Kern County

2024-2031

Housing Element

Volume 1 of 3

Chapters 1-8

6th Cycle Housing Element - May 2025

KERN COUNTY

GROUNDED & BOUNDLESS

2024-2031 Housing Element

VOLUME 1 OF 3

Chapters 1-8

May 2025

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1 INTRODUCTION

The development and preservation of adequate and affordable housing is important both to the well-being of the residents and economic prosperity of Kern County. To plan for the development of adequate housing for all income segments, the Housing Element is prepared as part of the General Plan. Kern County has adopted two (2) General Plans for unincorporated areas: the Kern County General Plan and the Metropolitan Bakersfield General Plan, which was prepared jointly, but adopted separately with the City of Bakersfield. This Housing Element is part of both General Plans. The use of the term "General Plan" in this document refers to both. The City of Bakersfield separately prepared and adopts its own Housing Element. This document constitutes the Housing Element, which specifically addresses housing needs and resources in the county's unincorporated area.

The introduction sets forth a framework for the rest of the Housing Element by giving an overview of the county's geographic areas, the purpose of the Housing Element, the public participation process used as research to develop this document, and the Housing Element's relationship to the General Plan.

1.1 COMMUNITY CONTEXT

Kern County is California's third largest county in land area, encompassing 8,161 square miles. Located at the southern end of the Central Valley, Kern County serves as the gateway to Southern California, the San Joaquin Valley, and California's High Desert. The county's geography is diverse, containing mountainous areas, agricultural lands and desert.

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

According to the U.S. Census Bureau, Kern County experienced a population growth of approximately 8 percent between 2010 and 2020, increasing from 839,631 to 909,235. Between 2020 and 2030, it is estimated that the population will grow by nearly 13 percent.

Housing in incorporated Kern County is mostly single-family detached units (72.5 percent) followed by multi-family with five or more units (12 percent), according to the U.S. Census 2017-2021 ACS 5-Year Estimates. In unincorporated areas, single-family detached units comprise 73.2 percent of all housing, and mobile homes make up 13.1 percent.

The median home sales price in May 2023 in various Kern County metro areas was between $225,000 and $382,500. The U.S. Census 2017-2021 5-Year Estimates found that the vacancy rate for incorporated Kern County was 1.9 percent while it was 4.2 percent in unincorporated areas.

The 6th Cycle Kern County Housing Element aims to identify ways to conserve existing housing stock and identify sites for potential residential development. It strives to meet the needs of the County's general

population and special needs populations. The Housing Element also addresses market, environmental, and infrastructure limitations.

1.2 COUNTY SUBAREAS/REGIONS

The Housing Element divides Kern County into 12 subareas as defined by the Kern Council of Governments (COG) and annotated for reference to the Kern County General Plan Regions of Valley, Mountain and Desert. This allows for a more thorough study of the specific housing markets, populations, and needs throughout the county.

Kern County General Plan Areas

Valley Region: The southern San Joaquin Valley below an elevation of 1,000 feet mean sea level (MSL)

Mountain Region: The westernmost and central portion of the County above the 1,000 MSL contour in the valley and western region of the County west of the primary alignment of the Los Angeles Aqueduct in the eastern County, including the southernmost portion of the county.

Desert Region: The eastern section of the County east of the primary alignment of the Los Angeles Aqueduct.

Kern Council of Governments – Subareas

- Greater Arvin – Valley
- Greater California City – Desert
- Greater Delano – Valley
- Greater Frazier Park – Mountain
- Greater Lake Isabella – Mountain
- Greater McFarland – Valley
- Greater Ridgecrest – Desert
- Greater Shafter- Valley
- Greater Taft – Valley
- Greater Tehachapi – Mountain
- Greater Wasco – Valley
- Metro Bakersfield – Valley

1.2.1 Greater Arvin – Valley

Greater Arvin is a small subarea in central Kern County between Metro Bakersfield and Greater Tehachapi in the Valley Region. It has an established agricultural history that drives the economy. This subarea also has employment in manufacturing, educational services, and health care and social assistance.

1.2.2 Greater California City – Desert

The Greater California City subarea is in the southeast corner of Kern County in the Desert Region. The area is termed Eastern Kern County and contains the unincorporated community of Rosamond and the disadvantaged unincorporated communities of Mojave and Boron. California City is the third largest city, geographically, in the state of California.

Edwards Air Force Base, which conducts military testing, research, and development, is one of the major employers in this area. The base also supports the job market as many employment opportunities off the base are indirectly associated with it. The Mojave Air and Space Port is located in Mojave and conducts military and private space flight research and development. The presence of borax and gold deposits also provides for many mineral extraction employment opportunities. The world's largest boron mine is located here. Over 158,000 acres of commercial scale solar and wind development provide construction and operational jobs. The Greater California City subarea is near Lancaster, Palmdale, and other areas of Los Angeles County which provides job opportunities for commuters.

1.2.3 Greater Delano – Valley

Greater Delano is a small subarea in the northern sector of Kern County in the Valley Region. It borders Tulare County on its north side and Greater McFarland on its south side. Greater Wasco is on the western border and Greater Lake Isabella is on the eastern border.

Agriculture is the main component of the economy in this subarea and the robust transportation infrastructure gives Greater Delano significant farm-to-market capabilities. Delano City has productive manufacturing and distribution facilities—and multiple correctional facilities—that provide employment, allowing the local economy to flourish despite potential challenges in the agricultural seasonal cycle.

1.2.4 Greater Frazier Park – Mountain

In the southwestern portion of Kern County, Greater Frazier Park is made up of mountainous landscape and is in the Mountain Region. It borders the Greater Taft subarea to the north and west, Ventura County to the south, and Greater Tehachapi to the east. It contains the disadvantaged communities of Frazier Park, Lebec and Pine Mountain Club.

Most of the employment opportunities in Greater Frazier Park are with government agencies, the service sector, and limited manufacturing of building materials. Most jobs nearby are in Metro Bakersfield, Ventura County, and Los Angeles County.

1.2.5 Greater Lake Isabella – Mountain

Greater Lake Isabella is in the north-central portion of Kern County and is in the Mountain Region. It consists of mountainous terrain, and borders the Sequoia National Forest, the Kern River and borders Tulare County on the north and Greater Tehachapi on the south.

The economy is largely reliant on tourist related industries but there is also limited mining, timber harvesting, and livestock grazing. A significant number of retired persons call Greater Lake Isabella home.

1.2.6 Greater McFarland – Valley

Greater McFarland is a small sub area just south of Greater Delano and is in the Valley Region. It borders Greater Wasco on the west and Greater Lake Isabella on the east. Greater Shafter is to the south.

The mild climate, rich soil, and imported water for irrigation make this subarea ideal for agriculture, which is a major part of the economy. There are also correctional facilities in Greater McFarland which provide jobs for the community.

1.2.7 Greater Ridgecrest – Desert

Greater Ridgecrest is in the northeastern corner of Kern County and is the area is termed Eastern Kern. To the north is Inyo County and to the south is Greater California City. Greater Lake Isabella is on the west and San Bernardino County is on the east.

Naval Air Weapons Station (NAWS) China Lake provides many of the employment opportunities here, either directly or indirectly. There are limited agricultural developments here due to water limitations, but there is some alfalfa farming. People in this subarea are also employed in San Bernardino County.

1.2.8 Greater Shafter – Valley

Greater Shafter is in the west-central portion of Kern County, on the southern edge of the San Joaquin Valley, and is in the Valley Region.

Agriculture is a major player in the economy here and transportation in Greater Shafter is excellent and includes several major highways and two national railroads making this area ideal for various logistical and other transportation related industries.

1.2.9 Greater Taft – Valley

Greater Taft is on the western edge of Kern County with San Luis Obispo County on its western border in the Valley Region. It also shares boundaries with the subareas of Greater Wasco, Greater Shafter, Metro Bakersfield, Greater Arvin, and Greater Frazier Park.

With job opportunities in oil exploration, oil production, and clay mineral extraction, natural resources form the basis of the economy in Greater Taft. There are also employment opportunities at correctional institutions.

1.2.10 Greater Tehachapi – Mountain

Greater Tehachapi covers a large area in the south-central part of the county, which includes part of the Sierra Nevada Mountains in the Mountain Region.

One of the major employers in this subarea is The Tehachapi Correctional Institution. There are also many employment opportunities in resource extraction, wind power generation, building material production, and agriculture. Many people here work in the nearby areas of Metro Bakersfield and Greater California City.

1.2.11 Greater Wasco – Valley

Greater Wasco is in the northwest corner of Kern County in the Valley Region. It is bordered by Kings and Tulare Counties on the north and by San Luis Obispo County on the west.

This subarea's economy is largely reliant on agricultural and petroleum production with water needed for these activities imported via the California Aqueduct from northern California. There are also some manufacturing and distribution facilities and retail opportunities here.

1.2.12 Metro Bakersfield – Valley

Metro Bakersfield is in the heart of Kern County, in the Valley Region with other subareas bordering it on all sides. It includes the City of Bakersfield, 9th largest city in California. Its economy thrives mainly on agriculture and energy production. Other industries that provide employment include mining, natural gas

extraction, petroleum refining, and distribution. Some of the top employers in Bakersfield are in the health, food processing and energy industries.

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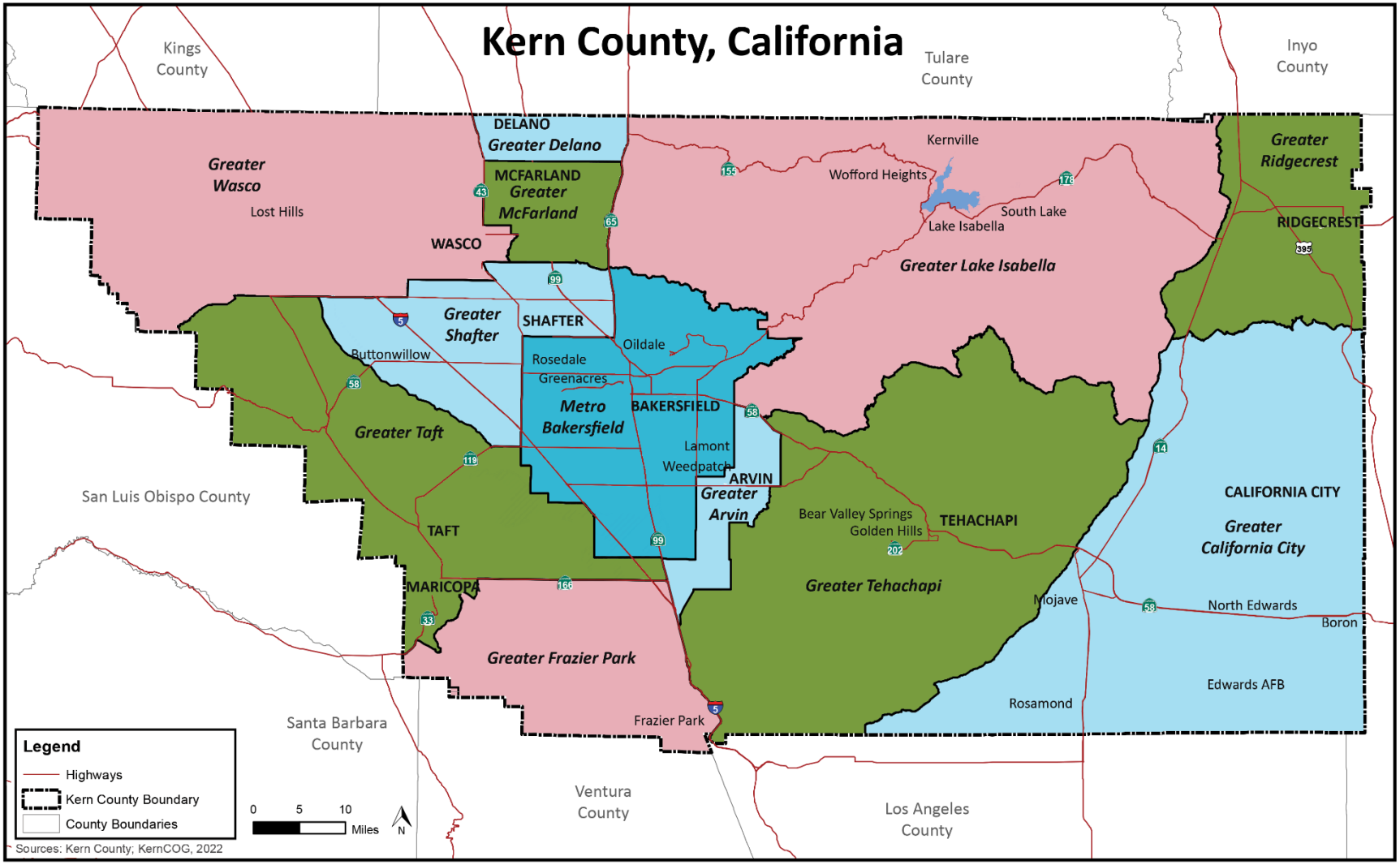


Figure 1: Kern County, California, with Planning Regions

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1.3 ROLE AND CONTENT OF HOUSING ELEMENT

The Housing Element of the General Plan has two purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

The state of California's housing element legislation (CA Govt Code § 65580 (2021) is clear regarding the role of housing elements:

> The Legislature finds and declares as follows:
>
> (a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
> (b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
> (c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
> (d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
> (e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.
> (f) Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals and the purposes of this article.

With those requirements, the 6th Cycle Kern County Housing Element was developed to support Kern County's long-term commitment to the development and improvement of housing with specific short-term goals. This element identifies strategies and programs that strive to:

Conserve and improve the quality of existing housing and residential neighborhoods in the County;

Assist in the provision of adequate housing to meet the needs of county residents by using a balanced approach to meeting housing needs of both owners and renters;

Mitigate potential governmental constraints to housing production and affordability;

Promote equal opportunity for all residents to reside in housing of their choice;

Continue to facilitate the provision of housing suited to persons with special housing needs; and

Pursue sustainable development and energy efficiency for new and residential development and existing housing stock.

The Housing Element consists of the following major components.

- An introduction frames the Element in the context of Kern County's unique history, topography, and housing needs;
- An analysis of the County's demographic profile, housing characteristics, and existing and future housing needs;
- A review of potential market, governmental, environmental, and infrastructure constraints to meeting the County's housing needs;
- An evaluation of the resources available to address the county's identified housing needs goals;
- An evaluation of accomplishments under the adopted Housing Element; and
- A statement of the Housing Plan to address Kern County's identified housing needs, including housing goals, policies, and programs and inventory to meet the Regional Housing Needs Assessment (RHNA) allocation. The 6th Cycle RHNA for unincorporated Kern County is 9,243 total housing units.

1.4 DATA SOURCES

A variety of sources were used to develop the 2023 Kern County Housing Element. These sources include the U.S. Census Bureau, Federal Reserve Bank of St. Louis, Kern Valley Sun, California Government Code, County of Kern, the U.S. Bureau of Labor Statistics, Water Association of Kern County, *The Bakersfield Californian,* and similar sources. Cited sources are listed in the appendix.

1.5 PUBLIC PARTICIPATION

Kern County has proactively obtained input and participation from the community as part of its development of this Housing Element. It has worked to include all segments of the community. This is not only in compliance with Section 65583(c)(9), but it also aligns with the County's approach to citizen participation and inclusion in community affairs.

Active involvement of the community has included:

- Targeted outreach to community organizations serving low-income, special needs, and underserved populations;
- One-on-one and group meetings with housing advocates and others who work with populations of special need;
- In conjunction with the County's Analysis of Impediments to Fair Housing Choice, public workshops and information-gathering sessions;
- Surveys for both citizens and advocates/subject matter experts; and
- Informational materials English-proficient

Because Kern County has a high percentage of persons of Hispanic or Latino descent, public surveys were offered in both English and Spanish. In addition, posters, flyers, and other public communications regarding public input opportunities were provided in both languages. County staff fluent in Spanish assisted where needed. Although there are some residents of unincorporated Kern County who speak Tagalog or other languages at home (many in addition to English), conducting outreach in these languages was deemed cost-prohibitive due to the small number of community members affected.

Staff and the County's retained consultant conducted approximately nine (9) individual meetings with specialized representatives who work daily on addressing housing related deficiencies and further fair housing within Kern County. Additionally, eleven (11) Subject Matter Expert Surveys were administered by the County's retained consultant.

Note that during the 6th Cycle, the County intends to engage in ongoing public input each year. As specified in Program 2.1 and Program 2.3, Staff will facilitate multiple meetings throughout the year moving forward.

1.5.1 Public Workshops

Public workshops regarding the draft Housing Element were conducted in full compliance with existing State laws. Kern County is comprised of three (3) distinct and separate geographical regions and includes over 8,100 square miles of land.

During the 2015-2023 5th Housing Cycle, Staff held an initial seven (7) community workshops to receive feedback and provide information to interested persons. Those meetings were conducted in various communities located throughout Kern County and resulted in very limited attendance, with three (3) of those meetings resulting in no attendees at all. The most attended meeting occurred in Bakersfield.

Since the COVID-19 pandemic, a majority of residents have become accustomed to participating in virtual meetings. Further, the County is continually solicited by residents to expand opportunities for conducting virtual meetings. Based on the previous results of community-wide workshops, it was determined that conducting three (3) local workshops during the initial public review was the most appropriate way of soliciting feedback.

This initial public review for the Housing Element included three (3) informational public workshops conducted throughout the 30-day public review period. Workshops were held both virtually and in-person and included appropriate Spanish translation services for all meetings. A copy of the advertising flyer crated for distribution (in English and Spanish) has been included as Appendix X of this document. Workshop meetings were held on October 30, 2023 (Virtual), November 2, 2023 (In-person) and November 9, 2023 (In-person and regularly scheduled Planning Commission hearing). Advertising for the workshops included publication within all newspapers County-wide. Further the County partnered with the Leadership Counsel for Justice and Accountability, the Cesar Chavez Foundation, and the Kern County Housing Authority by providing flyers that could be distributed to local interested parties and residents who regularly communicate with those organizations. Copies of all received correspondence during the initial 30-day public review period have been included as Appendix X of this Housing Element. Additionally, all received correspondence has been bracketed to show where the appropriate responses to the submitted comments are located within the final Housing Element submitted to HCD for review.

Below is a summary of the participation received during the three (3) informational workshops.

October 30, 2023

This virtual meeting included the opportunities to participate via web link and or by telephone. A total of two (2) participants attended via telephone and approximately ten (10) participants attended via the web link. After the presentation, a total of five (5) written comments/statements were received as outlined below. Enclosed in this summary is the response to comments submitted.

- A resident showed up accidently to the office and County Staff said this workshop was only for developers and not for community, is that true?
    - **Response.** The meeting was not for only developers. All interested persons were encouraged to participate. There was miscommunication as to how participation could occur. This initial meeting was for virtual participation only as there was not an opportunity to conduct the meeting virtually and in-person concurrently.
- Will the County analyze environmental constraints like oil and gas well as a constraint to housing?
    - **Response.** This Housing Element indicates that sufficient land is available to meet the required Regional Housing Need Allocation within unincorporated Kern County. Any proposed change in land use to establish new housing will include appropriate compatibility review. Further, the County is proposing a program to require all Staff Reports prepared for future General Plan Amendments, changes in zone classification, Conditional Use Permits and Precise Development Plans specifically include an Affirmatively Fair Housing section and findings. Such a measure will provide further transparency and review to ensure the County is meeting requirements to further fair housing opportunities in terms of land use authorization.
- The Housing Element says over half of renters are overpaying for rent. Are there programs to address this?
    - **Response.** Yes. Tere are a number of proposed programs designed to encourage the development of more multi-family facilities throughout the County. These programs include both incentives and streamline permitting to ensure such development is ministerial when built in compliance with existing development standards.
- Joining in-person for Spanish speakers was incredibly difficult. The process took a long time. We suggest using Zoom for another virtual workshop as it is easier for folks to navigate.
    - **Response.** This comment is noted for the record and will be considered during any future scheduled virtual workshops.
- Will the County include an Affirmatively Fair Housing section in the Housing Element draft?
    - **Response.** Chapter 4 includes a full and complete assessment of fair housing within unincorporated Kern County. In addition, the 2023 Analysis of Impediments to Fair Housing Choice includes additional data and analysis that was utilized in developing the Housing Element; it is included as an attachment. Further, based on ongoing-submitted comments, a number of programs have been included in the Housing Plan found in Chapter 6 to address the requirements of furthering fair housing within unincorporated Kern County.

1.5.1.1 November 2, 2023

The following individuals attended the scheduled in-person workshop.

- Linda Holguin
- Martha Martinez
- Sandra Plascencia – Leadership Counsel for Justice and Accountability
- Rosalba Ruiz – Greenfield Walking Group
- Gemma Perez – Greenfield Walking Group
- Dave Dmohowski – Home Builders Association
- Mariela Vega – Faith in Valley
- Leticia Ramirez – Cesar Chavez Foundation

A summary of the comments follows.

- A statement was made that the presentation answered all questions regarding the draft housing element and were thankful that a program was included that would begin the process of establishing Kern County as a Pro-Housing designation with HCD.
- A statement was made regarding the fair housing analysis included within Chapter 4, specifically, a program was listed but does not exist in chapter. The comment further noted that they could not find mention of farm worker programs to address underserved communities. The commenter further requested that Fuller Acres be included as an underserved community and eligible to participate in the various programs identified in the Housing Element. The commenter further requested that unincorporated islands, such as Greenfield, Casa Loma and Rexland acres be included as undeserved communities within the Housing Element as parts of town seem forgotten, fairgrounds in particular. Existing neighborhood roads are deteriorating, not all residents care and people are left behind in poverty, which produces a negative feedback loop.
- The Housing element does not identify specific locations needing improvement or that have been racially/ethnically neglected; does not discuss areas of affluence; Fuller acres and Lamont require a lot of work; land trusts can be imposed to control cost of land; State/Fed funding available to facilitate affordable land for marginalized groups; farm workers and their ability to work affected first hand by climate change.

1.5.1.2 November 9, 2023

The third and final workshop included a presentation before the Kern County Planning Commission during their normally scheduled public hearing. Unlike previous workshops, this meeting was conducted in the evening hours and available to view live on the local Government Channel and can be reviewed at any point in the future via the County's YouTube channel managed by KGOV.

In total two (2) attendees provided comments, most of which were clarification questions regarding the information presented. Questions and statements included the sufficiency, location and blending land uses designated for multi-family development, the balance of both market rate and affordable housing facilities and appropriate neighborhood enhancements surrounding the housing developments, including the inclusion of future light rail opportunities.

Additional comments were submitted regarding California City specifically. Staff indicated that those comments regarding California City would be more appropriately directed to that specific jurisdiction as they will be preparing their own individual Hosing Element.

The presentation can be viewed at the following web link:
https://www.youtube.com/watch?v=byKRacEK3ek.

1.5.1.3 *Analysis of Impediments Public Workshops*

Four public workshops were convened for input regarding the AI. Public notices were posted and printed in the *Bakersfield Californian* and *El Popular.* The notices conformed to legal requirements. These were

held in Bakersfield, California City, Shafter, and Ridgecrest. Only the workshop held in Ridgecrest attracted public participation. Public comments dealt mostly with public amenities and services.

The following summarizes the input received.

HEALTH CARE

Public comment- Hospital-Ridgecrest Regional Hospital The hospital has a health care providers shortage resulting in longer waiting periods to be seen in emergency situations. Residents must opt to travel up to 2 hrs. out of town to either Bakersfield or Bishop (Inyo County) for medical services.

There are hardly any incentives to motivate health care providers to retain their positions and practice medicine at Ridgecrest Regional Hospitals and clinics. They may acquire the medical education/training at Cerro Coso Community College in town but decide to practice their medical careers out of town due to a better pay and geographical location.

MEDICAL TRANSPORTATION

Public Comment: There is only one ambulance company (Liberty Ambulance) in town with staff shortage.

MENTAL HEALTH

Public Comment: There is a mental health urgent care (Ridgecrest CSU Mental Health Urgent Care) for however if the emergency requires a 5150 hold, the patient is to be transported to Bakersfield due to staff shortage and staff large caseload.

VETERINARIAN SERVICES

Public Comment: There are e few veterinarian hospitals in Ridgecrest however none of them provide after hours or weekend services. There is no large animal care available in town.

EATERY

Public Comment: There are very few large chain restaurants in town living the residents with limited choices to enjoy certain types of food in town. They have to drive to near by bigger cities to have that amenity.

AFFORDABLE HOUSING

Public Comment: There are very few unit projects with extensive waiting lists making it difficult to be able to live in an affordable housing unit.

HOMELESS SHELTER

Public Comment: In need of a place where homeless can take their belongings and pets with them. Residents see that other Kern County cities are getting homeless shelters and they feel the city and homeless population would benefit from something like that. It may also serve as a cooling center for the hot summers at Ridgecrest.

AFTER SCHOOL PROGRAMS

Public Comment: There are very few after-school programs for youth and low exposure of programs. Youth need to be able to engage in entrepreneur opportunities, paid internships and vocational training education.

ARTS

Public Comment: Would like to see a community theater and movies at the park.

1.5.2 Other Outreach

Prior to the preparation of the Housing Element, Staff conducted individual meetings with organizations who have previously indicated an interest in further housing opportunities in Kern County. Individual meetings were held with the Kern Housing Authority, the Leadership Counsel for Justice and Accountability and the Cesar Chavez Foundation. Meetings were conducted at the administrative office of the Kern County Planning and Natural Resources Department. The purpose of these pre-housing element draft meetings was for Staff to gain initial feedback as to what types of programs and analysis their organizations would like to see within the draft Housing Element. These meetings were used as a baseline or starting point for development of programs to be both included and analyzed within the draft housing element. These meetings also included discussions related to soliciting feedback from community residents once the draft document was ready for public review. All organizations agreed to help distribute flyers and/or pass along information regarding opportunities to participate and comment on the housing element.

In addition, public input was received through a community survey and a subject-matter expert survey, both of which were posted on the County's website in March 2023. Both were available in English and Spanish. Outreach efforts have continued throughout the development of this plan, which include additional communications among interested persons, along with additional public workshops and community meetings. As later described within this document, many of the Housing Element Programs represent expanded outreach efforts to be conducted by the Planning and Natural Resource Department for implementation.

1.5.2.1 Community Survey

Flyers with a QR code linked to the survey were distributed to partner agencies and posted on doors, bulletin boards, caseworker spaces, and other locations likely to attract attention. Although the number of responses was low (16), the results are helpful.

Respondents were asked to identify the three greatest community needs within seven categories. The survey listed several options, and comments were encouraged. Full results are included in Appendix 6.

Affordable rental units were identified as the greatest need by 87.5 percent of the respondents. Affordable housing available for purchase and homeless facilities tied for the second-most frequent response.

Table 1: Community Survey Results, Housing: What are housing's greatest Needs?

Community Survey Results, Housing: *What are housing's greatest Needs? Select up to three.*	
	Percent
Affordable rental units	87.5%
Affordable housing available for purchase	56.3%
Purchase assistance for first-time homebuyers	18.8%
Housing for people with special needs	37.5%
Domestic violence/emergency shelters	18.8%
Homeless facilities	56.3%
Help with home repair	12.5%
Foreclosure prevention assistance	12.5%

Source: Kern County Planning and Natural Resources Department, 2023 Community Survey for Analysis of Impediments

1.5.2.2 Subject-Matter Expert Survey

Subject-matter experts were invited to participate in an online survey as well; eleven respondents participated. Of these, two were from a Chamber of Commerce, two were from nonprofit or governmental housing agencies, two were from transportation agencies, one was from K-12 education, one from parks or recreation, and three were from other types of nonprofit organizations.

Respondents were asked to rate the significance of several housing-related activities in Kern County. Using a Likert scale, respondents could rank these activities from 1 (not at all a problem) to 7 (a significant problem). Among these experts, there is consensus that even *finding* safe, affordable housing for either renters or buyers is a major challenge. More than 36 percent rated finding safe, affordable housing for the average homebuyer is a significant problem; for low-income buyers, nearly three out of four respondents say it is a significant problem.

