield**

Income Level by Kern County AMI	Owner	Renter	Total Households	Percent of Bakersfield Households	Percent of California Households (State AMI)
Extremely Low-Income (less than or equal to 30% AMI)	4,540	9,875	14,415	12.3%	16.8%
Very Low-Income (between 31 and 50% AMI)	5,495	8,955	14,450	12.3%	13.4%
Low-Income (between 51 and 80% AMI)	9,355	10,405	19,760	16.9%	17.3%
Moderate-Income (between 81 and 100% AMI)	5,710	5,355	11,065	9.5%	10.1%
Moderate/Above Moderate-Income (greater than 100% AMI)	44,005	13,350	57,355	49.0%	42.4%
Total	69,105	47,945	117,050	100.0%	100.0%

Source: 2015-2019, CHAS

### 1.3.3 Household Income

As shown in Table B-8, the median household income from the 2016-2020 ACS estimates is \$65,687. Table B-9 shows the median household income by race and ethnicity for Bakersfield, Kern County, the tri-county area, and California. While Bakersfield residents generally have lower median household incomes than the state averages, some racial/ethnic groups, such as Native Hawaiian and Pacific Islander, and American Indian and Alaska Native, have higher median incomes in the city than the state. All racial/ethnic groups have a higher median household income in the city than comparative groups in the county.

**Table B-9 Median Household Income**

	City of Bakersfield	Kern County	Tri-County Area	California
Median Household Income	\$65,687	\$54,851	\$56,313	\$78,672

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013

**Table B-10 Median Household Income by Race and Ethnicity**

Race/Ethnicity	City of Bakersfield	Kern County	Tri-County Area	California
Native Hawaiian and Other Pacific Islander	\$88,021	\$73,750	\$86,307	\$81,682
Asian American	\$86,382	\$74,021	\$73,982	\$101,380
Non-Hispanic white	\$78,282	\$66,163	\$68,511	\$90,496
American Indian and Alaska Native	\$65,558	\$49,412	\$43,962	\$60,182
Two or More Races	\$61,954	\$49,484	\$61,277	\$76,733
Hispanic/Latino (of any race)	\$56,844	\$47,095	\$47,510	\$62,330
Other Race	\$54,565	\$49,168	\$48,093	\$59,287
Black/African American	\$40,642	\$39,422	\$46,735	\$54,976

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B19013.



### 1.3.4 Households in Poverty

According to the 2016-2020 ACS, 12,207 Bakersfield households earned an income below the poverty level, representing 13.8 percent of all households in the city. That percent was lower than Kern County (16.7 percent) and the tri-county area (19.4 percent), but higher than the state average (9.0 percent).<sup>9</sup> The percent of households in poverty in the city has not changed during the past ten years. The racial/ethnic groups in the city with higher percentages of households that earned an income below the poverty level are Black/African American (28.0 percent), Other Race (19.1 percent), and Hispanic/Latino of any race (17.3 percent).<sup>10</sup>

## 1.4 Special Needs Groups

Certain residents may have more difficulty finding suitable, affordable housing due to special needs and circumstances related to employment and income, family characteristics, disability, or household characteristics. The special needs groups described in this section include seniors, persons with disabilities, large households, single parents, people living in poverty, farm workers, homeless individuals and families, and college students. Many of these groups overlap. For example, some farm workers experience homelessness due to the seasonality of their work, and many seniors have a disability. Most special needs groups benefit from affordable housing options, particularly housing located near public transportation, employment and schools, and medical and community services. An overview of special needs groups in Bakersfield is provided in Table B-10.

**Table B-11 Special Needs Groups in Bakersfield**

Special Needs Group	Number of Persons or Households	Percent of Total Persons <sup>1</sup>	Percent of Total Households <sup>2</sup>
Persons with Disabilities (including Developmental Disabilities)	40,024 persons	10.6%	–
Senior Households	20,972 households	–	17.7%
Large Households <sup>4</sup>	21,065 households	–	17.8%
Extremely Low-Income Households	14,450 households	–	12.3%
Female-Headed, Single-Parent Households	30,153 households	–	25.4%
Farmworkers <sup>5</sup>	20,469 persons	N/A	–
Unsheltered Persons <sup>6</sup>	1,243 persons	0.3%	–

<sup>1</sup> Population estimate of 379,879 ACS 2016-2020 (5-year Estimates).

<sup>2</sup> 118,568 total households.

<sup>3</sup> Households with female-householder with no spouse/partner present. Includes female-headed households with children present.

<sup>4</sup> Defined as five or more members under one household.

<sup>5</sup> Farmworker data is from USDA 2017 Census of Agriculture and represents Kern County.

<sup>6</sup> Bakersfield-Kern Regional Homeless Collaborative 2022 P.I.T. Count for Kern County (Metro Bakersfield population)

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B18101, Table B25007, Table DP02, B17012 Table B11016, Table B17019, Table S1101, Table C24010, Kern County Homeless Point in Time (PIT) Count, 20122 (Metro Bakersfield count)

<sup>9</sup> The US Census calculates the poverty threshold by income level and number of family members. See more at <https://www.census.gov/topics/income-poverty/poverty/guidance/poverty-measures.html>. Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

<sup>10</sup> U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17010A.



### 1.4.1 Seniors

As a result of both income and rent changes in older age, severe housing cost burdens are more common among seniors, which can make it difficult for them to find affordable housing. Senior residents often have limited incomes, which can result in severe housing cost burdens, particularly during periods of rental price increases. As shown in Table B-11, relative to California as a whole, Bakersfield senior householders have a higher share at lower income levels, with more senior households earning less than \$30,000 per year and fewer seniors with an annual income of \$100,000 or more. More than one-third of senior households in Bakersfield (7,124 households) have an annual income of less than \$30,000.

Table B-12 shows income levels for senior householders by housing tenure.<sup>11</sup> The majority of senior householders (74.7 percent) own their home. This is consistent with the rate for senior householders in the tri-county area and California as a whole.

**Table B-12 Senior Households by Income**

	City of Bakersfield	Percent	Kern County	Percent	California	Percent
Total Households	118,568		273,556		13,103,114	
Households with householder 65 Years and Over	20,972	17.7%	58,117	21.2%	3,198,850	24.4%
\$0 to \$29,999/year	7,124	34.0%	22,307	38.4%	923,422	28.9%
\$30,000 to \$59,999/year	5,153	24.6%	15,121	26.0%	736,717	23.0%
\$60,000 to \$99,999/year	4,065	19.4%	10,743	18.5%	635,254	19.9%
\$100,000 to \$199,999/year	3,622	17.3%	7,927	13.6%	631,845	19.8%
\$200,000+/year	1,017	4.8%	2,019	3.5%	271,612	8.5%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B19037

**Table B-13 Senior Population by Tenure**

	City of Bakersfield	Percent	Kern County	Percent	California	Percent
Total Senior Households:	20,972		58,117		3,198,850	
Owner Occupied	15,661	74.7%	44,406	76.4%	2,340,689	73.2%
Householder 65 to 74 Years	9,719	62.1%	26,393	59.4%	1,350,393	57.7%
Householder 75 to 84 Years	4,347	27.8%	13,340	30.0%	688,443	29.4%
Householder 85 Years and Over	1,595	10.2%	4,673	10.5%	301,853	12.9%
Renter Occupied	5,311	25.3%	13,711	23.6%	858,161	26.8%
Householder 65 to 74 Years	3,038	57.2%	8,690	63.4%	484,266	56.4%
Householder 75 to 84 Years	1,512	28.5%	3,505	25.6%	234,067	27.3%
Householder 85 Years and Over	761	14.3%	1,516	11.1%	139,828	16.3%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25007

<sup>11</sup> According to the US Census, the householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife.

In a survey conducted for the City’s Affordable Housing Strategy from December 2021 to February 2022, respondents named “housing for seniors, specific developments for seniors, including housing with supportive services” as number four out of six on a list of “most urgent housing needs” (see Appendix G).

#### 1.4.1.1 Resources for Senior-Headed Households

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For seniors with physical limitations or disabilities, housing can be modified with features that help ensure continued independent living arrangements. Several licensed care facilities that provide assisted living, nursing care, and general services to seniors are located in Bakersfield. The average cost of assisted senior living in the city is \$3,150 per month.<sup>12</sup> Annually, that amount is \$37,800, which surpasses the annual income of at least 7,124 senior residents in the city.

There are 970 existing and planned housing units available for lower-income seniors in the city. Westchester Senior Village opened in March 2022, which is a 27-unit apartment complex reserved for people 62 and older earning no more than half the city’s median income. In 2020, Bakersfield approved an allocation of \$1.574 million to develop 22nd Street Lofts, an affordable housing development for 20 units for seniors aged 62 and older. Opened in September 2022, this project serves extremely low-income seniors by providing housing in the city’s downtown core. The project offers community amenity space such as a community room with computer stations, fitness room, laundry facilities, and a supportive services office space. Recently, the City of Bakersfield allocated \$719,953 to support 610 4<sup>th</sup> Street, a 16-unit senior housing complex directly adjacent to the Bakersfield Senior Center and secured \$6 million to support this project and a redevelopment of the existing Bakersfield Senior Center into a 4-story mixed-use complex with 36-units of senior housing on the top two floors.

Other affordable housing options for seniors in the city include:<sup>13</sup>

- Pinewood Glen Retirement Community (99 units)
- Village Park Senior Apartments (60 units)
- Park Place Senior Apartments (80 units)
- Mill Creek Village (56 units)
- California Avenue Senior Housing (180 units)
- Mill Creek Courtyard (62 units)
- Canyon Hills Senior Housing (70 units)
- St. John Manor (79 units)
- Bakersfield Senior Apartments (49 units)
- Sunnyside Village (40 units)
- Harmony Court Apartments (96 units)

Although some senior residents may own their home or reside with family, there is an identified housing need for low-income seniors.

<sup>12</sup> Seniorhomes.com. Assisted Living in Bakersfield, CA. Accessed October 18, 2022.

<sup>13</sup> Kern County Housing Authority. Senior Housing. <https://kernha.org/senior-housing/>. Accessed October 18, 2022.

### 1.4.2 Persons with Disabilities (Including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may provide challenges to gaining employment, mobility, or independent living. Persons with disabilities may experience housing burdens and other challenges due to restricted income and/or accessibility needs. Persons with extreme disabilities may require housing in a supportive or institutional setting. Housing needs for persons with disabilities depends on the severity of the disability(ies). For persons with disabilities who live independently or with other family members, independent living can be supported with special housing features, financial support, and in-home supportive services.

Housing for persons with disabilities must be adapted according to individual needs. Various types of housing may be inaccessible to persons with mobility and sensory limitations. Housing may need to be adapted to accommodate widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility, and many housing types may not have suitable space for such adaptations. Location of housing is also an important factor for persons with mobility restrictions who rely on public transportation for travel.

Table B-13 displays persons with disabilities in Bakersfield by age group. According to the 2016-2020 ACS, a total of 40,024 residents in Bakersfield have at least one disability, approximately 10.6 percent of the total population. Adults 65 years and older have the highest rates of disabilities, with 16.6 percent of the population having one disability and an additional 21.9 percent with two disabilities. These rates are similar to the tri-county area and slightly higher than the California average.

Figure B-4 shows the percent of individuals with a disability by type of disability. As stated above, different disabilities require different housing accommodations. The most common disability in Bakersfield is ambulatory difficulty, followed by cognitive difficulties.

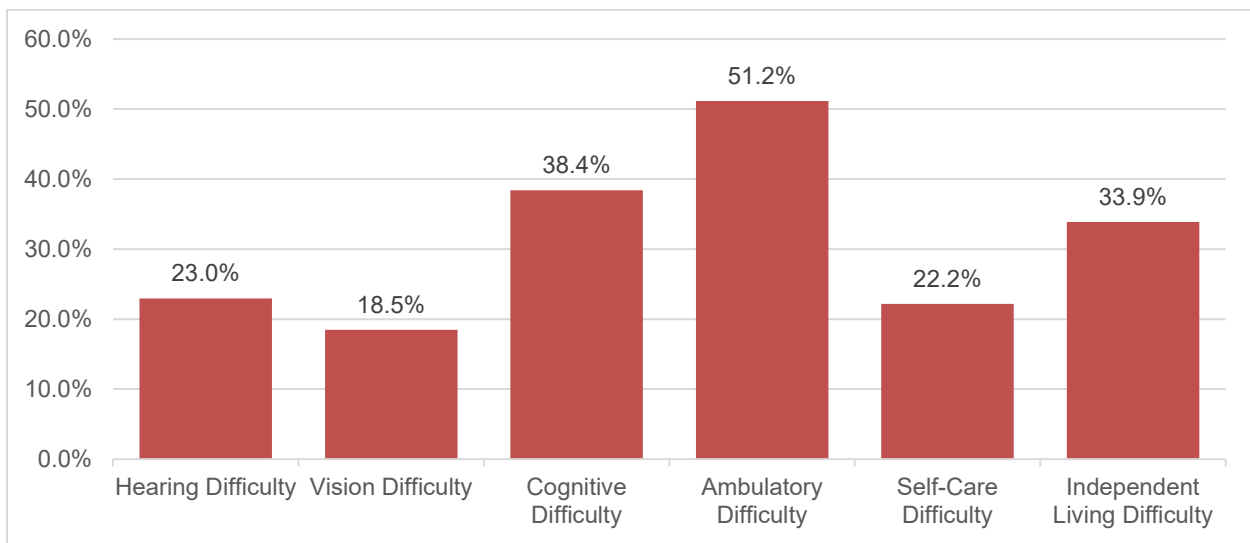
**Table B-14 Population with a Disability by Age**

	City of Bakersfield		Kern County		Tri-County Area		California	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	377,974		864,023		1,458,134		38,838,726	
Under 18 Years - Total Population	113,339	30.0%	257,756	29.8%	441,222	30.3%	8,942,907	23.0%
Under 18 Years - One Type of Disability	2,877	2.5%	5,792	2.2%	11,949	2.7%	207,793	2.3%
Under 18 Years - Two or More Types of Disability	1,453	1.3%	3,272	1.3%	5,293	1.2%	99,013	1.1%
18 to 64 Years - Total Population	227,750	60.3%	510,141	59.0%	423,980	96.1%	24,347,395	62.7%
18 to 64 Years - One Type of Disability	12,657	5.6%	29,490	5.8%	854,080	58.6%	1,077,809	4.4%
18 to 64 Years - Two or More Types of Disability	8,828	3.9%	23,435	4.6%	48,598	5.7%	866,771	3.6%

	City of Bakersfield		Kern County		Tri-County Area		California	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
65 Years and Older - Total Population	36,885	9.8%	96,126	11.1%	38,602	4.5%	5,548,424	14.3%
65 Years and Older - One Type of Disability	6,135	16.6%	16,593	17.3%	766,880	89.8%	803,463	14.5%
65 Years and Older - Two or More Types of Disability	8,074	21.9%	19,844	20.6%	162,832	11.2%	1,092,102	19.7%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table C18108

**Figure B-4 Disability by Type**



Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B18102 - B18107.

