

Appendix F

Review of Past Accomplishments

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1 Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 6th Housing Cycle Housing Element, the City of Bakersfield reviewed the housing programs adopted in the 5th Housing Cycle Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table 1 summarizes the City’s construction, rehabilitation, and preservation goals and accomplishments during the 5th cycle planning period and Table 2 provides a detailed program-level assessment of housing accomplishments over the last planning period.

1.1 Overview of Accomplishments

In 2011, the State legislature approved dissolution of the state’s redevelopment agencies. This measure eliminated the City’s tax increment financing capabilities that for over 60 years were a primary tool for acquiring blighted properties and supporting redevelopment in declining neighborhoods. Like many cities, during recovery from the “great recession” revenue growth was largely stagnant, so while the city grew in population and size, City staff and resources were not able to keep up with demands in service. Increased service demands include calls for emergency service (average 24,000 calls per year, per dispatcher); homelessness support (27 percent increase in the number of unsheltered homeless individuals from 2020 to 2021); 57 percent population increase since 2000; and fewest employees to population ratio out of 107 cities analyzed (2013). Responding to the COVID pandemic has required the City to shift more staff time and resources away from redevelopment projects to focus on business assistance, rental assistance, and homeless services programs such as outreach, emergency housing, and food banks. The City also faces challenges related to environmental health concerns.¹

Despite these challenges, the City was able to support housing and services for low-income and special needs populations. During the 5th Cycle Housing Element, the City implemented numerous programs to support market-rate and affordable housing production, infill development incentives, preservation of existing housing stock, and rental housing assistance. A full list of programs is included in Table 2. Most notably, the City accomplished the following housing-related activities:

- **Housing for Persons with Disabilities** – The City’s Program 1-3e provides housing for persons with disabilities using state and federal funds to provide new units of supportive housing. Additionally using HOME and CDBG funding the City’s Home Access Program provides grants for housing modifications designed to provide or improve access to disabled homeowners from CDBG funds to persons with disabilities and developmental disabilities.
- **Affordable Housing Trust Fund Program** – In June 2021, the City adopted a resolution establishing the Affordable Housing Trust Fund. The program received an initial one-time funding allocation of \$5 million plus annual funding from Measure N, the Public Safety and Vital Services Measure, a locally controlled one-cent sales tax. Funding is also provided from other Federal, State, and local public sources. The City is pursuing additional funding from California Permanent Local Housing Allocation (PLHA) and California Local Housing Trust Fund (LHTF). The total amount of funding the City expects to accrue when utilizing all of the current and recommended sources is

¹ City of Bakersfield. 2022. FY2022 EPA Brownfields Assessment Grant Application. <https://www.epa.gov/system/files/documents/2022-05/R09-22-A-011.pdf>

projected to amount to \$63.7 million through fiscal year 2025 or 2026. This fund aligns with goals of Program 1-1c to assist in the development of affordable housing.

- **Homeless Prevention Services** – The City served approximately 1,673 persons with funding from the Emergency Solutions Grant and Housing Opportunities for Persons with AIDS program to assist housing and service providers to prevent or reduce incidence of homelessness through Program 1-3a.
- **Homeless Shelter Development Program** – The City’s Program 1-3c has produced 410 additional beds to support homeless individuals and a large portion of the beds are available as part of the new Navigation Center, which was developed as part of a 2020 land purchase by the City of the former Calcot Property on 1900 E. Brundage Lane. This 17-acre site consisted of a 35,000 square-foot former office building that was converted into the Brundage Lane Navigation Center (BLNC). The BLNC provides low barrier transitional housing in partnership with Kern County. On-site services include medical, mental health, and social services to at-risk populations. The first year of BLNC operation, the Center successfully transitioned 85 people from homelessness to housing.
- **Rental Housing Assistance Program** – The City, in collaboration with the Housing Authority of Kern County (HACK), completed two fourplexes of affordable housing and began construction of an additional 101 units of affordable housing as part of Program 1-4a. The City’s Rapid Re-Housing Program (Program 3-1d) was amended to provide approximately 50 families who were previously homeless with temporary rental assistance, an increase of 30 families that were assisted prior to the amendment.
- **Development Incentives Program** – The City, through Program 1-5b, provided incentives utilizing budget reconciliation funding from Fiscal Year 20-21 to developers for three affordable housing complexes. The City allocated local sales tax funding to support the development of these affordable housing projects through the budget reconciliation, which included \$3.3 million.
- **Rehabilitation Funding Program** – The City provided over \$150,000 annually to community organizations for housing projects as part of Program 3-2d.
- **Fair Housing Program** – The City contracts with Greater Bakersfield Legal Assistance (GBLA) for Fair Housing Services in the amount of \$100,000 of CDBG funds annually through Program 4-1a. Fair housing actions included counseling, mediation, and referral services to 2,047 City landlord and tenants; tracking of 205 housing discrimination complaints, including 33 fair housing complaints; conducting 10 rental audits and 39 fair housing investigations; providing unlawful detainer information to 59 landlords and tenants; providing three fair housing trainings and four public service announcements; and serving 64 Limited English Proficiency clients.
- **Infill Incentive Program** – The City’s infill incentives have produced nearly 101 units on qualified infill lots through Program 5-1a, which utilized HOME funds to support the development of affordable housing on infill lots. In addition, the City utilized the Infill Infrastructure Grant Program through HCD to support the development of 136 units of infill housing including two fourplexes.
- **At-Risk Rental Assistance Program** – The City helped 45 individuals at-risk with rental assistance through Program 3-3d.

1.2 Development of Affordable Units

The City of Bakersfield is well positioned to make a head start on the 6th housing cycle's goals through the guiding principles of the Bakersfield Affordable Housing Strategy, which includes a series of tools and programs to support the implementation of this strategy.