Table 2: Experts: Finding Housing: Homebuyer

Experts: Finding Housing: Homebuyer							
	1: Not at all a problem	2	3	4	5	6	7: A significant problem
Finding safe, affordable housing for the average family or homebuyer	0.0%	0.0%	0.0%	9.1%	45.5%	9.1%	36.4%
Finding safe, affordable housing for low-income buyers	0.0%	0.0%	0.0%	0.0%	9.1%	18.2%	72.7%

Source: Kern County Department of Planning and Natural Resources, 2023 Analysis of Impediments Expert Survey

Some numbers are similar in qualifying for a mortgage: 72.7 percent say this is a significant problem for low-income buyers in Kern County, while only 18.2 percent give it the same rating for the average homebuyer.

Table 3: Experts: Qualifying for Mortgage

Experts: Qualifying for Mortgage							
	1: Not at all a problem	2	3	4	5	6	7: A significant problem
Qualifying for a mortgage for the average family or homebuyer	0.0%	0.0%	0.0%	9.1%	45.5%	27.3%	18.2%
Qualifying for a mortgage for low-income buyers	0.0%	0.0%	0.0%	9.1%	9.1%	9.1%	72.7%

Source: Kern County Department of Planning and Natural Resources, 2023 Analysis of Impediments Expert Survey

Renters have just as much difficulty finding safe, affordable housing as homebuyers, according to the experts who participated in our survey. Nearly 91 percent say that finding safe, affordable places to rent for low-income renters is a significant problem in Kern County.

Table 4: Experts: Finding Housing: Renter

Experts: Finding Housing: Renter							
	1: Not at all a problem	2	3	4	5	6	7: A significant problem
Finding safe, affordable places to rent for the average family or renter	0.0%	0.0%	0.0%	0.0%	36.4%	27.3%	36.4%
Finding safe, affordable places to rent for low-income renters	0.0%	0.0%	0.0%	9.1%	0.0%	0.0%	90.9%

Source: Kern County Department of Planning and Natural Resources, 2023 Analysis of Impediments Expert Survey

When it comes to qualifying to rent, only 45.5 percent of the experts surveyed believe this is a significant problem for low-income renters. Nearly 55 percent rated this activity as a 5 on our seven-point scale for the average family or renter.

Table 5: Experts: Qualifying to Rent (Rent Criteria)

Experts: Qualifying to Rent (Rent Criteria)							
	1: Not at all a problem	2	3	4	5	6	7: A significant problem
Qualifying to rent (meeting rent criteria) for the average family or renter	0.0%	0.0%	0.0%	27.3%	54.5%	9.1%	9.1%
Qualifying to rent (meeting rent criteria) for low-income renters	0.0%	0.0%	0.0%	18.2%	18.2%	18.2%	45.5%

Source: Kern County Department of Planning and Natural Resources, 2023 Analysis of Impediments Expert Survey

Experts were asked whether obtaining safe, affordable housing (either rent or purchase) is a problem for various HUD- and state-protected classes. They seem to agree that, except for persons with disabilities, the difficulty in obtaining housing is neither a significant problem nor “not at all a problem,” with many of the classes being rated a 4.

Table 6: Experts: Obtaining Safe, Affordable Housing: Protected Classes

Experts: Obtaining Safe, Affordable Housing: Protected Classes							
	1: Not at all a problem	2	3	4	5	6	7: A significant problem
Obtaining safe, affordable housing (rent or purchase) for							
Racial minorities	9.1%	9.1%	0.0%	18.2%	27.3%	27.3%	9.1%
Ethnic minorities	0.0%	0.0%	0.0%	30.0%	30.0%	30.0%	10.0%
Men	0.0%	10.0%	20.0%	50.0%	10.0%	0.0%	10.0%
Women	0.0%	0.0%	20.0%	10.0%	30.0%	20.0%	20.0%
Nonbinary persons	10.0%	0.0%	0.0%	40.0%	30.0%	10.0%	10.0%
Transexual persons	10.0%	0.0%	0.0%	40.0%	20.0%	20.0%	10.0%
LGBTQ+ persons	10.0%	0.0%	0.0%	40.0%	20.0%	20.0%	10.0%
Persons with disabilities	0.0%	0.0%	0.0%	10.0%	30.0%	30.0%	30.0%
Persons of specific faiths	10.0%	10.0%	20.0%	50.0%	10.0%	0.0%	0.0%
Persons from outside the U.S.	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	20.0%
Non-traditional families	0.0%	0.0%	10.0%	40.0%	30.0%	10.0%	10.0%

Source: Kern County Department of Planning and Natural Resources, 2023 Analysis of Impediments Expert Survey

Experts were asked about public transportation to and from essential services and activities, such as grocery stores and employment. Generally, respondents rated these a 4 or 5 on the scale of significance.

Table 7: Experts: Transportation

Experts: Transportation							
	1: Not at all a problem	2	3	4	5	6	7: A significant problem
Public transportation from low-income housing areas to…							
Employment opportunities	0.0%	9.1%	0.0%	27.3%	45.5%	18.2%	0.0%
Health services	0.0%	9.1%	0.0%	36.4%	45.5%	9.1%	0.0%
Grocery stores and shopping	9.1%	0.0%	0.0%	45.5%	36.4%	9.1%	0.0%
Human services	9.1%	0.0%	0.0%	45.5%	36.4%	9.1%	0.0%

Source: Kern County Department of Planning and Natural Resources, 2023 Analysis of Impediments Expert Survey

1.5.2.3 Consultations

In addition to the expert survey, we engaged in thorough interviews with eight community partners who are engaged in the housing issue in Kern County. Each interview was recorded and transcribed. Transcriptions were coded and analyzed for common themes and concerns. Interviewees were promised anonymity in exchange for their honest and frank perspectives. Organizations represented include the following.

- Habitat for Humanity
- Housing Authority of the County of Kern
- Kern Community Foundation
- Leadership Counsel for Justice & Accountability
- The Mission at Kern County
- Women's Center—High Desert

The following themes emerged during our consultations.

RENT

Increasing rents are foremost on each of the subject-matter experts' minds. Wages do not seem to be keeping up with rental housing costs, which creates a burden for families and individuals. Some are finding the best way to cope with these increases is to bring in more families or roommates who can contribute to the monthly rent. One expert explained that the clients his organization works with are in "subpar housing that sometimes 14 or 15 occupants are living in a 1100-square-foot home." Another expert expressed that overcrowding is common among low-income individuals and families, and that some have landlords who simply turn a blind eye to the move-ins who help pay the rent.

But rent raising isn't the only consequence of the growing demand for rental units. Landlords can be more selective in the application process; they are also able to demand larger deposits—sometimes two months of rent—because some people are so eager to get into decent housing.

The claim of potentially illegal rent increases was made. "We see a lot of folks who have been receiving rental increases, some of them over that 10 percent cap that's allowed under AB 1482. So, we're seeing a lot of illegal rental increases," one expert said. Some of these increases occur among seasonal farmworkers who rent a single room, a garage, or other unpermitted dwellings. Additionally, some farmworkers are inclined to avoid law enforcement officers, even if they are documented workers; this results in less reporting of questionable rent increases.

HABITABILITY

Rising rents are difficult for almost any household; having to tolerate unsafe or unhealthy living conditions for fear of being evicted is another matter. "There's a couple of apartment complexes…and the majority [of units] do have either mold [or] water damage," one interviewee reported. Some shared anecdotal observations of broken appliances, questionable electrical work, and exterior doors that don't lock. One interviewee believes that "there's still a fair number of slumlords out there, which, you know, in every community…that don't maintain their housing well. So if you're a poor person and you have to choose that crappy house or apartment because that is rented by a slumlord because that's all you can afford. I don't think that's meets the—what our ideal is of 'safe and quality housing.'"

POVERTY

As might be expected, poverty was the overarching theme under which our interviewees shared their experiences and perspectives. Most distinguished between intergenerational poverty and episodic poverty. "We have a really high poverty rate," one said. "I'm sure you've seen where we

have, I think, the second worst in the state behind Tulare—or right around there." This interviewee went on to explain that in some parts of Kern County—such as Lamont, Arvin, Shafter, and Wasco, many of those experiencing poverty "are working, actually. They're just large families that have low incomes." By contrast, in metro Bakersfield, there is a "more entrenched group of individuals that have no connection to the labor force. And so, it's a different kind of poverty. I mean, I'm making generalities, I know. There's all kinds of poverty...."

Another pointed out that the growing number of homeless individuals is due in part to increasing housing costs. Put simply, some people can't afford to live in a dwelling, so they find shelter any place they can.

"The demand in Kern County is overwhelming," another interviewee said. "For every one family we serve, there are 25 that we can't get to. The need is clearly outpacing our county's ability to meet that need."

CLASSES MOST AFFECTED

In addition to individuals and families living with low incomes, specific classes of people affected most by the lack of affordable, decent housing in the PJ include farmworkers, women (especially mothers with dependent children), those with poor rental history, and poor Whites.

Farmworkers

There is a concern that language and cultural barriers of farmworkers are opening the door to exploitation by some landlords. Although the prospective tenant may be a U.S. citizen or a documented resident, some farmworkers fear engagement with law enforcement or administrative officials. Because of this, landlords can rent substandard housing—or even illegal dwellings—at higher rates than they could to non-farmworkers. "The farmworker community is getting exploited, as well," one expert said. "They've seen huge increases in their rent. Because they either are undocumented, or they are farmworkers and, you know, so that that has caused a lot of families to all live within the same house."

Women

Women—especially single mothers with dependent children—are viewed by some experts as having additional burdens in finding and retaining safe, decent, affordable housing. One expert surmised that homeless women are less visible in the community because they are more apt to find shelters, live with friends or relatives, or sleep in garages than men are. Because of this, their needs are not as apparent to the community, yet they are just as substantial.

Poor Rental History

Persons who have evictions on their rental history have a much more difficult time finding suitable housing than others, according to some experts we interviewed. But being evicted is sometimes the result of being on fixed incomes while rents are increasing. Persons on fixed income include those receiving SSI or other government benefits and the

elderly. One interviewee explained, “If you don't have a good, strong rental history, you got evictions on your history. If you don't have a job, I think there's, I'm sure there's landlords that discriminate based on source of income. So those that are on fixed incomes or not having a regular job, I think, have a tougher time.”

Poor White

One interviewee believes that many assistance programs are designed for racial or ethnic minorities, farmworkers who are typically Hispanic or Latino, or other groups that exclude White individuals. This provider works primarily with private funding sources, as opposed to public programs—private funders who are permitted to give grants based on criteria important to themselves. This expert stated that “my minority group in Kern County with the highest rate of poverty and the highest amount of poverty is my poor White people. And there are no programs carved out for them. Every grant application that comes across my desk asks diversity questions, which is fine. That’s great because you want to make sure that people who are getting overlooked are getting the help that they need. But in this particular case, because it happens to be White people, there’s no specific carve out for them in any program that I’ve ever seen.”

ENVIRONMENTAL CONCERNS

Environmental issues that affect the housing conditions of some community members were raised during our interviews. Referring to the California Water Board’s CalEnviroScreen 4.0 tool, one interviewee explained that farmworkers are at particular risk. Those in areas such as “the Fuller Acres area, Lamont, the majority of these folks are farmworkers. They're constantly sprayed by pesticides. They go home. They have contaminated water, right? Their water currently has 1, 2, 3-TCP in it. They go home with pesticides sprayed all over them, with dirt and everything, and they're washed off with contaminated water. They sit down inside of their home, they turn on their cooler because it's hot, and then all the bad [airborne] contaminants go inside as well. So, they're really being hit by every angle.”

In addition to the Fuller Acres and Lamont areas, this interviewee also mentioned Arvin, Greenfield, and Rexland Acres. “I believe they are all communities that are adjacent to agricultural businesses—either orchards, grapes, dairies, you know?” she said. “So all of these are agricultural industries that come with pesticides or other types of emissions.”

Oil fields and refineries are also of concern, partly because the use of home swamp coolers permits airborne pollutants to infiltrate housing more readily. “The point about the coolers, you know, all of those emissions are coming back into their homes,” she said.

1.6 Relationship to the General Plan

California Government Code Section 65583 (c)(7) requires the identification of “means by which consistency will be achieved with other general plan elements and community goals.”

The Kern County General Plan includes the following elements: Land Use/Conservation/Open Space, Circulation, Noise, Safety, Energy, and Military Readiness. The Kern County Planning and Natural Resources Department has begun a process for the Kern County General Plan Update for 2040, which is currently in development. It is the intent that this plan will incorporate those unincorporated areas currently within the adopted Metropolitan Bakersfield General Plan.

The 6th Cycle Kern County Housing Element complements the County General Plan and the Metropolitan Bakersfield General Plan. In the development of this Housing Element, the research, data, and findings outlined in the General Plans have been considered and expanded upon. These findings help build the foundation of the Housing Element.

While the General Plans may be amended over time, as they are now, Kern County will ensure the Housing Element remains consistent with both General Plans. Necessary changes will be made to ensure any changes to the General Plans do not affect the Housing Element's projects and programs.

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2 HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment presents and analyzes population and housing characteristics, identifies special housing needs, evaluates housing conditions and provides other important information to support the goals, policies and programs that will meet the needs of Kern County. California Government Code § 65583 (10) (B) states that a jurisdiction that has completed an

> analysis of impediments to fair housing choice in accordance with the requirements of Section 91.225 of Title 24 of the Code of Federal Regulations in effect before August 17, 2015, may incorporate relevant portions of that assessment or revised assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing element (Cal. Gov. Code § 65583, 2002).

This Kern County Housing Element relies on the 2023 Kern County Analysis of Impediments (AI) for data and assessment of current housing issues, including environmental concerns; impacts of zoning; patterns of racial and ethnic within unincorporated County areas; access to opportunity for education, jobs, and services; racially and ethnically concentrated areas of poverty; racially and ethnically concentrated areas of affluence; status of special needs populations including persons with disabilities, farmworkers, seniors, and those with limited English capacity; mortgage lending practices; rental practices; fair housing complaints and compliance; and many other public policy and housing practice areas. Note that in addition to quantified data analysis, the AI includes outreach to and interviews with community members, subject-matter experts, and others who provided public input (see Section 1.5 above). Some portions of the 2023 AI are included in this Housing Element; however, policy makers and others should refer to the full AI (included as an attachment to the Housing Element) for more detailed information, data, and trend analysis. Planning & Natural Resources Department Staff confirm outreach efforts included a targeted approach to addressing any AFFH issues. As summarized on pages 1-8 through 1-19 of the Housing Element, Staff and the County's retained consultant conducted approximately nine (9) individual meetings with specialized representatives who work daily on addressing housing related deficiencies and further fair housing within Kern County. Additionally, eleven (11) Subject Matter Expert Surveys were administered by the County's retained consultant. Based on those comments, programs were identified by Staff and incorporated into the Chapter 6 Housing Plan to address fair housing issues raised during those outreach efforts. Comments received during these outreach efforts indicated (1) the County did not have a single point of contact available to residents to respond to fair housing concerns; (2) a more targeted approach was needed to ensure that multi-family residential communities were constructed within high resource value areas of unincorporated Kern (3) not enough on-going, in-person, community engagement meetings have historically been conducted within the most impacted communities. Moving forward, Staff is committed to incorporating additional organizations in all future housing-related programs undertaken by the County. Additionally, as specified in Program 2.1 and Program 2.3, Staff will facilitate multiple meetings throughout the year moving forward. Staff will maintain a listing of housing advocates and will utilize those contacts in future housing-related efforts undertaken by the County.

The topics covered in this chapter include:

- An analysis of population and housing characteristics;
- Data on special housing needs;
- An evaluation of housing conditions;
- An assessment of housing at risk of conversion; and
- Other data that illustrates the need for specific goals, policies, and programs that will meet the needs of Kern County.

A primary source of data for Chapter 2 of the Housing Element is the U.S. Census Bureau. Specifically, information from the 2021 American Community Survey (ACS) 5-Year Estimates is used. Data from ACS surveys are estimates that are derived from samples averaged over a five-year period. Because these data are from samples taken over a five-year period, they necessarily have margins of error. For simplicity and general understanding, margins of error are not presented; however, ACS estimates should not be regarded as absolute. They should instead be used to gauge general proportions in a given demographic.

Where sufficient data about Kern County could not be found with the U.S. Census Bureau, COG and its 2022 Regional Transportation Plan/Sustainable Communities Strategy were used. The California Employment Development Department and California Department of Housing and Community Development Division of Housing Policy were used as sources for employment data and some housing information. Other sources used include the Bureau of Economic Analysis, U.S. Department of Housing and Urban Development, U.S. Department of Agriculture and the 2017 Census of Agriculture, and the Homeless Data Integration System, among other cited sources. For military details and information, NAWS China Lake and Military OneSource were used. For current housing sale prices and the rental survey, Redfin, craigslist.com, and rent.com were used.

2.1 POPULATION CHARACTERISTICS

Population growth and a community's factors such as age, household size, occupation, and income play a large part in determining the type and amount of housing needed. Examining these variables individually and then as a whole gives essential insight into Kern County and its housing situation.

2.1.1 Population Trends

2.1.1.1 Population

Table 8 shows that the population of unincorporated Kern County is 319,362, while the population of incorporated cities is 598,311. Nearly 35 percent of the population lives in unincorporated Kern County, while slightly more than 65 percent live in incorporated areas.

Table 8: Total Population, by Incorporated Status, 2021

Total Population, by Incorporated Status, 2021		
	Unincorporated	Incorporated
Total Population	319,362	598,311

Source: U.S. Census Bureau

Kern County has 11 incorporated cities: Arvin, Bakersfield, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, and Wasco.

Table 9 depicts population growth in Kern County since 2000. Unincorporated Kern County's population increased by just 0.3 percent between 2013 and 2021, which was larger than Tehachapi's (0.2 percent), Ridgecrest's (-1.3 percent), Arvin's (-2.0 percent) and Taft's (-2.0 percent). The highest rates of population growth were in the incorporated areas of Shafter, California City, Maricopa, McFarland, and Bakersfield.

Table 9: Regional Population Trends

Regional Population Trends					
	2000	2010	2013	2021	Percent Change 2013-2021
Unincorporated Kern County	265,388	297,932	306,535	307,333	0.3
Kern County	661,649	839,631	857,882	905,644	5.6
Arvin	12,956	19,304	19,960	19,568	-2.0
Bakersfield	253,562	347,483	359,221	398,756	11.0
California City	8,838	14,120	13,150	14,914	13.4
Delano	40,036	53,041	51,963	52,206	0.5
Maricopa	1,173	1,154	1,165	1,315	12.9
McFarland	9,932	12,707	12,577	14,085	12.0
Ridgecrest	25,103	27,616	28,348	27,989	-1.3
Shafter	13,045	16,988	17,029	19,897	16.8
Taft	8,975	9,327	8,911	8,730	-2.0
Tehachapi	10,861	14,414	13,313	13,346	0.2
Wasco	21,604	25,545	25,710	27,505	7.0

Source: 2010 U.S. Census; California Department of Finance E-5 Estimates; Kern COG Preliminary 2014 RTP, 2021 ACS 5-Year Estimates Table B01003

2.1.1.2 *Population Projections*

Table 10 shows Kern COG's population projections through 2050. The Kern Council of Government's 2022 Regional Transportation Plan estimates that the County's population will increase to 1,025,700 by 2030, which is a 12.8 percent increase from the U.S. Census Bureau population count of 909,235 in 2020.

Table 10: Population Projections, Kern County

Population Projections, Kern County					
	2020	2030	2040	2050	Percent Change 2020-2030
Total Population	909,235	1,025,700	1,126,000	1,227,200	12.8

Source: U.S. Census Bureau Population Census, Kern COG 2022 RTP

2.1.2 Age Characteristics

The age of Kern County's residents is an important factor to consider when determining housing needs. As people age, their housing needs and preferences change. Characteristics such as lifestyle, income, family type, and family size vary between demographics.

The age distribution of householders in Kern County is shown in **Table 11**. Nearly 60 percent of householders are homeowners; about 41 percent are renters. The largest group of homeowners are between the ages of 45 and 54 years old, making up 19.2 percent of homeowners. This group was followed by people age 35 to 44 years, at 17.9 percent, and homeowners age 65 to 74 years old, at 16.5 percent.

The largest group of householders who rent their home are people between the ages of 25 and 34 years old, making up 27.1 percent of all renters. This group is closely followed by people between the ages of 35 and 44 years old, who make up 23.2 percent of renters. The next largest group is people ages 45 to 54 years old, who comprise 16.7 percent of renters.

Table 11: Householders by Age, Kern County, 2021

Householders by Age, Kern County, 2021		
	Number	Percent by Tenure
Total:	274,705	100
Owner occupied:	162,816	59.3
Householder 15 to 24 years	1,521	0.9
Householder 25 to 34 years	20,248	12.4
Householder 35 to 44 years	29,223	17.9
Householder 45 to 54 years	31,185	19.2
Householder 55 to 59 years	17,590	10.8
Householder 60 to 64 years	18,805	11.5
Householder 65 to 74 years	26,914	16.5
Householder 75 to 84 years	12,738	7.8
Householder 85 years and over	4,592	2.8
Renter occupied:	111,889	41
Householder 15 to 24 years	7,907	7.1
Householder 25 to 34 years	30,350	27.1
Householder 35 to 44 years	25,963	23.2
Householder 45 to 54 years	18,661	16.7
Householder 55 to 59 years	8,725	7.8
Householder 60 to 64 years	6,153	5.5
Householder 65 to 74 years	9,238	8.3
Householder 75 to 84 years	3,522	3.1
Householder 85 years and over	1,370	1.2

Source: U.S. Census Bureau, 2017-2021 ASC Table B25007

2.1.3 Employment

Employment trends are vital to understanding housing needs in a community because they represent how much people are earning and therefore, how much they can spend on housing. As income levels vary, people can afford different types and sizes of housing, so employment is closely tied to housing. Communities that experience employment growth also see an increase in demand for affordable housing.

2.1.3.1 Employment by Industry

Table 12 shows private nonfarm employment by industry in Kern County. The three largest industries by number of employed are health care and social assistance (13.2 percent), forestry, fishing, and related activities (13 percent), and retail trade (12 percent). Combined, these industries make up 38.3 percent of all employed residents in Kern County.

Table 12: Private Nonfarm Employment by Industry, Kern County, 2021

Private Nonfarm Employment by Industry, Kern County, 2021		
	Number	Percent
Private nonfarm employment	345,552	100
Forestry, fishing, and related activities	44,973	13.0
Mining, quarrying, and oil and gas extraction	8,507	2.5
Utilities	1,773	0.5
Construction	21,873	6.3
Manufacturing	13,906	4.0
Wholesale trade	9,394	2.7
Retail trade	41,370	12.0
Transportation and warehousing	30,656	8.9
Information	2,186	0.6
Finance and insurance	11,800	3.4
Real estate and rental and leasing	13,904	4.0
Professional, scientific, and technical services	17,089	4.9
Management of companies and enterprises	3,429	1.0
Administrative and support and waste management and remediation services	20,986	6.1
Educational services	3,610	1.0
Health care and social assistance	45,693	13.2
Arts, entertainment, and recreation	4,242	1.2
Accommodation and food services	27,515	8.0
Other services (except government and government enterprises)	22,646	6.6

Source: U.S. Bureau of Economic Analysis, 2021

Government and government enterprises in Kern County also employ many residents in Kern County. **Table 13** shows that the majority—77.8 percent—of residents employed by government and government enterprises work for state and local governments. Of those employees, 80 percent work for local government.

Table 13: Government and Government Enterprises Employment by Industry, Kern County, 2021

Government and Government Enterprises Employment by Industry, Kern County, 2021		
	Number	Percent
Government and government enterprises	69,718	100
Federal civilian	11,428	16.4
Military	4,073	5.8
State and local	54,217	77.8
State government	10,828	20.0
Local government	43,389	80.0

Source: U.S. Bureau of Economic Analysis, 2021

In April 2023, The California Employment Development Department reported that Kern County had 362,900 employed residents. The unemployment rate was 8.3 percent.

2.1.3.2 Large Employers

Table 14 shows the largest employers in Kern County in 2022, presented as employment ranges. The largest employer is Edwards Air Force Base. The next two largest employers are in the 5,000 to 9,999 employee class: Naval Air Warfare Center and U.S. Navy Public Affairs Office. Twelve Kern County employers have between 1,000 and 4,999 workers.

Table 14: Largest Employers, Kern County, 2022

Largest Employers, Kern County, 2022

Employer Name	Location	Industry	Employment Class
Adventist Health Bakersfield	Bakersfield	Hospitals	1,000-4,999
Bolthouse Farms	Bakersfield	Agricultural Consultants	1,000-4,999
California Correctional Institution	Tehachapi	State Gov't-Correctional Institutions	1,000-4,999
Chevron Corporation	Bakersfield	Management Services	1,000-4,999
Dignity Health Mercy Downtown	Bakersfield	Hospitals	1,000-4,999
Edwards Air Force Base	Edwards	Military Bases	10,000+
Ensign United States Drilling	Bakersfield	Energy Management Systems & Products	500-999
Foster Care Human Services	Bakersfield	Foster Care	1,000-4,999
Frito-Lay Inc	Bakersfield	Potato Chips (whls)	500-999
Grimmway Farms	Arvin	Farms	1,000-4,999
Kern County	Kernville	Government Offices-County	500-999
Kern County Human Services Dept	Bakersfield	Government Offices-County	1,000-4,999
Marko Zaninovich Inc	Mc Farland	Fruits & Vegetables-Growers & Shippers	1,000-4,999
Memorial Hospital Bakersfield	Bakersfield	Hospitals	1,000-4,999
Nabors Completion-Production	Bakersfield	Oil Field Service	1,000-4,999
Nasa/Armstrong Flight Research	Edwards	Research Service	1,000-4,999
Naval Air Warfare Center	Ridgecrest	Military Bases	5,000-9,999
Paramount Farms Huller 4	Lost Hills	Farms	500-999
Ridgecrest Regional Hospital	Ridgecrest	Hospitals	500-999
Sierra Sands Unified School District	Ridgecrest	School Districts	500-999
Sun Pacific	Bakersfield	Fruits & Vegetables-Growers & Shippers	500-999
US Naval Air Weapons Station	Ridgecrest	Federal Government-National Security	500-999
US Navy Public Affairs Office	Ridgecrest	Government Offices-Federal	5,000-9,999
Vasinda Investments Inc	Bakersfield	Home Health Service	500-999
Wasco State Prison Fire Dept	Wasco	State Gov't-Correctional Institutions	1,000-4,999

Source: California Employment Development Department

Note: Data extracted from the America's Labor Market Information System (ALMIS) Employer Database, 2022 1st Edition. In some instances, the company shown here may have its headquarters in the county, but the employees are actually located throughout the state.

2.1.3.3 Fastest Growing Occupations

The 10 fastest-growing occupations in Kern County are shown in **Table 15**. Solar and wind energy occupations are the leading industries (in terms of percentage growth). The number of solar photovoltaic installers is expected to increase by 65.2 percent and the number of wind turbine service technicians is

expected to increase by 58.3 percent. These occupations are projected to provide a median annual wage of $41,948 and $60,782, respectively.

There is also projected to be a significant increase—50 percent—in information security analysts. All of the top 10 fastest-growing occupations are expected to provide a median annual wage of more than $41,948, which is nearly half of the median income for a family of four living in Kern County ($80,300). One of the fastest growing occupations, physician assistants, is expected to increase by 40 percent; it has an estimated median annual income of $126,098. Note that median annual wage information is unavailable for four of the 10 fastest-growing occupations.

Table 15: Fastest-Growing Occupation Projections, 2018-2028, Bakersfield Metropolitan Statistical Area (Kern County)

Fastest-Growing Occupation Projections, 2018-2028, Bakersfield Metropolitan Statistical Area (Kern County)						
Occupation	Base Year Employment Estimate 2018	Projected Year Employment Estimate 2028	Numeric Change 2018-2028	Percentage Change 2018-2028	Median Hourly Wages	Median Annual Wages
Solar Photovoltaic Installers	230	380	150	65.2	$20.17	$41,948
Wind Turbine Service Technicians	240	380	140	58.3	$29.23	$60,782
Information Security Analysts	60	90	30	50.0	$0.00	n/a
Home Health Aides	360	510	150	41.7	$0.00	n/a
Physician Assistants	150	210	60	40.0	$60.62	$126,098
Physical Therapist Assistants	100	140	40	40.0	$33.16	$68,973
Personal Care Aides	6,920	9,510	2,590	37.4	$0.00	n/a
Phlebotomists	260	350	90	34.6	$20.33	$42,294
Medical Equipment Repairers	60	80	20	33.3	$26.01	$54,087
Taxi Drivers and Chauffeurs	590	780	190	32.2	$0.00	n/a

Source: California Employment Development Department 2023

2.1.3.4 Commuting

Commuting length can give insight into housing needs because longer commute times may be due to a lack of housing affordability and availability to local jobs. Those with a longer commute time also have higher transportation costs, which tends to have a greater effect on lower-income households.