### 1.4.2.1 Persons with Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains 18 years of age;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Many persons with developmental disabilities can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment with supervision. The most severely affected individuals may require an institutional environment with medical services and physical therapy. Many persons with developmental disabilities require supportive services during the transition from childhood to a more independent living situation as an adult.

As shown in Table B-14, there were 6,584 individuals in Bakersfield with a developmental disability as of 2021, the latest available data. The majority of individuals with a developmental disability live in the home of a parent, family member, or guardian, followed by independent or supported living, as shown in Table B-15.

**Table B-15 Persons with Developmental Disability by Age**

	City of Bakersfield		Kern County		California	
	Units	Percent	Units	Percent	Units	Percent
0-17 years	3,437	0.9%	5,594	0.6%	192,384	0.5%
18+ years	3,147	0.8%	5,101	0.6%	185,353	0.5%
Total Population with a Developmental Disability (percent of total population) <sup>1</sup>	6,584	-	10,695		377,737	

Source: DDS Quarterly Consumer Report, December 2021

<sup>1</sup> ACS data used for total population.

**Table B-16 Persons with Developmental Disabilities by Residence**

	City of Bakersfield	Kern County	California
Home of Parent/Family/Guardian	5,305	8,698	309,381
Independent/Supported Living	506	909	27,881
Community Care Facility	360	461	23,728
Foster/Family Home	275	402	8,288
Intermediate Care Facility	79	157	6,188
Other	56	106	4,792

Source: DDS Quarterly Consumer Report, December 2021

### Resources for Persons with Disabilities

State and federal legislation mandates that a percentage of units in new or substantially rehabilitated multi-family apartment complexes must be made accessible to individuals with limited physical mobility. For example, accessibility requirements for federally assisted housing with five or more units requires at least five percent of the dwelling units to be accessible for persons with mobility disabilities. The City does not regulate residential care homes for six or fewer persons; such homes are permitted in all residential zones as regular residential uses. Residential care homes for more than six persons require a conditional use permit in residential zones, except in the R-4 zone for people with disabilities. Residential care homes are permitted by right in most commercial and some industrial zones subject to the city's site plan review process. A business license is required for care homes for over six clients. The City also offers flexibility with development standards and reasonable accommodations for housing development projects that propose housing affordable to seniors and persons with disabilities,

as described in Appendix C, Housing Constraints. All new construction must have 5 percent of units (minimum) set aside for households with disabilities.

The City of Bakersfield's Home Accessibility Grant Program provides grants for housing modifications designed to provide or improve access to disabled homeowners or renters. The assistance is provided to those persons who have permanent physical challenges and are mobility impaired. This program is intended to promote independence at no cost to HUD qualified applicants by modifying their homes. Limited grants up to \$3,500 (non-repayable funds) are available for residential accessibility related modifications for qualified residents in the city. Household must be at or below 80 percent of the AMI as published by HUD.<sup>14</sup> In the 5<sup>th</sup> housing cycle, the City was able to assist 112 households with Home Accessibility grants.

Persons with disabilities can benefit from services from the Kern County Aging and Disability Resource Connection (ADRC) and Independent Living Center of Kern County (ILCKC). Additionally, HUD reports that as of July 2022, the Housing Authority of the County of Kern (HACK) has awarded 75 non-elderly disabled vouchers to assist lower-income residents with disabilities with rental costs.<sup>15</sup>

### 1.4.3 Large Households

Large households (defined as five or more persons per household) are a special needs group due to the typically limited supply of adequately sized and affordable housing units appropriate for large households.

In Bakersfield, most residents living together are in family households as opposed to non-family households. As shown in Table B-16, 21,065 households, or 17.8 percent of total households, are considered large households. Almost all large households are family households. Comparatively, 18.2 percent of households in Kern County are considered large households, 20.5 percent in the tri-county area, and 14.5 percent in California.

**Table B-17 Household Size**

Household Size	Number of Households	Percent of Total Households
Total Households	118,568	
Family Households	88,421	74.6%
2-4 Person Households	67,608	57.0%
5+ Person Households	20,813	17.6%
Nonfamily Households	30,147	25.4%
1-4 Person Households	29,895	25.2%
5+ Person Households	252	0.2%
Total Large Households	21,065	17.8%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B11016

<sup>14</sup> City of Bakersfield. <https://www.bakersfieldcity.us/971/Home-Accessibility-Grant-Program>

<sup>15</sup> HUD. HCV – Special Purpose Vouchers.

<https://app.powerbigov.us/view?r=eyJrIjojM2Y2OTQ2MTAtODVhNC00YmM2LThhOWEtZWY4MGU5YWVmZDFmliwidCI6IjYxNTUyNGM1LTlyZTk0NGJjZC1hODkzLkx0ODhNTmYzdiMiJ9>

### 1.4.3.1 Resources for Large Households

Large households require at least four bedrooms to not be considered overcrowded. According to the 2016-2020 ACS, Bakersfield has 32,294 housing units with four or more bedrooms, indicating that Bakersfield has sufficient housing units to accommodate large households residing in the city.<sup>16</sup> However, there is often a mismatch between available units and affordability to households needing such units. Approximately 8.2 percent of the households in the city are overcrowded. Lower and moderate-income large households can benefit from affordable housing programs, including the City’s Creating A Stable Home (CASH) Down Payment Assistance Program, fair housing and tenant/landlord counseling, and affordable housing development.

### 1.4.4 Female-Headed Households

Single-parent families, particularly female-headed, single-parent families with children, often require special consideration and assistance because they have a higher housing cost burden relative to the general population and may require accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group. Studies have shown that female-headed households are more likely to be affected by poverty and housing discrimination than male-headed households. According to 2016-2020 ACS data, there are 20,414 female-headed households (no spouse present) with children in Bakersfield, with 6,627 (32.5 percent) earning an income below the poverty line. This rate is higher than the rate of 21.5 percent in California for the same group.

Table B-17 shows female-headed households in Bakersfield, Kern County, tri-county area, and California. Female-headed households with children under 18 years old comprised 29 percent of all female-headed households in Bakersfield, higher than in Kern County, the tri-county area, and California.

**Table B-18 Female-Headed Households**

	City of Bakersfield	Percent	Kern County	Percent	Tri- County Area	Percent	California	Percent
Female Householder, No Spouse or Partner Present	30,153		67,058		3,430,426	26.2%	3,430,426	
Living Alone	12,409	41.2%	28,466	42.4%	1,722,600	50.2%	1,722,600	50.2%
With Own Children Under 18 Years	8,749	29.0%	18,513	27.6%	615,734	17.9%	615,734	17.9%
With Relatives, No Own Children Under 18 Years	7,878	26.1%	17,810	26.6%	858,959	25.0%	858,959	25.0%
With Only Nonrelatives Present	1,117	3.7%	2,269	3.4%	233,133	6.8%	233,133	6.8%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B11012

<sup>16</sup> U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25041



#### 1.4.4.1 Resources for Female-Headed Households

Lower-income single-parent households can benefit from City programs that provide housing and support services or that facilitate the development of affordable housing. Affordable housing opportunities can also be expanded for low- and moderate-income single-parent households through the City's CASH Down Payment Assistance Program. Single parents can also benefit from the Kern County General Assistance Program, which provides financial assistance to residents of Kern County, including assistance with rent, utilities, transportation, and personal needs.<sup>17</sup> The Housing Authority of the County of Kern (HACK) has also acquired several single-family homes, duplexes, apartment complexes with 1 to 3-bedroom units, and condominiums throughout the city for lower-income families. There is an identified housing need for low-income families, including female-headed households with children.

#### 1.4.5 Extremely Low-Income Residents

Extremely low-income (ELI) households are defined by HCD as households with income less than 30 percent of AMI. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. As shown in, Table B-7 14,415 households in Bakersfield are ELI households, earned earning an income below 30 percent of the AMI. More ELI households are renters (69 percent, 9,875 households) compared to owners (31 percent, 4,540 households). These households may require specific housing solutions such as deeper income targeting for subsidies, housing with supportive services, single-room occupancy, or rent subsidies. Projections from the Kern Council of Governments predict that by 2035, total ELI households in the city will decrease through 2050.<sup>18</sup> ELI households may have overlapping needs with other special needs groups, such as persons with disabilities, seniors, college students, and female-headed households.

During the 5<sup>th</sup> Cycle Housing Element, the City of Bakersfield began the development process for 504 deed-restricted units reserved for extremely low-income households. Individuals transitioning out of homelessness account for a majority of those units, however, veterans, seniors, and households that are not considered a special needs group were represented in these production numbers. Generally, success in developing units to serve ELI families was contributed to the City's commitment to providing additional gap financing resources for affordable housing production and ongoing collaboration with affordable housing developers. ELI families often require the deepest level of subsidy, due to the income levels and opportunity to support rental assistance would further stabilize this portion of the community who are likely to be cost burdened. However, the City's efforts to produce ELI housing during the 5<sup>th</sup> Cycle were given priority and continued support with the City's investment in affordable housing development and financing.

ELI households in Bakersfield are likely to overpay housing costs, regardless of tenure. According to CHAS 2015-2019 estimates, 87 percent of ELI households that rent are cost burdened, and 78 percent of homeowners are cost burdened, meaning they pay over 30 percent of their income on housing costs. This leaves most ELI residents with little income to spend on food and education, and other basic needs.

As shown in Table B-18, provided by 2015-2019 CHAS data, households that rent and are considered extremely low-income are likely to have at least one housing problem (defined as

<sup>17</sup> Kern County Department of Human Services. General Assistance. <https://www.kcdhs.org/services/general-assistance-updated>

<sup>18</sup> Kern Council of Governments. Regional Growth Forecast for Kern Council of Governments. [https://www.kerncog.org/wp-content/uploads/2009/10/Kern\\_2020-2050\\_Regional\\_Growth\\_Forecast.pdf](https://www.kerncog.org/wp-content/uploads/2009/10/Kern_2020-2050_Regional_Growth_Forecast.pdf)



housing cost burden greater than 30 percent of income, overcrowding, or without complete kitchen or plumbing facilities). A total of 84 percent of ELI households reported experiencing at least one housing problem, and housing problems were more common among renter ELI households.

**Table B-19 Extremely Low-Income Households Situations by Tenure**

	Owner Occupied	Percent	Renter Occupied	Percent	Total	Percent
At least one Housing Problem	3,535	77.8%	8,565	86.7%	12,100	83.9%
No Housing Problem	1,005	22.2%	1,310	13.3%	2,315	16.1%
Total	4,540	100.0%	9,875	100.0%	14,415	100.0%

Source: US Housing and Urban Development, CHAS 2015-2019 (5-Year Estimates)

### **1.4.6 Projected ELI Households**

To calculate the projected housing needs for extremely low-income units, the City utilized Census data related to income distribution within the city. As a result, Bakersfield has a projected need of 5,553 units for ELI households (14.8 percent of the RHNA for the 6<sup>th</sup> cycle planning period. Many extremely low-income households will be seeking rental housing and most likely facing overpayment, overcrowding, one or more substandard housing conditions, or other special needs. To address the range of needs, the City will employ a detailed housing strategy including the promotion of a variety of housing types, such as single-room occupancy (SRO) units. The City will continue to provide financial and technical support to non-profit organizations through MHP – Supportive Housing Program to rehabilitate or develop affordable housing for extremely low-income households and persons at risk for experiencing homelessness. As outlined in Chapter 2, Housing Plan, the City will expedite permit processing for the development of such units, with the goal of supporting the rehabilitation or the development of at least 10 units of housing (tiny homes, SRO units, or other types of housing) affordable to extremely low income or at-risk of experiencing homelessness during the planning period, and provide technical assistance and pursue Project Homekey funding for alternative housing development for affordable to extremely low-income residents. The City will also update the Zoning Code to accommodate alternative housing types such as housing co-operatives, SROs, dormitories, tiny homes, and collective home ownership models in more areas of the city, including religious sites and publicly owned land.

#### **1.4.5-11.4.6.1 Resources for Extremely Low-Income Households**

Many extremely low-income households seek rental housing and may face overpayment, overcrowding or substandard housing conditions. Some extremely low-income households could have physical or mental disabilities and/or other special needs. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. Supportive housing is permitted in the C-1, C-2, and C-C zones through a Conditional Use Permit, as described in Appendix C, Housing Constraints.

Affordable housing opportunities for extremely low-income households can be expanded for households through the HACK Housing Choice Voucher (HCV) program. Also known as Section 8, eligible participants, including very low-income families, seniors, and disabled

residents, are awarded vouchers that enable them to find housing in the private sector. HACK contracts with landlords to subsidize the participants' rents. Housing must meet HUD Housing Quality Standards for the Agency to enter into a Housing Assistance Payment (HAP) Contract with the property owner. The subsidy is the difference between 30 percent of tenant income and the Section 8 Payment Standard amount for Kern County or the gross rent, whichever is lower. Currently, 75 percent of eligible applicants must have income that does not exceed 30 percent of the AMI. The remaining 25 percent may have an income limit up to 80 percent of the AMI. In 2022, the Housing Authority was able to offer 3,911 HCVs to residents of the county.<sup>19</sup> As of 2019, a total of 3,070 households in Bakersfield were receiving HCVs.