~~The City supported the construction of 12 projects with 743 deed-restricted units in the 5th housing cycle and brought the number of total deed restricted units to 4,882. During the 5th Cycle Housing Element, Bakersfield added 4,882 affordable units.~~ A portion of this housing was built specifically for very low-income residents totaling 517 affordable units. Affordable housing developments that were completed in the 5th cycle ~~including include~~ the following projects:

- **Residences at East Hills:** Completed in December of 2021, this project includes 81 units of affordable housing, 44 of the units designated for veterans and their families. These units will be rent restricted to households earning between 30-60 percent AMI.
- **22nd Street Lofts Apartments:** Completed in September 2022, this project includes 20 one-bedroom units with units available for senior residents, age 62 and older, earning at or below 30 percent of Area Median Income (AMI) and of these units have a Housing Assistance Payments contract with ~~the Housing Authority of Kern County (HACK).~~
- **Parkview Cottages and Creekview Villas:** Completed in 2016, these projects added a total of 25 units for low-income homeowners.

For greater details of each development, refer to Appendix ~~GA~~ for the full flier of each project.

1.3 Effectiveness of Addressing Special Needs

Special needs communities are demographic or occupational groups that call for specific program responses to address unique housing needs. State law specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

The City was successful in facilitating the development of housing for special needs groups during the 5th Cycle Housing Element. Under Program 1-1a Federal and State Funding Program, the City of Bakersfield receives an entitlement of approximately \$4.5 million annually in federal assistance, which includes a mix of CDBG, HOME, and ESG funds. HOME and ESG funds are required to be used on affordable housing and supportive services projects. During the 2020-21 Fiscal Year, the City of Bakersfield spent approximately \$6.5 million for affordable housing, infrastructure improvements, nonprofit assistance, home services, and services to people with HIV/AIDS. The City's ConPlan 2025 has included special needs populations within the City's top priorities for federal entitlement funds. The City has been effective at providing funding to support special needs groups and has incorporated further progress and funding into future planning.

The City of Bakersfield's 5th Cycle Housing Element addressed special needs populations through a set of actions under *Policy 1-3*. This policy specifically works to assist special needs persons including the elderly, disabled, female-headed households, large families,

farmworkers, and homeless persons and families. During the 5th Cycle Housing Element, the City took the following actions to address housing for special needs:

- In October of 2020, the Brundage Lane Navigation Center opened its doors and has since provided 410 beds for homeless persons and in the first year helped transition 85 people from homeless to stable housing.
- During the 2019-2020 year, the City helped to serve 1,637 persons through the Emergency Solutions Grant program, which included emergency shelter operations, rapid re-housing of 50 households, and outreach services that served 543 people.
- On Feb. 18, 2021, the City of Bakersfield amended Section 17.04.285 relating to food and/or shelter service agency and added Sections 17.04.602, 17.04.608, and 17.04.626 relating to supportive housing, target population, and transitional housing, to be consistent with State of California Department of Housing and Community Development guidelines and requirements.
- The City committed HOME and Neighborhood Stabilization Program (NSP) funds to a proposed development to construct 20 units of new affordable housing. Construction is expected to begin in 2021 and be completed in 2022.
- The City provides \$40,000 in Home Access grants annually for accessibility and mobility improvements to existing housing.
- In February 2021, the City amended its municipal code to ensure that all reasonable accommodation requests can be made through the City's ADA/504 Coordinator.
- The City of Bakersfield completed two fourplexes for affordable housing and began construction on an additional 101 units of affordable housing. Further, 35 more units are funded and began construction in 2021.

Cumulatively, 5th cycle housing programs are generally effective at meeting housing needs for special needs groups, especially people experiencing homelessness, people with disabilities, and low- and moderate-income households, although additional programs and actions would be beneficial to serve the community's needs. For instance, additional program actions are needed to support extremely low-income households and college students at risk of homelessness.

1.4 Quantified Objectives

Table 1 summarizes the City's progress toward meeting the previous 5th Cycle Housing Element RHNA, as well as objectives to rehabilitate and conserve/preserve existing housing stock. The City of Bakersfield did not reach its 5th cycle RHNA goals in the Very Low-, Low-, Moderate-, and Above Moderate-Income categories, but did achieve objectives for housing rehabilitation. The City did not have any affordable units at risk of market conversion during the 5th housing cycle.

Table 1 Quantified Housing Objective and Achieved Accomplishments

	New Construction		Rehabilitation		Preservation (At-Risk Units)	
	RHNA (2015-2022)	Actual	Objectives	Actual	Objectives	Actual
Very Low-Income	9,706	517	0	37	0	0
Low-Income	5,800	141	15	144	0	0
Moderate-Income	6,453	4,413	0	0	0	0
Above Moderate-Income	14,331	9,549	0	0	0	0
Total	36,290	14,620	15	181	0	0

1.5 Review of Past Accomplishments

Table 2 provides a detailed program-level assessment of housing accomplishments during the 5th cycle planning period.