Table 16 shows estimated commute times for Kern County as a whole and for incorporated and unincorporated areas. Most Kern County residents—73.3 percent—have a commute that is less than 30 minutes. In incorporated cities, 77.6 percent of residents commute less than 30 minutes as well. About 64 percent of residents in unincorporated areas commute less than 30 minutes. Nearly 36 percent of residents in unincorporated areas travel more than 30 minutes each way for work—and 8.4 percent commute more than 90 minutes each way. A possible explanation for the long commute times is that housing is more affordable in unincorporated areas.

Table 16: Kern County Commuters, 2021

Kern County Commuters, 2021						
	Kern County Estimate	Percentage of Kern County Commuters	Incorporated Estimate	Percentage of Incorporated Commuters	Unincorporated Estimate	Percentage of Unincorporated Commuters
Total:	328,105	100	222,802	100	105,303	100
< 5 minutes	7,565	2.3	4,758	2.1	2,807	2.7
5 to 9 minutes	32,303	9.8	24,107	10.8	8,196	7.8
10 to 14 minutes	51,486	15.7	38,927	17.5	12,559	11.9
15 to 19 minutes	70,507	21.5	51,470	23.1	19,037	18.1
20 to 24 minutes	56,681	17.3	39,654	17.8	17,027	16.2
25 to 29 minutes	22,008	6.7	14,029	6.3	7,979	7.6
30 to 34 minutes	37,006	11.3	22,500	10.1	14,506	13.8
35 to 39 minutes	4,553	1.4	2,631	1.2	1,922	1.8
40 to 44 minutes	8,552	2.6	4,578	2.1	3,974	3.8
45 to 59 minutes	17,337	5.3	8,867	4.0	8,470	8.0
60 to 89 minutes	11,500	3.5	6,251	2.8	5,249	5.0
90 or more	8,607	2.6	5,030	2.3	3,577	3.4

Source: U.S. Census Bureau, 2017-2021 ASC Table B08603
Note: Many areas do not have commuter data; all numbers are estimates.

2.2 HOUSEHOLD CHARACTERISTICS

Analyzing information such as household type, household size, income levels, and special needs within communities can aid in determining housing needs in Kern County.

2.2.1 Household Type

The U.S. Census Bureau defines a "household" as all the people living in a housing unit. This could include a single family, related family members living together, unrelated people living together, or one person living alone. Household characteristics should be considered when determining housing needs. **Table 17** offers a broad view of household characteristics in Kern County.

Table 17: Household Characteristics, Kern County, 2021

Household Characteristics, Kern County, 2021			
	Total	Incorporated	Unincorporated
Total Population	917,673	598,311	319,362
Group Quarters Population	29,956	27,682	2,274
Population in Households	875,688	570,629	305,059
Households	275,184	174,504	100,680
Average Household Size	3.19	3.27	3.03

Source: U.S. Census Bureau, ACS 2017-2021 Tables B26001, B11002, B25008

Note: Average Household Size for Incorporated and Unincorporated Areas calculated by averaging individual places.

There are 174,504 households in incorporated cities and 100,680 households in unincorporated areas, for a total of 275,184 households in Kern County. The average household size is nearly identical for incorporated and unincorporated areas: 3.27 and 3.30, respectively.

Table 18 shows the number of households occupied by owners as compared to the number occupied by renters in 2021. In incorporated cities, 60.8 percent of units are owner-occupied; in unincorporated areas, 56.4 percent are owner-occupied. In the County as a whole, 59.3 percent of units are owner-occupied.

Table 18: Households by Tenure, 2021

Households by Tenure, 2021						
	Kern County		Incorporated		Unincorporated	
Housing Tenure	Number	Percent	Number	Percent	Number	Percent
Total:	875,688	100	570,629	100	305,059	100
Owner occupied	519,023	59.3	347,021	60.8	172,002	56.4
Renter occupied	356,665	40.7	223,608	39.2	133,057	43.6

Source: U.S. Census Bureau, 2017-2021 ASC Table B25008

Household type is a strong determining factor in housing needs. In general, families tend to prefer living in single-family homes; mobile homes or multi-family housing units are more affordable options for some. Single-person households—often senior citizens or young adults—are more likely to live in apartments or mobile homes. There is more information about household types later in this chapter.

2.2.2 Household Income

Household income is closely tied to housing because it determines the size and type of housing a person can afford. It is also a determining factor in whether a person buys the home or rents it. Households with higher incomes are generally able to consider more choices and opportunities than those with lower incomes.

2.2.2.1 Income Limits

Median income is the center point of an area's income distribution. In other words, 50 percent of households in the area earn more than the median income and 50 percent earn less than the median income. This data can provide insight into the income of a community and determine housing affordability. When analyzing data and determining program participation criteria, the U.S. Department of Housing and Urban Development and the California Department of Housing and Community Development categorize area median income based on household size. **Table 19** shows the 2022 California Department of Housing and Community Development income levels for Kern County.

The categories are acutely low, extremely low, very low, low, median, and moderate. In 2022, the median income for a four-person household in Kern County was $80,300. A four-person household with an income of up to $62,300 would be categorized as low income, while a household with income between $62,300 and $96,350 would be classified as moderate income.

Table 19: 2022 HCD Income Limits for Kern County

2022 HCD Income Limits for Kern County						
Number of Persons in Household	Income Category					
	Acutely Low	Extremely Low	Very Low	Low	Median	Moderate
1	$8,450	$16,350	$27,300	$43,650	$56,200	$67,450
2	$9,650	$18,700	$31,200	$49,850	$64,250	$77,100
3	$10,850	$23,030	$35,100	$56,100	$72,250	$86,700
4	$12,050	$27,750	$38,950	$62,300	$80,300	$96,350
5	$13,000	$32,470	$42,100	$67,300	$86,700	$104,050
6	$14,000	$37,190	$45,200	$72,300	$93,150	$111,750
7	$14,950	$41,910	$48,300	$77,300	$99,550	$119,450
8	$15,900	$46,630	$51,450	$82,250	$106,000	$127,200

Source: California Department of Housing and Community Development Division of Housing Policy Development 2022

2.2.2.2 Income Distribution and Extremely Low-Income Households

Table 20 shows distribution of income for incorporated and unincorporated Kern County. Approximately 57.5 percent of households in incorporated Kern County—and 64.2 percent in unincorporated areas—earn less than $75,000.

Table 20: Incorporated and Unincorporated Households by Income, 2021

Incorporated and Unincorporated Households by Income, 2021						
	Kern County		Incorporated		Unincorporated	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total households	282,963	100	176,389	100	106,574	100
Less than $10,000	17,487	6.2	9,643	5.5	7,844	7.4
$10,000 to $14,999	12,923	4.6	9,440	5.4	3,483	3.3
$15,000 to $24,999	27,796	9.8	12,962	7.3	14,834	13.9
$25,000 to $34,999	27,373	9.7	17,211	9.8	10,162	9.5
$35,000 to $49,999	40,434	14.3	21,849	12.4	18,585	17.4
$50,000 to $74,999	43,704	15.4	30,121	17.1	13,583	12.7
$75,000 to $99,999	33,648	11.9	23,889	13.5	9,759	9.2
$100,000 to $149,999	43,239	15.3	27,657	15.7	15,582	14.6
$150,000 to $199,999	18,322	6.5	13,038	7.4	5,284	5.0
$200,000 or more	18,037	6.4	10,579	6.0	7,458	7.0

Source: 2021 American Community Survey 5-Year Estimates, Table DP-03

Table 21 shows households in incorporated Kern County by tenure and income category. About 14 percent of households in incorporated Kern County have extremely low incomes. Of those households, about 7,179 (30.1 percent) are homeowners and 16,650 (69.8 percent) are renters.

Table 21: Household Income Distribution, Incorporated Kern County

Household Income Distribution, Incorporated Kern County						
	Owner		Renter		All Incorporated	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low (≤ 30% HAMFI)	7,179	7.2	16,650	23.7	23,829	14.0
Very Low (31%-50% HAMFI)	9,485	9.5	14,650	20.9	24,135	14.2
Low (51%-80% HAMFI)	15,975	16	14,915	21.2	30,890	18.2
Moderate (81%-100% HAMFI)	9,124	9.1	7,170	10.2	16,294	9.6
> 100% HAMFI	58,069	58.2	16,830	24	74,899	44.0
Total Households, Incorporated	99,832	100	70,215	100	170,047	100

Source: U.S. Department of Housing and Urban Development, CHAS Database, 2015-2019, Table 1

Table 22 shows households in unincorporated Kern County by tenure and income category. About 17.8 percent of households in unincorporated areas are in the extremely low-income category. Of those, about 3,416 (32.9 percent) are homeowners, and about 6,936 (67 percent) are renters.

Table 22 identifies the number and percent of households in various income categories (extremely low-income, very low-income, low-income, moderate income, and those making more than 100 percent of HAMFI) in unincorporated Kern County. Not surprisingly, the number of various low-income households in incorporated Kern County exceeds the numbers of those in unincorporated areas. For example, there are 23,829 households of extremely low incomes in incorporated areas, and 10,352 in unincorporated areas. As pointed out in 2.2.3, "Extremely low-income households tend to be one-person households with special housing needs such as persons experiencing or at risk of homelessness, farmworkers, and persons addressing substance abuse challenges. Extremely low-income households can also include individuals receiving public assistance such as Supplemental Security Income, disability insurance income, or Supplemental Nutrition Assistance Program income. Depending on household size, single- or dual-income householders earning minimum wage can be classified as extremely low-income. As discussed in Chapter 3, single-room occupancy units and accessory dwelling units help meet the demand for housing among extremely low-income households."

Assuming 50 percent of the RHNA allocation for very low-income households qualify as ELI households, the County anticipates a need of 776 additional housing units for this income group. Programs in the 6th Cycle Element address this shortfall. For example, program 2.4 calls for the use of Enhanced Infrastructure Financing Districts (EIFDs) to finance infrastructure projects in support of affordable housing projects. This tool will help with transportation infrastructure, water and wastewater facilities, solid waste facilities and community amenities including parks, libraries, and childcare centers as well as the actual construction of the housing. This tax increment financing, under the jurisdiction of the Board of Supervisors, should be used to incentivize the inclusion of deed restricted low-, very low-, and extremely low-income rental units in market rate multi-family projects. Program 2.8 encourages the use of the density bonus program to provide affordable housing for extremely low, very low, low and moderate-income households. Other programs also encourage the development of housing affordable to extremely low-income households.

Table 22: Household Income Distribution, Unincorporated Kern County

Household Income Distribution, Unincorporated Kern County						
	Owner		Renter		All Unincorporated	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low (≤ 30% HAMFI)	3,416	10.3	6,936	27.9	10,352	17.8
Very Low (31%-50% HAMFI)	3,948	11.9	5,021	20.2	8,969	15.4
Low (51%-80% HAMFI)	5,100	15.3	5,338	21.5	10,438	18.0
Moderate (81%-100% HAMFI)	3,489	10.5	2,278	9.2	5,767	9.9
> 100% HAMFI	17,308	52.0	5,301	21.3	22,609	38.9
Total housing units, Unincorporated	33,261	100.0	24,874	100.0	58,135	100.0

Source: U.S. Department of Housing and Urban Development, CHAS Database, Table 1

2.2.3 Special Needs Groups

Section 2.2.3 addresses special needs groups in detail. Groups analyzed include seniors, persons with disabilities, female-headed households, large households, agricultural workers, persons experiencing homelessness, and military personnel. In addition, the Analysis of Impediments further considered the status of persons living with HIV/AIDS. The status, current needs, and gaps in services for each of these groups are discussed on pages 2-12 through 2-30 and in the AI. In addition, the AI public survey and stakeholder survey indicate a demand for services and housing for special needs groups.

As discussed in 2.2.3.5, agricultural workers are critical to the economic well-being of the County. Identifying the current number of these workers and demand for future housing is difficult, with varying numbers estimated by groups with equal expertise and credibility. The U.S. Department of Agriculture show that in 2017 (the latest year for data cited), there were 20,469 agricultural workers in the County. In 2019, Kern COG published a report showing 62,457 farmworkers in Kern County. And the state's Employment Development Department indicates that in 2020, the number of such workers was 58,400, and will grow to 62,700 by 2030. The implications of these numbers on future housing needs are discussed on page 2-22 in the Element. The County has found success in programs 5.1.4, 1.2.1, 2.1.5, and 5.1.7 from the 5th Cycle Element—each of which is continued in one form or another in the 6th Cycle Element.

The County looks forward to receiving and reviewing the results of the statewide farmworker housing needs study, which HCD is commencing in 2024 pursuant to AB 1654.

Extremely low-income households tend to be one-person households with special housing needs such as persons experiencing or at risk of homelessness, farmworkers, and persons addressing substance abuse challenges. Extremely low-income households can also include individuals receiving public assistance such as Supplemental Security Income, disability insurance income, or Supplemental Nutrition Assistance Program income. Depending on household size, single- or dual-income householders earning minimum wage can be classified as extremely low-income. As discussed in Chapter 3, single-room occupancy units and accessory dwelling units help meet the demand for housing among extremely low-income households.

Households with special needs include persons with disabilities (including developmental disabilities), senior households, large households, single-parent households (female-headed households with children under the age of 18), agricultural workers, and homeless persons. These groups are more likely to face difficulties in finding affordable housing that meets their needs and housing cost capacity without

enduring overcrowding. These needs can be due to age, disability, family characteristics, employment and income, or other household characteristics.

2.2.3.1 *Senior Households*

Senior households have special needs including physical disabilities or limitations, health care demands, and lower or fixed incomes. Their housing needs could include issues such as a need for assistance with personal care, help with finances, assistance with home maintenance and repairs, support networks to provide services, daily assistance, and architectural features that accommodate disabilities and support independent living.

Supportive services, congregate care, shared housing, housing rehabilitation assistance, and rental subsidies are just some of the programs designed to meet the special needs of seniors. The County's Home Access Grant Program provides funds for installation of ramps, widening of doorways, installation of bathtub grab bars, and other access improvements to housing. The Housing Authority of the County of Kern (HACK) offers rental assistance and maintains some public housing units. HACK allocates Housing Choice Vouchers; preference is given to seniors, veterans, and people with disabilities. These vouchers are difficult to obtain because the number available falls short of demand.

The County's Department of Aging and Adult Services, Office on Aging provides services to seniors in Kern County. Some of these services include health education and insurance counseling, nutrition outreach programs, caregiver training and support, grants for home access improvements, referral services, and protective services.

As of February 2023, Kern County's In-Home Supportive Services Program had 11,494 authorized In-Home Supportive Services cases in Kern County, which included seniors over the age of 65. Other agencies offering resources to seniors in Kern County are:

- Senior Services of Indian Wells Valley (Ridgecrest)
- Alzheimer's Disease Association of Kern County (Bakersfield)
- Kern Assistive Technology Center
- Health Insurance Counseling and Advocacy Program (Bakersfield)
- Valley Caregiver Resource Center (Tehachapi)
- Kern Around the Clock
- Independent Living Center of Kern County
- Greater Bakersfield Legal Assistance (Bakersfield)
- Community Action Partnership of Kern
- Senior Nutrition

Table 23 shows the number of householders by age and tenure in incorporated and unincorporated areas of Kern County. There are 33,448 senior householders (householders age 65 and older) in incorporated cities. Of those households, 73.9 percent are owner occupied and 26 percent are renter occupied.

In unincorporated areas, there are 24,923 senior householders. Of those, 78.2 percent are owner occupied and 21.7 percent are renter occupied.

Table 23: Householders by Age and Tenure, Incorporated vs. Unincorporated Kern County, 2021

Householders by Age and Tenure, Incorporated vs. Unincorporated Kern County, 2021						
	Total		Incorporated		Unincorporated	
	Number	Percent by Tenure	Number	Percent by Tenure	Number	Percent by Tenure
Total:	274,705	100	176,389	100	98,316	100
Owner occupied:	162,816	59.3	104,656	59.3	58,160	59.2
Householder 15 to 24 years	1,521	0.9	930	0.9	591	1.0
Householder 25 to 34 years	20,248	12.4	14,885	14.2	5,363	9.2
Householder 35 to 44 years	29,223	17.9	21,012	20.1	8,211	14.1
Householder 45 to 54 years	31,185	19.2	21,090	20.2	10,095	17.4
Householder 55 to 59 years	17,590	10.8	10,987	10.5	6,603	11.4
Householder 60 to 64 years	18,805	11.5	11,022	10.5	7,783	13.4
Householder 65 to 74 years	26,914	16.5	15,862	15.2	11,052	19.0
Householder 75 to 84 years	12,738	7.8	6,483	6.2	6,255	10.8
Householder 85 years and over	4,592	2.8	2,385	2.3	2,207	3.8
Renter occupied:	111,889	41	71,733	40.7	40,156	40.8
Householder 15 to 24 years	7,907	7.1	5,278	7.4	2,629	6.5
Householder 25 to 34 years	30,350	27.1	21,136	29.5	9,214	22.9
Householder 35 to 44 years	25,963	23.2	16,315	22.7	9,648	24.0
Householder 45 to 54 years	18,661	16.7	11,327	15.8	7,334	18.3
Householder 55 to 59 years	8,725	7.8	5,043	7.0	3,682	9.2
Householder 60 to 64 years	6,153	5.5	3,916	5.5	2,237	5.6
Householder 65 to 74 years	9,238	8.3	5,190	7.2	4,048	10.1
Householder 75 to 84 years	3,522	3.1	2,460	3.4	1,062	2.6
Householder 85 years and over	1,370	1.2	1,068	1.5	302	0.8

Source: U.S. Census Bureau, 2017-2021 ASC Table B25007

There are 58,374 senior householders age 65 years and older in Kern County; this represents about 21 percent of all householders. The most common senior age group of householders is those age 65 to 74, with about 37,000—26,914 are homeowners, and 9,238 are renters.

2.2.3.2 Persons with Disabilities

2.2.3.2.1 Disabilities Overview

The California Government Code states that disabilities include, but are not limited to, physical, mental, and developmental disabilities. Physical disabilities include physiological diseases, disorders, conditions, cosmetic disfigurements, and anatomical loss of body functions. These may be musculoskeletal, neurological, or immunological disabilities. Physical disabilities could affect the cardiovascular, digestive, respiratory, reproductive, genitourinary, hemic, and lymphatic systems. They could also affect special sense organs, skin, the endocrine system, or speech organs. Mental disabilities include any mental or psychological disorders and conditions. These include mental retardation, organic brain syndrome, specific learning disabilities, and emotional and mental illness. Developmental disabilities are described in the following paragraphs.

The U.S. Census Bureau defines disability as a mental, physical, or health condition that lasts more than six months. The Census Bureau defines three types of disabilities: mobility limitation, self-care limitation, and work disability.

Mobility limitation is a physical or mental condition that makes it difficult for a person to go outside the home alone. Self-care limitation is a physical or mental condition that makes it difficult to take care of one's own personal needs. Work disability is a condition that restricts a person's choice of work and prevents that person from working full time. To be included in any of these three categories, the disability must last more than six months.

According to the U.S. Census Bureau, about 89,200 people with disabilities age 18 and older live in Kern County. Of those people, about 59 percent (52,641) live in incorporated cities and about 40.9 percent (36,559) live in unincorporated areas.

Table 24 shows the number of persons with disabilities by age group in incorporated and unincorporated Kern County. Many individuals have more than one disability; therefore, subcategory totals are not equal. The highest proportions of disabilities in incorporated cities are ambulatory difficulties (51.1 percent), cognitive difficulties (38 percent), and independent living disabilities (35.2 percent). The proportions are similar in unincorporated areas with ambulatory difficulties (53 percent), independent living difficulties (38.3 percent), and cognitive difficulties (35.9 percent) claiming the largest shares. The total number of persons with independent living difficulties in Kern County is 36,003, or 73.5 percent of all persons with disabilities.

The age group with the highest proportion of disabilities in both incorporated and unincorporated Kern County is 35- to 64-year-olds, with 38.5 percent of disabilities in incorporated cities and 42.2 percent of disabilities in unincorporated areas.

Table 24: Disability Type by Age

Disability Type by Age				
	Incorporated		Unincorporated	
Disability	Number	Percentage of Disabilities by Age	Number	Percentage of Disabilities by Age
Total disabilities	58,567	100	40,140	100
Total disabilities under 5 years of age	**550**	**0.9**	**149**	**0.4**
With a hearing difficulty	463	84.2	149	100
With a vision difficulty	242	44.0	138	92.6
Total disabilities ages 5 to 17	**5,376**	**9.2**	**3,432**	**8.6**
With a hearing difficulty	873	16.2	334	9.7
With a vision difficulty	1,300	24.2	617	18.0
Total disabilities ages 18 to 34	**8,822**	**15.1**	**4,762**	**11.9**
With a hearing difficulty	997	11.3	609	12.8
With a vision difficulty	1,849	21.0	1,022	21.5
With a cognitive difficulty	5,509	62.4	2,476	52.0
With an ambulatory difficulty	1,682	19.1	1,115	23.4
With a self-care difficulty	1,182	13.4	569	11.9
With an independent living difficulty	3,665	41.5	2,004	42.1
Total disabilities ages 35 to 64	**22,539**	**38.5**	**16,931**	**42.2**
With a hearing difficulty	3,450	15.3	2,981	17.6
With a vision difficulty	3,889	17.3	3,281	19.4
With a cognitive difficulty	7,777	34.5	5,930	35.0
With an ambulatory difficulty	13,160	58.4	10,033	59.3
With a self-care difficulty	4,020	17.8	4,248	25.1
With an independent living difficulty	7,213	32.0	6,662	39.3
Total disabilities ages 65 to 74	**10,353**	**17.7**	**7,358**	**18.3**
With a hearing difficulty	3,331	32.2	1,952	26.5
With a vision difficulty	1,588	15.3	1,650	22.4
With a cognitive difficulty	2,296	22.2	1,469	20.0
With an ambulatory difficulty	6,939	67.0	4,964	67.5
With a self-care difficulty	2,442	23.6	1,299	17.7
With an independent living difficulty	3,797	36.7	2,676	36.4
Total disabilities age 75 years and over	**10,927**	**18.7**	**7,508**	**18.7**
With a hearing difficulty	4,099	37.5	3,421	45.6
With a vision difficulty	1,981	18.1	1,468	19.6
With a cognitive difficulty	3,184	29.1	2,045	27.2
With an ambulatory difficulty	7,397	67.7	4,808	64.0
With a self-care difficulty	3,460	31.7	2,227	29.7
With an independent living difficulty	5,966	54.6	4,020	53.5
Total with a hearing difficulty	**13,213**	**22.6**	**9,446**	**23.5**
Total with a vision difficulty	**10,849**	**18.5**	**8,176**	**20.4**
Total with a cognitive difficulty	**22,257**	**38.0**	**14,425**	**35.9**

Total with an ambulatory difficulty	**29,906**	**51.1**	**21,269**	**53.0**
Total with a self-care difficulty	**12,170**	**20.8**	**8,970**	**22.3**
Total with an independent living difficulty	**20,641**	**35.2**	**15,362**	**38.3**

Source: U.S. Census Bureau, 2017-2021 ACS, Table S1810
Note: Individuals may have more than one disability, so subcategory totals may not be equal.

The housing needs of persons with disabilities depend on the type and severity of the disability. Some persons live alone while others live with other family members. In some cases, a person with disabilities may require assistance to live independently. Support services for persons with disabilities are available through both private and public agencies and may include services such as income support or in-home assistance. In some cases, special housing design features may be necessary to make independent living possible.

Kern County's Behavioral Health & Recovery Services offers comprehensive services for persons with mental health needs. Services provided include an initial assessment, counseling services, ongoing case coordination, case management, and crisis services.

The Kern Regional Center provides services and support for persons with developmental disabilities, including diagnostic, assessment, placement, and case management services. The Center also contracts with many other service providers to offer evaluation, placement, counseling, structured day programming, employment help, residential facilities, residential facility habilitation, equipment, and other essentials.

Desert Area Resources and Training (DART) is a private, not-for-profit corporation that serves those with developmental disabilities. DART offers early childhood services, employment services, advocacy, supportive living services, and information and referral services.

Table 25 shows the employment status of noninstitutionalized persons age 18 to 64 years with disabilities.

Table 25: Type of Disability by Employment Status, Noninstitutionalized Persons Age 18 to 64, Kern County, 2021

Type of Disability by Employment Status, Noninstitutionalized Persons Age 18 to 64, Kern County, 2021						
	Employed	Percent	Unemployed	Percent	Not in Labor Force	Percent
Total	339,963	100	37,372	100	145,357	100
With a disability:	18,220	5.4	2,893	7.7	32,220	22.2
Hearing difficulty	3,401	18.7	641	22.2	3,775	11.7
Vision difficulty	4,914	27	810	28	6,344	19.7
Cognitive difficulty	6,504	35.7	1,238	42.8	14,299	44.4
Ambulatory difficulty	4,852	26.6	1,101	38.1	16,253	50.4
Self-care difficulty	1,402	7.7	410	14.2	7,467	23.2
Independent living difficulty	2,610	14.3	1,064	36.8	18,634	57.8
No disability	321,743	94.6	34,479	92.3	113,137	77.8

Source: ACS 1-Year Estimates, Table B18120

Note: Persons may have more than one disability, so columns do not equal 100 percent.

2.2.3.2.2 Developmental Disabilities

Government Code Section 65583(a)(7) states that Housing Elements shall include "an analysis of any special housing needs, such as those of the elderly, persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code…." State law clarifies that "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.

Because of the difficulty in accurately counting the number of persons with developmental disabilities at the county level, the California State Council on Developmental Disabilities states that "Estimates of individuals who meet the federal definition of developmental disability can be obtained for any population area in California by using the DOF [Department of Finance] demographic information and multiplying the number by .0158" ("California State Council on Developmental Disabilities," 2023). Using this formula, there are approximately 14,338 persons with developmental disabilities in Kern County.

Table 26: Persons with Developmental Disabilities, Kern County

Persons with Developmental Disabilities, Kern County		
Population Estimate, January 2023	Multiplier	Persons with Developmental Disabilities
907,476	0.0158	14,338

Sources: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2021-2023, with 2020 Census Benchmark. Sacramento, California, May 2023.
California State Council on Developmental Disabilities

While many developmentally disabled persons can live and work independently in traditional housing, those who are more severely disabled often live in a group living environment with specialized supervision, care, and support. Some may require an institutional environment where they have access to essential care including medical attention and physical therapy. Since, by definition, developmental disabilities exist before a person reaches 18 (adulthood), the first step in meeting housing needs for this population is providing support as the person transitions from childhood housing to an appropriate level of independent living as an adult.

The California Department of Developmental Services provides support for more than 360,000 persons with developmental disabilities. It operates 21 regional centers—including the Kern Regional Center, which serves as a point-of-entry for individuals with developmental disabilities.

The Kern Regional Center is a private, non-profit community agency that contracts with local businesses to offer a variety of services to developmentally disabled persons and their families. It provides services to more than 10,000 individuals in Kern, Inyo, and Mono Counties.

Table 27 shows the Census Bureau's estimate of the number of people with disabilities in Kern County by age group.

Table 27: Kern County, Disability by Age Group, 2021

Kern County, Disability by Age Group, 2021			
	Age Group in Years		
	0 to 17	18+	Total
Incorporated	5,926	52,641	58,567
Unincorporated	3,581	36,559	40,140
Total	9,507	89,200	98,707

Source: ACS 5-Year Estimates. Table B18101

There are a variety of housing types available for persons with disabilities; individual's unique needs must be considered when selecting housing. Housing options for those with developmental disabilities include licensed and unlicensed single-family homes, rent-subsidized homes, Housing Choice vouchers, inclusionary housing, special programs for home purchase, HUD housing, and Adult Residential Facility for Persons with Special Healthcare Needs ("SB 962 homes"). Some residence types available to persons with disabilities are community care facilities, foster/family homes, home of parent/family/guardian, independent and supportive living, and intermediate care facilities. The availability and type of accessibility modifications, the proximity to transit and services, and the availability of group living opportunities are just some of the things to consider when ensuring people with disabilities have access to affordable housing. California law requires the incorporation of "barrier-free" design in all new-family housing units, which is an important part of meeting housing needs of disabled persons. It is also essential to consider the fact that many disabled residents are living on a fixed income, so affordability in housing is vital for this population.