As of March 2023, Bakersfield has 75 deed-restricted affordable housing projects across the city totaling 4,533 affordable units. Many units are served with programming that support special needs populations.

The City has also dedicated resources to a Program for Homeless Shelter Development, which offers financial assistance to nonprofit developers who wish to rehabilitate or develop single-room occupancy (SRO) units to house extremely low-income individuals. The City has committed to ongoing partnerships that encourage developers to develop housing affordable to extremely low-income individuals, and has contributed to the completion of 272 units, put 49 units to construction, and has an additional 58 units in pre-development. The gap between the number of ELI renter households experiencing at least one cost burden (8,565) and the number of affordable housing units (4,912 affordable housing units and SROs) and housing vouchers (3,070) is 1,842 households. Therefore, there are 1,842 ELI renter households in the city with an unmet housing need.

To address the range of needs, the City will employ programs to support affordable housing development and remove constraints for, and support development of housing types that may fit the needs of extremely low-income residents, such as supportive housing.

The City continues to fund or partner with local and regional organizations to provide HCVs, housing rehabilitation grants, fair housing education and counseling, legal aid, and expand affordable housing opportunities for extremely low-income households.

#### **1.4.61.4.7 Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or related activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence after their work ends for the day. Due to the high cost of housing and low wages, a substantial number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing.

Determining the true size of the agricultural labor force is difficult. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g. the location of the business or field). The University of California Department of Agriculture and Natural Resources identified 150,300 laborers with at least one farm job in Kern County in 2016, the highest number of any county in the state. The most common farm

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<sup>19</sup> Bakersfield Now. April 29, 2022. Long wait list for rent voucher program. <https://bakersfieldnow.com/news/local/long-wait-list-for-rent-voucher-program>

employment, according to the 2016 survey, was farm labor contractors and crew leaders, followed by tree nut farming and grape vineyards.<sup>20</sup>

The U.S. Department of Agriculture (USDA) 2017 Agricultural Census (latest available data) identified 20,469 farmworkers on 845 farms within Kern County and 50,700 farmworkers on 2,160 farms in the tri-county area. The 2020 ACS identified 14,175 residents in Bakersfield with occupations in farming, fishing, and forestry. The University of California Merced conducted a Farmworker Health Study and determined that within the San Joaquin Valley, the average farmworker household size is 4.0 persons. The majority of farmworkers live in single-family homes, while four percent live in a labor camp, boarding house, or motel, and eight percent live in an recreational vehicle or car. The median salary of a farmworker in the San Joaquin Valley is \$15,000 per year.<sup>21</sup>

#### **1.4.6-11.4.7.1 Resources for Farmworkers**

The Farmworker Housing Program of Kern County is subsidized by USDA and was developed to provide housing for persons who derive a minimum of \$5,753 of their annual income from farm labor. HACK manages nine housing complexes under the Farmworker Housing Program, one of which is located in Bakersfield. This development has 50 units, each with two to four bedrooms. In Kern County, the Housing Authority operates a total of 172 seasonal farm labor housing units in Arvin and Shafter. In addition, two affordable housing complexes are under construction which will be deed-restricted to income-qualified farmworker families. In total, these properties will add 130 units to the local inventory, thus increasing the farmworker housing units in the City of Bakersfield from 50 to 180. **Bakersfield's agricultural off-season is relatively short, generally from December through February, and therefore farmworker housing is a year-round need rather than seasonal.**

Due to the large number of farmworkers identified in Kern County and the low median income level of the average farmworker, it can be determined that there is a continued need for farmworker housing that surpasses the availability of available units.

#### **1.4.71.4.8 Persons Experiencing Homelessness**

State law (Section 65583(1) (6)) requires municipalities to address the special needs of persons experiencing homelessness within their jurisdictional boundaries. Factors contributing to a rise in homelessness include the lack of affordable housing available for low- and moderate-income households, increasing the number of incomes that fall below the poverty level, and reductions in public housing subsidies. Homelessness can be compounded by a lack of job training and supportive services to treat mental illness, substance abuse, or domestic violence. Many low-income residents live in a state of chronic housing instability and are vulnerable to losing their housing due to economic, health, family, or personal crises.

Currently, the City of Bakersfield's Economic and Community Development Department works in close coordination with the County of Kern and the Bakersfield-Kern Regional Homeless Collaborative (BKRHC) to assess and plan for community needs related to homelessness and its impact on daily life. With the passage of the Public Safety & Vital Services Measure (also known as Measure N) and substantial state and federal investments to end the nation's current homelessness epidemic, the Bakersfield City Council has made significant investments to transform the region's homeless services landscape. Collective efforts have established a Housing and Neighborhood Vitality Unit to facilitate the development of affordable housing; an

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<sup>20</sup> University of California. California Agriculture 73(2):73-78. May 31, 2019. <https://doi.org/10.3733/ca.2019a0002>

<sup>21</sup> University of California Community and Labor Center. Farmworker Health Study Data Dashboard. <https://clc.ucmerced.edu/farmworker-health-study/farmworker-health-study-data-dashboard>

Affordable Housing Strategy to outline the City’s policies, programs, tools, and partnership; and an Affordable Housing Trust Fund to help leverage public and private investments. Residents at risk of homelessness or experiencing homelessness can get connected to services by the Community Action Partnership of Kern through the Coordinated Entry System. This system connects those experiencing homelessness to services based on their needs after identification, assessment, and referrals.

The Homeless Point-in-Time Count is an annual census directed in a 24-hour period in counties throughout the U.S. The Bakersfield-Kern 20232 Point-in-Time count was conducted by the BKRHC, otherwise known as the Bakersfield/Kern County Continuum of Care (CoC). In 20232, the Point-in-Time count identified 1,948 1,603 people experiencing homelessness countywide including both sheltered and unsheltered individuals.<sup>22</sup> This is a 22- percent increase 24-percent decrease from the total 1,603 2,150 people counted in the 20224 PIT. It is important to note that in 2021, CoC modified the methodology to determine unsheltered count due to the COVID-19 Pandemic, and as such, caution should be taken when making comparisons to the 2021 count.

As shown in Table B-19, the majority of persons experiencing homelessness in Kern County are unsheltered, where 875 931 individuals were sheltered, and 1,017 728 individuals were unsheltered. Adults over 25 comprise the largest age group experiencing homelessness. Of the individuals included in the count, there were a total of 1,728 1,403 households. Of these households, 199 237 comprised of at least one adult and one child, 1,747 1,364 adults with no children, and 25 youth with no adult present.

As shown in Figure B-6, counts of individuals experiencing homelessness declined from 2005 to 2015. In 2020, the count increased, particularly for unsheltered individuals to a total of 1,580 counted individuals. This number continued to increase to a total of 1,948 1,603 in 20232. Based on the 20232 PIT, individuals counted were mainly located in metro Bakersfield, specifically in Downtown Bakersfield and along the Kern River. A total of 1,755 1,234 individuals were counted in metro Bakersfield, and 118 193 individuals were counted in smaller cities throughout the county and near Lake Isabella.

The PIT count revealed trends in characteristics of individuals experiencing homelessness. Nearly 67 percent were male, and 873 percent were over the age of 24. Most individuals identified as white (74 77% percent), and 41 percent identified as Hispanic or Latino. Veterans accounted for 56 percent of the total count. About a quarter of those counted self-reported to be living with a mental health disorder, and 2034 percent self-reported to be living with a substance use disorder. FiveThree percent of the counted individuals reported that they are survivors of domestic violence, where the majority were living in emergency shelters or transitional housing.

**Table B-20 People Experiencing Homelessness (20232 Point in Time Count)**

Age Group	Adults	Adults with Children	Children	Total Count
Sheltered	751 644	71 73	164 109	931 875
Unsheltered	996 720	5 2	6 16	1,017 728
20232 Total	1,747 1,364	76 75	125 467	1,603 1,948

Source: Bakersfield-Kern Regional Homeless Collaborative 20232 P.I.T. Count Report

Data from the 20230 PIT county is displayed in Table B-20 which shows the percent of people who experienced homelessness by ethnicity and race. White residents had the largest overrepresentation in percent of people experiencing homeless respective of city population

<sup>22</sup> Bakersfield-Kern Regional Homeless Collaborative. 2022. Bakersfield Kern Regional Homeless Collaborative 2022 PIT Count Report

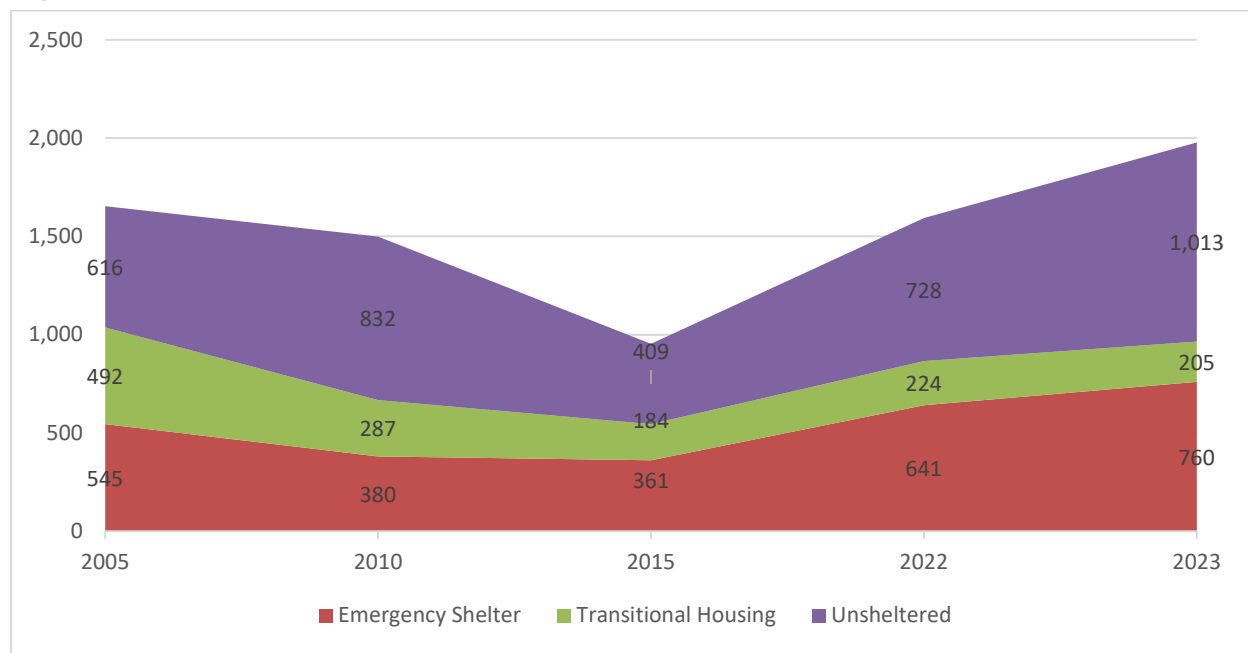
share (77.21.3 percent of people experiencing homelessness versus 31.4 percent share of population). Black/African American residents were the second most overrepresented residents (15.822 percent of people experiencing homelessness versus 7 percent of population share). Asian American residents were the most underrepresented for people experiencing homelessness respective of city population share (0.64 percent of people experiencing homelessness versus 7.1 percent of population share). Other racial/ethnic groups of people experiencing homelessness were represented proportionally to their respective city population shares.

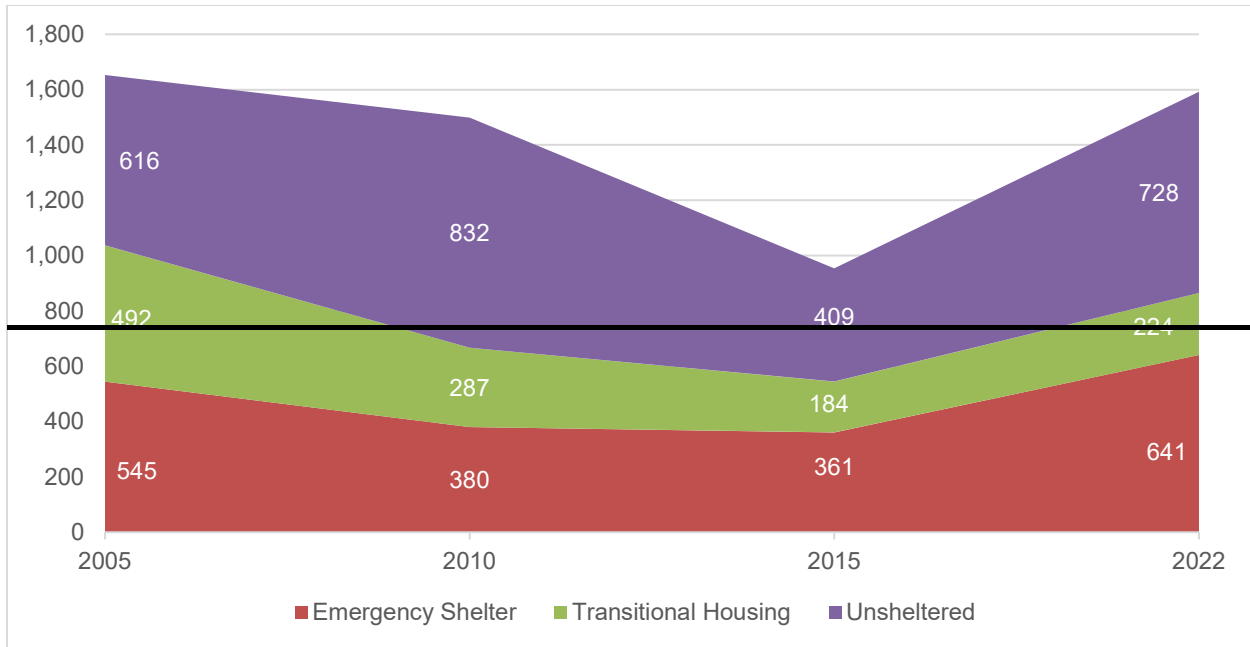
**Table B-21 People Experiencing Homelessness by Ethnicity/Race Relative to City Population**