Table 2 Review of Past Accomplishments

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 1-1a – Federal and State Funding</p>	<p>The objective of this program is to acquire funds from the state and federal grant opportunities to support the development of affordable housing, housing for special needs, and support service projects.</p> <p>The City of Bakersfield receives an entitlement of approximately \$4.5 million dollars a year in federal assistance. That represents \$3.2 million in CDBG funds, \$1,000,000 in HOME funds, and \$300,000 in ESG money. HOME and ESG funds are required to be used for affordable housing and supportive service projects.</p>	<p>The City receives approximately \$6 million annually in HUD funding for community and housing projects. In 2020 the City received additional Cares Act funding. Additional funding from HCD is also used to support the development of affordable housing. In 2021 the City issued a NOFA to allocate from a variety of entitlement and grant funds in the amount of \$8,639,356 to support housing development.</p> <p>Continued Appropriateness: Program 1.1a will be carried over into the next 6th Cycle Housing Element as part of new Programs 4 and 5. The City will continue to apply for HUD and State HCD funding to support the development of affordable housing and housing for special needs.</p>
<p>Program 1-1b – Redevelopment Successor Housing Agency Funding</p>	<p>The objective of this program is to reallocate previous Redevelopment funding to low to moderate income housing programs.</p> <p>Allocate Successor Housing Agency Low to Moderate funds to direct housing-related programs. Use set aside funds from previous Redevelopment Low Moderate housing funds of \$6,000,000 for low to moderate income housing programs including down payment assistance, infrastructure improvements and construction.</p>	<p>Used RDA housing funds to assist 1 low income and 3 moderate income units. Creekview Villas was completed in 2016 with RDA funds, adding 16 low-income units.</p> <p>Continued Appropriateness: This program will be removed since the RDA no longer exists. The funding will be reallocated into new and existing low to moderate income housing programs such as down payment assistance (new Program 14), infrastructure improvements (new Program 17) and construction of subsidized low and moderate-income housing (new Program 4).</p>
<p>Program 1-1c – Local Assistance and Outreach</p>	<p>Continue to provide education and technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing and by providing assistance with entitlements, site identification, fee reductions when appropriate, and density bonuses.</p>	<p>The City holds scheduled meetings with developers of housing projects as requested to help educate and guide through the entitlement process.</p> <p>Continued Appropriateness: This program will be combined with Program 1-5a due to the similar functions into the new Program 8.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 1-2a – Homeownership Assistance	Continue to identify and pursue Federal, State and regional programs to move very low-income families from renters to homeowners, such as HUDs Homeownership Voucher Program, down payment and closing cost assistance, mortgage financing and mortgage credit certificates for homebuyers. The City’s objective is to assist 15 persons or families with homeownership assistance.	<p>Continued working with a Community Housing Development Organization (CHDO) to develop the Chardonnay neighborhood where Self-Help Enterprises constructed ten single-family low-income homes and provided silent second mortgages up to \$60,000. The City administers a city-wide down payment assistance and education program with \$250,000 in HOME funds annually. As a result of this program, Parkview Cottages (9 units) and Creekview Villas (16 units) added a total of 25 units for low-income homeowners.</p> <p>Continued Appropriateness: This program be combined with Program 1-1a, which has the same goal of seeking state and federal funding, into the new Program 14 to assist residents with homeownership opportunities.</p>
Program 1-3a – Homeless Prevention Services	Continue to apply for and allocate Emergency Solutions Grants and Housing Opportunities for Persons with AIDS (HOPWA) program funds to assist housing and service providers including homeless services and shelters, street outreach, Kern Mental Health at Risk Homeless Services, HIV/AIDS homeless support services and Alliance Against Family Violence services and emergency shelter. Continue to allocate a staff member to the Continuum of Care Board (Kern County Homeless Collaborative) and assist to provide housing to single individuals, working poor, homeless, senior citizens, students, and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.	<p>The City continued funding and implementing projects with ESG and HOPWA funds. Approximately 1,637 persons were served through the Emergency Solutions Grant program. This was broken down in the following ways: \$161,602 was spent on Emergency Shelter Operations and Services (1,044 people served), \$100,332 was spent on Rapid Re-Housing (50 Households served), and \$23,625 was spent on Outreach Services (543 people served). Additionally, approximately \$560,733 was provided to Kern County Public Health to provide HOPWA services in the City under the following categories: Tenant Based Rental Assistance, Facility Based Housing, Short-Term Rental and Mortgage Assistance and Housing Services. 1,150 persons have been assisted with HOPWA funds in the past year.</p> <p>The City has also used CARES funds to address homeless prevention and services and will report on the following grants in the next couple of years: \$3.2 million in CARES Rental & Mortgage Assistance, \$11.3 million in CARES Rent and Mortgage Assistance, \$1.1 million in Homeless Prevention, and \$1.5 million in Rapid Rehousing. Additional COVID related Projects include: infrastructure upgrades to homeless shelters to expand quarantine areas, COVID related operations costs, COVID related outreach, landlord incentives, increased case management, and data collection. In recent years, the State introduced the Housing Homeless Assistance Grant. The City is currently working with local service providers utilizing \$3.2 million in HHAP funds for the following project categories: Rapid Rehousing, Case Management, Youth Rental Assistance, and Shelter Operations.</p> <p>Continued Appropriateness: This program will be combined with Program 1-1a, which has the same goal of seeking state and federal funding, into the new Program 11 to support housing for residents experiencing homelessness.</p>