To assist in the housing needs for persons with developmental disabilities, Kern County will continue to implement programs to coordinate housing activities and outreach with the Kern Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program 5.1.11 of the 2015-2023 Housing Element, which helped address this issue, has been moderately successful. The County will adjust the efforts and continue with the program—as presented in Chapter 6.

2.2.3.3 Female Headed Households

Female-headed households tend to have more difficulty finding affordable and safe housing because they are more likely to have lower incomes and they sometimes have special housing needs such as accessibility to childcare, healthcare, and other services. This population demographic also requires some special consideration because it faces the difficulty of balancing the needs of children while working to earn an income.

Table 28 shows there are about 28,300 female-headed families in incorporated Kern County, which is about 22 percent of all families. Of these, 19,503, or 15.1 percent, include children. Female-headed families account for more than half of all families in poverty in incorporated cities.

The ratios are similar for unincorporated areas, with 15,663 female-headed families comprising 21.4 percent of all families. Of these, 10,229 include children; about 6,485 are in poverty.

Table 28: Kern County, Female-Headed Families, 2021

Kern County, Female-Headed Families, 2021				
	Incorporated		Unincorporated	
	Number	Percent	Number	Percent
Female Householder	28,300	22.0	15,663	21.4
Female Householder with Children	19,503	15.1	10,229	14.0
Female Householder without Children	8,797	6.8	5,434	7.4
Female-Householder At or Below Poverty Level	10,215	7.9	6,485	8.9
Total Families At or Below Poverty Level	19,518	15.1	14,173	19.4
Total Families	128,890	100	73,049	100

Source: U.S. Census Bureau, 2017-2021 ACS, Table B17012

There are two facilities in Kern County that serve women and children in need: Teen Challenge and Women's Center High Desert. Teen Challenge provides residential programs and vocational training to adolescent girls and women, with a women's center that has the capacity to house 45 women. Women's Center High Desert offers services relating to domestic violence, sexual assault, and child abuse: sheltering, court advocacy, information about temporary restraining orders, and group support are among the services provided. There is more information about these and other services later in this chapter.

2.2.3.4 Large Households

The U.S. Census Bureau defines large households as those consisting of five or more members. Large households are considered a special needs group because the availability of adequately sized housing is often limited. In many cases, large households resort to living in smaller units due to a lack of available housing or for financial reasons, which results in overcrowding. Overcrowding—defined as more than one person per room in the dwelling unit—is a determinant of other socio-economic problems.

Table 29 shows that there are 32,769 large households with five or more people in incorporated Kern County. This represents about 18.6 percent of all households—nearly the same ratio as householders living alone. Large households comprise 19 percent of owner-occupied units and 17.9 percent of renter-occupied units.

Table 29: Incorporated Kern County, Household Size by Tenure, 2021

Incorporated Kern County, Household Size by Tenure, 2021						
	Owner-Occupied		Renter-Occupied		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Householder Living Alone	17,195	16.4	17,742	24.7	34,937	19.8
Households of 2-4 Persons	67,563	64.6	41,120	57.3	108,683	61.6
Large Households (5 or More Persons)	19,898	19.0	12,871	17.9	32,769	18.6
Total Households	104,656	100	71,733	100	176,389	100

Source: 2021 ACS 5-Year Estimates, Table B25009

As shown in **Table 30**, the proportion of large households with five or more people in unincorporated areas is similar to incorporated cities. In unincorporated areas, there are 19,582 large households, which is about 18.4 percent of all households. Large households make up 17.2 percent of owner-occupied units and about 20.2 percent of renter-occupied units.

Table 30: Unincorporated Kern County, Household Size by Tenure, 2021

Unincorporated Kern County, Household Size by Tenure, 2021						
	Owner-Occupied		Renter-Occupied		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Householder Living Alone	13,751	21.5	12,154	28.5	25,905	24.3
Households of 2-4 Persons	39,144	61.3	21,943	51.4	61,087	57.3
Large Households (5 or More Persons)	10,963	17.2	8,619	20.2	19,582	18.4
Total Households	63,858	100	42,716	100	106,574	100

Source: 2021 ACS 5-Year Estimates, Table B25009

In many cases, large households have difficulty finding rental units that qualify for the Housing Choice Voucher Program because larger rental units often exceed maximum rent limits. There are also often fewer units to choose from, adding to the scarcity of rental housing available to large households. These issues can be overcome by expanding existing smaller units and creating new affordable housing units that are large enough for households of five or more people.

It is important to note that even if larger units are available, the affordability of these units can be a barrier to large, lower-income households, particularly those who rent. Financial assistance is available to large households through homeownership assistance and self-help housing programs. HACK also manages affordable housing developments throughout the county, many of which are appropriate for large households with five more people.

2.2.3.5 Agricultural Workers

During harvest months, agricultural workload increases and contractors supplement the labor force. Some farms employ migrant workers who travel long distances to work and require seasonal local housing. Unfortunately, government agencies that track farm labor do not use consistent definitions for farmworkers, field laborers, processing plant employees, length of employment (permanent or seasonal), or place of employment. Because of inconsistency in definitions, data collection methods, and frequency of data collection, it is difficult to accurately measure the size and needs of the agricultural labor force.

The U.S. Department of Agriculture's census of agricultural operations showed that as of 2017, there were 20,469 farmworkers at 845 operations in Kern County.

Table 31: Kern County Farm Workers, 2017

Kern County Farm Workers, 2017		
	Farms	Workers
Hired Farm Labor	845	20,469
Farms with Less Than 10 Workers	576	1,735
Farms with 10 Workers or More	269	18,734
Laborers Working 150 Days or More	626	12,072
Farms with 10 or More Laborers Working 150 Days or More	205	10,854
Laborers Working Fewer Than 150 Days	477	8,397
Migrant Farm Labor on Farms with Hired Labor	84	5,779

Source: USDA, 2017 Census of Agriculture, Table 7

In 2019, Kern COG published "Employment in the Kern County Oil and Agriculture Sectors." This report sought to identify the status of employment in these sectors, despite the difficulty in data collection. It estimated that as of 2019, there were 62,457 farmworkers in Kern County (Schniepp, 2019).

According to the long-term industry employment projections provided by the state's Employment Development Department, the number of farmworkers in Kern County in 2020 was 58,400; it is expected to grow to 62,700 by 2030 (Employment Development, 2020).

Table 32: Estimates of Number of Farm Workers

Estimates of Number of Farmworkers	
	Number
2017 USDA Agriculture Survey	20,469
2019 Kern Council of Governments Study	62,457
2020 California Employment Development Department	58,400

Sources: USDA, Kern COG, California EDD

Despite the variance in estimates, policymakers agree that farmworkers who reside in Kern County need affordable housing options. Kern County has placed a high priority farmworker housing through a variety of policies and emphases, including the provision of larger units (three or more bedrooms).

When considering the special housing needs of agriculture workers, three common hurdles should be taken into consideration: limited income, overcrowding, and substandard housing conditions. In general, agriculture workers have low incomes, leading them to live in substandard and overcrowded housing. The most acute housing shortages occur during the harvest season.

The Housing Authority of the County of Kern administers the Farm Worker Housing program, which is funded by the U.S. Department of Agriculture. Nine Farm Worker Housing developments are available in Bakersfield, Delano, Shafter, Arvin, Lamont, Lost Hills, and Wasco. In addition, seasonal Farm Labor Centers in Arvin and Shafter are operated from April to October; 172 units in two locations are available to farm workers whose permanent residence is at least 50 miles away. Program 5.1.4 addresses effort to preserve existing farmworker housing units in the County; Programs 1.2.1, 2.1.5, and 5.1.7 work to meet the needs of agricultural workers in the County, and will be continued.

2.2.3.6 Homeless Persons

Individuals and families experiencing homelessness—or at risk of homelessness—are naturally a key target demographic in the Housing Element. **Table 33** indicates that the total number of homeless in Kern County in 2023 is 3,338 people, with 164 persons living in rural Kern County. Of the 3,338 people, 52.3 percent are single adults and 18.8 percent are female. It is also noteworthy that 6 percent are adults with children.

Table 33: Homeless Persons in Kern County, 2023

Homeless Persons in Kern County, 2023		
	Number	Percent
Single adults	1,747	52.3
Adults with children	199	6.0
Children alone	2	0.1
Female	629	18.8
Veterans	92	2.8
Chronically homeless	505	15.1
Total number of homeless in rural Kern County	**164**	**4.9**
Total number of homeless	**3,338**	**100**

Sources: Bakersfield-Kern Regional Homeless Collaborative, 2023 Point in Time Count Report; Homeless Data Integration System

The Bakersfield-Kern Regional Homeless Collaborative works to address the problem of homelessness by managing 11 committees. The committees are:

1. Planning and Performance Committee
2. SOAR (SSI/SSDI Outreach, Access, and Recovery) Working Group
3. Coordinated Entry and Assessment
4. HMIS (Homeless Management Information System)/Data Quality
5. Housing
6. Homeless Prevention and Discharge Planning
7. Homeless Youth Committee
8. Diversity, Equity, and Inclusion Committee (DEI)
9. Youth Action Board
10. Homeless Outreach Committee
11. Point-in-Time (PIT) Committee

The collaborative has adopted a plan called “Home at Last! Kern County’s Plan to End Homelessness by 2028.” The plan consists of six objectives to end homelessness by helping homeless and at-risk persons access supportive services and maintain permanent housing.

Four types of facilities provide shelter for homeless individuals and families in Kern County: emergency shelters, transitional housing, supportive housing, and permanent housing.

Emergency shelters are defined by California Health & Safety Code § 50801 (2021) as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a

homeless person." This code also states that "no individual or household may be denied emergency shelter because of an inability to pay."

Transitional housing is defined by California Health & Safety Code § 50801 (2022) as housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services that strive to move recently homeless persons to permanent housing as quickly as possible. Rent and service fees are also determined by an ability-to-pay formula and those funds may be used to help residents as they move into permanent housing.

Supportive housing is defined by California Health and Safety Code Section 50801(e) as housing for more than six residents, with no limit on the length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing may include apartments and group homes.

Permanent housing is housing in the community that is affordable or service-enriched and linked with ongoing supportive services and designed to allow formerly homeless persons to live at the facility indefinitely.

Table 34 provides an overview of facilities and organizations that serve homeless persons in Kern County.

Table 34: Year-Round Services Provided to Homeless Individuals in Need

Year-Round Services Provided to Homeless Individuals in Need		
Program Provided	Description of Services Provided	Resource Details
Bakersfield Rescue Mission	emergency shelter, showers, laundry service, daily meals, case management, and job training	average of 500 meals prepared daily, 15,000 served each month, and 200,00 served each year; overnight shelter; showers; laundry service; case management; job training; daily chapel services; 240 beds; Microsoft Office, CompTIA, and GED Certification; distribution of donated clothing and household items
Bakersfield Salvation Army	hunger relief, human trafficking prevention, rehabilitation, emergency and transitional shelter, and educational, counseling, and vocational services	short and long-term housing assistance; transitional living centers; emergency shelters; bill pay assistance; educational resources; career coaching; job placement; food pantries with fresh produce and canned goods; meal programs including mobile meals; homework assistance and counseling; sports, clubs, and extracurricular activities; dance, art, and music programs; addiction recovery programs; activities, residencies, and adult day care centers for senior citizens; disaster relief
California Veterans Assistance Foundation	vocational training, job placement services, counseling, life skills classes, transitional housing placement, case management, health care, and psychosocial assessments	health care assessment; wellness education; referrals for psychological assessment; veterans benefits counseling; vocational assessment and training; sobriety maintenance through AA, NA, CA and individual and group counseling; referrals for post-traumatic stress disorder; job service referrals and placement; psychological assessment; case management; housing assistance; life skills computer classes; time management; AODA classes; anger management; assertiveness training; family issues support
Casa Esperanza Transitional Home for Women	transitional housing for women and children	integrated case management; counseling; job training; personal financial coaching; childcare while mothers are at work
Catholic Charities	help for families in crisis	food services; CalFresh and PG&E application assistance; rental and utility assistance; DMV vouchers
Clinica Sierra Vista	homeless health services and behavioral health support	adolescent and family services; affordable dental care services; perinatal services; family medicine; health insurance assistance; lab services; medically vulnerable infant program; optometry; specialty care; virtual medical services; walk-in clinic; WIC support; women's health services

Community Action Partnership of Kern	a food bank, fatherhood program, youth and community centers, HIV testing/prevention, energy bill assistance, and WIC services	2021 statistics: 108,871 health and social service referrals; 140,084 calls handled through 211; 43,545 housing assistance referrals; 421 social service providers; 8,734 homes received utility bill assistance; 149 households received repair and weatherization services; 3,277 individuals received walk-in family resource center services; 33 children enrolled in summer bridge activities; 773 individuals received emergency food and household items; 1,309 migrant children and 647 migrant families served; 116 residents moved into permanent housing through homeless services; 35,485 meals delivered; 10,137 referrals to homeless services; 1,861 referrals to rental assistance; 4,661 tax returns completed; 23,754,763 pounds of food distributed through the food bank; 12,616 individuals served through WIC; 1,840 children and families enrolled in Head Start
Flood Bakersfield Ministries	street outreach and housing placement services	case management; community outreach; housing plan assistance; housing application assistance
Garden Pathways	mentoring, training, classes, education in the arts and the art of living	mentoring services; employment strategies; transformative education; arts mentoring; childcare, education, and enrichment for infants and preschool children; tattoo removal; DV and anger management class; medical enrollment; hospital intervention
Greater Bakersfield Legal Assistance	free legal services for cases involving domestic violence and guardianship, housing, social security, and other legal issues	21 programs and projects that cover a range of service categories: children and families, civil rights, health and public benefits, housing and homelessness prevention, older adults, volunteer attorney program, and other services
Housing Authority of Kern County	housing units in Bakersfield and a transitional housing program which assists emancipated foster youth who are homeless or at risk	8 housing units, serves nearly 20,000 low-income residents, acquires and builds housing to help meet affordable housing needs
Independent Living Center of Kern County	empowers people with disabilities through various services and educates the community on disability issues	independent living skills, housing services, ASL interpreting services, assistive technology, Repair and ReUse program, peer support, personal assistance, information and referral, systems change advocacy, California Community Transitions, financial benefits assistance
Kern Around the Clock Foundation	account management through a payee service	account management for people who receive Social Security Benefits and private pay claimants; case management; caregiver services; nursing

Kern County Behavioral Health and Recovery Services	mental health and substance use plan of care administration	homeless outreach, housing support, treatment services
Kern County Network for Children	current and foster youth support center, child abuse prevention, collaborative services and programs	application assistance for MediCal, housing, and CalFresh; community gardens; nutrition classes; health services; policy advocacy; parent resources; educational resources
Kern River Valley Family Resource Center	assistance with medical/dental care, parenting, nutrition, school readiness, and utility cost	early childhood home visiting programs; CAPK nutrition programs; Nurturing Parenting class; Loving Solutions; Parent Project
The Mission at Kern County	meals, shelter, case management, job training, addiction counseling, education, and clothing	average of 500 meals prepared daily, 15,000 served each month, and 200,00 served each year; overnight shelter; showers; laundry service; case management; job training; daily chapel services; 240 beds; Microsoft Office, CompTIA, and GED Certification; distribution of donated clothing and household items
New Life Recovery & Training Center	residential care, substance abuse education, resources, family reunification, vocational training, and employment services	residential and vocational training services for at-risk males ages 18 through 25; stable living environment; high school diploma or further education support; life skills training; drug resistance skills training; access to health and mental health social services; job placement; family reunification and community re-integration support; community service opportunities
St. Vincent de Paul	serves those in need and homeless individuals	hot meals, clothing, hygiene kits, snack packs, showers, mail service, medical assistance, transportation, safe daytime location
Stewards Inc.	financial management payee services for elderly and disabled individuals	representative payee service; direct deposit and debit card services; food pantry; financial stewardship classes; referrals for mental health, securing food sources, healthcare, housing resources, mediation and follow-ups, home check-ins
Teen Challenge	residential programs and vocational training to adolescents and adults	women's center houses 45 women and Shafter Men's Ranch houses about 80 men

The Open Door Network	supports victims of domestic violence or sexual assault and offers services related to homelessness, housing, child abuse, anti-trafficking, and employment	locations in Bakersfield include a homeless service campus and donation center; victim services; therapy services; walk-in and case management for domestic violence, sexual assault, and human trafficking survivors; employment and housing assistance
Turning Point of Central California, Inc.	physical, mental, and emotional referral services	residential treatment program; day reporting center
United Way of Kern County (UWKC)	community education and empowerment	Homeless Resource Department; tax free preparation through VITA; financial literacy classes and cash matching; early childhood education programs
Women's Center High Desert	services relating to domestic violence, sexual assault, and child abuse	2013 statistics: crisis intervention for 106 sexual assault victims; advocacy for 77 sexual assault cases; crisis intervention for 349 non-duplicated domestic violence victims; supported 363 victims with domestic violence restraining orders; referred 1,338 clients to other services; sheltered 164 adults and children; provided services to 393 victims from law enforcement referrals; served 170 victims with emergency transportation; gave peer and clinician counseling for 276 victims; facilitated 32 community awareness presentations for 422 people; established 91 violence-free households for clients; provided 106 clients with household assistance

Source: Consolidated Plan for Community Development Programs 2020, Bakersfield-Kern Regional Homeless Collaborative, individual organizations' websites

2.2.3.7 Military Personnel

2.2.3.7.1 China Lake Naval Air Weapons Station

China Lake Naval Weapons Center Division (NAWCWD) directly employees between 5,000 and 9,999 people. In 1982, the community of China Lake was annexed by the City of Ridgecrest, and most civilian and contract employees of the station live in Ridgecrest. As seen in **Table 35**, the station employees 4,166 civilians, 1,734 contract civilians, and 620 military personnel. These jobs include technicians, scientists, engineers, and office and administrative staff.

Table 35: Military Personnel, China Lake Naval Weapons Center

Military Personnel, China Lake Naval Weapons Center	
	Number
Military Personnel	620
Civilians	4,166
Contract Civilians	1,734

Source: NAWS China Lake, Retrieved May 2023

2.2.3.7.2 Edwards Air Force Base

As of May 2023, Edwards Air Force Base has a population of 11,457. **Table 36** shows that total employees largely consist of civilian employees (4,302), contractors (2,265), and active-duty personnel (2,207).

Table 36: Military Personnel, Edwards Air Force Base

Military Personnel, Edwards Air Force Base	
	Number
Active Duty	2,207
Air Reserve and National Guard	37
Civilian Employees	4,302
Contractors	2,265
Associates and NAF	229
Private Business	175
Base Exchange	138
Family Members	2,104
Total	**11,457**

Source: Military OneSource, Military Installations, Edwards AFB In-depth Overview, Retrieved May 2023

Housing at Edwards Air Force Base is privatized; homes are owned and operated by Mayroad, an asset management company with more than 4,000 homes in five states and six Air Force installations. Single-family and duplex units, with two to five bedrooms, are available at Edwards. According to Air Force Housing, there are 741 housing units at Edwards Air Force base, with 581 designated for enlisted members and 160 for officers. Amenities include walking paths, parks, picnic areas, covered pavilions, playgrounds, and athletic courts.

Additionally, some personnel live off base with the majority residing in Lancaster, Palmdale, North Edwards, Boron, California City, Mojave, Rosamond, and Tehachapi.

The information provided above is a point in time description of the identified special housing demands within Kern County based on the most recent census data and analysis available from community care providers. Measuring the exact need and gaps in service is challenging, particularly in a large county such as Kern, that includes 11 incorporated cities and over 8,100 square miles of land. Review of any data sets alone and coordination with community care providers is not sufficient to formally identify service gaps that can be addressed through land use implementation. The County, through a combination of efforts and coordination have made great strides in addressing homelessness within the community. Similar efforts may be needed to address specific special housing needs. While such data is currently not available, this housing element incudes a Program specifically designed to begin the process to formally measure identified special housing needs and create a strategic plan to be presented to the Kern County Board of Supervisors that not only describes the needs, but includes policies for addressing those needs. Program 2.21 will require the department to coordinate with all service providers and interested parties for the development of a Special Housing Needs Strategic Plan. This plan will be initiated by the end of 2025, with the goal of presentation to the Kern County Board of Supervisors by the end of 2026. The proposed program, which can be found within the proposed Housing Plan reads as follows:

> Program 2.21: Within one (1) calendar year of final approval, Kern County Staff will initiate the preparation of a Special Housing Needs Strategic Plan. This Strategic Plan will include coordination with both community care providers and interested persons in development of analysis and formation goals and policies for consideration by the Kern County Board of Supervisors. This plan will evaluate the major special housing needs populations which include, Persons with Disabilities, Female Headed Households, Large Households, Agricultural Workers, Homeless Persons, and Military Personnel. The target for completion of this Strategic Plan is by December 2026.

2.3 HOUSING STOCK CHARACTERISTICS

This section examines housing conditions and characteristics that influence residents' living environment. These factors include housing stock and growth, tenure and vacancy rates, age and condition, housing costs, housing affordability, overcrowding, and other variables.

The following excerpt (as identified below in italics) was taken from a Fair Housing and Equity Analysis prepared by the California Coalition for Rural Housing (CCRH) on behalf of the Greater Bakersfield Legal Assistance (GBLA). (See Appendix K)

The majority of the housing stock in Kern County was built within the last 30 years and overall the median age of the housing stock for the County is 1981. However, there are many neighborhoods, particularly within the City and town centers, with older and often dilapidated homes. Communities with older housing stock tend to have a overrepresentation of Latinos (58%) and an underrepresentation of Whites and Asians (33% and 1% respectively). In fact, the percent of housing stock built before 1960 has the second highest correlation with the percent of the Latino population (only after the percent of rental housing).

These neighborhoods also tend to have less access to high performing schools, higher rates of poverty and lower labor market engagement. On average, Kern County neighborhoods with 50% or more of their

housing stock built before 1960 have a school proficiency index of 46, an economic opportunity index of 33, a labor market index of 38 and a job access of 46.

In contrast, neighborhoods with 50% or more of their housing stock built after 2000 have much higher access to opportunity. On average, these neighborhoods have an economic opportunity index of 70, school index of 45, labor index of 69 and a job access index of 51. These newer construction neighborhoods also have higher percentages of Whites and Asians (40% and 8%) and lower percentages of Latinos (44%) than the more historic neighborhoods. Of all housing conditions, the percent of housing built after 2000 has the highest correlation with the percent of Asians in a neighborhood. In Kern County, many of the newer construction homes are part of tract developments, which tend to be more affordable for first-time home buyers and less costly to maintain. This may, in part explain the connection between the age of the housing stock and the percent of Asians in a neighborhood.

Interestingly, the average percentage of Blacks in both newer neighborhoods and older neighborhoods is exactly equal to the percent of Blacks in the County (5%) and there is also no statistical correlation between age of housing stock and the percent of Black residents.

Economic Opportunity

The following excerpt (as identified below in italics) was taken from a Fair Housing and Equity Analysis prepared by the California Coalition for Rural Housing (CCRH) on behalf of the Greater Bakersfield Legal Assistance (GBLA). (See Appendix K)

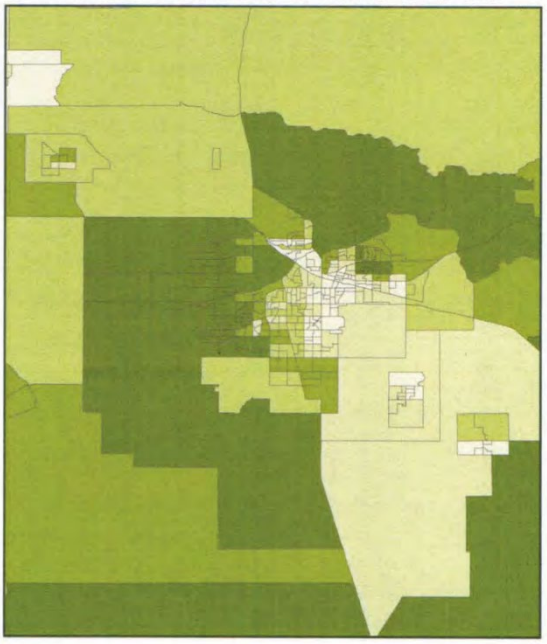
HUD's Economic Opportunity Index (also called the Poverty Index) uses family poverty rate and rate of public assistance in order to show the depth and intensity of poverty in any given neighborhood. The index is scored from 0 to 100 with numbers closer to 100 indicating very little poverty (high economic opportunity) and numbers closer to 0 indicating very high concentration poverty (low economic opportunity).

In Kern County, 30% of Blacks and 26% of Latinos live in highly concentrated areas of poverty (score of 0-20), compared to just 7% for Asians and Whites. Thus, Black and Latino residents are living in concentrated poverty at a rate nearly five times that of White residents.

The maps located below show the spatial distribution of the HUD Economic Opportunity Index for Kern County and the Bakersfield region. As illustrated, the highest poverty communities (lightest in color) are located in Southern Bakersfield, including the City of Arvin and the unincorporated communities of Lamont and Weedpatch.

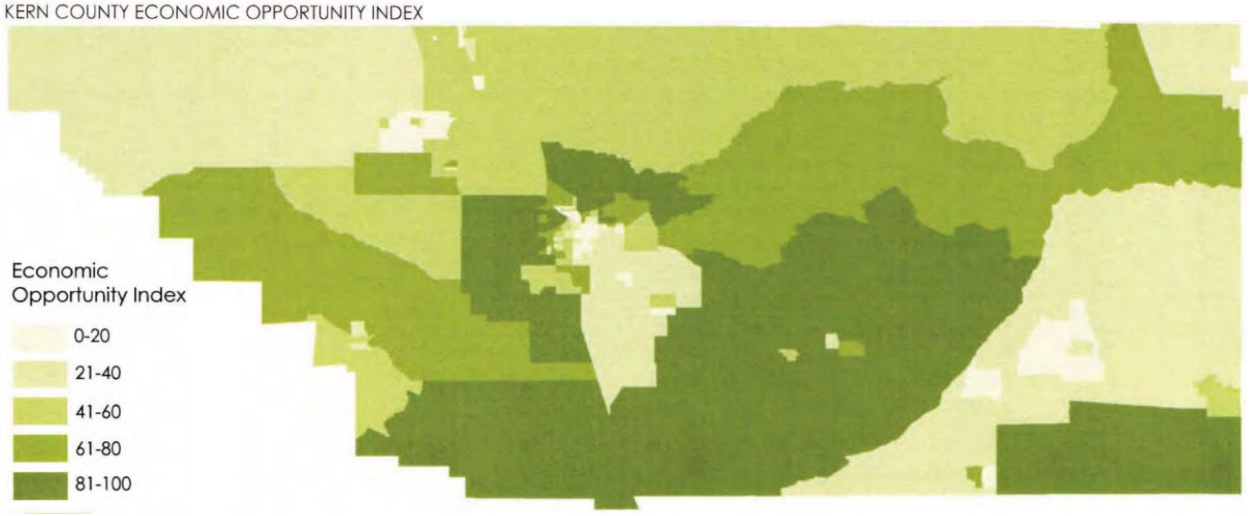
Northern Kern, including Delano and Wasco also have high rates of concentrated poverty, as does Mojave and California City in the Eastern desert. Areas with very little concentrated poverty (shown in dark green) including Northern Bakersfield (including Rosedale), most of the

MAP 25:
BAKERSFIELD ECONOMIC OPPORTUNITY INDEX



Tehachapi Mountain region and all of the Southern Mountain Region. Some communities in the Squirrel Mountain region are more middle-income, but others like Kernville and Wofford Heights have very high rates of poverty.