Ethnicity/Race	Percent of People Experiencing Homelessness	Percent of Bakersfield Population	Difference
<b>Ethnicity</b>			
Hispanic/Latino	41.0% 34.0%	51.1%	-10.1 -17.4
Non-Hispanic/Non-Latino	59.0% 66.0%	48.9%	+10.1 +17.4
<b>Race</b>			
American Indian/Alaska Native	1.8% 1.9%	0.2%	+1.67
Asian American	0.6% 0.4%	7.1%	-6.57
Black/African American	15.8% 22.0%	7.0%	+8.845.0
Native Hawaiian/Other Pacific Islander	0.6% 0.4%	0.2%	+0.42
White	77.2% 71.3%	31.4%	+45.8+39.9
Multiple Races	4.0%	2.6%	+1.4

Source: Bakersfield-Kern Regional Homeless Collaborative 2023 P.I.T. Count Report

**Figure B-5 Rates of Homelessness Over Time**





Source: Bakersfield-Kern Regional Homeless Collaborative. 20232. Bakersfield Kern Regional Homeless Collaborative 20232 PIT Count Report

**4.4.7.11.4.8.1 Resources for Individuals Experiencing Homelessness**

The BKRHC serves as the local CoC and is a valuable resource for outreach to the homeless community. The City’s Development Services Department requires staff representation at CoC meetings as policy to gain input from the BKRHC on the needs, priorities, and fund project performance. As homeless subgroups each have unique needs, the CoC Governing Board includes at least one representative from the Homeless or Formerly Homeless Population; one Veterans Affairs/Homeless Veterans Service Provider Representative; and one McKinney-Vento Liaison/Local Education Agency Representative/or Educational Services to Homeless Children & Youth Representative. BKRHC also maintains a by-name list and participates in prioritizing chronically homeless individuals and families to ensure beds are utilized.

Thirty-six Housing Choice Vouchers (HCVs) per year are designated by the local Public Housing Authority for the most vulnerable chronically homeless. In addition, the BKRHC participates in the Supportive Services for Veteran Families (SSVF) Community Plan responsible for planning City of Bakersfield FY2021-22 Action Plan 47 and coordinating efforts to prevent and end homelessness among veterans. BKRHC helps low-income persons and families avoid becoming homeless, especially extremely low-income individuals by engaging a county wide task force involving political leaders, governmental agencies, homeless service providers, and other stakeholders.

Opened in 2020, the Brundage Lane Navigation Center (BLNC) is a 150-bed year-round emergency homeless shelter established by the City of Bakersfield and operated by non-profit Mercy House, Inc. The Center operates under a low-barrier model, allowing pets, partners in a co-ed dorm, and the storage of possessions. The 67,000-square-foot facility includes a 7,900-square-foot service provider wing which includes three medical exam rooms, space for mental health professionals, offices for case workers, and a pet exam room. In January 2023, the BLNC will be completing completed a major expansion that will add 119 additional beds, including 20 recuperative care beds. The Bakersfield Homeless Center located at 1600 East Truxtun Avenue has 110 beds for single women and 134 beds in semi-private rooms for families. The Mission at



Kern County, located at 816 East 21<sup>st</sup> Street, has 240 beds for single men<sup>23</sup>. In total, 753 beds are available for those experiencing homelessness ~~by January 2023~~.

The City of Bakersfield's Homeless Services Division administers federal, State, and local funding for homeless service providers. The division works in collaboration with the Bakersfield-Kern Regional Homeless Collaborative to assess, meet, and report on the current needs in the City of Bakersfield. The City of Bakersfield is also dedicated to a 5-year goal of serving 3,000 persons who experience homelessness with shelter assistance and 200 households with Rapid Re-housing or Homelessness Prevention assistance. These goals are supported by the City's Emergency Solutions Grant (ESG) program.

The City funds the following programs/activities to help meet the needs of the homeless community:

- Case Management
- Rapid Re-housing
- Emergency Shelter Operations
- Coordinated Entry System
- Rental Assistance
- Youth Rental Assistance

The Park 20<sup>th</sup> project is dedicated to house homeless veterans and provides a 56-unit low-income apartment complex for veterans. The housing project aims to house homeless veterans and uses Veterans Administration housing vouchers to pay as much as 100 percent of their rent for at least 45 percent of its housing, or 25 units. This is the first facility in Kern County that will solely provide housing for veterans.

In 2019, the State of California, in response to the growing number of individuals experiencing homelessness and the impact of a lack of permanent and transitional housing to support individuals experiencing homelessness, created Project Homekey. To date, this program has housed over 8,264 individuals across the state by investing in 120 unique project sites<sup>24</sup>.

The City of Bakersfield currently has 151 units supported through Project Homekey, including the conversion of two former hotels and an additional 166 units under construction. Specifically, the Housing Authority of the County of Kern began construction on the CityServe Network Housing project in Summer 2023 at 3201 F Street, which includes two buildings with 127 one-bedroom units. The 6<sup>th</sup> Street Apartments project, also through the Housing Authority of the County of Kern, was completed in March 2023 and provides 40 one-bedroom units. Project Homekey also supported two hotel conversions located at 1301 Chester Avenue and 1622 Union Avenue. The project at 1622 Union Avenue resulted in 88 studio apartments and the project at 1301 Chester Avenue provides 63 studio apartments. Overall, the proponent of these projects (Housing Authority) has identified that one bedroom or studio units represent the biggest need of the individuals seeking housing.

Once completed, these projects will add 317 units of affordable housing to support individuals transitioning out of homelessness. In summary, 753 beds, 317 affordable units, and an additional 56 low-income units for veterans provides 1,126 temporary or transitional housing opportunities for individuals experiencing homelessness. Based on the 2022-2023 PIT, the gap between the number of homeless individuals (1,6031,948) and available resources (1,126) is

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<sup>23</sup> Community Action Partnership of Kern. <https://www.capk.org/facts/>

<sup>24</sup> Project Homekey <https://www.hcd.ca.gov/grants-and-funding/homekey>

477-822 individuals in need of temporary or transitional housing. **The City will continue to identify and pursue federal, state, and regional funds for homeless service providers that operate temporary, permanent, and emergency shelters in the city that assist persons experiencing homelessness and at risk of becoming homeless, as outlined in Chapter 2, Program 11.**

#### **1.4.81.4.9 College Students**

Bakersfield is home to several universities and colleges, including Bakersfield College and California State University Bakersfield (CSUB). Enrollment in these institutions is approximately 50,000 full-time and part-time students. College students need a variety of housing choices, including living at home with parents, living in a dormitory, living alone, living with their children and other family, or multiple students living in one house or in an apartment. Although CSUB has on-campus housing for a portion of its student body, most students live off campus either at home or in rental housing. As college enrollment increases, students will continue to contribute to the demand in rental housing for both single and multifamily housing types. In addition, because students generally have lower incomes, students tend to compete with lower-income households for the existing affordable housing. A 2019 housing survey showed that nearly 80 percent of respondents found it difficult or very difficult to find housing in the Bakersfield area.<sup>25</sup> A 2020 survey conducted by Bakersfield College found that 39 percent of Bakersfield College students were housing insecure, and that 19 percent were experiencing homelessness.<sup>26</sup>

#### **1.4.8.11.4.9.1 Resources for College Students**

BKRHC is working to gain awareness of the college homeless community. BKRHC has implemented a homeless youth working group that strategizes and builds awareness. The group works with Bakersfield College, Kern County Superintendent of Schools, and the Kern High School District to address the needs of college students. In addition, Bakersfield College was awarded State funding for the development of a 154-bed residence hall affordable to low-income students.<sup>27</sup>

CSUB provides up to 30 days of emergency housing for students experiencing a brief, unexpected housing crisis.<sup>28</sup>

## **1.5 Housing Stock Characteristics**

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. The following sections detail the housing stock characteristics of Bakersfield to determine if the current housing stock can meet the needs of current and future residents.

### **1.5.1 Housing Growth**

Housing construction in the city boomed during the post-war era of the 1950s. During this time, housing construction increased by 240 percent. Housing development at that time was primarily

<sup>25</sup> Bakersfield College Student Housing Survey and Market Analysis, Preliminary Market Analysis and Review, Brailsford and Dunlavey, 2019.

<sup>26</sup> Bakersfield College. Impact of COVID-19 Pandemic on Student Experience at Bakersfield College. [https://do-prod-webteam-drupalfiles.s3-us-west-2.amazonaws.com/bcedu/s3fs-public/CCCCOReports\\_StudentLife\\_ImpactofCOVIDOnStudents.pdf](https://do-prod-webteam-drupalfiles.s3-us-west-2.amazonaws.com/bcedu/s3fs-public/CCCCOReports_StudentLife_ImpactofCOVIDOnStudents.pdf)

<sup>27</sup> Hubbard, Les. 2022. Three Valley Colleges will rake in millions for low-income housing. The cost to build is swinging wildly.

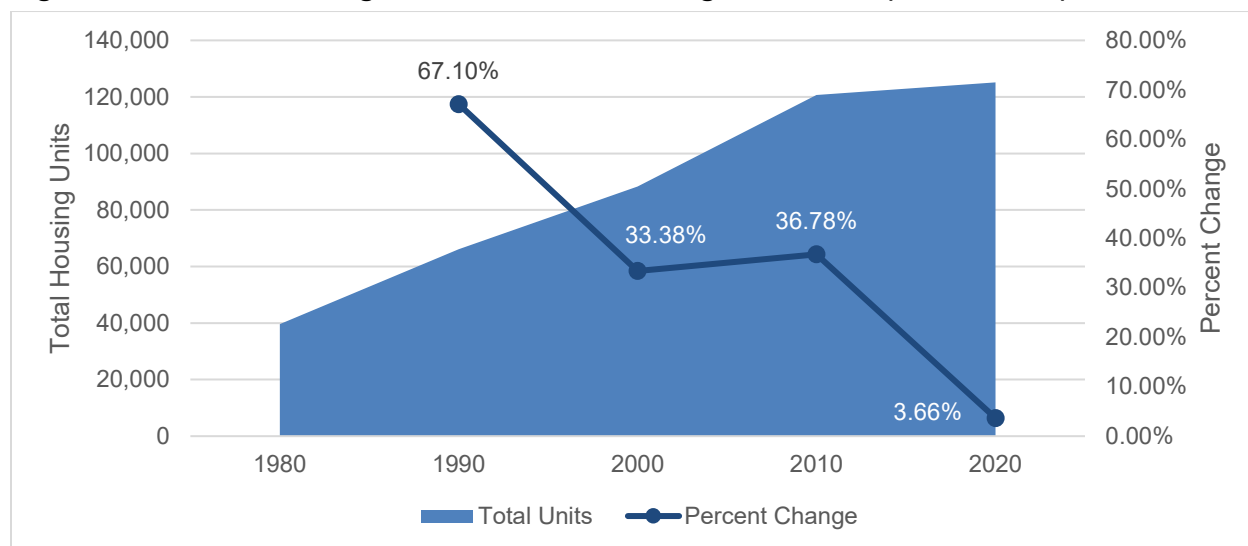
<sup>28</sup> CSUB. Housing Stability. <https://www.csub.edu/basicneeds/housing-stability>



suburban development. The following decade saw sustained growth. By the 1970s, residential development fueled another boom in construction, with a 72 percent increase in construction from the previous decade. Growth slowed during the recession years in the following decades. However, from 2000 to 2009, there was a sharp increase in housing construction, with a total of 28,000 units built during the decade. Following the subsequent bust in housing development and the foreclosure crisis, rates of development quickly plummeted in 2010.

Since 1980, the housing stock in Bakersfield has increased from approximately 40,000 units to over 120,000 units in 2020, a growth of approximately 200 percent. However, the rate of development has slowed down significantly during the past decade, with a growth rate of 3.7 percent from 2010 to 2020 compared to 67.1 percent from 1980 to 1990 (Figure B-6).

**Figure B-6 Total Housing Units and Percent Change Over Time (1980 to 2020)**



### 1.5.2 Housing Type and Tenure

Single-family housing units comprised approximately 74 percent of Bakersfield’s occupied units in 2020 (Table B-21). In 2020, 59.4 percent of housing units were occupied by owners (70,470 units) and 40.6 percent were occupied by renters (48,098 units). The share of single-family housing units in Bakersfield is significantly higher than the state average of 57.7 percent, although it is similar to the rate in Kern County and the tri-county area. Multi-family units in Bakersfield comprise approximately 23.3 percent of occupied units, lower than the state level of 31.4 percent.

As shown in Table B-22, the number of single-family units increased by 31.7 percent from 2010 to 2020. At the same time, there was nearly a 9 percent decrease in units in smaller-sized multi-family developments, but a 17.6 percent increase in units in larger multi-family developments that contain 5 or more units. The number of mobile homes increased by 874 units during this decade.