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 1-3b -- Supportive and Transitional Housing</p>	<p>To be consistent with SB2, amend the Zoning Ordinance to specifically identify supportive and transitional housing, and permit this type of housing as a residential use, subject to these restrictions that apply to other residential uses of the same type in the same zone.</p>	<p>On Feb. 18, 2021, the City of Bakersfield amended Section 17.04.285 relating to food and/or shelter service agency and added Sections 17.04.602, 17.04.608, and 17.04.626 relating to supportive housing, target population, and transitional housing, to be consistent with State of California Department of Housing and Community Development guidelines and requirements.</p> <p>Continued Appropriateness: This program will be carried over as Program 11. The City will revise the Zoning Code to comply with AB 2162 to ensure that supportive housing with up to 50 units be a use by-right in zones where multifamily and mixed use is permitted, including nonresidential zones permitting multifamily uses, and ensure that there is no minimum parking requirements for units occupied by supportive housing residents if the development is located within 0.5-mile of a public transit stop.</p>
<p>Program 1-3c – Homeless Shelter Development</p>	<p>Facilitate the development and rehabilitation of SRO units and other emergency shelters in the City by offering financial assistance to nonprofit developers who wish to rehabilitate or develop SROs in order to house extremely low income individuals or develop emergency shelters. The City’s objective is to assist in rehabilitation of 5 units, 5 units of SROs and 10 beds for emergency shelter.</p> <p>The City will encourage developers of affordable housing to apply to the MHP – Supportive Housing Program to develop housing affordable to extremely low-income households that are homeless or at-risk of becoming homeless. The City will further assist with expedited permit processing, incentives and modification of development standards as necessary.</p>	<p>Partnerships between the City, County, and local service providers have led to the increase of shelter beds in the City of Bakersfield by 410 beds. 150 of these beds are at the City of Bakersfield’s new Navigation Center which was constructed using local funds.</p> <p>The MHP Supportive Housing program has contributed to the development of three units of affordable to extremely low income or at-risk, and the development of 22nd Street (20 units) that are 30 percent AMI units.</p> <p>Continued Appropriateness: Program 1-3c will be carried over as the new Program 11 to 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. The City will expedite permit processing for the development of such units.</p>
<p>Program 1-3d – Senior Housing</p>	<p>Continue to provide for elderly and frail elderly persons by encouraging the use of set-aside funds to develop housing that is affordable to very low and low-income seniors. Assist in the development of affordable senior projects using HOME funds and set-aside funds. The City’s objective is to assist 2 affordable senior housing projects.</p>	<p>The City committed HOME and NSP funds to a proposed development to construct 19 units of new affordable housing, which opened in September 2022. Between 2013 and 2022, a total of 145 new senior units opened.</p> <p>Continued Appropriateness: Program 1-3d will be carried over as part of new Program 4 to provide funds for affordable housing development, including housing for low-income seniors.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 1-3e – Disabled Persons	Continue to provide for housing for persons with disabilities including developmental disabilities with the use of federal and state funds to provide new units of supportive housing for persons with disabilities and permit persons with disabilities of any age to locate in senior citizen independent living facilities. In addition, administer the City’s Home Access Program that provides accessibility and mobility enhancing device grants of up to \$3,500 each from CDBG funds to persons with disabilities and developmental disabilities. The City’s objective is to assist 2 supportive housing projects and assist 50 persons with home access grants.	The City provides \$40,000 in Home Access grants annually for accessibility and mobility improvements to existing housing. In total, the City was able to assist 112 households with home access grants. All new construction must have 5% of units (minimum) set aside for households with disabilities. Continued Appropriateness: Program 1-3e will be carried over as new Program 5 to provide technical and financial support housing for residents with disabilities, including the Home Access Grant Program.
Program 1-3f – Reasonable Accommodation	Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code). The City will complete an audit and, if necessary, revise the City’s ordinances, codes, policies, and procedures to ensure that they comply with the “reasonable accommodation” provisions.	Added to Bakersfield Municipal Code on February 3, 2021. All reasonable accommodation requests can be made through the City’s ADA/504 Coordinator. Continued Appropriateness: The City will continue this program to amend the Reasonable Accommodations Ordinance to remove subjective findings and provide link on the Housing page of the City website (new Program 5).
Program 1-3g – Farmworker Housing	Assess the need for farmworker housing in the City by coordinating with the United Farm Worker Union and various nonprofits, including the Kern County Housing Authority, Self-Help Enterprises, and the Delano Office California Rural Legal Assistance to determine the need for farmworker housing in the City. Continue to assist builders and stakeholders to pursue funding resources, density bonuses, infrastructure availability and, if necessary, and provide priority processing. The City’s objective is to assist one farmworker housing project.	The City continues to support the development of farmworker housing. Two multifamily farmworker housing projects are scheduled to finish construction in 2023, Brentwood Crossings and Sagewood. Continued Appropriateness: Program 1-3g will be carried over as new Program 5 to Provide technical and/or financial assistance to facilitate the development of affordable farmworker housing.
Program 1-4a – Rental Assistance	Continue to collaborate with HACK and monitor the Section 8 Housing program. Respond to the federal government Super NOFA on an annual basis and use whatever influence exists to obtain additional certificates/vouchers.	The City of Bakersfield continued to monitor the Section 8 Housing program and collaborated with HACK to distribute housing vouchers. Continued Appropriateness: Program 1-4a is carried over as new Program 6 to continue to support HACK to provide housing assistance to extremely low, very low-, low-, and moderate-income households, including the Section 8 housing assistance program.

Program	Program Objectives	Progress and Continued Appropriateness
Program 1-4b – Public Housing	Assist in the expansion of public housing in the City. The City does not operate a housing authority for public housing but will support HACK in their efforts by providing assistance to public housing builders and stakeholders to pursue funding resources, density bonuses, infrastructure availability and, if necessary, and provide priority processing. The City’s objective is to assist with to 2 public housing projects.	See 1-4a. The City has assisted HACK in the Adelante Vista modernization project by preparing environmental review documents. Continued Appropriateness: Nationwide, the trend is to convert public housing into project-based rental assistance. Therefore, Program 1-4b will not be continued. The City will implement new Program 4 to provide technical and financial support for subsidized affordable housing.
Program 1-5a – Development Process Assistance	The City shall continue to implement the Inclusionary Housing Ordinance, but shall modify the ordinance, if necessary, based on the findings of the Inclusionary Housing Ordinance Review and Affordable Unit In-lieu Fee/Nexus Study. To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements. Continue to have the first staff person that assists a low-income housing developer to be the primary City contact for that developer on that project. This person then assists the developer through permits, approvals, plan checks, inspections, etc. This reduces the time a low-income housing developer must spend in City offices and makes the approval process smoother and faster.	The City continues developer assistance but does not have an Inclusionary Housing Ordinance. Continued Appropriateness: This program be combined with Program 1-1c to the new Program 10 to take the necessary steps towards the development of an Inclusionary Housing Ordinance.
Program 1-5b – Development Incentives	To preserve affordability, provide incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) and encourage developers to employ innovative or alternative construction methods to reduce housing costs of residential projects who agree to provide the specified percentage of units at a cost affordable to very-low and/or low income households or senior citizens. The City’s objective is to assist 10 affordable housing projects.	The City of Bakersfield allocated local sales tax funding to support the development of affordable housing. Fiscal Year 20-21 included \$4.3 million and a budget reconciliation added an additional \$3.3 million for affordable housing. The City assisted 12 housing projects for a total of 734 units. The City continues to provide developer assistance. The City provided support for the development of three affordable housing complexes and sold property to facilitate the development of an affordable single-family home. The City of Bakersfield adopted a revised accessory dwelling unit (ADU) ordinance and reduced impact fee payments associated with the development of these units. The City is implementing a Pilot Program to incentivize ADU development. Continued Appropriateness: Program 1-5b is carried over as the new Program 4 to provide technical support and incentives for the development of affordable housing.