MAP 26:
KERN COUNTY ECONOMIC OPPORTUNITY INDEX

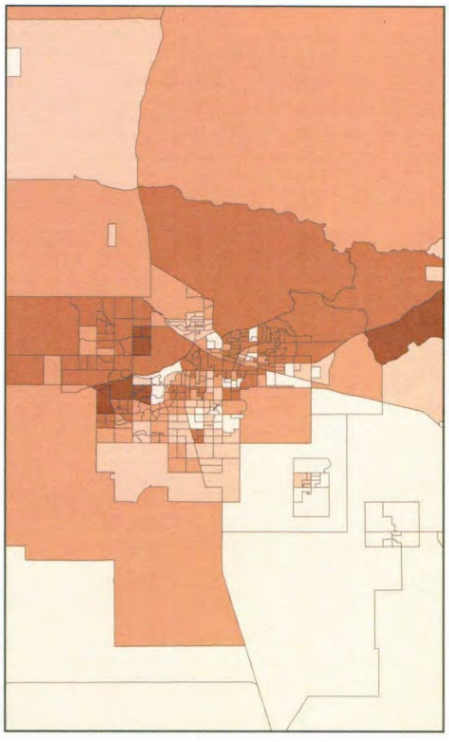


Education Opportunity

The following excerpt (as identified below in italics) was taken from a Fair Housing and Equity Analysis prepared by the California Coalition for Rural Housing (CCRH) on behalf of the Greater Bakersfield Legal Assistance (GBLA). (See Appendix K)

The Neighborhood School Proficiency Index uses school-level state test results to describe which neighborhoods have access to high performing elementary schools in Kern County, most residents do not have access to high performing schools. There are only 10 neighborhoods with school proficiency score over 80 (out of 100) and the average Kern County resident attends a school with a score of just 42.

MAP 27: BAKERSFIELD NEIGHBORHOOD SCHOOL PROFICIENCY INDEX



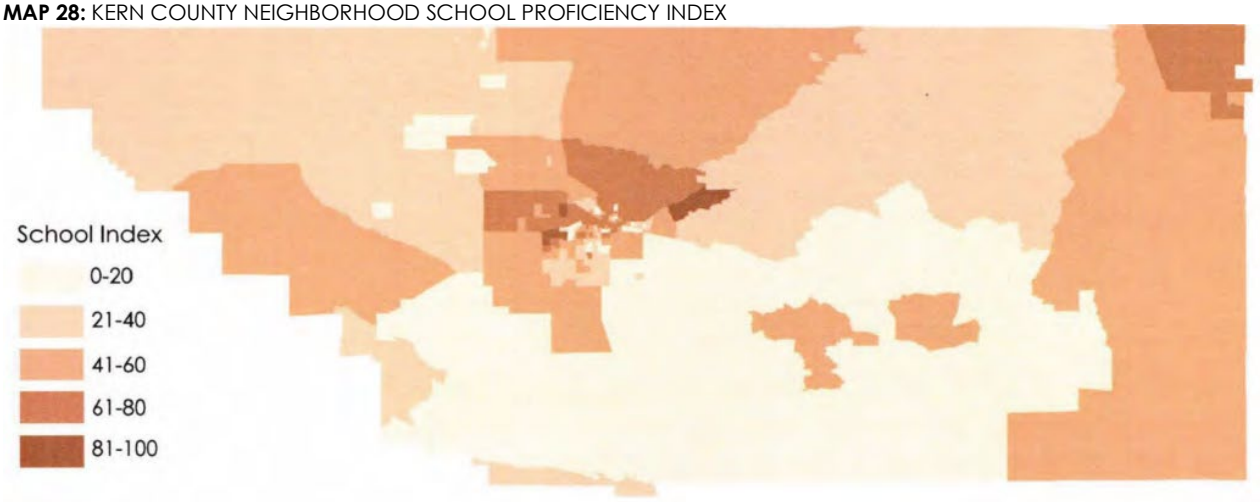
Although educational opportunity is limited for all Kern residents, Latinos and Blacks are disproportionately more likely to attend an extremely low performing school (those with a score under 20). Throughout the County, 35% of Latinos (over 1 in every 3) attend schools with a rating lower than 20, compared to just 17% of their White peers. Thirty percent (30%) of low-income families also live in neighborhoods with extremely low access to high performing schools. The areas with very high performing schools are over 77% White and have a poverty rate below 5%.

There is a strong negative statistical relationship between the school proficiency index and the percent of Latinos in a neighborhood. This indicates that as the school performance increases, the percent of Latinos in a neighborhood decreases

and visa versa. There is however, no correlation between the percent of Blacks and the school index. This may be because Blacks disproportionately live in Bakersfield City and not in the more rural areas of Kern which tend to have lower performing schools.

As shown in the following Maps, most of the neighborhoods with high-performing schools (shown in dark orange) are located in North and Northwest Bakersfield. There are very few rural areas with high or very high performing schools. The Southern Bakersfield area (including Lamont and Arvin) and the Northern Kern Region (including Delano and Wasco) have extremely low access to high-performing schools.

MAP 28: KERN COUNTY NEIGHBORHOOD SCHOOL PROFICIENCY INDEX



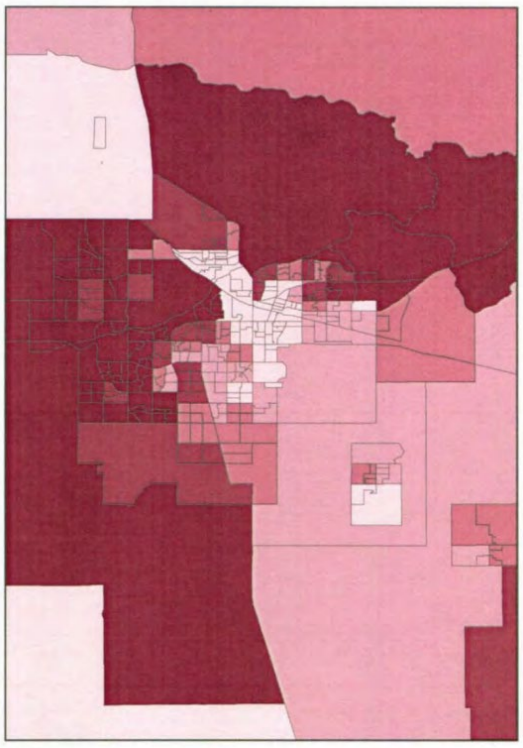
Labor Market Opportunity

The following excerpt (as identified below in italics) was taken from a Fair Housing and Equity Analysis prepared by the California Coalition for Rural Housing (CCRH) on behalf of the Greater Bakersfield Legal Assistance (GBLA). (See Appendix K)

The Labor Market Engagement Index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. The index is based upon the unemployment rate, rate labor force participation and educational attainment (percent with a bachelor's or higher).

The Labor Market Engagement Index is negatively correlated with poverty, the percent of Blacks and the percent of Latinos in a neighborhood. Over 26% of Blacks and 19% of Latinos live in neighborhoods with low labor market engagement (compared with just 9% of White residents and 4% of Asians).

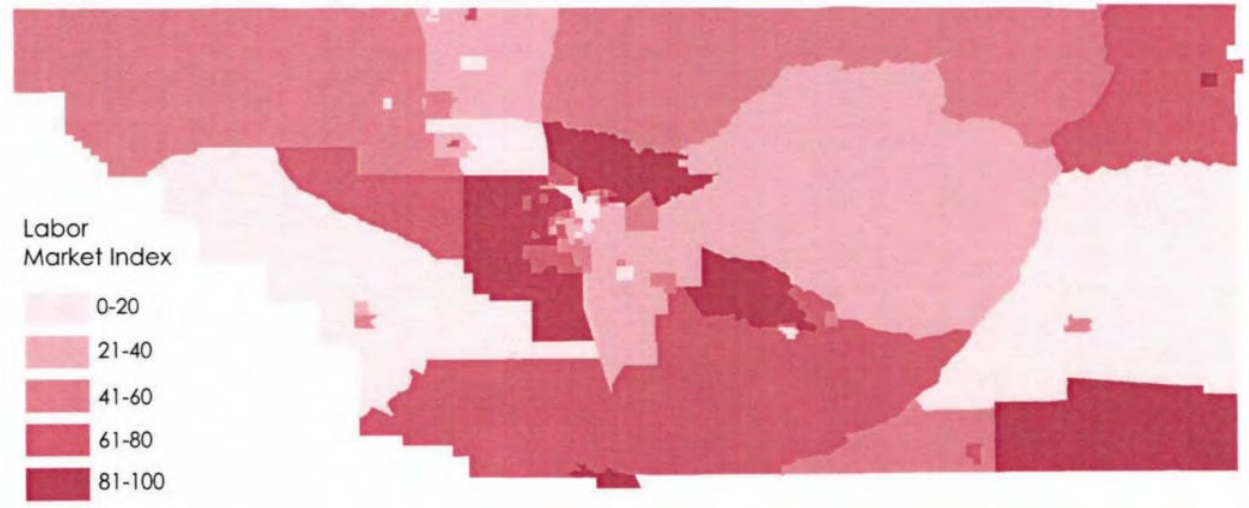
MAP 29
BAKERSFIELD LABOR MARKET INDEX



Not surprisingly the Labor market Engagement map tends to look very similar to the economic opportunity map shown on Page 30. In both maps, the Northern Bakersfield and Rosedale areas are shown as having high levels opportunity, whereas southern Bakersfield, including Arvin and Lamont and Northern Bakersfield, including Delano and Wasco, have far less access to economic opportunity.

However, there are a few notable differences between the two maps. For instance, in the Economic Opportunity Map, West Kern, the South Mountain region and the Tehachapi area were all shown to have very low concentrated poverty. However, all of these areas only have moderate levels of labor market engagement in this map. The lower rate of labor market engagement is likely due to the high concentration of older retirees in these areas).

MAP 30: KERN COUNTY LABOR MARKET INDEX



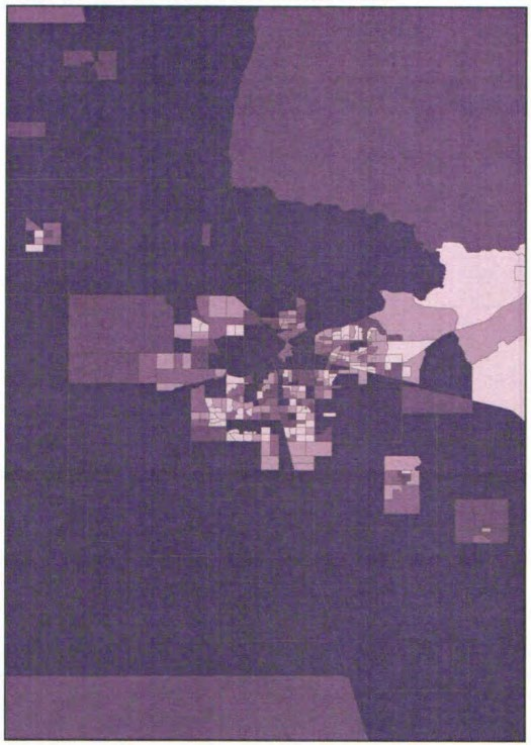
Job Access Opportunity

The following excerpt (as identified below in italics) was taken from a Fair Housing and Equity Analysis prepared by the California Coalition for Rural Housing (CCRH) on behalf of the Greater Bakersfield Legal Assistance (GBLA). (See Appendix K)

The job access index summarizes the accessibility of a given residential neighborhood to all job locations, with larger employment centers weighted more heavily. Unlike the other three indices which are highly correlated with one another, the job access index is typically higher in the urban core, along major corridors, or in highly industrial areas. Many rural areas around Bakersfield and Delano also have very high job access scores. This is likely because of the high number of jobs in agricultural fields, food manufacturing and oil extraction, all of which are located on the outskirts of the urban centers.

The job access index is the only HUD index that has a negative correlation with the percent of White residents in a neighborhood. There is also virtually no disparity between racial and ethnic groups and access to jobs. On average, approximately 20% of White, Black and Asian and Latino residents in Kern County live in neighborhoods with low access to job centers. The fact that nearly 2 of 10 people in Kern County live far from jobs is due in large part to the County's sprawling land use patterns. Over the past thirty years ,suburban subdivisions have developed on the outskirts of cities far from amenities and commercial development. As shown in the maps presented below, the suburban areas of West and North Bakersfield have far lower job access scores than neighborhoods closer to downtown.

MAP 31: BAKERSFIELD JOB ACCESS INDEX



MAP 32: KERN COUNTY JOB ACCESS INDEX



Additional housing stock information for only unincorporated Kern County, based on the most recent census data, is further described in Section 2.3.5 below. Although a windshield survey or similar analysis would be beneficial in assessing housing stock characteristics, the size of Kern County (greater than 8,100 square miles) is prohibitive. The County is the third largest in size and consists of three (3) separate and distinctive regions (valley, desert, and mountain). Because prior-cycle Housing elements have not included this level of analysis, the present Element foregoes this as well. However, Staff is including a new program as part of the Chapter 6 Housing Plan that will require a detailed review of the existing housing stock within a three (3) year period. At this time, Staff is recommending the inclusion of Program 3.8 as shown below. The inclusion and implementation of this program will greatly enhance the overall understanding of how the existing housing stock is or is not meeting the needs of unincorporated residents and allow

the County to target future program initiatives and funding opportunities to those areas with the most need.

Program 3.8: Within six (6) months of formal adoption of the 2024-2031 Housing Element, the Planning & Natural Resources Department shall initiate the preparation of a County-wide Housing Conditions Study. This study shall either be done internally by County Staff or through a separate contract. This study shall evaluate the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. This analysis shall be phased by regions (valley, desert, and mountain) over a period of three years.

2.3.1 Housing Type and Tenure

Housing stock in both incorporated and unincorporated Kern County consists primarily of single-family detached homes. **Table 37** shows that in incorporated cities, single-family detached homes make up 72.5 percent of all dwelling units; developments with five or more units make up 12 percent of all housing. Similarly, in unincorporated areas, single-family detached homes comprise 73.2 percent of all housing units. The next largest category is mobile homes, with 13.1 percent.

Table 37: Total Housing Units by Type in Kern County

Total Housing Units by Type in Kern County				
	Incorporated		Unincorporated	
Type	Number	Percent	Number	Percent
Single-Family Detached	135,669	72.5	81,979	73.2
Single-Family Attached	5,482	2.9	2,415	2.2
Multi-Family 2-4 Units	16,572	8.9	7,190	6.4
Multi-Family 5 or More Units	22,456	12.0	5,780	5.2
Mobile Homes	7,016	3.7	14,621	13.1
Total Housing Units	187,195	100	111,985	100

Source: U.S. Census, ACS 5-Year Estimates, 2017-2021, Table DP04

2.3.2 Overcrowded Housing

Overcrowding is defined as more than 1.0 persons per room in a housing unit, excluding kitchens and bathrooms. Severe overcrowding is 1.5 or more occupants per room. In most cases, overcrowding is a result of lack of affordable or decent housing. For example, large families that are unable to afford large housing units may settle for smaller units; or a large household may not be able to find a large enough unit in an area ideal for school and commuting.

Table 38 shows overcrowding in owner-occupied units in incorporated and unincorporated Kern County. Six percent of owner-occupied housing in incorporated cities, and 6.7 percent in unincorporated areas, is overcrowded. In both incorporated and unincorporated areas, 1.5 percent are severely overcrowded.

Table 38: Overcrowding, Owner-Occupied Units

Overcrowding, Owner-Occupied Units

	Owner-occupied Units	Not Crowded	Over-crowded	Percent Over-crowded	Severely Over-crowded	Percent Severely Over-crowded	Total Percent Over-crowded
Incorporated	102,129	96,033	4,549	4.5	1,547	1.5	6.0
Unincorporated	51,007	47,583	2,667	5.2	757	1.5	6.7
Total	153,136	143,616	7,216	4.7	2,304	1.5	6.2

Source: U.S. Census Bureau, 2017-2021 ACS, Table B25014

Renter-occupied units are more likely to be overcrowded than owner-occupied units. As seen in **Table 39**, this is the case in both incorporated and unincorporated Kern County. In incorporated cities, 13.5 percent of renter-occupied units are overcrowded and in unincorporated areas, 16.5 percent of renter-occupied units are overcrowded. Renter-occupied units are more prone to severe overcrowding, with 5.2 percent of incorporated—and 5.0 percent of unincorporated area dwelling units—meeting this definition.

Table 39: Overcrowding, Renter-Occupied Units

Overcrowding, Renter-Occupied Units							
	Renter-occupied Units	Not Crowded	Over-crowded	Percent Over-crowded	Severely Over-crowded	Percent Severely Over-crowded	Total Percent Over-crowded
Incorporated	69,748	60,320	5,789	8.3	3,639	5.2	13.5
Unincorporated	37,513	31,305	4,330	11.5	1,878	5.0	16.5
Total	107,261	91,625	10,119	9.4	5,517	5.1	14.6

Source: U.S. Census Bureau, 2017-2021 ACS, Table B25014

2.3.3 Overpayment

According to HUD, households that spend more than 30 percent of household income on housing (including utilities) are cost burdened. Households that spend more than 50 percent of their income on housing (including utilities) are severely cost burdened. The proportion of households overpaying for housing varies depending on income, household size, household type, and other factors.

Table 40 provides details about overpaying households—both owner- and renter-occupied—in Kern County. Nearly 40 percent of owner-occupied households in incorporated Kern County are overpaying for housing, while 33.3 percent of those in unincorporated areas are overpaying. Renter-occupied households are more likely to be overpaying for housing, with 51.3 percent of renter-occupied households in incorporated—and 49.2 percent in unincorporated—areas overpaying.

Table 40 provides data regarding the number of households in unincorporated Kern County that are overpaying for housing (that is, paying more than 30 percent of household income) by tenure. For extremely low-income households—those making 30 percent or less of AMI—2,201 owner-occupied households are overpaying, while 5,388 renter-occupied households are overpaying. Among low-income households—those making between 30 percent and 50 percent of AMI—the ratio is similar, with 1,999 owner-occupied and 3,908 renter-occupied households overpaying. In all, 6,893 owner-occupied households and 11,762 renter-occupied households in unincorporated Kern County are overpaying for

housing. The County's 2023 Analysis of Impediments to Fair Housing Choice found that "lack of affordable housing is manifest in at least two ways: overpayment and overcrowding." Analysis of overpayment is discussed extensively in the AI (see pp. 54-63 in Attachment 18). These data informed decisions regarding several programs in the 6th Cycle Element. Programs seeking to achieve goals 2 (assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability), 3 (promote equal opportunity for all residents to reside in housing of their choice), 4 (facilitate the provision of housing suited to persons with special housing needs), and 5 (pursue sustainable development for new and existing residential housing stock) are particularly aimed at reducing the number and percentage of households overpaying for housing costs.

Table 40: Overpayment (> 30% of Household Income) by Income Level, Kern County

Overpayment (> 30% of Household Income) by Income Level, Kern County				
	Owner-Occupied		Renter-Occupied	
	Unincorporated	Incorporated	Unincorporated	Incorporated
Income ≤ 30% HAMFI	2,201	5,259	5,388	13,780
Income > 30% but ≤ 50% HAMFI	1,999	5,930	3,908	11,525
Income > 50% but ≤ 80% HAMFI	1,895	7,629	1,911	7,219
Income > 80% but ≤ 100% HAMFI	628	2,679	385	1,620
Income > 100% HAMFI	170	1,000	170	1,000
Total Paying > 30% of Household Income Occupied Housing	6,893	22,497	11,762	35,144
Number Total Occupied Housing	20,687	57,766	23,930	68,563
Percent Overpaying	33.3%	38.9%	49.2%	51.3%

Source: U.S. Department of Housing and Urban Development, CHAS Database, 2015-2019, Table 8

2.3.4 Housing Vacancy

Vacancy trends give insight into an area's housing supply and demand. If the demand for housing is larger than the supply, vacancy rates will decrease, and housing costs will increase. The vacancy rate is determined by dividing the number of vacant units by the number of all housing units. Experts say the ideal vacancy rate is 5 percent; when it dips below this rate, the demand for housing will exceed the supply, which will lead to price increases for buyers and renters.

Table 41 shows the vacancy rate for incorporated and unincorporated Kern County. In incorporated cities, 1.9 percent of housing units are vacant; in unincorporated areas, 4.2 percent of housing units are vacant. With both rates below the 5 percent threshold, demand for housing is higher than the supply and both buyers and renters are experiencing cost increases.

In incorporated and unincorporated areas, there are more vacant units for rent than for sale, with 0.5 percent of all housing units vacant and for rent in both areas. In incorporated cities, 0.2 percent of all units are vacant and for sale and in unincorporated cities, 0.4 percent are vacant and for sale.

As a reminder, these numbers are from the U.S. Census Bureau's American Community Survey. As such, they are not current and should be relied on to provide perspective and to frame policymaking—not to provide personal financial investment decisions.

Table 41: Occupancy Status of Housing Stock

Occupancy Status of Housing Stock				
	Incorporated		Unincorporated	
	Number	Percent	Number	Percent
Occupied Housing Units	570,629	96.3	305,059	91.5
Total Vacant Housing Units	10,964	1.9	14,141	4.2
Vacant, For Rent	2,960	0.5	1,738	0.5
Vacant, For Sale	1,110	0.2	1,204	0.4
Vacant, Rented or Sold, Not Occupied	1,292	0.2	733	0.2
Vacant, for Seasonal, Recreational, or Occasional Use	1,670	0.3	5,533	1.7
Vacant, for Migrant Workers	42	0.0	58	0.0
Other Vacant	3,890	0.7	4,875	1.5
Total Housing Units	592,557	100	333,341	100

Source: U.S. Census Bureau, 2017-2021 ASC Table B25008, U.S. Census Bureau, 2017-2021 ASC Table B25004

2.3.5 Housing Age and Condition

Improving and maintaining existing housing is essential to a community's overall wellbeing. Housing units gradually deteriorate over time, with physical and technological aspects becoming worn, dated, and inoperable. When this happens, property values decrease, and the neighborhood's quality of life is negatively impacted. Kern County supports the upkeep of existing housing to meet housing needs and maintain quality of life.

In 2012, a housing age assessment was conducted by Kern COG. The study used sample data to estimate housing stock conditions across the County, and **Table 42** reflects the findings. The results show the estimated age and condition of housing in unincorporated areas; while they do not include every unit in unincorporated areas, they do represent the status of ageing housing in unincorporated Kern County as of 2012.

Most of the housing in unincorporated areas was constructed after World War II, with about 82 percent built after 1950. The study organized housing into three categories: demolition, rehabilitation, and sound. Those in the demolition category were in dilapidated condition while those in the sound category required no rehabilitation to the structure of the building. About half of housing units (53 percent) surveyed in this study were determined to need minor, moderate, or major rehabilitation. Less than 1 percent were considered in need of demolition.

Table 42: Unincorporated Kern County, Age and Condition of Housing Stock

Unincorporated Kern County, Age and Condition of Housing Stock							
Decade Built		Rehabilitation				Total Units	Percent of Total Units
	Demolition	Major	Moderate	Minor	Sound	Sampled	Sampled
1900 and earlier	15	27	13	5	6	66	< 1
1910	66	105	73	9	12	265	< 1

(continued next page)

1920	399	743	601	112	117	1,972	2.6
1930	402	1,375	1,542	380	399	4,098	5.4
1940	368	2,312	3,262	782	542	7,266	9.5
1950	221	2,851	5,991	1,706	1,336	12,105	15.9
1960	203	1,248	2,716	1,183	2,233	7,583	10.0
1970	415	1,263	2,235	1,229	4,214	9,356	12.3
1980	185	1,201	2,012	1,368	8,185	12,951	17.0
1990	39	387	860	1,339	7,487	10,112	13.3
2000	12	163	723	777	8,239	9,914	13.0
2010	4	23	18	11	370	426	< 1
Total	**2,329**	**11,698**	**20,046**	**8,901**	**33,140**	**76,114**	**100.0**

Source: Kern COG 2014

This study has not been repeated and while the information is slightly dated, the insight it offers into the condition of housing in unincorporated Kern County is still valuable to consider. Since housing will degrade over time, we can assume that the housing stock in these areas has continued to physically age and require vigilant maintenance.

The U.S. Census Bureau does provide some information on housing age, which is presented in **Table 43**. Most housing structures—67.7 percent—in incorporated cities were built between 1970 and 2009. In unincorporated areas of Kern County, 83.6 percent of housing units were built between 1950 and 2009. Construction of housing units decreased significantly in the decade following the Great Recession, dropping from 38,128 new units in the 2000s in incorporated cities to 14,878 in the 2010s. In unincorporated Kern County, new units dropped from 14,537 to only 3,998 during the same period.

Table 43: Housing Age, Kern County

Housing Age, Kern County				
	Incorporated		Unincorporated	
Year Structure Built	Estimate	Percent	Estimate	Percent
Built 2020 or later	138	0.1	21	0.02
Built 2010 to 2019	14,878	7.9	3,998	3.6
Built 2000 to 2009	38,128	20.4	14,537	12.9
Built 1990 to 1999	28,918	15.4	13,315	11.8
Built 1980 to 1989	32,090	17.1	18,135	16.1
Built 1970 to 1979	27,696	14.8	20,471	18.2
Built 1960 to 1969	15,983	8.5	12,851	11.4
Built 1950 to 1959	16,811	9.0	14,879	13.2
Built 1940 to 1949	5,925	3.2	7,603	6.8
Built 1939 or earlier	6,786	3.6	6,647	5.9
Total	**187,353**	**100**	**112,457**	**100**

Source: U.S. Census, ACS 5-Year Estimates, 2017-2021, Table DP04

2.4 HOUSING COSTS AND AFFORDABILITY

This section is an overview of housing costs and affordability in Kern County. It also outlines some of the difficulties residents may face in obtaining affordable, decent housing. If housing costs in a community are high in comparison to household income, more residents will be considered overpaying and there will be more instances of overcrowding. Therefore, the cost of housing is directly related to housing problems in a community.

2.4.1 Housing Problems

Housing problems include cost burdens, overcrowding, and housing without complete kitchen or plumbing facilities. *Cost burden* is paying more than 30 percent of household income for housing costs.

The Comprehensive Housing Affordability Strategy (CHAS) database was created by HUD specifically for jurisdictions' consolidated plans. **Table 44** shows the number of housing units with housing problems by income category in Kern County's incorporated cities. As a household's income decreases, its likelihood of experiencing housing problems increases. In incorporated cities, 82.13 percent of households with an extremely low income equal to or less than 30 percent of HUD's Area Median Family Income (HAMFI) experience housing problems. Of households with a moderate income of 81 to 100 percent HAMFI, 37.37 had housing problems. Of households with less than 100 percent HAMFI, 11.96 percent had housing problems. In total, 41.54 percent of housing units in incorporated cities experienced housing problems.

Table 44: Housing with Problems, Incorporated Kern County, by Tenure

Housing with Problems, Incorporated Kern County, by Tenure							
	With Problems			Without Problems			Percent with Problems
	Owners	Renters	Total	Owners	Renters	Total	
Extremely Low (≤ 30% HAMFI)	5,425	14,145	19,570	1,754	2,505	4,259	82.13
Very Low (31%-50% HAMFI)	6,200	12,355	18,555	3,285	2,295	5,580	76.88
Low (51%-80% HAMFI)	8,580	8,885	17,465	7,395	6,030	13,425	56.54
Moderate (81%-100% HAMFI)	3,484	2,605	6,089	5,640	4,565	10,205	37.37
>100% HAMFI	6,764	2,195	8,959	51,305	14,635	65,940	11.96
Total housing units, Incorporated	30,453	40,185	70,638	69,379	30,030	99,409	41.54

Source: U.S. Department of Housing and Urban Development, CHAS Database, 2015-2019, Table 1

Table 45 presents the same data for unincorporated areas of Kern County. According to CHAS, in unincorporated areas 74.36 percent of households with extremely low incomes equal to or less than 30 percent HAMFI 74.36 percent had housing problems. In households with moderate income of 81 to 100 percent HAMFI, 25.94 percent experienced housing problems. In households with less than 100 percent HAMFI, 11.52 had housing problems. In total, 38.89 percent of housing units in unincorporated areas experienced housing problems.