**Table B-22 Housing Types by City, County, and State**

	City of Bakersfield	Percent of Total	Kern County	Percent of Total	Tri-County Area	Percent of Total	California	Percent of Total
Total	125,143		299,179		503,355		14,210,945	

	City of Bakersfield	Percent of Total	Kern County	Percent of Total	Tri-County Area	Percent of Total	California	Percent of Total
Single-Family Total	92,723	74.1%	223,934	74.9%	361,814	71.9%	9,216,109	64.9%
Single-Family: Detached	88,831	71.0%	216,329	72.3%	16,519	3.3%	8,206,621	57.7%
Single-Family: Attached	3,892	3.1%	7,605	2.5%	13,186	2.6%	1,009,488	7.1%
Multi-Family Total	29,158	23.3%	52,639	17.6%	28,108	5.6%	4,463,965	31.4%
Multi-family Housing: 2 to 4 Units	12,393	9.9%	25,297	8.5%	15,842	3.1%	1,113,840	7.8%
Multi-family Housing: 5+ Units	16,765	13.4%	27,342	9.1%	45,279	9.0%	3,350,125	23.6%
Mobile Home	3,229	2.6%	22,085	7.4%	37,273	7.4%	515,666	3.6%
Boat, RV, Van, Other	33	0.0%	521	0.2%	1,176	0.2%	15,205	0.1%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25024

**Table B-23 Bakersfield Housing Units Over Time**

	2010	2020	Percent Change (2010-2020)
Total Housing Units	114,587	125,143	9.2%
Single-Family Total	84,316	92,723	9.8%
Single-Family: Detached	81,130	88,831	9.5%
Single-Family: Attached	3,186	3,892	22.2%
Multi-family Total	27,863	29,158	4.6%
Multi-family Housing: 2 to 4 Units	13,611	12,393	-8.9%
Multi-family Housing: 5+ Units	14,252	16,765	17.6%
Mobile Home	2,355	3,229	37.1%
Boat, RV, Van, etc.	53	33	-37.7%

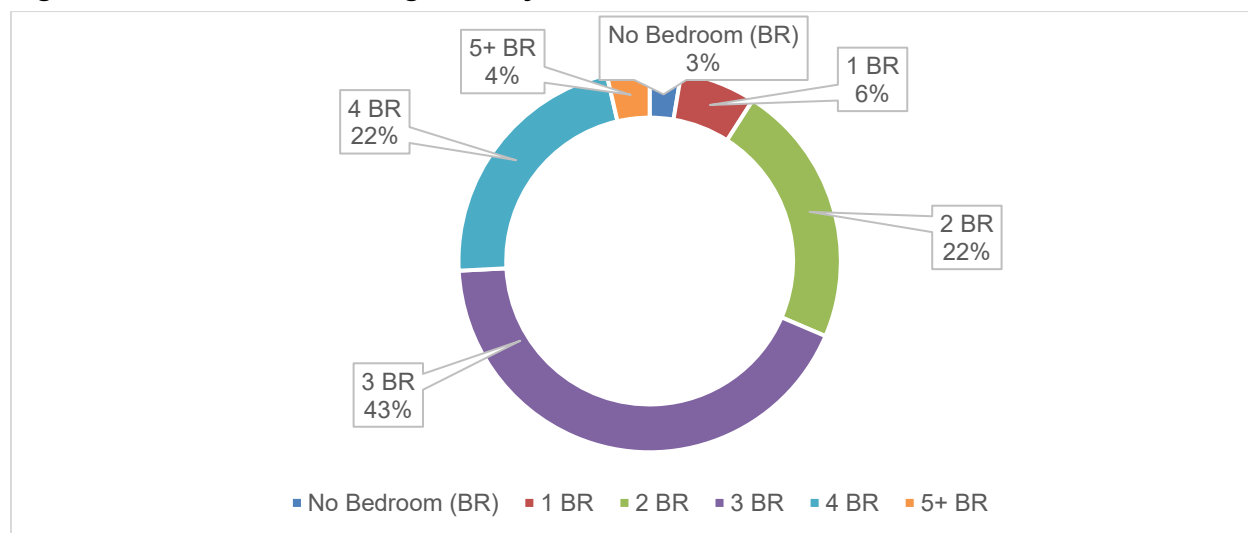
Source: U.S. Census Bureau, ACS 2006-2010, 2016-2020 (5-year Estimates), Table B25024

As of January 2023, the City has issued 14,613 residential permits beginning in December 2015 (during the 5<sup>th</sup> cycle Housing Element planning period). Single-family detached housing accounted for most of the new housing permitted in the city. In 2019, a total of 1,663 permits, or 99 percent of new units permitted were for single-family homes, while less than one percent were for developments with two or more housing units. In recent years Bakersfield has seen an increase in the development of multi-family housing. In 2021 alone, based on the City’s Annual Progress Report, 2,521 new residential units were permitted, with 615 of those permitted for duplex and multifamily residential dwelling units, equating to 24 percent of the total new residential units in 2021.

### 1.5.3 Housing Unit Size

Household size determines the need for different housing types (studios and 1-bedrooms, 2-3 bedrooms, 4+ bedrooms). For instance, single-person households often occupy smaller apartment units or condominiums, such as studios and one-bedroom units, and multi-generational households often need additional bedrooms. As shown in Figure B-7, as of 2020, more than two-thirds of the city's housing units contain three or more bedrooms. While approximately 18 percent of family households had 5 or more individuals, only 3.6 percent of the housing stock in Bakersfield had 5 or more bedrooms. Since 2010, the total number of 4-bedroom units has slightly increased by one percent, whereas the total number of 1-bedroom units, 2-bedroom units, and 3-bedroom units have decreased by nearly 1 percent altogether.

**Figure B-7 Share of Housing Units by Number of Bedrooms, 2020**



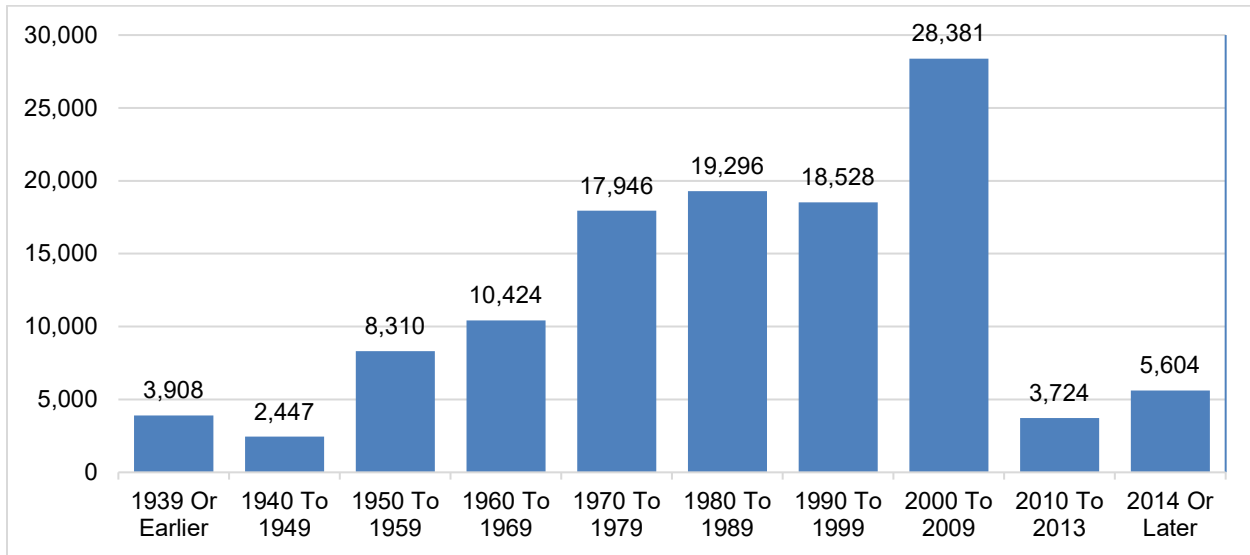
Source: U.S. Census Bureau, ACS 2006-2010, 2011-2015, 2016-2020 (5-year Estimates), Table B25041

### 1.5.4 Age of Housing Stock

Housing age is an important indicator of a community's housing condition. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and State programs use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Just over half of the city's current housing stock is greater than 30 years old.

As shown in Figure B-8, most of the current housing stock of housing in Bakersfield is evenly distributed across the 1970's through the 1990's. A spike in homebuilding in the 2000's provided 28,381 homes, greater than any other decade. The spike drastically plummeted in 2010s, where only 3,724 homes were built. Generally, construction has slowed since the 2000s.

**Figure B-8 Total Occupied Housing Units by Year Built**



Source: U.S. Census Bureau, ACS 2006-2010, 2011-2015, 2016-2020 (5-year Estimates), Table B25036

### 1.5.5 Substandard Housing

Housing units are considered substandard if they lack complete plumbing or kitchen facilities. Table B-23 shows rates of substandard housing by issue and tenure for the city, county, tri-county area, and state. **There are a total of 1,699 substandard housing units in Bakersfield, approximately one percent of total housing units.** The most prevalent housing issue in the city was rental units lacking complete kitchen facilities, with a total of 1,143 units, or one percent of rental units without complete kitchen facilities. Renter occupied units have higher rates of units lacking complete facilities when compared to owner occupied rates. Based on 2016-2020 ACS data, Bakersfield’s substandard housing rates are consistent with those of Kern County and the state.

**Table B-24 Substandard Housing Units**

	City of Bakersfield	Percent	Kern County	Percent	Tri-County Area	Percent	California	Percent
Total	118,568		273,556		456,204		13,103,114	
Owner Occupied	70,470	59%	161,113	59%	263,834	57.8%	7,241,318	55.0%
Lacking Plumbing Facilities	127	0.1%	344	0.1%	516	0.1%	17,434	0.1%
Lacking Kitchen Facilities	158	0.1%	501	0.2%	827	0.2%	23,476	0.2%
Renter Occupied	48,098	41%	112,443	41%	192,370	42.2%	5,861,796	45.0%
Lacking Plumbing Facilities	271	0.2%	815	0.3%	1,180	0.3%	36,908	0.3%

	City of Bakersfield	Percent	Kern County	Percent	Tri- County Area	Percent	California	Percent
Lacking Kitchen Facilities	1,143	1.0%	1,187	0.7%	2,683	0.6%	128,184	1.0%
<b>Total Substandard Units</b>	<b>1,699</b>	<b>1.4%</b>	<b>2,847</b>	<b>1.0%</b>	<b>5,206</b>	<b>1.1%</b>	<b>206,002</b>	<b>1.6%</b>

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25049 and B25053

Improving housing is an important goal of the City. HUD considers housing units to be “standard units” if they are in compliance with local building codes. Bakersfield’s Building Code Enforcement Division estimates that approximately 3.7 percent of the city’s occupied units **(4,387 units)** are currently undergoing code enforcement. The Division estimates that 0.06 percent of the housing stock **(71 units)** needs rehabilitation, and less than 0.04 percent **(47 units)** needs demolition. Old Town Kern, 34<sup>th</sup> Street Corridor and Southeast are the neighborhoods with the greatest need of rehabilitation.

As described in Chapter 2, Program 1, the City will continue to provide housing rehabilitation assistance for owner-occupied households through the Home Accessibility Grant Program with a focus on vulnerable and low-income households, including seniors on a fixed income and persons with disabilities. The City will also make funds available to community-based organizations to acquire and rehabilitate units which may have been abandoned or otherwise lost from the City’s housing stock, and sell them to very low and low-income first-time homebuyers. To support the rehabilitation of rental housing, the City will seek funding to assist local property owners/managers operating multi-family rental housing in need of rehabilitation. The City will also provide annual financial support for minor home repairs for owner-occupied mobile homes through the City’s CDGB funding for income-qualifying mobile home residents through HOME entitlement funds.

As described in Chapter 2, Program 2, the City will amend the Municipal Code to comply with Section 17970.5 of the California Health and Safety Code requiring that upon a rental tenant complaint, the respective landlord conducts a mandatory inspection and specifies specific actions that can be taken to mitigate any hazards present. The City will also provide annual trainings to improve capacity of building and code enforcement staff to work with diverse communities, in a culturally competent manner with a focus on problem solving and with connections to social and economic support services.

### **1.5.6 Vacancy Rates**

Vacancy rates are important because they indicate the degree of choice available. Too high a vacancy rate can make it difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. A vacancy rate that is too low can force prices up, making it more difficult for lower and moderate-income households to find housing. Vacancy rates between 2 and 3 percent for single-family housing and between 5 and 6 percent for multifamily housing are usually considered optimal for a healthy housing market. According to the California Department of Finance, Bakersfield had an overall vacancy rate of 6.1 percent as of January 2021, compared to a 6.7 percent vacancy rate statewide. According to ACS estimates, the homeowner vacancy rate in Bakersfield in 2021 was 0.8

percent and the rental vacancy rent was 3.6 percent. This is a decrease in vacancy rates from 2016, when the homeowner vacancy rate was 1.2 percent, and the rental vacancy rent was 4.8 percent.

Vacant units by type are shown in Table B-24. In 2020, an estimated total of 6,575 units remained vacant, compared to 8,939 in 2010. A large percentage of vacant units are categorized as “other vacant,” which are units that are vacant for reasons that do not fit into any of the above categories. In 2020, approximately 11 percent of vacant units were categorized as for sale only, representing an increase of approximately 5 percent since 2010.

**Table B-25 Vacancy Status by Type**

Vacancy Status	2010	Percent of Total (2010)	2020	Percent of Total (2020)
Total:	8,939		6,575	
For Rent	2,889	32.3%	1,770	26.9%
Rented, Not Occupied	438	4.9%	452	6.9%
For Sale Only	2,031	22.7%	698	10.6%
Sold, Not Occupied	413	4.6%	365	5.6%
For Seasonal, Recreational, Or Occasional Use	455	5.1%	878	13.4%
For Migrant Workers	8	0.1%	14	0.2%
Other Vacant	2,705	30.3%	2,398	36.5%

Source: U.S. Census Bureau, ACS 2006-2010 (5-year Estimates), 2016-2020 (5-year Estimates), Table B25004

## 1.6 Housing Costs

Housing costs are indicative of housing accessibility for all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. On the contrary, if housing demand exceeds the housing supply, housing costs will rise.

### 1.6.1 Median Home Sale Price

The median home sale price in Bakersfield, as of ~~January July 2022~~2023, is \$380,410,000, 40 ~~nine percent~~ higher than the average home sale price in Kern County. From 2018 to ~~2022~~2023, the median home sale price in Bakersfield increased by ~~60-53 percent~~, as seen in Table B-25. On average, homes in Bakersfield sell after ~~15-19~~ days on the market in ~~2022~~2023, compared to 21 days in 2021. There were ~~411-366~~ homes sold ~~between January 2021 and January in July 2022~~2023. Home prices climbed from 2018 to 2022, but began to level off in May 2022, and remain steady as of July 2023.<sup>29</sup> The Bakersfield housing market is listed as “very competitive,” according to Redfin.com.