City of Bakersfield
2023-2031 Housing Element

Program	Program Objectives	Progress and Continued Appropriateness
Program 1-5c – Density Bonus	The City will continue to implement its Density Bonus Ordinance, consistent with Government Code Section 65915, and consider requests for density bonuses on residential projects.	<p>The City continues to provide density bonuses for the development of affordable housing.</p> <p>One density bonus application was processed to build a fourplex on a single-family lot, which began construction in 2019 and was completed in 2022.</p> <p>Continued Appropriateness: The City will continue to provide information to developers on density bonus opportunities consistent with State law as part of Program 4.</p>
Program 2-1a – Available Vacant Land	Monitor and update the inventory of vacant lands using the City's GIS mapping capabilities and continually update the base map to overlay urban vacant lands with zoning and density information and make this information available online and in various City offices. The City's objective is to annually update the vacant land inventory.	<p>The City continues to have an adequate amount of vacant land zoned for residential use, with a focus on fill development in Central Bakersfield and other strategic areas to align with the High Speed Rail Station Plan and other applicable area plans.</p> <p>The City provides a map of vacant lands using the City's GIS mapping capabilities.</p> <p>Continued Appropriateness: The City will monitor and promote sites for housing in new Program 7.</p>
Program 2-1b – Development Monitoring	Continue program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents. Include information from the Bakersfield Board of Realtors, Multiple Listing Service and the HBA to track housing development, sales, and listing costs.	<p>The City continues to monitor development and growth.</p> <p>Continued Appropriateness: The City will have a new overarching "Sites Inventory Monitoring" program as Program 7.</p>
Program 2-2a – Zoning for All Incomes	Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary. Utilizing GIS updates, monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing. The City's objective is to annually review its residential zones to make sure there is enough land to accommodate housing for all incomes.	<p>The City continues to monitor all housing types.</p> <p>Continued Appropriateness: The City will have a new overarching "Sites Inventory Monitoring" program as Program 7.</p>