Table 45: Housing with Problems, Unincorporated Kern County, by Tenure

Housing with Problems, Unincorporated Kern County, by Tenure							
	With Problems			Without Problems			Percent with Problems
	Owners	Renters	Total	Owners	Renters	Total	
Extremely Low (≤ 30% HAMFI)	2,252	5,446	7,698	1,164	1,490	2,654	74.36
Very Low (31%-50% HAMFI)	2,111	4,214	6,325	1,837	807	2,644	70.52
Low (51%-80% HAMFI)	2,037	2,447	4,484	3,063	2,891	5,954	42.96
Moderate (81%-100% HAMFI)	898	598	1,496	2,591	1,680	4,271	25.94
>100% HAMFI	1,995	610	2,605	15,313	4,691	20,004	11.52
Total housing units, Incorporated	9,293	13,315	22,608	23,968	11,559	35,527	38.89

Source: U.S. Department of Housing and Urban Development, CHAS Database, 2015-2019, Table 1

2.4.2 Housing Costs

Table 46 presents historical home values and median rents in Kern County. According to the U.S. Census Bureau, the median home value in 2021 was $241,400, which is a 23.2 percent increase over the median value of $196,000 in 2011. Renters experienced an even greater housing cost increase—50.4 percent—during the same period (from $707 in 2011 to $1,063 in 2021).

Table 46: Cost of Housing for Kern County, 2000-2021

Cost of Housing for Kern County, 2000-2021				
	2000	2011	2021	Percent Change from 2011 to 2021
Median Home Value	$89,400	$196,000	$241,400	23.2
Median Contract Rent	$429	$707	$1,063	50.4

Source: U.S. Census, ACS 5-Year Estimates, 2017-2021, Table DP04

While the U.S. Census Bureau data is accurate, it is not timely; other sources provide more current data. The median home values discussed above were from the ACS 5-Year Estimates for 2017-2021. Redfin, a widely used real estate firm, provides more recent median sales prices. **Table 47** shows the median sales price for areas in Kern County in January 2023. In these areas, the median sales price ranges between $225,000 and $382,500. For all of Kern County, the median home sales price in January 2023 was $340,000.

Table 47: Median Sales Price for Metro Areas in Kern County, January 2023

Median Sales Price for Metro Areas in Kern County, January 2023	
Metro Area	Median Sales Price
Bakersfield	$380,000
Tehachapi	$380,000
Ridgecrest	$233,750
Rosamond	$382,500
California City	$289,750
Frazier Park	$305,000
Delano	$311,000
Taft	$225,000
Arvin	$272,500
Kern County	$340,000

Source: Redfin, May 2023

2.4.3 Rental Survey

A rental survey of incorporated and unincorporated areas of Kern County, using listings on craigslist.com and rent.com, provides May 2023 data on rents. **Table 48** and **Table 49** show the availability and price range for rental units available in incorporated cities in Kern County in May 2023. Units were not available in all communities or in all sizes; however, this information provides insight into housing availability and cost for renters throughout the County.

Table 48: Rental Survey of Incorporated Kern County, Craigslist 2023

Rental Survey of Incorporated Kern County, Craigslist 2023						
	Studio/1 Bedroom		2 Bedrooms		3 Bedrooms	
	Price Range	Number of Units Surveyed	Price Range	Number of Units Surveyed	Price Range	Number of Units Surveyed
Arvin City	—	—	—	—	$2,450	1
Bakersfield City	$399-$2,330	264	$575-$2,300	592	$575-$3,175	192
California City	—	—	$1,020-$1,425	4	$450-$2,500	11
Delano City	$750	1	—	—	—	—
McFarland City	—	—	—	—	—	—
Maricopa City	$800	1	$1,800	2	—	—
Ridgecrest City	$995	2	$895-$1,250	7	$995-$1,550	5
Shafter City	—	—	—	—	$1,650	2
Taft City	$895	3	—	—	$1,300	1
Tehachapi City	$660-$1,400	13	$760-$1,850	20	$1,700-$2,600	5
Wasco City	—	—	—	—	—	—

Source: Craigslist.com, accessed May 30, 2023
Note: Table presents all information available at the time of the rental survey. Units were not available in all communities or in all sizes (number of bedrooms).

Table 49: Rental Survey of Incorporated Kern County, Rent.com 2023

Rental Survey of Incorporated Kern County, Rent.com 2023		
	Number of Listings	Price Range
Arvin City	7	unavailable
Bakersfield City	499	$650-$4,400
California City	21	$950-$2,500
Delano City	14	$1,475-$2,200
McFarland City	4	unavailable
Maricopa City	0	—
Ridgecrest City	48	$900-$2,650
Shafter City	2	$2,150
Taft City	10	$795-$2,100
Tehachapi City	27	$995-$4,000
Wasco City	5	$1,550

Source: Rent.com, accessed May 15, 2023
Note: Table presents all information available at the time of the rental survey. Units were not available in all communities and some pricing information was unavailable.

Table 50 and **Table 51** show the availability and price range for rental units available in unincorporated areas of Kern County in May 2023. As noted above, units were not available in all communities or in all sizes. However, this information provides insight into housing availability and cost for renters.

Table 50: Rental Survey of Unincorporated Kern County, Craigslist 2023

Rental Survey of Unincorporated Kern County, Craigslist 2023						
	Studio/1 Bedroom		2 Bedrooms		3 Bedrooms	
	Price Range	Number of Units Surveyed	Price Range	Number of Units Surveyed	Price Range	Number of Units Surveyed
Arvin/Lamont	—	—	—	—	$2,450	1
Frazier Park	$950-$1,100	4	—	—	$1,650	1
Lake Isabella	$650-$1,000	2	$1,595	1	—	—
Mojave	$990	1	—	—	—	—
Oildale	$702	1	—	—	$1,600-$1,850	2

Source: Craigslist.com, accessed May 30, 2023
Note: Table presents all information available at the time of the rental survey. Units were not available in all communities or in all sizes (number of bedrooms).

Table 51: Rental Survey of Unincorporated Kern County, Rent.com 2023

Rental Survey of Unincorporated Kern County, Rent.com 2023		
	Number of Listings	Price Range
Bodfish	1	$2,100
Boron	1	unavailable
Frazier Park	6	$1,700-$3,975
Kernville	1	$2,000
Lamont	3	$2,100
Lebec	1	$1,875
Mojave	5	$1,100-$1,500
North Edwards	2	$1,100
Pine Mountain Club	2	$1,600-$3,800
Rosamond	12	$1,300-$2,650
Wofford Heights	1	$1,950

Source: Rent.com, accessed May 15, 2023
Note: Table presents all information available at the time of the rental survey. Units were not available in all communities and some pricing information was unavailable.

Table 52 shows the rent paid in incorporated and unincorporated Kern County according to the U.S. Census Bureau. Keep in mind that these figures are the most current available from this source, but are aged. In incorporated cities, 40.1 percent of renters paid $500-$999 in rent and 35 percent paid $1,000-$1,499 in rent. In unincorporated areas, 51.2 percent of renters paid $500-$999 in rent each month while 30.5 percent paid $1,000-$1,499.

Table 52: Rent Paid, Kern County, 2020

Rent Paid, Kern County, 2020				
	Incorporated		Unincorporated	
Rent Paid	Number	Percent	Number	Percent
Less than $500	4,103	6.0	2,867	7.4
$500-$999	27,503	40.1	19,816	51.2
$1,000-$1,499	23,964	35.0	11,794	30.5
$1,500-$1,999	9,716	14.2	3,041	7.9
$2,000 or more	3,215	4.7	1,183	3.1
Total	68,501	100	38,701	100

Source: 2020 ACS, Table B25063

Comparing the cost of renting or owning a home with the maximum affordable housing costs to households at different income levels provides insight into housing affordability. These data inform policymakers regarding households in various income categories, what they can afford, the type and size of housing available, and which groups are more prone to overpayment and overcrowding.

In **Table 53,** the maximum affordable price is defined as the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower portion of each income category can afford less in comparison to those in the mid to upper end of the respective category. **Table 46** shows the maximum affordable home and rental prices for households in Kern County. HCD has determined the 2022 area median income for a family of four to be $80,300.

Table 53 shows that households in the acutely low and extremely low-income bracket have extreme difficulty finding affordable rental housing and are not able to afford an average-priced home. Larger households in the very-low-income bracket have more rental housing options but are not able to afford an average-priced home. Low-income households of all sizes can afford median rental prices, but their options may be limited as their budget is more restricted; larger households in this group can afford the median-priced home. Moderate-income households have many affordable rental options and households of three or more people can afford an average-priced home.

Comparing the maximum affordable rent and housing costs, some of the key issues each income category face include:

- **Acutely Low-Income Households:** Acutely low-income households are earning 15 percent or less of the area median income. As seen in **Table 53**, these households have an annual income ranging from $8,450 in a one-person household to $15,900 in an eight-person household. Their maximum monthly affordable rent is between $211 (one-person household) and $398 (eight-person household). Therefore, they have extreme difficulty finding affordable housing; many in this category are likely to jointly rent with other individuals or families. Rental assistance and other resources are needed to provide housing for this income group. To purchase a home, an eight-person household can afford a purchase price of only $41,962, which, according to **Table 47,** is drastically below the median sales price in January 2023 of $340,400. Housing subsidies are essential to making homeownership an option for people in this income group.

- **Extremely Low-Income Households**: Extremely low-income households are earning 34.5 percent less than the area median income. As **Table 53** points out, these households have an annual income ranging from $16,350 in a one-person household to $46,630 in an eight-person household. Their maximum monthly affordable rent is between $409 (one-person household) and $1,166 (eight-person) household. **Table 46** indicates that the median rent for 2021 was $1,063; **Table 48** and **Table 49,** which provide more current rental data, show even higher rates. Households of all sizes in this income bracket face difficulty finding affordable housing. Households with eight people can afford $139,385 when purchasing a home, which is well below the January 2023 median home sales price of $340,000.

- **Very Low-Income Households**: Very low-income households are earning 48.5 percent or less than the area median income. **Table 53** shows these households have an annual income ranging from $27,300 in a one-person household to $51,450 in an eight-person household. Their maximum monthly rent is between $683 (one-person household) and $1,286 (eight-person household). Households with six to eight people have a maximum rent of $1,130-$1,286, so they can afford the 2021 median rent of $1,063 (**Table 46**), but they will have difficulty finding decent, affordable housing with current rents depicted in **Table 48** and **Table 49.** Eight-person households can afford to purchase a home with a sales price of $154,676, which is significantly lower than the January 2023 median home sales price of $340,000.

- **Low-Income Households**: Low-income households are earning 77.5 percent of the area median income. As shown in **Table 53**, these households have an annual income ranging between $43,650 (one-person household) to $82,250 (eight-person household). Their maximum monthly rent is $1,091 (one-person household) to $2,056 (eight-person household), which is approaching the current rental rates (depending on household size) as of May 2023 (see **Table 48** and **Table 49**). This group may have an easier time finding affordable housing to rent, but their options may be limited because their budget is closer to the average rental prices. In this group, households with eight people can afford $251,685 when buying a house, which is well below the January 2023 median sales price of $340,000 in Kern County.

- **Moderate-Income Households**: Moderate-income households have an annual income between $67,450 (one-person household) and $127,200 (eight-person household). Their maximum monthly rent ranges from $1,686 (one person household) to $3,180 (eight-person household). Households in this income bracket can afford many of the May 2023 rents listed online and presented in **Table 48** and **Table 49.** In this category, households of six or more people who are earning at least $111,750 can afford the January 2023 median home sales price of $340,000.

Some key housing assistance programs in Kern County include the following.

- **Rent and Utility Assistance Program (RUP)** was available until September 2022 and provided rent and utility payment assistance. Additional funding may permit the program to resume later.

- **Stepped Rents** is a program available to randomly selected Kern County public housing and Housing Choice Voucher residents who are willing to participate in a national study regarding stepped rent. In the Stepped Rent program, rent is established based on the household's income; rent increases only annually, but is not based on increases in the household income.

- **Housing Choice Voucher Program** is a federal program administered by The Housing Authority. Eligible participants, including very-low-income families, the elderly, and persons with disabilities qualify for vouchers to subsidize the cost of private sector rents. The Housing Authority contracts with landlords to subsidize a portion of the rent based on formulas set by HUD. As of June 2023, there were 3,552 vouchers in use, and 11,469 households on the waiting list, according to personal communication with Housing Authority of Kern County on June 6, 2023.

- **Low Income Public Housing** is available at 12 housing developments operated by the Housing Authority, with a combined 865 units available in the County. Rent amount is based on a federal formula.

Table 53: Housing Affordability, Kern County

Housing Affordability, Kern County								
	Persons in Household							
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
	Acutely Low Income							
Annual Income Limit	$8,450	$9,650	$10,850	$12,050	$13,000	$14,000	$14,950	$15,900
Monthly Income	$704	$804	$904	$1,004	$1,083	$1,167	$1,246	$1,325
Maximum Monthly Rent	$211	$241	$271	$301	$325	$350	$374	$398
Maximum Home Sales Price	$18,762	$21,951	$25,855	$29,678	$32,720	$35,878	$38,920	$41,962
	Extremely Low Income							
Annual Income Limit	$16,350	$18,700	$23,030	$27,750	$32,470	$37,190	$41,910	$46,630
Monthly Income	$1,363	$1,558	$1,919	$2,313	$2,706	$3,099	$3,493	$3,886
Maximum Monthly Rent	$409	$468	$576	$694	$812	$930	$1,048	$1,166
Maximum Home Sales Price	$43,423	$50,855	$64,503	$79,479	$94,456	$109,432	$124,409	$139,385
	Very Low Income							
Annual Income Limit	$27,300	$31,200	$35,100	$38,950	$42,100	$45,200	$48,300	$51,450
Monthly Income	$2,275	$2,600	$2,925	$3,246	$3,508	$3,767	$4,025	$4,288
Maximum Monthly Rent	$683	$780	$878	$974	$1,053	$1,130	$1,208	$1,286
Maximum Home Sales Price	$80,044	$90,481	$102,801	$115,050	$125,073	$134,863	$144,769	$154,676
	Low Income							
Annual Income Limit	$43,650	$49,850	$56,100	$62,300	$67,300	$72,300	$77,300	$82,250
Monthly Income	$3,638	$4,154	$4,675	$5,192	$5,608	$6,025	$6,442	$6,854
Maximum Monthly Rent	$1,091	$1,246	$1,403	$1,558	$1,683	$1,808	$1,933	$2,056
Maximum Home Sales Price	$130,314	$149,525	$169,374	$189,071	$204,944	$220,899	$228,597	$251,685
	Moderate Income							
Annual Income Limit	$67,450	$77,100	$86,700	$96,350	$104,050	$111,750	$119,450	$127,200
Monthly Income	$5,621	$6,425	$7,225	$8,029	$8,671	$9,313	$9,954	$10,600
Maximum Monthly Rent	$1,686	$1,928	$2,168	$2,409	$2,601	$2,794	$2,986	$3,180
Maximum Home Sales Price	$206,023	$236,028	$266,447	$296,984	$321,481	$345,933	$370,431	$394,919

Source: California Department of Housing and Community Development, Division of Housing Policy Development. *State Income Limits for 2022* (May 13, 2022).
Assumptions for Home Sales: ≈ 10 down payment, 7.425 APR, 30-year fixed-rate loan; property tax calculated at 1.2; homeowners' insurance $800 annually. Does not include utilities.

2.5 CURRENT LOW-INCOME HOUSING TAX CREDIT PROJECTS

As of December 2022, there are more than 11,784 low-income housing units either in service or in application stages.

Note that in **Table 54** below, several developments have not yet certified the number of units that qualify for the tax credit; units in these developments are not counted toward the totals.

Table 54: Current Low-Income Housing Tax Credit Projects, December 2022, By Year Placed in Service

Current Low-Income Housing Tax Credit Projects, December 2022, By Year Placed in Service

Project Name	Project City	Const. Type	Housing Type	Appl. Stage	Placed in Service	Total Units	Low Income Units	Number of Bedrooms 0	1	2	3	4	5	6
Lake Isabella Senior Apartments	Lake Isabella	New	Sr.	Extnd	1992	46	46	0	0	0	0	0	0	0
Kristine Apartments	Bakersfield	New	LrgFam	Extnd	1994	60	59	0	0	20	40	0	0	0
Tegeler Hotel	Bakersfield		SRO	Extnd	1993	53	53	53	0	0	0	0	0	0
The Meadows Apartments	Oildale	New	LrgFam	Extnd	1994	134	133	0	30	50	54	0	0	0
Pineview	Bakersfield	New	LrgFam	Extnd	1995	110	109							
Foothill Vista Apartments	Bakersfield	New	LrgFam	Extnd	1995	112	111	0	0	78	32	2	0	0
Lake Isabella Senior II Apartments	Lake Isabella	New	Sr.	Extnd	1995	40	39	0	0	0	0	0	0	0
Park Meadows	Bakersfield	New	LrgFam	Extnd	1996	140	138	0	0	58	66	16	0	0
Taft Senior Apartments	Taft	New	Sr.	Extnd	1998	61	60	0	48	12	0	0	0	0
Madison Place	Bakersfield	New	LrgFam	Extnd	1997	56	55	0	6	12	30	8	0	0
Casa Hernandez Apartments	Delano	New	Sr.	In service	1999	80	79	0	64	16	0	0	0	0
The Village at Lakeside	Bakersfield	Acq/Rehab	NonTarg	In service	1998	136	135	40	28	68				
Villa Hermosa	Wasco	New	LrgFam	In service	1999	40	39	0	0	16	20	4	0	
Canyon Hills Senior Housing	Bakersfield	New	Sr.	In service	2000	74	72	0	58	16				
Caliente Creek	Arvin	New	LrgFam	In service	1999	45	45	0		8	32	6		
Aldea Park Apartments	Lost Hills	New	LrgFam	In service	2001	41	40	0	0	8	33	0	0	
The Ridge Apartments	Ridgecrest	Rehab	LrgFam	In service	2000	80	79	0	0	46	34	0	0	0
Park Place Apartments	Bakersfield	New	Sr.	In service	2000	80	79	0	64	16	0	0	0	0
Emerald Glen Apartments	Bakersfield	Acq/Rehab	LrgFam	In service	2000	240	239	0	0	8	232	0	0	0
Springwood (Site A)	Bakersfield	Rehab	NonTarg	In service	1999	393	387	56	110	222	5	0	0	0

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Project Name	Project City	Const. Type	Housing Type	Appl. Stage	Placed in Service	Total Units	Low Income Units	Number of Bedrooms 0	1	2	3	4	5	6
Springwood (Site B)	Bakersfield	Rehab	NonTarg											
Springwood (Site C)	Bakersfield	Rehab	NonTarg											
Springwood (Site D)	Bakersfield	Rehab	NonTarg											
Springwood K Street Apartments (Site F)	Bakersfield	Rehab	NonTarg											
Springwood Vintage (Site E)	Bakersfield	Rehab	NonTarg											
Vineyard Apartments	Lamont	New	LrgFam	In service	2001	65	52	0	13	26	13	0	0	0
Milagro del Valle	McFarland	New	LrgFam	In service	2003	46	46	0	0	21	23	2	0	0
Sunrise Villa	Wasco	New	SpclNeeds	In service	2002	44	43	0	0	18	22	4	0	0
Casa de la Paloma aka Arvin Family Apartments	Arvin	New	LrgFam	In service	2002	43	42		0	21	22	0	0	0
Villas Santa Fe	Delano	New	SpclNeeds	In service	2003	81	80	0	0	0	0	0	0	0
California Avenue Senior Housing	Bakersfield	New	Sr.	In service	2004	180	178	0	147	33	0	0	0	0
Bakersfield Family Apartments	Bakersfield	New	LrgFam	In service	2003	78	77	0	0	38	40	0	0	0
El Mirage Apartments	Wasco	New	NonTarg	In service	2004	34	34	0	0	34	0	0	0	0
La Amistad	Arvin	New	LrgFam	In service	2004	80	79	0	0	0	48	32	0	0
Daybreak Apartments	McFarland	New	LrgFam	In service	2005	61	60	0	0	1	30	30	0	0
Maganda Park	Delano	New	LrgFam	In service	2005	20	20	0	0	3	11	6	0	0
Hood Street Family Apartments	Arvin	New	LrgFam	In service	2004	27	26	7	20	0	0	0	0	0
P Street Family Apartments	Bakersfield	New	LrgFam	In service	2004	21	20	0	0	0	0	21	0	0
Tehachapi Senior I and Shafter Senior Manor	Tehachapi	Acq/Rehab	Sr.	In service	2004	71	69	0	63	8	0	0	0	0
Cottonwood Village aka Camellia Village Apartments	Bakersfield	New	LrgFam	In service	2005	86	85	0	0	60	26	0	0	0
Sunset Villa Apartments	Wasco	New	LrgFam	In service	2005	52	51	0	0	16	32	4	0	0

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Project Name	Project City	Const. Type	Housing Type	Appl. Stage	Placed in Service	Total Units	Low Income Units	Number of Bedrooms 0	1	2	3	4	5	6
Summerset Apartment Homes	Arvin	New	LrgFam	In service	2006	61	60	0	0	1	60	0	0	0
Casa Loma Family Apartments	Bakersfield	New	LrgFam	In service	2006	113	112	0	0	40	49	24	0	0
Govea Gardens	Bakersfield	New	LrgFam	In service	2006	150	149	0	0	58	76	16	0	0
Cottonwood Terrace aka Camellia Terrace Apartments	Bakersfield	New	Sr.	In service	2005	21	20	0	21	0	0	0	0	0
Summerview Apartment Homes	Arvin	New	LrgFam	In service	2006	61	60	0	0	33	0	28	0	0
Cottonwood Court Apartments	Bakersfield	New	LrgFam	In service	2005	86	85	0	0	60	26	0	0	0
Poplar Village	Wasco	New	LrgFam	In service	2005	64	63	0	0	0	54	10	0	0
Belmont Meadows Apartments	Delano	New	LrgFam	In service	2007	70	69	0	0	0	46	24	0	0
Cottonwood Gardens	Bakersfield	New	LrgFam	In service	2006	91	90	0	23	18	50	0	0	0
Sunny View Family Apartments	Delano	New	LrgFam	In service	2007	70	69	0	0	46	24	0	0	0
Park Palace Apartments	Mojave	New	LrgFam	In service	2007	81	80	0	0	40	33	8	0	0
Poso Place	Wasco	New	Sr.	In service	2007	81	80	0	64	17	0	0	0	0
Casas del Valle	Delano	New	LrgFam	In service	2006	35	35	0	0	8	24	3	0	0
Greenfield Homes	Bakersfield	New	LrgFam	In service	2007	35	35	0	0	0	30	5	0	0
King Square Family Apartments	Bakersfield	New	LrgFam	In service	2008	73	72	0	0	36	33	4	0	0
Edison Village	Bakersfield	New	LrgFam	In service	2007	81	80	0	0	0	81	0	0	0
Larkspur Village	Ridgecrest	New	LrgFam	In service	2008	81	80	0	0	33	48	0	0	0
Casa Amelia Cadena Apartments	Shafter	New	LrgFam	In service	2007	81	80	0	0	29	42	10	0	0
St. John Manor	Bakersfield	Acq/Rehab	Sr.	In service	2007	79	78	0	79	0	0	0	0	0
Central Avenue Senior Apartments	Wasco	New	Sr.	In service	2008	42	41	0	34	8	0	0	0	0
Rancho Lindo	Lamont	New	LrgFam	In service	2009	44	43	0	0	23	18	3	0	0

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Project Name	Project City	Const. Type	Housing Type	Appl. Stage	Placed in Service	Total Units	Low Income Units	Number of Bedrooms 0	1	2	3	4	5	6
Village Park Senior Apartments	Bakersfield	New	Sr.	In service	2009	60	59	0	56	4	0	0	0	0
Panorama Park Apartments	Bakersfield	Acq/Rehab	AtRsk	In service	2008	66	65	0	0	52	14	0	0	0
Rosamond Gateway Village Apartments	Rosamond	New	LrgFam	In service	2008	81	80	0	16	33	32	0	0	0
Coventry Place Apartments	Bakersfield	Acq/Rehab	LrgFam	In service	2007	88	87	0	0	48	40	0	0	0
Descanso Place	Bakersfield	New	LrgFam	In service	2008	54	53	0	0	0	27	27	0	0
Bakersfield Family Apartments	Bakersfield	New	LrgFam	In service	2009	80	79	0	8	32	32	8	0	0
Di Giorgio Family Apartments FWHAP CA-2008-002	Lamont	New	LrgFam	In service	2009	80	79	0	16	32	32	0	0	0
Lamont Family Apartments	Lamont	New	LrgFam	In service	2009	64	63	0	0	32	32	0	0	0
McFarland Family Apartments	McFarland	New	LrgFam	In service	2011	80	79	0	24	32	24	0	0	0
Rosamond United Family Apartments	Rosamond	New	LrgFam	In service	2010	73	72	0	16	24	33	0	0	0
Arvin Square Apartments	Arvin	Rehab	AtRsk	In service	2011	51	50	0	12	36	3	0	0	0
Park Palace II Apartments	Mojave	New	LrgFam	In service	2011	81	80	0	0	40	33	8	0	0
Nina Place Apartments	Bakersfield	New	LrgFam	In service	2011	65	64	0	0	36	25	4	0	0
Sunny View II Apartments	Delano	New	LrgFam	In service	2010	70	69	0	0	46	24	0	0	0
Sante Fe Apartments	Bakersfield	New	LrgFam	In service	2011	56	55	0	0	20	32	4	0	0
The Village at Tehachapi Family Apartments	Tehachapi	New	LrgFam	In service	2011	81	80	0	0	41	40	0	0	0
Camellia Place	Bakersfield	New	LrgFam	In service	2010	45	44	0	0	0	15	30	0	0
Hudson Park Apartments I & II	Shafter	Acq/Rehab	AtRsk	In service	2011	84	82	0	14	58	12	0	0	0
Desert Oak Apartments	Mojave	Acq/Rehab	AtRsk	In service	2011	42	41	0	14	22	6	0	0	0
South Mill Creek Apartments	Bakersfield	New	LrgFam	In service	2011	70	69	0	10	24	36	0	0	0
Beckes Street Apartments	Wasco	New	LrgFam	In service	2012	58	57	0	0	32	26	0	0	0
Sycamore Family Apartments	Arvin	New	LrgFam	In service	2012	49	48	0	0	16	25	8	0	0

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Project Name	Project City	Const. Type	Housing Type	Appl. Stage	Placed in Service	Total Units	Low Income Units	Number of Bedrooms						
								0	1	2	3	4	5	6
Pioneer Village Apartments	Bakersfield	Acq/Rehab	LrgFam	In service	2011	85	84	0	0	50	35	0	0	0
Bakersfield Seniors	Bakersfield	New	Sr.	In service	2012	49	48	0	48	1	0	0	0	0
Ridgecrest Senior Apartments	Ridgecrest	New	Sr.	In service	2012	32	31	0	26	6	0	0	0	0
Eucalyptus Village	Bakersfield	New	LrgFam	In service	2012	64	63	0	0	32	32	0	0	0
The Residences at West Columbus	Bakersfield	New	LrgFam	In service	2013	56	55		20	16	20	0	0	0
Hallmark Apartments	Lamont	Acq/Rehab	AtRsk	In service	2012	48	47	0	16	32	0	0	0	0
Eucalyptus Village II	Bakersfield	New	LrgFam	In service	2012	60	58	0	26	16	18	0	0	0
Poso Manor & Rose Valley (Site A)	Wasco	Acq/Rehab	AtRsk	In service	2012	100	98	0	12	80	6	2	0	0
Poso Manor & Rose Valley (Site B)	Wasco	Acq/Rehab	AtRsk											
Bear Mountain & Weedpatch Country (Site A)	Arvin	Acq/Rehab	AtRsk	In service	2012	72	70	0	12	34	22	4	0	0
Bear Mountain & Weedpatch Country (Site B)	Lamont	Acq/Rehab	AtRsk											
California Terrace	California City	Acq/Rehab	AtRsk	In service	2012	32	31	0	0	24	8	0	0	0
Wasco Arms	Wasco	Acq/Rehab	NonTarg	In service	2012	78	77	0	0	64	14	0	0	0
Descanso Place II	Bakersfield	New	LrgFam	In service	2013	17	16	0	0	0	17	0	0	0
Descanso Place IV	Bakersfield	New	LrgFam	In service	2013	16	15	0	0	0	16	0	0	0
Residences at Old Town Kern	Bakersfield	New	LrgFam	In service	2014	50	49	0	19	16	15	0	0	0
Sycamore Family Apartments II	Arvin	New	LrgFam	In service	2014	72	71	0	0	24	40	8	0	0
Kendrea Place Family Apartments	McFarland	New	LrgFam	In service	2014	48	47	0	8	24	16	0	0	0
Sunnylane Village	Bakersfield	Rehab	AtRsk	In service	2014	40	39	0	40	0	0	0	0	0
Jasmine Heights Apartments	Delano	Acq/Rehab	LrgFam	Prelim		128	126	0	0	64	40	24	0	0
Auburn Heights Apartments	Bakersfield	Acq/Rehab	LrgFam	Prelim		160	158	0	0	56	64	40	0	0