As shown in Figure B-9, housing prices increased between 1980 and 2010, particularly between 2000 and 2010, where prices increased by 137 percent. Between 2010 and 2020, housing prices still increased, but at a slower pace than in the previous decade.

**Table B-26 Changes in Median Home Sale Prices and Values (2018-~~2022~~2023)**

Race/Ethnicity	Median Home Sale Price 2018	Median Home Sale Price <del>2022</del> 2023	Change (2018- <del>2022</del> 2023)
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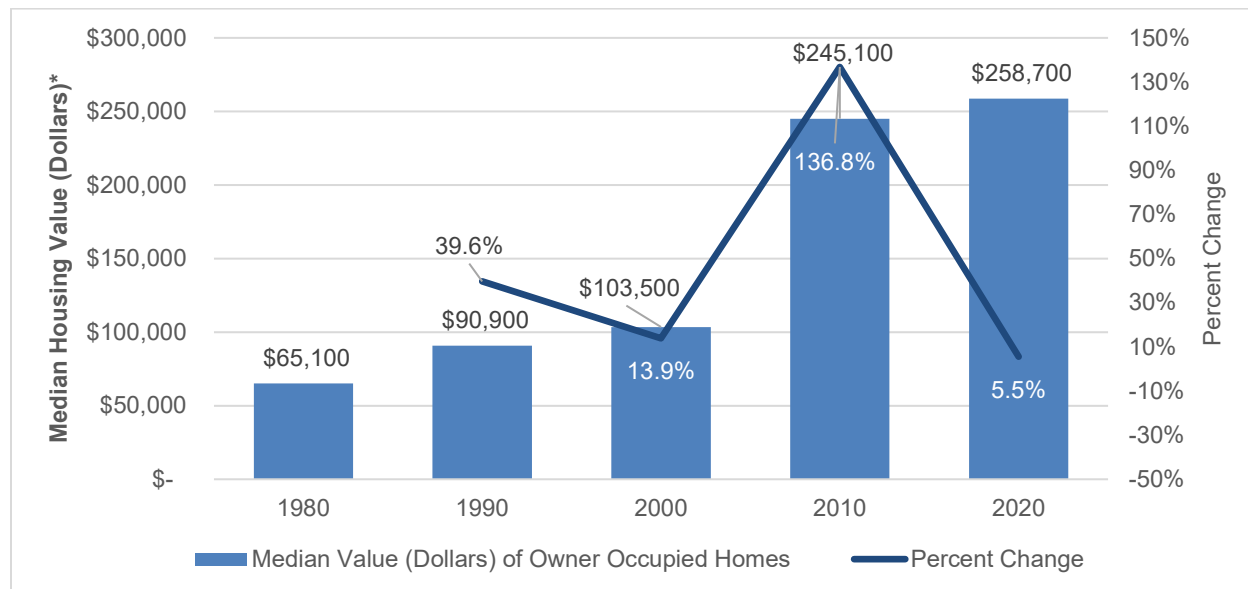
<sup>29</sup> Redfin, ~~2022~~2023, Bakersfield Housing Market, ~~2021-2022~~

City of Bakersfield  
**2024-2032 Housing Element**

Bakersfield	\$237,750	<b>\$380,410,000</b>	<b>6053%</b>
Kern County	\$217,000	<b>\$340,375,000</b>	<b>5753%</b>
Tri-County Area	\$214,176	<b>\$342,470,71,289</b>	<b>3856%</b>

Source: Redfin, **2022-2023**, Bakersfield Housing Market; Zillow, 2023, Kern County, Kings County, Tulare County Home Values

**Figure B-9 Median Housing Value and Percent Change Over Time (1980-2020)**



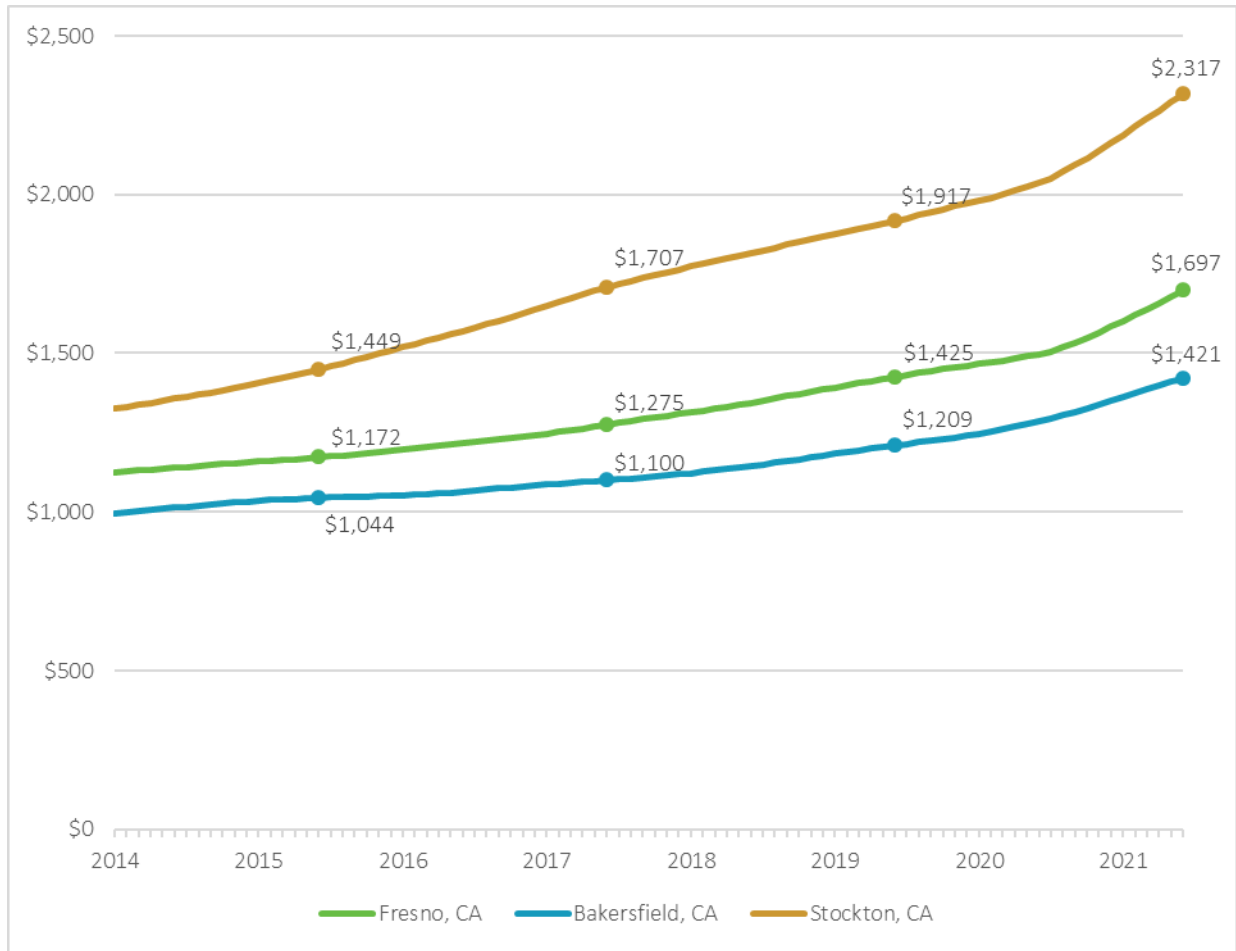
Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); 2006-2010 and 2016-2020 ACS (5-year Estimates)

**1.6.2 Median Rental Prices**

Figure B-10 shows the market rate rentals for the major cities in San Joaquin Valley from 2014 to 2021. In **July 2023**, the monthly market rate rent in Bakersfield was **\$1,421,914**. Bakersfield has consistently had lower median rental prices than the cities of Fresno and Stockton. The median rental rate in Bakersfield increased **36.62** percent from **2014-2015** to **2023**. **In contrast, the median rental rate rose by 83 percent in Stockton and by 45 percent in Fresno.**

Table B-26 shows the distribution of contract rents for renter-occupied units in Bakersfield, Kern County, the tri-county area, Fresno, and Stockton. The U.S. Census Bureau defines contract rent as the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. According to the 2016-2020 ACS, most (56.7 percent) of Bakersfield renters were paying a monthly contract rent of \$1,000 or less, while 43.3 percent paid \$1,000 or more. Less than 2 percent of renters paid over \$2,000 per month. Bakersfield renters are more likely to pay more in rent than other areas of Kern County. Renters in Bakersfield are more likely to pay rents higher than \$1,000 per month than in Fresno, but less likely than in Stockton.

**Figure B-10 Market Rate Rent Trends for Bakersfield, Fresno, and Stockton (2014 to 2021)**



Source: Zillow Data. <https://www.zillow.com/research/data/>

**Table B-27 Contract Rents for Renter-Occupied Units in 2020**

Jurisdiction	Rent Less than \$499	Rent \$500-\$999	Rent \$1000-\$1,499	Rent \$1500-\$2000	Rent \$2000-\$2,499	Rent \$2500-\$2,999	Rent \$3000 or More
Bakersfield	6.1%	50.6%	31.4%	9.6%	1.0%	0.6%	0.7%
Kern County	11%	57.4%	23.3%	6.0%	1.2%	0.3%	0.4%
Tri-County Area	12.7%	58.0%	22.5%	5.0%	1.2%	0.3%	0.3%
Fresno	10.8%	54.6%	25.6%	6.9%	1.1%	0.3%	0.7%
Stockton	7.0%	45.1%	33.1%	10.6%	1.6%	0.7%	0.9%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), B25056

### 1.6.3 Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in the city with housing affordability for different income levels. This information indicates the number of households likely to experience displacement, overcrowding, and overpayment.

Housing affordability levels are determined by HUD, which conducts annual nationwide household income surveys to determine household eligibility for federal housing assistance.



Based on survey results, State HCD determined annual income limits for monthly housing costs, including housing payments (rent or mortgage), utilities, and taxes (if housing owner). These income limits are further broken down by household size. These income limits are further broken down by household size. Table B-27 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment).

Since 2013, approximately 59 percent of permits issued for housing development in the city were appropriate for above-moderate income affordability (above 120 percent AMI), 36 percent for moderate-income (80 to 120 percent AMI), and four percent for low and very low-income households (0-80 percent AMI).

**Table B-28 Housing Affordability Matrix – Kern County 2022**

	Annual Income Limits	Affordable Monthly Housing Costs	Utility Allowance (Rental and Ownership) (2021)	Taxes, Insurance, Homeowners Association Fees (Ownership)	Affordable Rent	Affordable Home Price
<b>Extremely Low Income (0-30% AMI)</b>						
1-Person (studio)	\$16,350	\$409	\$126	\$143	\$283	\$36,814
2-Person (1 BR)	\$18,700	\$468	\$119	\$164	\$349	\$48,723
3-Person (2 BR)	\$23,030	\$576	\$131	\$202	\$445	\$64,104
4-Person (3 BR)	\$27,750	\$694	\$166	\$243	\$528	\$75,093
5-Person (4 BR)	\$32,470	\$812	\$185	\$284	\$627	\$90,300
<b>Very Low Income (30-50% AMI)</b>						
1-Person	\$27,300	\$683	\$126	\$239	\$557	\$83,708
2-Person	\$31,200	\$780	\$119	\$273	\$661	\$102,255
3-Person	\$35,100	\$878	\$131	\$307	\$747	\$115,795
4-Person	\$38,950	\$974	\$166	\$341	\$808	\$123,058
5-Person	\$42,100	\$1,053	\$185	\$368	\$868	\$131,541
<b>Low Income (50-80% AMI)</b>						
1-Person	\$43,650	\$1,091	\$126	\$382	\$965	\$153,728
2-Person	\$49,850	\$1,246	\$119	\$436	\$1,127	\$182,125
3-Person	\$56,100	\$1,403	\$131	\$491	\$1,272	\$205,729
4-Person	\$62,300	\$1,558	\$166	\$545	\$1,392	\$223,057
5-Person	\$67,300	\$1,683	\$185	\$589	\$1,498	\$239,462
<b>Median Income (80-100% AMI)</b>						
1-Person	\$56,200	\$1,405	\$126	\$492	\$1,279	\$207,475
2-Person	\$64,250	\$1,606	\$119	\$562	\$1,487	\$243,794
3-Person	\$72,250	\$1,806	\$131	\$632	\$1,675	\$274,893
4-Person	\$80,300	\$2,008	\$166	\$703	\$1,842	\$300,143
5-Person	\$86,700	\$2,168	\$185	\$759	\$1,983	\$322,545
<b>Moderate Income (100-120% AMI)</b>						
1-Person	\$67,450	\$1,686	\$126	\$590	\$1,560	\$255,654

	Annual Income Limits	Affordable Monthly Housing Costs	Utility Allowance (Rental and Ownership) (2021)	Taxes, Insurance, Homeowners Association Fees (Ownership)	Affordable Rent	Affordable Home Price
2-Person	\$77,100	\$1,928	\$119	\$675	\$1,809	\$298,826
3-Person	\$86,700	\$2,168	\$131	\$759	\$2,037	\$336,776
4-Person	\$96,350	\$2,409	\$166	\$843	\$2,243	\$368,879
5-Person	\$104,050	\$2,601	\$185	\$910	\$2,416	\$396,847

Sources: 2022 HCD Income Limits; Kern County Housing Authority Utility Allowance Schedule, 2021; Veronica Tam & Associates, 2022.

Assumptions: Income limits are the 2022 HCD limits for Kern County.

Affordable housing costs are 30 percent of gross household income.

Utility costs are based on Kern County Housing Authority Utility Allowance Schedule for 2021.

Taxes, insurance, private mortgage insurance, and homeowners association dues are calculated at 35 percent of monthly affordable cost.

Affordable home prices assume a 30-year fixed mortgage with a 3 percent interest rate and 10 percent down payment.