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 2-2b – Housing Opportunity Sites</p>	<p>Ensure that there is a sufficient amount of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA). Continue the program of lot consolidation to combine small residential lots into a large lot and large lot subdivisions to accommodate affordable housing production. Offer incentives such as offering graduated density bonuses on a case-by-case basis. The City’s objective is to do 5 lot consolidations and 30 subdivisions.</p>	<p>The City of Bakersfield initiated an RFP process for a qualified consultant to utilize \$625,000 of SB2 funding to develop an affordable housing strategic plan.</p> <p>The City continues to have adequate amount of zoning land for multifamily housing.</p> <p>Continued Appropriateness: This program will be the new Program 9 for development of large lots and new Program 8 to support lot consolidation.</p>
<p>Program 2-2c – Adequate Infrastructure</p>	<p>Ensure adequate infrastructure exists to meet the housing need identified in the Regional Housing Needs Assessment (RHNA). The City will continue to implement adopted policies that require City water and sewer providers grant priority to proposed affordable housing projects. The City will deliver its adopted Housing Element to all local water and sewer providers.</p>	<p>The City continues to have adequate infrastructure to meet housing needs.</p> <p>Continued Appropriateness: Program 2-2c will be carried over as new Program 4 to adopt written policies and procedures for the Public Works - Utilities Division pursuant to Government Code Section 65589.7.</p>
<p>Program 2-2d – Large Family Units</p>	<p>Encourage the development of larger rental units (three and four bedroom) to accommodate the changing household demographics. Work with the development community to identify the incentives and programs that will encourage the construction of three- and four-bedroom rental units. The City’s objective is to hold an annual workshop with developers and educate them about affordable housing programs and incentives and assist with the development of 10 large family units.</p>	<p>The City continues to encourage large rental units. The number of units with 3+ bedrooms were not recorded for projects during the 5th cycle.</p> <p>Continued Appropriateness: Program 2-2d will be carried over as part of new Program 8 to support development of both smaller rental and owner units (studio and one-bedroom) and larger rental units (3 to 4- bedroom units) in residential and mixed-use development.</p>
<p>Program 2-2e – Small Units</p>	<p>Encourage the development of smaller rental and owner units for singles and couples to accommodate the changing household demographics. Work with the development community to identify the incentives and programs that will encourage the construction of studios and one bedroom rental units or small 1-2 bedroom single family units. The City’s objective is to hold an annual workshop with developers and educate them about affordable housing programs and incentives and assist with the development of 10 small single units.</p>	<p>The City continues to encourage small units. The number of small units were not recorded for projects during the 5th cycle.</p> <p>Continued Appropriateness: Program 2-2e will be carried over as part of new Program 8 to support development of both smaller rental and owner units (studio and one-bedroom) and larger rental units (3 to 4- bedroom units) in residential and mixed-use development.</p>
<p>Program 3-1a – Prevent Disruptive Land Uses</p>	<p>Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities. Review of development proposals within or adjacent to existing residential neighborhoods for potential conflicts (intrusive, disruptive or incompatible land uses and/or activities). Review will be initiated at the point in the processing of the proposal (general plan amendment, rezone, conditional use permit, variance, etc.) when sufficient detail to determine project compatibility is available.</p>	<p>Through project review, the City continues to prevent disruptive land uses to existing residential neighborhoods.</p> <p>Continued Appropriateness: The City will delete this program as the goals are already codified by the General Plan Land Use Element.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 3-1b – Code Enforcement	Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard. The City’s objective is to complete 100 code enforcement inspections to facilitate housing improvements or rehabilitation.	With mid-year budget amendments, the City will maintain a staff of 16 authorized full time code enforcement officers. Continued Appropriateness: The City will delete this program as it is restating the functions of an existing division.
Program 3-1c – Public Facility Improvements	Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.	In low- and moderate-income neighborhoods, the City has allocated around \$2.2 million annually in CDBG funds towards curb, gutter, and sidewalk improvements; park lighting upgrades; and park facility upgrades and rehabilitation. Continued Appropriateness: Program 3-1c will be carried over as part of Program 17 to focus investment in Central and Southeast Bakersfield as part of the AFFH.
Program 3-1d – Foreclosure Assistance	Continue to refer homeowners in foreclosure to consumer credit counselors and Self-Help Enterprises, who has a program that is assisting homeowners in foreclosure. Additionally, the City’s Rapid Re-Housing program provides assistance to approximately 20 households annually who have been displaced due to foreclosure or eviction.	The City no longer implements this program due to lack of funding. No homeowners were assisted with foreclosures. Continued Appropriateness: Program 3-1d will not be carried over due to lack of funding, but the City will support foreclosure education as part of Program 6.
Program 3-2a – Housing Rehabilitation	Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. The City will continue to partner with community organizations and assist in single family rehabilitation in the City using federal and Redevelopment Successor Housing Agency funds for deferred or below market interest loans, down payment assistance or grants to rehabilitate single-family and eligible multifamily complex owners. The City’s objective is to assist in the rehabilitation of 10 units.	The City provides HOME entitlement funds to support housing rehabilitation. Since 2015, 181 households received assistance; however, progress on the program was delayed due to COVID-19 pandemic. Additionally, the City implemented the Home Repair and Weatherization program utilizing ARPA funding which provides to preserve the health and safety of their homes. Continued Appropriateness: Program 3-2a will be carried over as new Program 1 to support housing rehabilitation.
Program 3-2c – Reduce Lead Based Paint	Act to reduce Lead Based Paint Hazards and incorporate the appropriate actions (pursuant to the Lead-Based Paint Hazard Reduction Act of 1992) into all housing programs under the jurisdiction of the City. On a case-by-case basis, provide funds for the testing and mitigation of housing units for lead-based paint. The City’s objective is to assist in the reduction of lead-based paint hazards in 5 units.	As part of the HOME Access and the ARPA Home Repair and Weatherization programs, funds are set aside to mitigate Lead Based hazards where needed. Continued Appropriateness: Program 3-2c will be carried over as Program 1 to reduce lead-based paint hazards.