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Project Name	Project City	Const. Type	Housing Type	Appl. Stage	Placed in Service	Total Units	Low Income Units	Number of Bedrooms						
								0	1	2	3	4	5	6
Tulare Arms Apartments	Shafter	Acq/Rehab	LrgFam	Prelim		48	47	0	0	33	15	0	0	0
Westside Village (Site A)	Shafter	Acq/Rehab	LrgFam	In service	2015	81	80	0	0	0	41	40	0	0
Westside Village (Site B)	Shafter	Acq/Rehab	LrgFam											
Westside Village (Site C)	Shafter	Acq/Rehab	LrgFam											
Westside Village (Site D)	Shafter	Acq/Rehab	LrgFam											
Rio Vista	Bakersfield	Acq/Rehab	LrgFam	In service	2014	70	69	0	16	29	12	13	0	0
Rancho Algodon	Delano	Acq/Rehab	LrgFam	In service	2014	62	62	0	0	0	50	12	0	0
Park 20th	Bakersfield	New	SpclNeeds	Prelim		56	55	0	55	1	0	0	0	0
Descanso Place III	Bakersfield	New	LrgFam	In service	2015	34	33	0	0	9	25	0	0	0
Almond Village	Lost Hills	New	LrgFam	Prelim		81	80	0	0	20	61	0	0	0
Valley View Apartments	Delano	Acq/Rehab	NonTarg	In service	2015	90	89	0	0	72	18	0	0	0
Mill Creek Courtyard	Bakersfield	New	Sr.s	Prelim		62	61	0	50	12	0	0	0	0
Mill Creek Village	Bakersfield	New	NonTarg	Prelim		63	62	0	51	12	0	0	0	0
Green Gardens	Bakersfield	Acq/Rehab	SRO	Prelim		103	102	102	1	0	0	0	0	0
Sycamore Walk Apartments	Bakersfield	Acq/Rehab	LrgFam	Prelim		112	110	0	0	60	40	12	0	0
Villa del Comanche Apartments	Arvin	Acq/Rehab	AtRsk	Prelim		57	56	0	0	40	16	0	0	0
Solinas Village/Almond Court - (Solinas Village Site A)	McFarland	Rehab	LrgFam	Prelim		88	86	0	0	14	50	22	0	0

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Project Name	Project City	Const. Type	Housing Type	Appl. Stage	Placed in Service	Total Units	Low Income Units	Number of Bedrooms						
								0	1	2	3	4	5	6
Solinas Village/Almond Court - (Almond Court Site B)	Wasco	Rehab	LrgFam											
Tehachapi Manor II	Tehachapi	Acq/Rehab	Sr.s	Prelim		44	43	0	40	3	0	0	0	0
Summerhill Family Apartments	Bakersfield	Acq/Rehab	LrgFam	Prelim		128	127	0	0	48	47	32	0	0
Harmony Court Apartments	Bakersfield	Acq/Rehab	Sr.s	Prelim		96	95	0	80	15	0	0	0	0
Wasco Farmworker Housing Project Phase II	Wasco	New	LrgFam	Prelim		160	134	0	21	25	103	10	0	0
Delano Gardens	Delano	Acq/Rehab	AtRsk	Prelim		76	75	0	17	40	19	0	0	0
Rosaleda Village 9	Wasco	New	LrgFam	In service	2018	66	65	0	9	11	42	4	0	0
Camellia Place II	Bakersfield	New	LrgFam	Prelim		16	15	0	0	0	4	11	0	0
Kendrea Terrace	McFarland	New	LrgFam	Prelim		68	67	0	0	8	30	30	0	0
Mountain View Village	Lamont	New	LrgFam	Prelim		41	40	0	0	41	0	0	0	0
Parkside Apartments	Delano	New	LrgFam	Prelim	2022	40	39	0	19	10	11	0	0	0
Pioneer Cottages	Bakersfield	New	NonTarg	Prelim	2022	37	36	0	36	0	1	0	0	0
Benton Park Cottages	Bakersfield	New	NonTarg	Prelim	2022	25	24	0	16	0	9	0	0	0
22nd Street Lofts	Bakersfield	New	Sr.s	Prelim		20	19	0	20	0	0	0	0	0

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Project Name	Project City	Const. Type	Housing Type	Appl. Stage	Placed in Service	Total Units	Low Income Units	Number of Bedrooms						
								0	1	2	3	4	5	6
Kern County Apartments	Arvin	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Arvin	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Arvin	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Arvin	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	McFarland	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	McFarland	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	McFarland	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	McFarland	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	McFarland	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	McFarland	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	McFarland	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	McFarland	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	McFarland	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Shafter	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Shafter	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Shafter	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Wasco	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Wasco	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Wasco	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0
Kern County Apartments	Wasco	Rehab	AtRsk	Prelim	2022	116	112	0	52	54	7	0	0	0

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Project Name	Project City	Const. Type	Housing Type	Appl. Stage	Placed in Service	Total Units	Low Income Units	Number of Bedrooms						
								0	1	2	3	4	5	6
Sagewood	Bakersfield	New	LrgFam	Prelim	2023	72	71	0	18	36	18	0	0	0
Sherwood Avenue Family Apartments	McFarland	New	LrgFam	Prelim	2023	81	80	0	22	37	22	0	0	0
Brentwood Crossings	Bakersfield	New	LrgFam	Prelim		58	57	0	0	30	20	8	0	0
Mojave View Apartments	Ridgecrest	New	LrgFam	Prelim	2022	76	75	0	0	32	36	8	0	0
College Heights Cottages	Bakersfield	New	SpclNeeds	Prelim		29	28	0	28	0	1	0	0	0
Third Thyme	Wasco	New	SpclNeeds	Prelim	2025	104	102	0	104	0	0	0	0	0
Smoke Tree Apartments	Wasco	New	LrgFam	Prelim	2023	36	35	0	0	20	16	0	0	0
Adelante Vista	Bakersfield	Acq/Rehab	NonTarg	Prelim	2024	142	141	0	25	66	38	13	0	0
Delano RAD	Delano	Acq/Rehab	NonTarg	Prelim	2024	112	106	0	10	34	58	10	0	0

Source: California Tax Credit Allocation Committee

Notes: Construction Type: New: new construction; Rehab: rehabilitation; Acq/Rehab: acquisition and rehabilitation

Application Stage: Extnd: extended; In service: placed in service; Prelim: Prelim

Housing Type: LrgFam: large family (5 or more); Sr.: seniors At-Rsk; at-risk of homelessness; SpclNeeds: special needs; SRO: single-room occupancy NonTarg: non-targeted

2.6 EXISTING ASSISTED HOUSING DEVELOPMENTS AT RISK OF CONVERSION

Projects listed above are not County owned facilities. These projects are managed by various non-profit affordable housing organizations and currently not at risk of immediate converting to market rate. However, preserving at-risk units requires three main types of resources:

- **Financial Resources** to purchase existing units or develop replacements.
- **Capable Entities** willing and able to purchase and/or manage at-risk properties.
- **Program Funding** to offset potential reductions in Housing Choice Voucher (Section 8) rent subsidies.

A range of federal, state, and local programs are available to support the acquisition, subsidy, or replacement of at-risk units. Given the high cost of developing and preserving affordable housing, and limitations on funding sources, multiple funding streams are often necessary. Below is a summary of key federal and state financial resources available to the County for the preservation of assisted multifamily rental housing. Some resources may also support developments not currently at risk.

Federal Programs

Community Development Block Grant (CDBG). CDBG funds, awarded to the County on a formula basis, support housing and community development activities like acquisition, rehabilitation, economic development, and public services. The program benefits households earning up to 80% of the County's median family income.

HOME Investment Partnerships. HOME provides flexible grants for affordable housing activities including acquisition, construction, reconstruction, and rehabilitation. Funding allocations consider local housing conditions, affordability issues, and poverty levels.

Housing Choice Voucher (Section 8) Program. This program offers rental assistance for very low-income tenants, covering a portion of private market-rate rents.

Section 811/202 Program. HUD provides zero-interest capital advances to nonprofit organizations for the development of affordable rental housing for seniors and people with disabilities. Eligible uses include acquisition, rehabilitation, construction, and rental assistance.

HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA). LIHPRHA addresses the risk of HUD-assisted projects converting to market rate upon mortgage prepayment. It offers incentives to retain affordability, including an 8% return on equity if rent caps are met. If conditions are unmet, owners must offer properties to priority purchasers before conversion. Affordability restrictions must be maintained for a minimum of 50 years, though prepayment is possible under certain conditions. Preservation efforts depend heavily on sufficient HUD funding.

State Programs

California Housing Finance Agency (CalHFA) Multiple Rental Housing Programs. CalHFA provides below-market-rate financing for the new construction, rehabilitation, or acquisition of rental housing projects (20–150 units) through tax-exempt bonds.

Low Income Housing Tax Credit (LIHTC). LIHTC offers tax credits to investors in low-income rental housing. Proceeds from the sale of these credits finance the new construction, rehabilitation, or acquisition of affordable housing.

California Community Reinvestment Corporation (CCRC). CCRC, a nonprofit mortgage banking consortium, provides long-term debt financing for the development, rehabilitation, and acquisition of affordable multifamily rental properties.

Local Programs

Nonprofit Entities. Nonprofit organizations operating within the County can be contacted to assess their interest and capacity to acquire and/or manage units at risk of conversion. For at-risk properties, qualified nonprofit entities must be given the opportunity to purchase the buildings to preserve affordability. The following local nonprofit corporations have demonstrated the legal and managerial capacity to acquire and manage at-risk units, based on their inclusion in the California Department of Housing and Community Development (HCD) list of Qualified Entities (as of February 19, 2025). This list is maintained by HCD and available on its website (https://www.hcd.ca.gov/policy-and-research/preserving-existing-affordable-housing).

- Abbey Road Inc. (North Hills)
- Golden Empire Affordable Housing, Inc. (Bakersfield)
- Housing Authority of the County of Kern (Bakersfield)
- Housing Corporation of America (Laguna Beach)
- Keller & Company (San Diego)
- L + M Fund Management LLC (Westchester)
- Poker Flats LLC (Los Angeles)
- ROEM Development Corporation (Santa Clara)
- Self-Help Enterprises (Visalia)
- The East Los Angeles Community Union (Los Angeles)

Staff has proposed Program 1.8 which requires annual contact with property owners. In addition, Staff has included Program 1.10, which includes a listing of all HOME Rental Projects monitored by County Staff. The program includes a listing of not only how many units have affordability constraints, but also the year in which the affordability constraints are set to expire. Program 1.9 and 1.10 represents a commitment by Staff to work with the various property owners to not only monitor but take steps to ensure all tenants are aware of potential changes to existing affordability provisions. Staff is further proposing that a summary of the annual reviews of these properties be included within the annual General Plan and Housing Element Annual Report. This addition will help to further overall management and review of this program. The revised program language will read as follows:

> Program 1.8: Monitor at-risk units by maintaining annual contact with property owners regarding their long-term plan for the properties. A summary of these annual reviews will be included in the Annual Update and General Plan Report beginning in 2025 and continue thereafter.

Program 1.9: Participate in the preservation of at-risk units by providing available financial and/or technical assistance to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling.

Program 1.10: Ensure that property owners of the assisted units at risk of conversion to market rate provide adequate tenant notification by sending an annual mailer that reminds property owners of the correct process, which includes notifying tenants at least one year prior to potential conversion to market-rate housing and providing information regarding tenant rights and conversion procedures should an owner decide to convert his/her property to a market-rate use.

2.7 Racial/Ethnic Areas of Concentration of Poverty (R/ECAP) and Affluence (RCAA)

2.7.1 R/ECAP

A review of racial/ethnic areas of concentration of poverty shows that there are census tracts of concern, although some of these are outside the jurisdiction of unincorporated County areas. **Figure 2** identifies areas of high segregation and high poverty in Kern County by census tract. There are two areas that fall within unincorporated Kern County; these are found in the Greater Arvin and Greater California City areas. A third area is in incorporated Bakersfield. A fourth area is within the boundaries of incorporated California City. Note that **Figure 2** also identifies some areas of high segregation and high poverty that are beyond the boundaries of Kern County—the two areas in the northwest portion of the figure, and the areas in and around Palmdale in the southeast portion of the figure.

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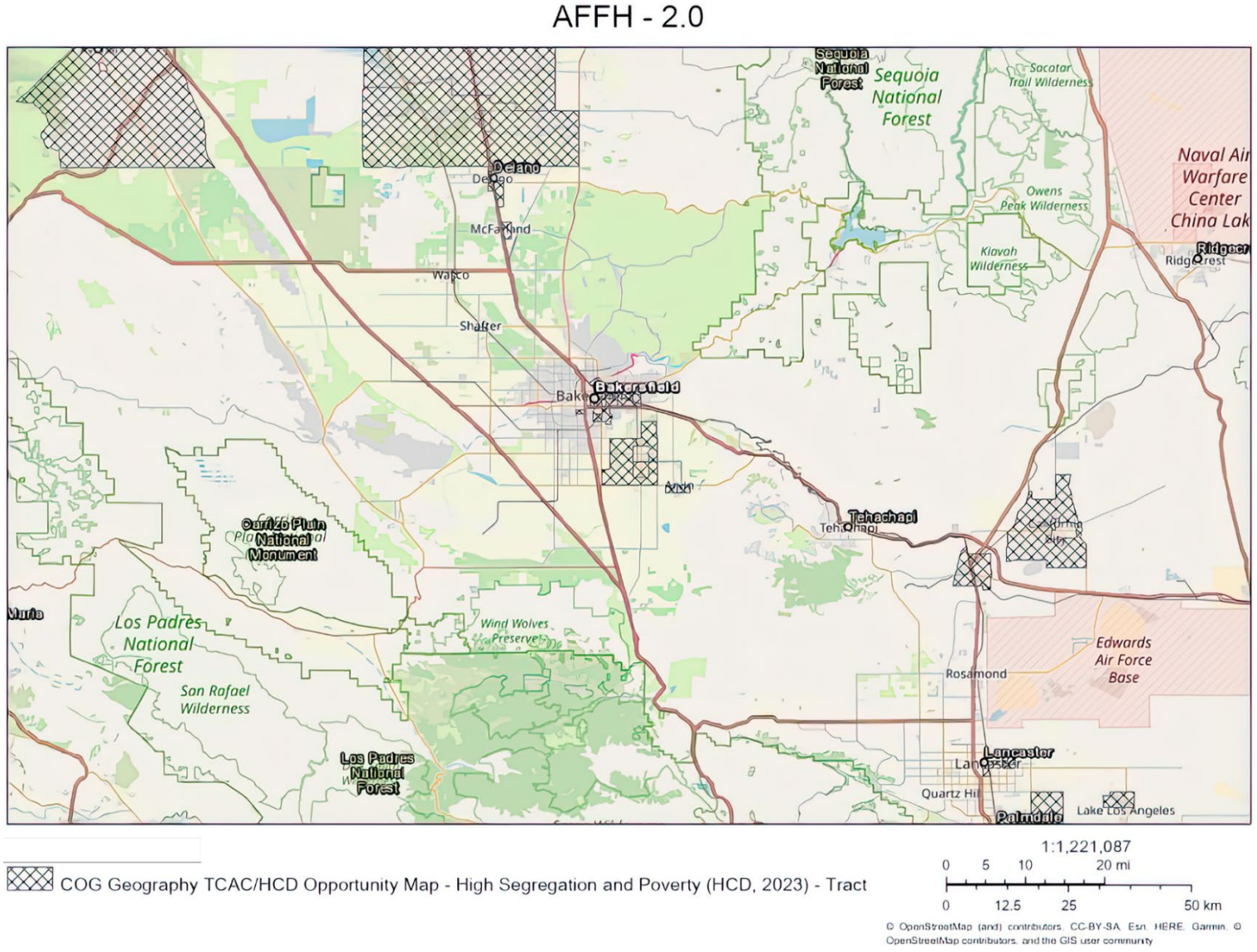


Figure 2: Areas of High Segregation and High Poverty

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Area 1 is just southeast of Bakersfield, sandwiched between the county seat and the incorporated community of Arvin. Some portions of Area 1 are in the three Disadvantaged Unincorporated Communities of Weedpatch, Edmundson Acres, and Lamont. Only about 25 square miles, it is more of an urban area than not. Roads are good and many are bicycle friendly. Residents enjoy proximity to schools, healthcare providers, grocery stores, houses of worship, and other community amenities. Edmundson Acres is home to about 61 households, Lamont has 3,556, and Weedpatch has 908. Note that not all these households are in the AFFH-defined area of high racial segregation and high poverty. Recognizing this, the poverty rates of these three DUCs are 27.6 percent, 28.3 percent, and 45.9 percent, respectively.

Edmondson Acres has a high level of owner-occupied housing (77 percent), while Lamont (45 percent) and Weedpatch (33 percent) do not. The area is serviced by public utilities, which are deemed adequate; however, some households are outside the service area of public sewer and rely on private septic systems. Stormwater runoff, curb and gutter, and drainage basins are adequate, though they may be stressed at times. Cal Fire Station 46 serves most of this area.

Lamont is home to the 65-unit, large-family housing project of Vineyard Apartments, as well as the 44-large-family-unit Rancho Lindo. Di Giorgio Family Apartments (80 large family), Lamont Family Apartments (64 large family), Hallmark Apartments (48 at-risk units), Bear Mountain & Weedpatch Country (Site B) are also in Lamont. The planned Mountain View Village, which will have 41 large-family units, is also in Lamont.

Area 2 is generally the unincorporated community of Mojave, and lies between Tehachapi and California City, roughly at the juncture of Highway 58 and Highway 14. As discussed in the Disadvantaged Underserved Communities section of the Element, the community of Mojave—located in the western portion of the Mojave Desert—has 3,620 residents in 1,403 households. It is about 62 miles southeast of Bakersfield, on the eastern side of the Tehachapi Mountains. There are 1,755 housing units in Mojave, with 21.3 units per acre. Of these units, 1,121 are single-family homes, 438 are multi-family homes, and 196 are mobile homes. The median household income is $44,757 and poverty rate is 19.8 percent.

This area of high racial segregation and high poverty is served by the Mojave Public Utility District and is surrounded by federally owned land. Nearby Edwards Air Force Base employes more than 4,000 civilians and is home to more than 2,000 active duty personnel. Rents in this area of high racial segregation and high poverty are between $1,000 and $1,500. Park Palace Apartments, an 80-unit low-income housing project for large families, was constructed in 2007. Other housing projects include Park Palace II Apartments (80 large-family units), and Desert Oak Apartments (42 units for at-risk populations). There are currently 227 residential lot listings, with a low asking price of $1,125 per acre. Residential units not serviced by the public sewer system have private septic systems.

Some areas of Mojave have stormwater drainage infrastructure in place, and other areas do not. The community has a minor risk of flooding in the next 30 years. The area is serviced by Cal Fire Station 14. Water, wastewater treatment, stormwater infrastructure, and fire protection are all deemed to be adequate.

About 41 percent of the residential units in this area are owner-occupied. There are 1,755 total housing units in Mojave itself, including 196 mobile homes. The poverty rate in this community is 19.8 percent.

Proximity to parks, schools, and houses of worship is weak, with most such places being in nearby Tehachapi or in California City.

Although virtually every program in the 6th Cycle Housing Element will enhance the conditions of those living in areas of high segregation and high poverty, the following programs have particular significance in this effort.

Table 55: Goals and Programs of Significance for Households in Areas of High Segregation and High Poverty

Goal	Programs of Significance for Households in Areas of High Segregation and High Poverty	
Goal 1: Conserve and improve the quality of existing housing and residential neighborhoods in the County.	1.2	Continue to conduct code compliance activities in the unincorporated County areas.
	1.5	Support HACK as appropriate in preparation of the Annual Public Housing Agency Actin Plan to identify and adjust strategies for expanding the use of Housing Choice Voucher rental assistance.
	1.6	Assist HACK in applying for new Housing Choice Vouchers as available through HUD, including special purpose vouchers targeted specifically for the disabled and elderly populations, through findings of consistency with the County Consolidated Plan.
	1.7	Support HACK as appropriate in maintaining and enhancing Housing Choice Voucher lease-up rates through HACK's marketing of the program to apartment owners and screening Housing Choice Voucher applicants.
	1.9	Participate in the preservation of at-risk units by providing available financial and/or technical assistance to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling.
Goal 2: Assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability.	2.1	The Planning & Natural Resource Department shall semi-annually (January & July) host affordable housing workshops. The purpose of the workshop is to provide information to affordable housing advocates regarding opportunities for development and answer land use related questions regarding specific project sites.
	2.4	The County will encourage the use of Enhanced Infrastructure Financing Districts (EIFDs) as a tool to support the development of low and very low rental units.
	2.8	Encourage the use of the density bonus program to provide affordable housing for extremely low, very low, low and moderate-income households. A standard density bonus eligible explanation paragraph will be included on all applicable application forms within 120 days of Housing Element adoption.
	2.10	Pursue state, federal and other housing funds such as HOME, CDBG, USDA Rural Development, Joe Serna Jr. Farmworker Housing Grant Program and other grant funds available through the state Department of Housing and Community Development (HCD) to leverage local funds to maximize assistance offered to low- and moderate-income households.
	2.12	Support continued utilization of the Section 515 program by directing prospective affordable housing developers to USDA and leverage with local funds when possible.

Goal 3: Promote equal opportunity for all residents to reside in housing of their choice.	3.1 The Planning & Natural Resources Department will continue to provide fair housing services to County residents by fielding complaints, making referrals to the state, when appropriate and maintaining readily available information regarding fair housing laws available on the department website. 3.4 Upon formal adoption of the 2024-2031 Housing Element, all Staff Reports prepared by the Planning and Natural Resources Department for proposed projects that include General Plan Amendments, Changes in Zone Classifications, Conditional Use Permits or Precise Development Plans will include a dedicated analysis and findings related to how the proposed project will Affirmatively Further Fair Housing or could present obstacles to the goals. 3.5 Within six (6) months of formal adoption of the 2024-2031 Housing Element, Planning and Natural Resource Department Staff will begin conducting monthly fair housing education to incorporated cities and conduct community meetings/workshops at various locations within unincorporated Kern County to provide fair housing information and share various resources for providing tenant support. Further, a quarterly meeting will be held in Bakersfield at the same location every three (3) months to provide support.
Goal 4: Facilitate the provision of housing suited to persons with special housing needs.	4.4 Encourage developers to build rental housing for large families and farmworkers by offering incentives such as density bonuses. 4.5 Continue to prioritize the use of local HOME funds to increase the supply of low-income large family rental units, the majority ow which will be occupied by farmworker household in unincorporated Kern County, through a combination of new construction, acquisition, and rehabilitation.

2.7.2 RCAA

Figure 3 shows the three areas of the County that are considered racially concentrated areas of affluence. Two of these—the greater Northwest Bakersfield area and an area in Bakersfield or within its sphere of influence on its northeast side—are outside the scope of the County's Element. Much of the third area is in Tehachapi, which is an incorporated community outside the scope of this Element. Some of the third section—a portion of the northwest strip along Highway 58 northwest of Tehachapi—is in the scope of the County's Housing Element. This area is primarily Kern County Census Tract 60.06.

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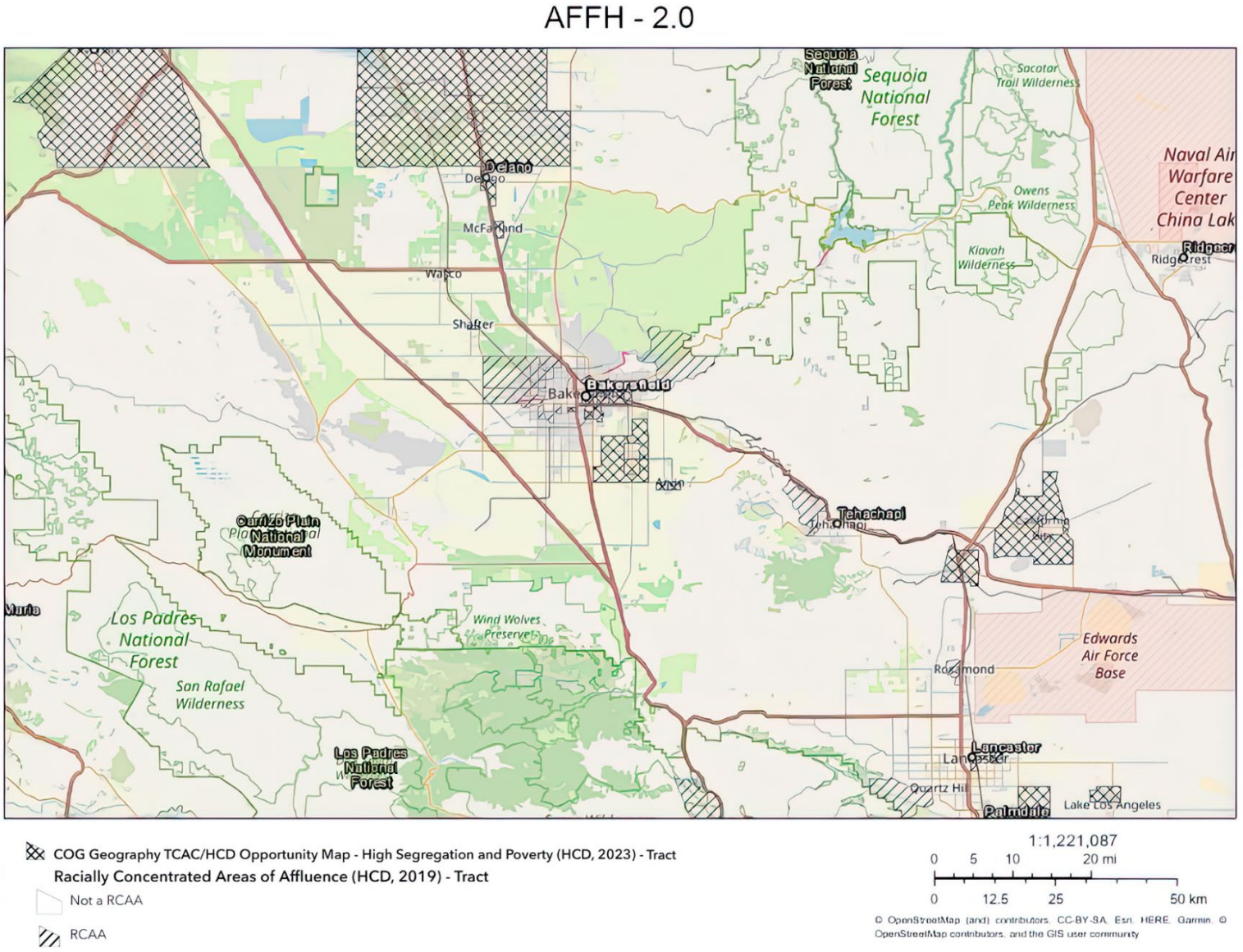


Figure 3: Racially Concentrated Areas of Affluence

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As shown in **Table 56** below, the racial composition of this Racially Concentrated Area of Affluence has remained white since 2010, when it was 84 percent. As of 2022, the percentage of white residents is nearly 87 percent. However, the percentage of persons of Hispanic or Latino descent has increased over this twelve-year period, rising from 17.4 percent to 24.5 percent. Over the same period, the Hispanic or Latino population of unincorporated Kern County increased from 33 percent to 57 percent.

Table 56: Racially Concentrated Area of Affluence: Race and Hispanic or Latino Ethnicity (Census Tract 60.06)

Racially Concentrated Area of Affluence: Race and Hispanic or Latino Ethnicity (Census Tract 60.06)													
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
White	84.0%	91.3%	89.9%	87.2%	89.1%	92.3%	93.5%	91.6%	90.3%	90.8%	88.0%	87.2%	86.9%
Other race	5.7%	5.3%	5.8%	7.7%	4.7%	3.5%	3.5%	6.3%	6.4%	6.7%	6.0%	5.1%	5.0%
Two or more races	10.4%	3.4%	4.3%	5.1%	6.2%	4.2%	3.0%	2.2%	3.3%	2.5%	6.0%	7.7%	8.2%
Hispanic or Latino	17.4%	11.7%	12.5%	18.6%	15.4%	13.2%	12.7%	14.2%	14.4%	14.0%	24.5%	23.9%	24.5%

Source: U.S. Census Bureau, ACS Tables B02001, B03003 Five-Year Averages

Since 2010, the percentage of owner-occupied housing units in Tract 60.06 has increased from 87.0 percent to 89.3 percent (see **Table 57**). The growth in housing units has been exclusively owner-occupied during the same period.