Taxes and insurance costs apply to owners only.

### Extremely Low-income Households

Extremely low-income households earn 30 percent or less of the County AMI. According to 2022 HCD estimates, extremely low-income households have an annual income of \$16,350 or below for a one-person household and \$32,470 for a five-person household. Affordable rent is \$283 per month and an affordable home price is \$36,814.

Extremely low-income households cannot afford market-rate rental or ownership housing in Bakersfield.

### Very-Low-income Households

Very low-income households earn between 31 and 50 percent of the County AMI – up to \$27,300 for a one-person household and up to \$42,100 for a five-person household in 2022. A very low-income household can generally afford homes offered at prices between \$83,708 and \$131,541, adjusting for household size. After deductions for utilities and taxes, a very low-income household can afford to pay approximately \$557 to \$868 in monthly rent, depending on household size. Given the cost of housing in Bakersfield, very low-income households cannot afford to purchase a home or market rent for an adequately sized unit in the city.

### Low-income Households

Low-income households earn between 51 and 80 percent of the County AMI – up to \$43,650 for a one-person household and up to \$67,300 for a five-person household in 2022. A low-income household can generally afford homes offered at prices between \$153,728 and \$239,462, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately \$965 to \$1,498 in monthly rent, depending on household size. Finding appropriately sized market-rate rental housing can be challenging to households in this income group, as nearly 82 percent of renter-occupied units hold contract rents between \$500 and \$1,500. Homeownership is out of reach for this income group, as median home sale price in 2022 was \$377,000.

### Median-income Households

Median-income households earn between 80 and 100 percent of the County's AMI – up to \$56,200 for a one-person household and up to \$86,700 for a five-person household in 2022. The affordable home price for a moderate-income household ranges from \$207,475 to \$322,545. After deductions for utilities, a one-person median-income household could afford to pay up to \$1,279 in rent per month and a five-person median-income household could afford to pay up to \$1,983. Finding appropriately sized market-rate rental housing can be challenging to households in this income group. Owning a home is challenging for this income group, as the median home sale price in 2022 was \$377,000.

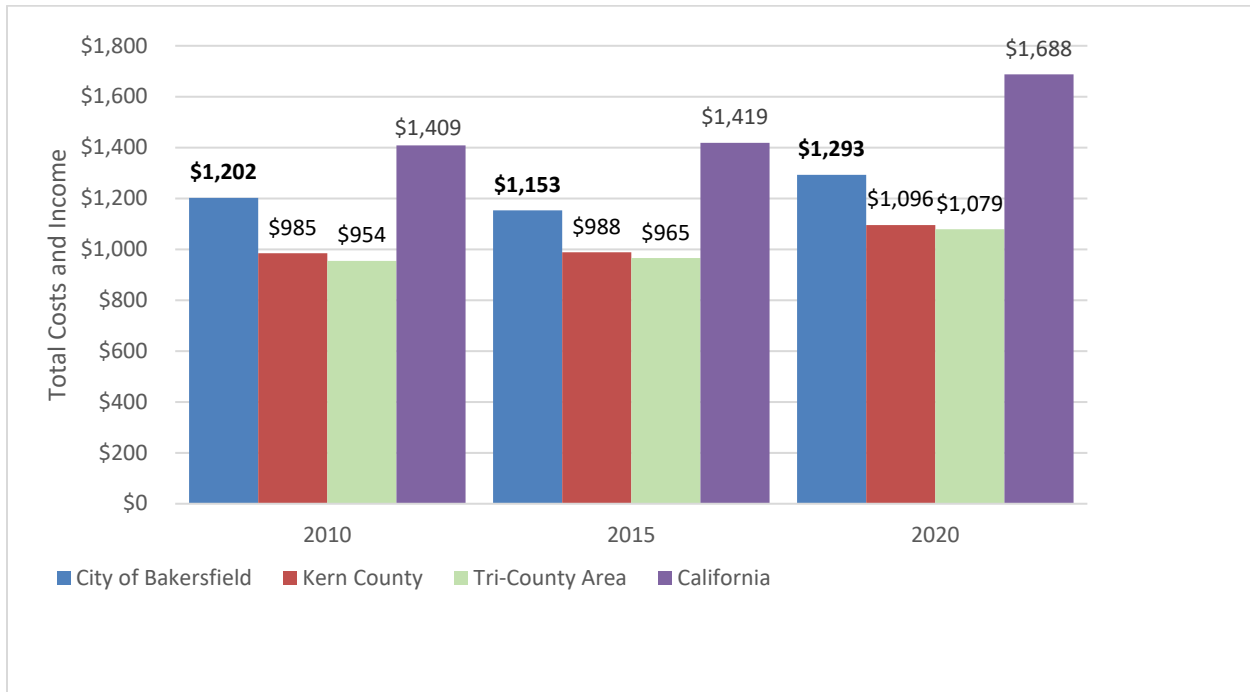
### Moderate-income Households

Moderate-income households earn between 100 and 120 percent of the County's AMI – up to \$104,050 for a five-person household size in 2022. The maximum affordable home price for a moderate-income household is \$255,654 for a one-person household and \$396,847 for a five-person family. Moderate-income households in Bakersfield could afford to purchase the median priced home in the city; however, finding an affordable adequately sized home could present a challenge for households earning incomes at the lower end of the middle/upper category. In addition, affordability for 1- to 3- person households may also present a challenge for affordability. The maximum affordable rent payment for moderate-income households is between \$1,560 and \$2,416 per month. The monthly market rate rent in Bakersfield is \$1,421. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

#### **1.6.4 Median Monthly Housing Costs**

Based on the latest ACS data and as shown in Figure B-11, median monthly housing costs have increased since 2010 in the city, county, tri-county area, and state. Monthly housing costs are higher in Bakersfield compared to the county; however, they are below the state median. Table B-28 shows the median monthly housing costs as a percentage of household income. The cost of median monthly housing costs as a percentage of household income is 35.6 percent in Bakersfield, suggesting renters in the city experience housing cost burden, and have a greater housing cost burden than in the county and the state. Residents who own their home in the city are generally not experiencing housing cost burden, even with a mortgage.

**Figure B-11 Median Monthly Housing Costs Over Time (2010 to 2020)**



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25105.

**Table B-29 Median Monthly Housing Costs by Tenure as a Percentage of Household Income in the Past 12 Months**

	City of Bakersfield	Kern County	Tri-County Area	California
Median Gross Rent	35.6%	34.6%	30.5%	33.1%
Median Monthly Costs: Owner Total	20.5%	19.9%	19.3%	21.4%
Median Monthly Costs: Owner - Units with a Mortgage	23.3%	23.6%	23.3%	25.0%
Median Monthly Costs: Owner- Units without a Mortgage	11.6%	11.6%	11.6%	10.9%

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25071 and B25092

### 1.6.5 Workforce Housing

Typically, workforce housing is defined as housing that is affordable to households earning incomes within the range of 60 to 120 percent of the AMI (in Bakersfield, that range is \$64,241 to \$96,360 for a household of four). A broader definition of workforce housing is housing that is affordable to people who work in the city.

As noted in Section 1.3 *Economic Characteristics*, the median income for Bakersfield residents is \$65,687. At this median income level, a household of one would be considered moderate-income; if there were two similar wage earners in one household with two children, then that household would be considered above moderate-income. Housing costs for median income earners highly depend on the number of householders within a household, as single-income median households may find it more challenging than a household with two income earners.

### 1.6.6 Cost Burden

Housing cost burden means households spend 30 percent or more of their monthly income on housing-related costs. According to 2020 ACS data, approximately 33 percent of owner households and 49 percent of renter households are cost burdened. Renter-occupied households are more likely to have a housing cost burden. Housing cost burden trends in Bakersfield have not shown significant change when comparing 2010-2015 and 2016-2020 estimates. For owners, cost burden has slightly decreased, while renter occupied households have seen a constant percentage of those that are cost burdened when comparing 2010-2015 and 2016-2020 time periods, as shown in Table B-29.

**Table B-30 Median Monthly Housing Costs by Tenure as a Percentage of Household Income in the Past 12 Months**

Tenure	2010-2015			2016-2020		
	Households Not Housing Burdened	Households Paying 30%-50% of Income on Housing	Households Paying 50+% of Income on Housing	Households Not Housing Burdened	Households Paying 30%-50% of Income on Housing	Households Paying 50+% of Income on Housing
Owner Occupied with a Mortgage <sup>1</sup>	27,578 (53%)	14,558 (28%)	9,874 (19%)	34,675 (66%)	11,234 (21%)	6,158 (12%)
Renter Occupied <sup>1</sup>	18,311 (43%)	10,537 (25%)	11,285 (26%)	21,613 (45%)	12,329 (25%)	11,602 (24%)
<b>Total</b>	<b>45,889 (47%)</b>	<b>25,095 (26%)</b>	<b>21,159 (22%)</b>	<b>56,288 (56%)</b>	<b>23,563 (23%)</b>	<b>17,760 (18%)</b>

Source: U.S. Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25070 and B25091

Notes: <sup>1</sup>Percentages for owner- and renter-occupied categories may not add up exactly to totals due to rounding. Owner occupied is reflective of only those with a mortgage.

Cost burden disproportionately impacts households depending on income level, as shown in Table B-30. Nearly 63 percent of ELI households overpay in housing costs, compared to 20 percent of households that earn an income of 31-50 percent of the AMI and 16 percent of households that earn more than 50 percent of the AMI. Approximately 75 percent of all lower-income households are cost burdened. Among low-income households, cost burden is more prevalent among renters. Sixty-eight percent of low-income owner households are cost burdened and 79 percent of low-income renter households are cost burdened.

**Table B-31 Housing Cost Burden by Income Level**

	<b>Cost Burdened Owner</b>	<b>Total Owner Households</b>	<b>Cost Burdened Renter</b>	<b>Total Renter Households</b>	<b>Total Cost Burdened</b>
<b>Lower-Income (0-80% AMI)</b>	<b>10,165 (67.9%)</b>	<b>3,470</b>	<b>19,770 (78.8%)</b>	<b>8,845</b>	<b>29,935 (74.7%)</b>
<b>0-30% AMI</b>	<b>2,705 (14.7%) 49,700 (72.4%)</b>	<b>4,360</b>	<b>7,145 (30.3%) 23,500 (48.7%)</b>	<b>6,850</b>	<b>9,850 (23.5%) 73,200 (62.6%)</b>
<b>31-50% AMI</b>	<b>3,145 (17.1%) 14,640 (46.9%)</b>	<b>7,145</b>	<b>6,075 (25.8%) 11,685 (24.2%)</b>	<b>9,385</b>	<b>9,220 (22.0%) 23,295 (49.9%)</b>

Greater than 50-51-80% AMI	4,315 (23.5%) 6,770 (9.8%)	5,355	6,550 (27.8%) 11,890 (24.6%)	5,205	10,865 (25.9%) 18,660 (16.0%)
80-100% AMI	2,225 (12.1%)	48,300	1,985 (8.4%)	17,935	4,210 (10.0%)
Greater than 100% AMI	5,990 (32.6%)	68,630	1,820 (7.7%)	48,225	7,810 (18.6%)
Cost Burden not available	18,380 545	3,470	23,575 1,150	8,845	41,955 1,695
<b>Total</b>	<b>18,380 630</b>	<b>4,360</b>	<b>23,575 25</b>	<b>6,850</b>	<b>41,955 855</b>

Source: CHAS data 2014-2018 estimates

## 1.7 Assisted Housing Units

Assisted housing units are those that are restricted for use by occupants with limited household incomes. These units are assisted under federal, State, and/or local programs, including HUD programs, state and local bond programs, former redevelopment agency (RDA) programs, density bonus, or direct assistance programs. There are 4,533 assisted housing units in the city as listed in Table B-31.

**Table B-32 Deed Restricted Affordable Housing Developments in Bakersfield**

Housing Complex	Location	Total Assisted Units	Very Low	Low	Senior	Moderate	Expiration Date	Funding Source
Summerfield Place Apartments	6300 Summerfield Drive	18		18			2023	HUD
South Real Gardens Apartments	2701 South Real Road	20		20			2024	HUD
Pinewood Glen	2221 South Real Road	99			98		2025	NSP
NSP Rehab	5303 Plute Pass Street	1		1			2025	NSP
NSP Rehab	5611 Cascade Ridge Street	1		1			2025	NSP
NSP Rehab	5315 Kettle Dome Street	1		1			2025	NSP
NSP Rehab	904 Scorpio Court	1		1			2025	NSP
NSP Rehab	5313 San Mateo Drive	1		1			2025	NSP
NSP Rehab	3600 O Street #13	1		1			2025	NSP
NSP Rehab	5203 Gorham Way	1		1			2025	NSP
NSP Rehab	603 Broken Arrow Avenue	1		1			2025	NSP
NSP Rehab	811 Broken Arrow Avenue	1		1			2025	NSP

Housing Complex	Location	Total Assisted Units	Very Low	Low	Senior	Moderate	Expiration Date	Funding Source
NSP Rehab	701 Broken Arrow Avenue	1		1			2025	NSP
NSP Rehab	4901 Belle Terrace #2	1		1			2025	NSP
NSP Rehab	605 Cinder Cone Avenue	1		1			2025	NSP
NSP Rehab	5208 Coxwold Abbey Court	1		1			2025	NSP
NSP Rehab	5012 Coxwold Abbey Court	1		1			2025	NSP
NSP Rehab	5507 Grant Grove Street	1		1			2025	NSP
NSP Rehab	612 Isla Bonita Street	1		1			2025	NSP
NSP Rehab	4425 Parkwood	1		1			2025	NSP
Wilson Tower	3015 Wilson Road	199		198			2025	HUD
Joshua Tree Apartments	4948 Buckley Way	20		19			2034	HUD
CitySide Apartments	1836 Orange Street	4		4			2040	HOME
CitySide Apartments	1332 K Street	4		4			2040	HOME