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 3-2d – Rehabilitation Funding</p>	<p>Make funds available to community-based organizations to acquire and rehabilitate units which may have been abandoned or otherwise lost from the City’s housing stock and sell them to very low and low-income first-time homebuyers. Continue to set-aside 15 percent of HOME entitlements funds for CHDO acquisition and rehabilitation. The City’s objective is to provide rehabilitation funding to one community organization every two years.</p>	<p>The City has provided over \$150,000 annually to community organizations for housing projects. Continued Appropriateness: Program 3-2d will be carried over as Program 1 to support housing rehabilitation.</p>
<p>Program 3-3a – Monitor At-Risk Housing</p>	<p>Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Continue to assist the housing nonprofit, Golden Empire Affordable Housing, Inc., formed by HACK, in the purchase and rehabilitation of any at risk units in the City.</p>	<p>The City regularly monitors at-risk units and incentivizes property owners to utilize grant funds to rehabilitate and extend deed restricted housing. During this timeframe, no units were converted to market rate. Continued Appropriateness: This program will be carried over as Program 3 to address at-risk units.</p>
<p>Program 3-3b – Monitor and Preserve Affordable Housing</p>	<p>Closely monitor the status of affordable rental housing units. Continue regular contact with the owners/ operators of rental complexes that may be at risk of selling out of the affordable housing program. Provide technical assistance to potential purchasers, including nonprofits, developers, and tenants of potentially converting affordable properties. The City’s objective is to annually contact the California Housing Partnership Corporation for a list of potential at risk housing and provide assistance to developers and/or properties to help preserve 195 affordable units.</p>	<p>The City annually monitors affordable housing. Continued Appropriateness: Program 3-3b will be carried over as new Program 3 to address at-risk units.</p>
<p>Program 3-3c – At-Risk Preservation</p>	<p>Upon notification that a project is at-risk, the City will meet with the development community and provide assistance in preserving these units. Assistance may be in the form of financial assistance from the City which may come from programs such as CalHFA’s preservation program. Other assistance may be technical assistance with applications for other programs, such as the Low Income Housing Tax Credit Program.</p>	<p>The City continues to look to provide rehabilitation funding to preserve affordable units. Continued Appropriateness: Program 3-3c will be carried over as new Program 3 to address at-risk units.</p>
<p>Program 3-3d – At-Risk Tenant Assistance</p>	<p>When a project becomes at-risk, the City will work with the development community to provide education to tenants about what it means when a project is at-risk, the level of the risk of conversion to market rate rents, and assistance with finding other housing opportunities should the project not be preserved.</p>	<p>The City did not lose affordable housing to market rate rents during this timeframe, but was prepared to utilize Rapid Rehousing, and Tenant Based Rental Assistance. Continued Appropriateness: Program 3-3d will be carried over as new Program 3 to address at-risk units.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 4-1a – Fair Housing Program	<p>The Community Development Department, through its Fair Housing Program, will support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1986, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988, The California Fair Employment and Housing Act, The Unruh Act (California Government Code Section 51), The Ralph Civil Rights Act (California Civil Code Section 51.7), The Bane Civil Rights Act (California Civil Code Section 52.1), California Government Code Sections 111135, 65008 and 65589.5. As part of the City’s Fair Housing Program the following activities will be completed; 1) an annual Analysis of Impediments to Fair Housing concurrent with the Consolidated Plan Annual Action Plan; 2) Provide annual fair housing tester training in order to promote tester pool retention; 3) investigate all formal housing discrimination complaints received and make appropriate referrals to enforcement agencies; 4) employ one full time counselor for one-on-one counseling programs through telephone or walk-in contact.</p>	<p>The City contracts with Greater Bakersfield Legal Assistance to provide fair housing services. Through the allocation of \$100,000 in CDBG funds, GBLA provided the following services in FY 21-22:</p> <ul style="list-style-type: none"> ▪ Served approximately 64 Limited English Proficiency (LEP) clients. ▪ Conducted 3 Fair Housing Trainings-Distributed 2,252 pieces of Fair Housing literature at various venues in the city. ▪ Conducted 4 PSAs for Fair Housing Outreach-Received 8,844 visits to the Fair Housing Website. ▪ Held 6 Fair Housing Education Events-Received and tracked 205 housing discrimination complaints, including 33 fair housing complaints. ▪ Conducted 10 rental audits. ▪ Conducted 39 fair housing investigations. ▪ Provided representation to 10 city clients choosing to file formal, informal housing discrimination complaints. ▪ Provided counseling, mediation, and referral services to 2047 City landlord and tenants. ▪ Provided unlawful detainer information to 59 landlords and tenants. <p>Instead of hiring a fair housing counselor, the City partnered with GBLA for the administration of the Fair Housing Program.</p> <p>Continued Appropriateness: Program 4-1a will be carried over as new Program 16 to support fair housing services.</p>
Program 4-1b – Public Information and Outreach	<p>Implement an effective and comprehensive outreach and public education program designed to raise awareness of the fair housing laws that protect individuals, often in traditionally underserved communities, against housing discrimination. Outreach will include the development and distribution of educational literature and resources that describe ways to prevent housing injustices and the applicable laws that protect against discrimination. The materials will be made available free to the public in various languages. Outreach will also include workshops on fair housing law for landlords, tenants, nonprofit organizations and government employees. The workshops will include an overview of the state and federal fair housing laws, as well as basic landlord-tenant rights and responsibilities. Workshops will be given in various languages as needed. The City will hold 2 workshops annually at accessible community locations. Expand public information and outreach programs for first time home buyers in high minority areas to help them qualify for special lending programs offered by local lending institutions.</p>	<p>The City holds regular community meetings and regularly attends community events per year to educate public on City housing assistance programs. The City maintains a webpage dedicated to the Affordable Housing Strategy. During the creation of the strategy community meetings were held with information provided in English, Spanish, and Punjabi. Due to COVID, outreach events were limited. The City contracts with the Greater Bakersfield Legal Assistance to provide fair housing resources that include legal assistance for housing discrimination inquiries.</p> <p>Continued Appropriateness: Program 4-1b Program 4-1a will be carried over as new Program 16 and new Program 17 to support outreach and education for fair housing services.</p>

Program	Program Objectives	Progress and Continued Appropriateness
	<p>Educate mortgage lenders that they need to increase their outreach in lower income areas. Collaborate with service agencies to distribute educational materials. The City will update fair housing brochures aimed at reaching the growing Spanish-speaking communities by January 2016. The City's Limited English Proficiency plan only identified Spanish translation based on current demographics.</p>	
<p>Program 4-1c – Community Equity and Access</p>	<p>Encourage public and private low-income housing in neighborhoods that are not traditional residential areas with access to transit, employment centers, and community amenities. The City's objective is to hold two workshops with developers and educate them about affordable housing and optimal locations in the City.</p>	<p>The City evaluates all proposed housing projects and encourages equitable locations. The City maintains a map of equitable areas to help guide new construction projects.</p> <p>Continued Appropriateness: Program 4-1c will be carried over as Program 4 to actively promote sites available for affordable housing development to potential developers, private and nonprofit organizations, and other interested persons and organizations; provide technical assistance in the application for projects with affordable housing; and ensure a streamlined permitting process.</p>
<p>Program 4-1d – Housing Discrimination and Complaint Investigation</p>	<p>The City (or Fair Housing service provider) will maintain a 24-hour discrimination hotline and will investigate allegations of housing discrimination under the fair housing laws. The City will conduct fact finding investigations and propose potential solutions for victims of housing discrimination. Case resolution may include mediation, conciliation, a referral to state and federal administrative agencies, or referral to the contractor's litigation department.</p>	<p>Provided as needed by the Greater Bakersfield Legal Assistance.</p> <p><u>Through the allocation of \$100,000 in CDBG funds, GBLA provided the following services in FY 21-22 related to housing discrimination and complaint investigation:</u></p> <ul style="list-style-type: none"> ▪ <u>Served approximately 64 Limited English Proficiency (LEP) clients.</u> ▪ <u>Conducted 10 rental audits.</u> ▪ <u>Conducted 39 fair housing investigations.</u> ▪ <u>Provided representation to 10 city clients choosing to file formal, informal housing discrimination complaints.</u> ▪ <u>Provided counseling, mediation, and referral services to 2,047 City landlord and tenants.</u> ▪ <u>Provided unlawful detainer information to 59 landlords and tenants.</u> <p>Continued Appropriateness: Program 4-1d will be carried over as new Program 16 to support fair housing services.</p>
<p>Program 4-2a – Housing Displacement</p>	<p>In development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation. Continue to use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.</p>	<p>Provided as needed.</p> <p>Continued Appropriateness: Program 4-2a will be carried over as new Program 6 to support tenants at risk of displacement.</p>