City of Bakersfield  
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Housing Complex	Location	Total Assisted Units	Very Low	Low	Senior	Moderate	Expiration Date	Funding Source
Decatur Hotel	2029 19 <sup>th</sup> Street	27			26		2042	PSVS
Lowell Place	500 R Street	80			79		2043	HUD
Tegeler Hotel	1908 H Street	53		53			2047	LIHTC; HCD
Pineview	4301 Fruitvale Avenue	110		109			2049	LIHTC
Canyon Hills Senior Housing	6701 Auburn Street	74			72		2052	LIHTC
Madison Place	1885 Madison Street	56		55			2052	LIHTC
Emerald Glen Apartments	1201 40 <sup>th</sup> Street	240		239			2053	LIHTC
Park Place Apartments	2250 R Street	80			79		2053	LIHTC
Bakersfield Family Apartments	710 Brundage Lane	78		77			2057	LIHTC
California Avenue Senior Housing	1125 California Avenue	180			178		2059	LIHTC
P Street Family Apartments	22 P Street	21		20			2059	LIHTC
Casa Loma Family Apartments	1525 Lotus Lane	113		112			2060	LIHTC
Coventry Place Apartments	3101 Coventry Drive	88		87			2061	LIHTC

Housing Complex	Location	Total Assisted Units	Very Low	Low	Senior	Moderate	Expiration Date	Funding Source
Greenfield Homes	403 Boomerang Drive	35		35			2061	LIHTC; USDA; HCD
St. John Manor	900 4 <sup>th</sup> Street	79			78		2061	LIHTC; HUD
King Square Family Apartments	1601 Lotus Lane	73		72			2062	LIHTC
Panorama Park Apartments	401 West Columbus Avenue	66		65			2062	LIHTC; HUD
Village Park Senior Apartments	2300 R Street	60			59		2063	LIHTC
Nina Place Apartments	1816 Lotus Lane	65		64			2065	LIHTC
Santa Fe Apartments	701 Union Avenue	56		55			2065	LIHTC
South Mill Creek Apartments	1401 S. Street	70		69			2065	LIHTC
Auburn Heights Apartments	7000 Auburn Street	160		158			2067	LIHTC
The Residences at West Columbus	500 West Columbus Street	56		55			2067	LIHTC; CalHFA
Mill Creek Courtyard	1303 S. Street	62			61		2068	LIHTC
Residences at Old Town Kern	1006 Baker Street	50		49			2068	LIHTC
Sunnylane Village	2601 Sunny Lane	40			39		2068	LIHTC; HUD

City of Bakersfield  
**2024-2032 Housing Element**

Housing Complex	Location	Total Assisted Units	Very Low	Low	Senior	Moderate	Expiration Date	Funding Source
Green Gardens	2300 S. Union Avenue	103		102			2069	LIHTC; HCD
Mill Creek Village	508 18 <sup>th</sup> Street	112		110			2069	LIHTC; HCD
Sycamore Walk Apartments	380 Pacheco Road	112		110			2069	LIHTC
Baker Street Village	1001 Baker Steet	37		26			2070	HUD
22 <sup>nd</sup> Street Lofts	811 22 <sup>nd</sup> Street	20			19		2074	LIHTC
Brentwood Crossings	7350 Willis Avenue	58		58			2075	LIHTC
Milestone	1301 Chester Avenue	149		149			2075	HCD
Sagewood Apartments	7246 Stine Road	72		71			2075	LIHTC
The Residences at East Hills	3345 Bernard Street	81		80			2077	LIHTC; HOME
Milestone Housing	1622 Union Avenue	88		87			2077	Homekey
The Grove Bakersfield	4801 Fruitvale Avenue	140		28			2033	CalHFA
Bakersfield Family Apartments	1629 Lotus Lane	80		79			2064	LIHTC; USDA; HCD
Park 20 <sup>th</sup>	400 20 <sup>th</sup> Street	56		55			2071	LIHTC; HCD

Housing Complex	Location	Total Assisted Units	Very Low	Low	Senior	Moderate	Expiration Date	Funding Source
Affordable Housing Infill Program	119 L Street	12		12			2042	PSVS
Affordable Housing Infill Program	102 L Street	8		8			2042	PSVS
Affordable Housing Infill Program	2673 & 2675 Sunny Lane	8		8			2042	PSVS
Westchester Senior Housing	2027 19 <sup>th</sup> Street	27			26		2042	PSVS
1612 Lofts	1612 Eye Street	9		9			2065	RDA
Friese Inn	721 8 <sup>th</sup> Street	18		18			2065	RDA/HOME
The Village at Lakeside	1718 Panama Lane	136		135			2028	LIHTC
Haven Cottages MHSA	68 E. White Lane	24		23			2030	CalHFA
Park Real Apartments	414 Real Road	16		16			2031	HCD
Villa San Dimas Apartments	601 36 <sup>th</sup> Street	20		20			2031	HCD
Haven House	231 Quantico Avenue	24		23			2031	HOME
Sundance Apartments	6000 White Lane	60		60			2027	HUD
<b>Total</b>		<b>4,533</b>		<b>3,719</b>	<b>814</b>			

### **1.7.1 Funding Sources for Assisted Housing**

Table B-32 identifies the funding source for the 4,533 assisted housing units in the city. The following local, State, and federal programs provide financing for assisted housing units:

#### **HUD Section 8 Program**

Under the HUD Section 8 program, which is administered by HACA, participating building owners are entitled to receive HUD Fair Market Rents (FMRs) for units with Section 8 contracts. For Section 8 units, HUD makes up the difference between 30 percent of a household's monthly income and the FMRs. Additionally, if HACA chooses to do so, they may convert unused Section 8 vouchers into PBS8 vouchers. HACA periodically releases a Notice of Funding Availability (NOFA) that historically has awarded PBS8 vouchers to 100 percent deed restricted affordable housing by non-profit residential developers.

#### **Low Income Housing Tax Credit (LIHTC)**

Created in 1986 by the federal government, the LIHTC program offers tax incentives to encourage the development of affordable housing. The LIHTC is jointly administered by the IRS and State Housing Credit Agencies (HCA) and have funded over eight billion annually tax credit units nationwide. California's HCA is the State Tax Credit Allocation Committee (TCAC).

#### **California Housing Finance Agency (CalHFA)**

CalHFA uses approved private lenders and purchases loans that meet CalHFA standards to support very low, low, and moderate income assisted units. CalHFA partners with jurisdictions, developers, and other organizations to provide a variety of resources including loan assistance programs for homebuyers and renters aimed at increasing housing opportunities for low- and moderate-income residents.

#### **Public Safety and Vital Services (PSVS)**

In 2018, the citizens of Bakersfield passed Measure N, known as the Public Safety and Vital Services measure. The measure created a one percent sales tax on all taxable goods sold within the City of Bakersfield. Funds generated by the tax are allocated to the City of Bakersfield and used for enhanced services and programs. Annually, revenues generated are allocated through a budget process involving a citizen's oversight committee and public hearings before City Council adoption. While discretionary, past precedent has been to allocate approximately \$4-\$5 million dollars annually to provide additional gap financing to support affordable housing development. Program requirements are generally flexible, however the majority of funds that have been dispensed have supported the development of very-low, low-, and moderate- income rental housing. Further, PSVS funds qualify as a match under the Local Housing Trust Fund administered by the State of California, thus providing an ongoing revenue source for the City to potentially double its investment in affordable housing.

#### **California Department of Housing and Community Development (HCD)**

Gap financing is critical to the success of affordable housing construction. Often, multiple sources of funding from separate entities (private financing, bank loans, federal, state, and local funding) are required to leverage each other to complete a complex. In recent years, HCD has significantly raised the availability of gap financing to support affordable housing. Combined with the City's local funding mechanism through PSVS, these funds are critical to leveraging investments and creating a larger pool of funding to support affordable housing production. In addition, programs such as the Permanent Local Housing Allocation (PLHA) and Local Housing

Trust Fund (LHTF) program provide opportunities for local governments to administer State funds as local entitlement sources, which in turn provides more resources to develop projects. Other common sources seen in local programs include Multi-Family Housing Program (MHP), California Housing Accelerator, Joe Serna Farmworker Housing, Project Homekey, Regional Early Action Planning (REAP), Community Development Block Grant CARES (CDBG-CV), and more.

### AMERICAN RESCUE PLAN ACT (ARPA)

To assist State and local governments in responding to the impacts of the COVID-19 pandemic, Congress signed H.R. 1319 on March 17, 2021. Within the legislation, two sources of one-time funding were allocated to the City of Bakersfield to support local housing needs, particularly among extremely-low and low-income households: State and Local Fiscal Recovery Funds (SLFRF) and HOME – American Rescue Plan Act (HOME ARP).

#### 1.7.2 *At-Risk Housing Units*

The California Housing Partnership maintains an affordable housing database to monitor changes in affordable housing and to identify units or housing developments that are at risk of converting to market-rate uses. Assisted units in the preservation data base are classified by the following risk categories:

- **Low Risk:** affordable housing units that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
- **Moderate Risk:** affordable housing units that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- **High Risk:** affordable housing units that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

California housing element law requires all jurisdictions to include a study of all low-income multifamily housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The planning period for this at-risk housing analysis extends from 2023 through 2033. The underlying income use restrictions of the assisted housing developments listed in Table B-32 were reviewed for potential conversion to market rate during this planning period.

During the 2023-2033 period, 395 units residential units at multiple properties across the city are considered “high risk or very-high risk” of being lost to the supply of the affordable housing in the City of Bakersfield. A summary of properties with deed restrictions that are set to expire in the next ten years is as follows:

**Table B-33 Deed Restricted Affordable Housing Developments At Risk for Market Conversion**

Housing Complex	Location	Total Units	Expiration Date	Risk Level	Funding Source	Status
Sundance Apartments	6000 White Lane	60	April 30, 2027	High	Housing and Urban Development (HUD)	The existing HUD restriction has been extended to 2027
Summerfield Place Apartments	6300 Summerfield Drive	18	December 31, 2023	Very High/Low	Housing and Urban Development (HUD)	Property owner intends to extend the covenant, likely to 2043*
South Real Garden Apartments	2701 South Real Road	20	May 31, 2024	High	Housing and Urban Development (HUD)	Owner does not intend to extend the affordability covenant at this time.
Pinewood Glen	2221 South Real Road	99		High	Neighborhood Stabilization Project (NSP)	Owner does not have any current plans to extend the deed-restriction after the covenants expiration, however consistent with the owner mission, the property will continue to operate at affordable rents
			2025			
Wilson Tower	3015 Wilson Avenue	198	2025	High	Housing and Urban Development (HUD)	Owner does not have any current plans to extend the deed-restriction after the covenants expiration, however the owner is open to selling the property to a qualified affordable housing developer to continue the properties operation as affordable housing

Housing Complex	Location	Total Units	Expiration Date	Risk Level	Funding Source	Status
<b>Total</b>		<b>395</b>	<b>-</b>			

\*Confirmed via communications with property manager on December 1, 2022.

Prior to the expiration date of these deed restricted units, the City will work with the property owner to confirm that the tenants are properly notified of their rights under AB 1521 (2017, Bloom). Further, the City will engage property owners with expiring covenants three years prior to their expiration to inform them about local, state, and federal funding sources to support the properties continued operation as affordable housing. Those with expired covenants that continue to operate at affordable rents will be asked to submit annual information to verify rent levels are affordable to ensure the city does not lose those units as affordable housing.

Different options may be used to preserve or replace the units though they may be infeasible given that the units are located in a larger non-regulated property.

**Preservation (Acquisition/Rehabilitation)**

If a property is 100 percent deed restricted affordable housing with an expiring regulatory agreement, transferring ownership of the at-risk project to another entity whose mission is to provide affordable housing, such as a non-profit housing provider, the local housing authority, or a private developer who intends to develop affordable housing, is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership one of the above-mentioned organizations, low-income restrictions can be secured, and the project would become potentially eligible for additional financing sources to continue the properties operation as deed-restricted affordable housing. Another option to preserve the affordability of this at-risk project is to support a Joint Power Authorities purchase of the property. If this option is exercised, it would require deed restrictions for 100 percent of the residential units but also allows for bond financing that would allow the owner to maintain the project as affordable housing.

A recent example of rehabilitation is the Decatur Hotel, a 2020 27-unit rehabilitation project that the City and the Housing Authority of the County of Kern worked on together. Total cost for the project is estimated at \$1.9M, equal to \$70,300 per unit. Based on this information, the cost for preservation of the 395 at-risk units would be approximately \$27.8 million.

**Construction of Replacement Units**

To understand the significance if these at-risk units are lost from the supply of city affordable housing, the City has prepared a hypothetical analysis that identifies the cost of construction of new regulated housing to replace these at-risk units if they are converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction, as discussed in the Non-governmental Constraints section of Appendix C, Housing Constraints. In evaluation of the City of Bakersfield’s recent housing productivity, the average cost to build is approximately \$237,595 per unit. This accounts for the 156 units of affordable housing the City of Bakersfield completed within the past 18 months. Cumulatively, these projects cost approximately \$37.06 million to construct, with the City contributing a total of \$7.02 million to the projects. The cost to replace the 395 at-risk units would be approximately \$93.8 million. As such, the cost for new construction (\$237,595 per unit) is considerably higher than cost per unit for rehabilitation (\$70,300 per unit).



### Cost Comparison

~~As such, the~~ The cost for new construction (\$237,595 per unit93.8 million) is considerably higher than cost per unit for rehabilitation (\$70,300 per unit27.8 million). Based on the above analysis, rehabilitation of at-risk units would be less costly than construction of new affordable housing units. Under AB 1521 noted above, there are proscribed steps for owners of deed restricted properties to take prior to the expiration of those affordability requirements. This law requires that the owner consider an offer to purchase the deed-restricted units. Staff will ensure that property owners comply with this regulation.

The City will support the preservation of affordable housing units that could potentially convert to market-rate during the planning period. The City will monitor all regulated affordable units and assist property owners in maintaining the affordability of these units and assist tenants if preservation is unsuccessful, as described in Program 3 in Chapter 2, Housing Plan.

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