City of Bakersfield
2023-2031 Housing Element

Program	Program Objectives	Progress and Continued Appropriateness
Program 5-1a – Infill Incentive	Using HOME funds to provide incentives such as reduced lot size in the Downtown Area to affordable housing developers, acquire/construct infill homes for new homebuyers.	The City continues to provide HOME funds to infill housing projects. 392 units were put to construction which qualify as infill. Continued Appropriateness: Program 5-1a will be carried over as new Program 8 to support new housing development.
Program 5-1b – Fund Infill Development	Continue to apply for the Infill Infrastructure Grant Program through HCD to provide residential and mixed-use housing opportunities.	No IIG funds were applied for during the cycle. Continued Appropriateness: Program 5-1a will be carried over as new Program 8 to support new housing development.
Program 5-1c – Locations for Infill Development	Collaborate with and use GIS tools developed by the California Coalition for Rural Housing and the UC Davis Regional Opportunity Index to determine optimal infill locations for affordable housing with accessibility to transit, employment opportunities, community facilities, services and amenities. The City will evaluate optimal infill locations for affordable housing using GIS tools at least three times during the planning period or as necessary.	The City is currently working on its Transformative Climate Communities *TCC) planning grant to complete an Affordable Housing Site Analysis in Southeast Bakersfield, as well as a Downtown Capacity Analysis for its central core. The Affordable Housing Strategic Plan included a Housing Inventory tool, a GIS tool, that can help developers locate potential sites for affordable housing development. Continued Appropriateness: Program 5-1a will be carried over as new Program 4 to support the development of an Affordable Housing Site Analysis tool to create a Priority Affordable Housing Sites List.
Program 5-2a – Mixed Uses	To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access. Encourage development of well-planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.	The City continues to encourage mixed-use housing projects, such as the Renaissance at Baker and Bakersfield Senior Center projects in predevelopment phases. Continued Appropriateness: Program 5-2a will be carried over as new Program 15 to support infrastructure for public transit and active transportation such as walking and biking in areas designated for housing opportunities, and new Program 17 to support infrastructure improvement plans in Central and Southeast Bakersfield.
Program 5-2b – Jobs/housing Balance	Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities. Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.	The City encourages mixed use development and employment centers in close proximity to housing. Continued Appropriateness: Program 5-2b will be carried over as new Program 15 to increase public transit and active transportation connectivity between housing and places of employment and education.
Program 5-3a – Energy Efficiency Improvements	Promote and support State and local programs for energy and water conservation in existing homes. The Golden State Finance Authority provides financing for homeowners making energy efficiency improvements.	The City provided information to affordable housing developments in support of GRID alternatives and energy service provider PG&E to provide energy improvements for low-income housing units. Continued Appropriateness: Program 5-3a will be carried over as new Program 15 to promote education about these programs.

Program	Program Objectives	Progress and Continued Appropriateness
Program 5-3b – Efficient Development	Promote and support State and local programs for energy and water conservation in existing homes. The Golden State Finance Authority provides financing for homeowners making energy efficiency improvements.	<p>The City implements the State's green building code and implements residential water conservation programs. The Home Repair and Weatherization Program eligible activities include energy conservation features, as well as plumbing, heating, and weatherization improvements.</p> <p>Continued Appropriateness: Program 5-3b will be carried over as new Program 15 to promote education about these programs.</p>
Program 5-4a – Local Coordination	Continue to support the Housing Authority of the County of Kern (HACK) to provide housing assistance to extremely low, very low-, low- and moderate-income households. Maintain membership in HACK to qualify City residents for Section 8 existing housing assistance administered by the Housing Authority. Continue to participate in the monthly meetings of the Homeless Collaborative composed of service providers, the County, mental health professionals, Continuum Care advocates, and interested individuals. Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems. Work with the Kern County Administration to identify and solve regional problems.	<p>City works collaboratively with County and other agencies to address homelessness and housing needs, both passively and by taking an active role on boards and committees. Additionally, the City Council initiated the AD Hoc Housing and Homeless Committee to host monthly meetings with stakeholders and to provide staff with action items to assist with local coordination and collaboration.</p> <p>Continued Appropriateness: Program 5-4a will be carried over as new Program 6 to support the use of Section 8 housing assistance.</p>
Program 5-5a – HSR Coordination	Continue to coordinate with the High Speed Rail Authority and evaluate the impacts to existing housing and housing needs from the High Speed Rail project. The City will conduct public outreach, as needed, with the High Speed Rail Authority to provide project updates and to collect public feedback during various stages of project development. The City will develop a station area plan that will evaluate the impacts to existing housing and for the potential of future housing growth in the downtown area. Plan to be completed by the end of 2017.	<p>The City Council adopted the Making Downtown Bakersfield High-Speed Rail Station Area Plan in May 2018 which included housing development in the City's urban core. The City continues to coordinate with the HSR Authority to address impacts to existing housing.</p> <p>Continued Appropriateness: Program 5-5a will be carried over as new Program 8 to support coordination with the High Speed Rail Authority.</p>

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