Table 57: Racially Concentrated Area of Affluence: Occupied Housing Units (Census Tract 60.06)

Racially Concentrated Area of Affluence: Occupied Housing Units (Census Tract 60.06)					
	Occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
2010	1,273	1,107	87.0%	166	13.0%
2022	1,544	1,379	89.3%	165	10.7%

Source: U.S. Census Bureau, ACS Table S2501, 2010, 2022

Trends indicate Census Tract 60.06, a Racially Concentrated Area of Affluence, will continue to increase in Hispanic or Latino composition. The 6th Cycle Element identifies 25 sites suitable for extremely low-, very low- and low-income housing development that are in or adjacent to Census Tract 60.06.

2.8 Enforcement, Outreach and Access to Opportunity

Included within this Housing Element are descriptions and characteristics of housing discrimination complaints. Historically, when it comes to monitoring Fair Housing and discrimination complaints, County Staff have served in an advisory capacity and worked with various community partners. In terms of capacity, this role was performed by a single Staff person within the Planning and Community Development Department. While the County was in full compliance with all State and Federal laws in terms of enforcement activities, various community members, which include community residents, the Leadership Counsel for Justice and Accountability, the Greater Bakersfield Legal Assistance and other housing advocates have requested this Housing Element include programs that expand this outreach and referral role. To address this request for services, Staff has included Programs 1.4, 2.2, 3.1, 3.4, 3.6 and 3.7. These programs represent an expanded community presence in terms of providing not only a dedicated Staff, but an entire Housing Unit, who will provide outreach and referral services. Program 3.7 specifically require the creation of a Fair Housing and Resident complaint Referral Program within the Planning and Natural Resources Department, with the goal of returning all calls within 48 hours and providing appropriate referrals and responses within seven (7) calendar days.

HUD defines access to opportunity as the potential to support positive economic, educational and health outcomes for low income families, particularly in terms of long term outcomes for children. Access to opportunity is specifically more difficult in disadvantaged communities which are areas throughout the county which have the highest combination of economic, health and environmental burdens. Kern County's overall unemployment rate is affected by seasonal agricultural employment and low educational attainment. Out of a population of over 914,000 only 8% have an two year Associate Degree, 11 % have a Bachelor's degree and 5% have a graduate degree. However, the distribution of these degrees is not consistent based on the large size of the county and the difference in communities between the Valley, Mountain and Desert regions.

Section 7 – Analysis of Disadvantaged Unincorporated Communities lists 29 communities in the Valley, Mountain and Desert regions of the county. CalEnviroScreen (CES) is an analytical tool created by the California Environmental Protection Agency (CalEPA) that combines census tract -specific data into a relative score to identify communities that are considered "disadvantaged." Those communities represent census tracts within the top 25% of overall scores on CalEnviroScreen 4.0. The map also highlights socioeconomic factors for each community scoring in the top 25th percentile. The socioeconomic factors scored include educational attainment, which measures the highest level of education received by individuals in the census tract, the housing burden indicator which measures households that are both low income and highly burdened by housing costs, the linguistic isolation indicator which measures the number of limited-English speaking households, the poverty indicator which measures the number of households or individuals below the federal poverty level, and the unemployment indicator which measures the number of people who are over 16 years, out of work and able to work, excluding students, retired persons, and individuals who have stopped looking for work.

All these factors are part of access to opportunities and have been used to provide a description of the three Regions in the county – Valley, Mountain and Desert.

Valley Region

This area contains the subareas of Greater Arvin, Greater Delano, Greater McFarland, Greater Shafter, Greater Taft, Greater Wasco and Metro Bakersfield. These areas include the incorporated cities of Arvin, Delano, Mc Farland, Maricopa, Shafter, Taft, Wasco and Bakersfield who are all required to have separate Housing Elements for their RNHAs and address access to opportunities for their disadvantaged communities. The disadvantaged unincorporated communities in the Valley include, Buttonwillow, Cherokee Strip, Edmundson Acres, Fuller Acres, Lamont, Lost Hills, Mettler, Mexican Colony, Oildale, and Weedpatch.

While some community groups divide the area into Metro, West and South Kern the majority of populations live in the incorporated cities for each of these areas and are not under this Housing Element program.

The Valley area has large ranges in poverty rates among different racial and ethnic groups. While the overall poverty rate is 16.1%, the percentages for specific groups vary considerably. White non-Hispanic residents have the lowest poverty rate at 10.5%, whereas Black residents face the highest rate at 28.6%. Oildale has a poverty rate of 30.5% despite having a median income of $49,490. A relatively low percentage of Bakersfield's population (25 years and over) has a bachelor's degree or higher (22%) compared to California's average (33%) which is comprised of most of the incorporated City. In the South Kern areas of Lamont, Fuller Acres and Edmundson Acres, racial and ethnic minorities account for 87.90% of the population. An estimated 45% of residents possess less than a high school education. The South subregion has a poverty rate of 28.77% with 62.67% of households qualifying as low-income (US Census Bureau 2021e). Nearly 30% of children in the region live in poverty and approximately 40% of children live in single parent households. The West Kern areas adjacent to the City of Taft and inclusion of the major oilfield areas have higher levels of high school graduation rates with just over 77% of residents in West Kern are high school graduates and 13.1% hold a bachelor's degree or higher. The median household income of $46,628 in West Kern County is notably lower than the Kern County median of $58,824, and far below California's median of $91,905 . The poverty rate of 27.4% in West Kern is double that of California's rate and 1.5 times higher than Kern's average.

Table 58: CalEnviroScreen 4.0 Scores for Valley Region Disadvantaged Unincorporated Communities

Census Designated Place	*Census Tract*	*CES Score Percentile*	*Education*	*Linguistic Isolation*	*Poverty*	*Unemploy-ment*	*Housing Burden*
Buttonwillow	37	96	80	83	86	89	58
Cherokee Strip	39	87	88	NA	68	9	NA
Cherokee Strip	42	83	87	96	88	62	79
Edmundson Acres	63.01	75	100	98	94	84	36
Fuller Acres	24	94	89	71	87	94	69
Fuller Acres	62.01	97	95	89	90	83	16
Lamont	62.01	97	95	89	90	83	16
Lamont	64.01	89	100	98	95	87	82
Lamont	64.03	74	99	93	96	76	44
Lamont	64.04	68	100	97	100	89	39
Lost Hills	45	86	99	100	96	62	40
Mettler	33.04	81	76	58	70	88	17
Mexican Colony	42	83	87	96	88	62	79

(continued on next page)

Oildale	1.01	88	41	17	73	86	45
Oildale	1.02	84	42	0	87	98	52
Oildale	2	93	84	14	96	99	81
Oildale	3	81	76	0	96	95	87
Oildale	4	92	70	7	99	100	76
Oildale	51.03	78	54	9	52	80	62
Weedpatch	64.04	68	100	97	100	89	39

Data Source: CalEnviroScreen 4.0, CA Office of Environmental Health Assessment, 2021
CalEnviroScreen Scoring and Model Explanation - https://oehha.ca.gov/calenviroscreen/scoring-model
Note: CalEnviroScreen 4.0 scores apply to the entire census tract. Census designated places can lay within multiple census tracts and may occupy a portion of the census tract area.

Desert Region – Eastern Kern

This area contains the subareas of Greater California City, and Greater Ridgecrest. It includes the incorporated cities of California City and Ridgecrest and unincorporated communities of Rosamond, Mojave, Inyokern and Boron. Due to the Department of Defense installations of China Lake Naval Weapons Station and Edwards Air Force Base, East Kern has a higher percentage of college-educated residents compared to other regions of Kern County. While the vast majority of residents in this region have a high school diploma (84.9%), only 18.5% of East Kern residents aged 25 and above hold a bachelor's degree or higher, notably lower than state and national rates at 31% and 29.3%. The median household income of $65,810 exceeds Kern's median income by 10% but falls well short of California's median of $91,905. East Kern's poverty rate of 15.2% is 25% higher than California's average rate.

The following graph indicates the CalEnviroScreen (CES) score for each disadvantaged community, including the percentile for each socioeconomic factor measured by CalEnviroScreen. A score of 80 would indicate that the census tract containing the disadvantaged community scores higher (i.e., worse) than 80% of other census tracts in California for that indicator.

Table 59: CalEnviroScreen 4.0 Scores for Desert Region Disadvantaged Unincorporated Communities

Census Designated Place	*Census Tract*	*CES Score Percentile*	*Education Percentile*	*Linguistic Isolation Percentile*	*Poverty Percentile*	*Unemploy-ment Percentile*	*Housing Burden Percentile*
Boron	56	64	56	11	76	71	40
Johannesburg/Randsburg	65	77	82	NA	88	98	18
Mojave	55.06	56	55	13	42	89	6
Mojave	59	79	70	69	91	98	62
Mojave	60.07	62	39	>1	63	NA	18
Mojave	65	77	82	NA	88	98	18

Data Source: CalEnviroScreen 4.0, CA Office of Environmental Health Assessment, 2021
CalEnviroScreen Scoring and Model Explanation - https://oehha.ca.gov/calenviroscreen/scoring-model
Note: CalEnviroScreen 4.0 scores apply to the entire census tract. Census designated places can lay within multiple census tracts and may occupy a portion of the census tract area.

Mountain Region

This area contains the subareas of Greater Frazier Park, Greater Lake Isabella and Greater Tehachapi. It includes the incorporated City of Tehachapi and the unincorporated communities of Bodfish, Lake Isabella, Kernville, Lake of the Woods, Lebec, Frazier Park, Wofford Heights. Comprised of more retired residents than other parts of Kern County, the median income is $37,878 while the median income in California is $ 91,905. In this region 46% have a high school diploma while only 21.46 % of residents aged 25 and above hold a bachelor's degree or higher, notably lower than state and national rates at 31% (high school) and 29.3% (bachelor's degree or higher). The Mountain regions poverty rate is 80%. The following graph indicates the CalEnviroScreen (CES) score for each disadvantaged community, including the percentile for each socioeconomic factor measured by CalEnviroScreen. A score of 80 would indicate that the census tract containing the disadvantaged community scores higher (i.e., worse) than 80% of other census tracts in California for that indicator.

Table 60: CalEnviroScreen 4.0 Scores for Mountain Region Disadvantaged Unincorporated Communities

Census Designated Place	*Census Tract*	*CES Score Percentile*	*Education Percentile*	*Linguistic Isolation Percentile*	*Poverty Percentile*	*Unemploy-ment Percentile*	*Housing Burden Percentile*
Bodfish/Isabella	52.03	39	59	4	85	77	40
	52.04	80	58	N/A	84	97	36
Frazier Park	33.05	16	59	21	89	87	57
	33.06	47	56	25	55	95	46
Kernville	52.01	57	37	31	87	N/A	9
Mountain Mesa	52.03	39	59	4	85	77	40
Pine Mtn Club	33.06	47	56	25	55	95	46

Data Source: CalEnviroScreen 4.0, CA Office of Environmental Health Assessment, 2021
CalEnviroScreen Scoring and Model Explanation - https://oehha.ca.gov/calenviroscreen/scoring-model
Note: CalEnviroScreen 4.0 scores apply to the entire census tract. Census designated places can lay within multiple census tracts and may occupy a portion of the census tract area.

Regional Coordination

Significant resources from local, State and Federal grants are being provided to identify and find solutions to the barriers low income residents face in educational, housing and job advancement. Regional organization, supported by the educational structure are focused on providing resources to eliminate the barriers to educational attainment and acquiring high paying jobs which will support reducing rent burden. Educational programs have been implemented by the Kern High School District, Kern County Superintendent of Schools, Kern Community College District, Bakersfield College, California State University – Bakersfield and University of California – Merced. Organizations involved in such efforts, include but are not limited too Kern County, City of Bakersfield, Community Action Partnership (CAPK), Kern Inyo, Mono Central Labor Council, Building Healthy Communities local businesses and other community groups. The following efforts are working county-wide on collaborative solutions

- Kern High Road Coalition and California Jobs First Program, part of the California Workforce Development Board's High Road Training Partnership. Through a civic engagement structure, the coalition will assess Kern's workforce assets, identify priority

industry sectors, and develop industry-driven high quality, sustainable jobs. The Kern Coalition's mission is to unify and bolster local efforts that advocate for the equitable attainment of good quality jobs that promote a resilient economy with positive health, social, and environmental outcomes in disinvested communities through diverse representation and direct investments leading to economic development strategies.

- Regional K-16 Education Collaboratives Grant Program - The K-16 Program is part of a statewide strategy for strengthening education-to-workforce pathways and ensuring that education, vocational, and workforce programs work in partnership to address the income, racial, and gender inequalities in education and employment. The California Department of General Services (DGS), Office of Public School Construction (OPSC) established and administers the competitive grant program to support regional K-16 education collaboratives that create streamlined pathways from high school to postsecondary education and into the workforce. The Foundation for California Community Colleges is the third-party administrator for the Regional K-16 Education Collaboratives Grant Program.

- B3K Prosperity is an economic development coalition with Kern County, City of Bakersfield, business and community leaders to focus on business development and economic industry diversification as agriculture and oil and gas face challenges in California.

The County's 2023 Analysis of Impediments to Fair Housing Choice, which is included as an attachment to the Housing Element and was utilized as a resource for deliberation and development of 6th Cycle Element programs, analyzes many aspects of opportunity access.

2.8.1 Access to Educational Opportunities

Overcrowding was identified in the Analysis of Impediments (AI) as a significant factor in educational success. See pp. 51-54.

- Environmental conditions are known to exacerbate barriers to educational attainment. See pp. 71-75 of the Analysis of Impediments.
- Single-parent households face greater challenges to educational success. See pp. 22-25 of the AI.

2.8.2 Access to Employment Opportunities

Employment and access to employment opportunities, including commuting, is discussed on pp. 2-5 to 2-8 of the Element. Employment and persons living with disabilities is discussed on pp. 2-15 to 2-19 and p. 4-25. Employment of agricultural workers is analyzed on pp. 2-21 through 2-22. Employment opportunities and assistance by various community-based organizations are reviewed on pp. 2-25-2-28. County permitting of housing for agricultural workers is discussed in Section 3.2. Kern County's General Plan has provisions for access to opportunities, as mentioned on p. 4-210. A review of the County's 5th

Cycle Element efforts to increase access to employment opportunities is provided on pp. 5-3 through 5-33, particularly with programs 4.1.1 and 5.1.4.

The effects of gainful employment on fair housing choice, as well as access to these opportunities, is significant. The AI considers employment and access to employment in multiple analyses.

- The general state of employment, including access to major employers, is discussed and analyzed. See pp. 42-44.
- The effects of employment history on mortgage loan denials for various groups, including protected classes, are reviewed and discussed on pp. 92-104.
- Ongoing and completed efforts to promote employment opportunities for persons with disabilities and persons in other protected categories are discussed on pp. 107-111.
- Access to employment opportunities was indicated and discussed in stakeholder interviews, public input sessions, and surveys.
- The effects of increased labor costs on construction were analyzed. See pp. 136-137,

2.8.3 Access to Transportation

Transportation needs, including ambulance services, were indicated in public comment sessions, expert interviews, and surveys, as indicated in pp. 1-8 through 1-19. Commuting data is presented on pp. 2-8 and 2-9. Transportation assistance by various community-based organizations are reviewed on pp. 2-25-2-28. Vacant parcels suitable for extremely low-, very low-, and low-income housing development in Table 106 were analyzed for access to transportation and found to have adequate access (given the transportation limitations of geographically large Kern County).

Transportation needs and access to transportation were also reviewed in the County's latest Analysis of Impediments to Fair Housing Choice. Expert stakeholders who were tapped for input included two from transportation agencies.

- Transportation to essential services such as grocery stores and employment was rated as a 4 or 5 on a scale of 7 regarding significance of the problem (see p. 130).
- Public transportation and access to bus stops was ranked among the three highest needs among eight options in the public facilities category in the community survey. It tied with youth centers as the most frequent response, with 62.5 percent (see Table 178).
- Transportation needs received some unsolicited feedback in the community survey (see p. 213).

2.9 DISPROPORTIONATE HOUSING NEEDS INCLUDING DISPLACEMENT

Displacement is defined as the involuntary relocation of current residents or businesses.

Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income-restricted housing. Economic displacement occurs when residents and businesses can no longer afford escalating rents or property taxes and cultural displacement as individuals choosing to relocate as a result of the departure of neighbors and culturally related businesses based on these events. The effects of displacement can include homelessness, loss of community, and loss of access to jobs and mobility. Displaced low-income residents often move to neighborhoods with fewer resources for economic advancement and quality of life. Another factor in

displacement is triggered by policies at the State or Federal level that cause an economical impact on a community.

Displacement in Kern County is currently occurring due to climate policy displacement. The State of California has implemented policies to force the decline of oil and gas production in the State. As Kern County has over 80% of oil production and 75% of natural gas production the decline of these industries over the last 10 years combined with the reduction in agricultural production produced by State water policies has resulted in migration of population out of the county and resultant decline in economic vitality. The State of California has issued multiple regulations and Executive orders to implement the goal of phasing out oil and gas production by 2045. Such an action will result in a loss to Kern County of $ 90 million a year in revenue and with agriculture being forced to fallow over 500,000 acres in Kern County of productive land, the results will be a loss of jobs and community quality of life for services. Existing rental units will not be attractive to landlords for ownership and potentially will not be maintained. Impacts on single family homes will include foreclosure and lack of interest by developers to build houses. The impacts will be across all levels of housing needs. Further the renewable energy projects in Kern County have primarily construction jobs and once development slows due to lack of transmissions, changes in Federal policies and lack of tax credits, jobs will be lost and lack of mobility will affect communities.

To address this unique displacement situation that is the result of the State of California's policies, policies and programs have been included in this Housing Element to focus on code compliance for substandard housing, seeking grants for rehabilitation of existing housing stock (See Program , tracking the expiration of rent restricted developments to find buyers to replace the restrictions and ensuring the preservation of existing housing. These measures are intended to act as a brake on the decline of neighborhoods as economic development efforts to attract new carbon management industries are implemented. However, due to California permitting and CEQA timelines, any new industries will not be able to come into construction and provide jobs for 3-4 years into the Housing Element timelines. The creation of a dedicated Housing unit within the Planning and Natural Resources Department is intended to provide a vigilant, accelerated County focus on tracking housing changes and implementation of the Housing Element to address impacts before the full impacts are felt by the communities.

Appendix J of the Housing Element is the Kern County Point in Time Count 2024 Report. This report and analysis were utilized for purposes of this Housing Element. This report includes a detailed analysis of homelessness within the County. The 2024 Point-in-Time Count was an endeavor taken on by a dedicated group of individuals and volunteers through a community-wide effort to cover Kern County. The count conducted from January 24th, through 27th comprised a single night shelter count and a three-day unsheltered county. During the 2024 PIT County, a total of 2,669 individuals were counted, 1,006 comprised sheltered individuals and 1,663 comprised unsheltered individuals. This is a 37% increase in the total number of individuals compared to the 2023 PIT Count.

The year-over-year difference resulted in the sheltered count increasing by 8% while the unsheltered count trended upward with an increase of 64%. A few potential factors that contributed to these changes include:

1) The two additional days that interviews were conducted on the riverbeds and rural communities contributed to a more accurate unsheltered count.
2) The drastic change in the weather conditions for the low 30s in 2023 to the high 50s in 2024 meant fewer people sought shelter during this time.

3) The increase in the number of volunteers who participated in the 2024 PIT Count and extensive pre-planning efforts and training.

Key findings of the report indicated that 89 percent of all homeless persons were adults aged 25 and older, half of which were between the ages of 25 and 44. Males accounted for 66 percent of the total population comparted to females who accounted for 33 percent. The majority of those homeless identified their current livening situation as being outdoors, including parks, encampments, the riverbed behind buildings and along canals, or alleyways. Overall, the majority of those experiencing homelessness are located within the Metropolitan Bakersfield area. It is important to note that this area includes both unincorporated Kern County areas and all of the incorporated City of Bakersfield of which prepares its own Housing Element. Of the identified 2,669 homeless individuals, 1,663 were unsheltered and a total of 1,006 were sheltered (969 in the Metropolitan Bakersfield area).

The data show that most homelessness within the County occurs within the Metropolitan Bakersfield area. Most services, access to transportation and general outdoor living environments also occur within this area. Over this past Housing Cycle, the County has targeted programs to specifically address homelessness within this area through the establishment of our M Street Navigation Center and construction of our Supportive Village development. In total, there are eleven (11) incorporated cities within the County. According to the most recent PIT, of the 2024 unsheltered individuals by city, 1,585 persons were identified. 175 of those individuals are located within unincorporated communities, compared to 1,410 that are located within specific city jurisdictional area.

In May, 2024, the Bakersfield Kern Regional Homeless Collaborative adopted their strategic plan to address homelessness. In accordance with the strategic plan, the number of households who experienced homelessness and received services in Kern County increased by 51% between 2018 and 2022. The adopted strategic plan represents the most recent data analysis for homelessness in Kern County. Per the adopted plan, measuring how many people experience homelessness is challenging, particularly in a large county such as Kern. No methodology can provide a 100% accurate count of individuals experiencing homelessness; any approach will inevitably result in an undercount. Measurements used to track homelessness in Kern primarily includes (1) a tracking of how many households access the services offered through the homeless system of care, specifically Homeless Management Information System (HIMS), (2) annual Point-in-Time counts, (3) the Housing Inventory County (HIC), (4) Data from connected systems (e.g., Department of Human Services), when available, (5) Survey, focus group and interview data with various individuals who are familiar with the homeless system of care and its current gaps or needs, and (6) Census and economic data (e.g., about the cost of housing and vacancy rates). In Kern, the task of coordinating the various systems and aligning the efforts of its many stakeholders falls to the Bakersfield/Kern Regional Homeless Collaborative (“BKRHC”) and the Bakersfield/Kern County Continuum of Care (“CoC”). Based on the existing analysis, the strategic plan identified the following takeaways…which are being quoted directly.

- Each year, the system’s average inflow is greater than the average outflow (of about 180 people extra more coming into the system each year than leaving the system). This surplus inflow means that the system does not have room or capacity to house these extra 180 people each year. Over time, these 180 compounds to be thousands of individuals that the system does not have room to service. In total, there is a gap of 2,136 Permanent Supportive Housing (PSH) and 1,945 Rapid Re-Housing (RRH) units needed to end homelessness in the community.

- Length of time in the system is calculated form the time someone first enters the homeless system of care until their first move-in date to permanent housing. This helps us understand how long it takes someone to gain housing, which is an important metric for improvement in how the system of care is operating.

    - Veterans generally find interim housing more quickly than other populations in the system, but take longer to find permanent housing.

    - Elderly adult-only households take less time to exit to a permanent destination and to move into housing than younger adult-only households.

    - Those who have a history of unsheltered homelessness take longer to exit the system of care to a permanent destination.

While County Staff work in a supportive role in addressing homelessness in Kern County, it is critical that strategic planning documents, such as this Housing Element contain various goals and policies that align as much as possible with those of the Bakersfield/Kern Regional Homeless Collaborative and the Bakersfield/Kern County Continuum of Care. Program 3.8 will initiate a county-wide housing conditions study to evaluate overall needs of rehabilitation and replacement of the existing housing stock. Additionally, Program 4.3 has been included as part of this Housing Element.

> Program 4.3: Continue to utilize the Bakersfield/Kern Regional Homeless Collaborative and the Bakersfield/Kern Continuum of Care to identify homeless needs and support the direction of funds toward projects that effectively address the needs, and work to establish 2,136 Permanent Supportive and 1,945 Rapid Re-Housing units by the end of the 6th Housing Cycle, which equals an average of 680 new units per calendar year. A summary of the progress towards this effort will be included in the yearly annual report presented to the Kern County Board of Supervisors.

2.10 LOCAL DATA, KNOWLEDGE, AND OTHER RELEVANT FACTORS

The housing element must include a summary of fair housing issues and contributing factors based on the prior analysis, along with responsive goals, policies, and programs to address identified needs. The identification and evaluation of contributing factors must identify fair housing issues and significant contributing factors; prioritize contributing factors, giving highest priority to the factors that most limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights compliance; and discuss strategic approaches to inform and strongly connect to goals and actions.

Strategies and actions to implement priorities and goals may include, but are not limited to: 1) Enhancing mobility strategies and promoting inclusion for protected classes; 2) encouraging development of new affordable housing in high-resource areas; 3) implementing place-based strategies to encourage community revitalization, including preservation of existing affordable housing; and 4) protecting existing residents from displacement.

The identified fair housing issues in Kern County are derived from several sources: 1) outreach undertaken for the Fiscal Year (FY) 2020/2021 through FY 2024/2025 Consolidated Plan and Barriers to Affordable Housing; 2) outreach undertaken for the 2024-2031 Housing Element update; 3) stakeholder meetings; 4) this Assessment of Fair Housing; and 5) Kern County Fair Housing & Equity Analysis. The public outreach

and engagement program is described in more detail in Chapter 6 and online at https://kernplanning.com/kern-county-2015-2023-housing-element-update/. Additionally, Appendix K of this response document is a copy of the Kern County Fair Housing & Equity Analysis prepared by the Greater Bakersfield Legal Assistance (GBLA). This standalone document represents a complete and comprehensive review of Fair Housing, including analysis as to patterns in racial and economic segregation, how that impacts residents and proposes strategies and recommendations to create more equitable and integrated communities in Kern County. There are 11 total incorporated cities in Kern County which are responsible for implementation of their own Housing Element and to affirmatively further fair housing. Unincorporated Kern County would not be able to comprehensively analyze and prepare such an analysis without inclusion of these other jurisdictions. As such, this document represents the best available analysis at this time and the information utilized in this report was directly considered and factored into the Housing Programs proposed for this 6th Cycle Housing Element.

Contributing Factors

An area of emphasis for the County has been increased and improved community outreach efforts and engagement. With that being said, Staff contacted the Greater Bakersfield Legal Assistance (GBLA) and asked them to review our proposed 6th Cycle programs for comment. Additionally, Staff has reviewed the Kern County Fair Housing & Equity Analysis prepared by the GBLA in October 2015 and is directly incorporating that analysis into the Housing Element as Appendix K. The following recommendations are specifically listed within the Fair Housing Analysis:

- (●) Increase Rental Opportunities in High Ownership Areas
- (●) Increase Ownership Opportunities in Lower-Income Neighborhoods & for Lower Income People
- (●) Promote Mixed-Design, Culturally Relevant Housing
- (●) Work with Lending Institutions to Pro-Actively Promote Homeownership for People of Color
- (●) Conduct Proactive Code Enforcement to Hold Landlords Accountable and Maintain Rental Stock
- (●) Develop Subsidized Housing in areas of High Opportunity
- (●) Increase Landlords Utilization of Housing Choice Vouchers (Section 8) in High Opportunity Neighborhoods
- (●) Support Fair Housing Testing, Services and Education

The key issues are: 1) Poverty and Disproportionate Need; 2) Housing Displacement; and 3) Safe and Healthful Housing and Neighborhoods. This Housing Element contains programs that significantly build upon prior efforts to support projects and programs that address the full spectrum of housing needs in unincorporated Kern. Nonetheless, the analysis below summarizes programs intended to have a meaningful impact on fair housing issues and contributing factors to the key issues in order of priority. Chapter 6, the Housing Plan, contains a more complete description of each program.

- (●) Increasing Rental Opportunities in High-Ownership Areas.
  Land use obstacles often contribute to the lack of affordability and hinder the development of high-density housing. Therefore, the following programs will address this initiative: Program 2.4 will encourage the use of Enhanced Infrastructure Financing Districts (EIFDs) as a tool to support the development of low and very low rental units. Program 2.5 calls for the County to consider appropriate changes in land use documents necessary to raise the maximum density in medium-residential zones from sixteen (16) to twenty (20) dwelling units per acre. Program 2.6 states that the County will consider amendments to the text of the adopted Zoning Ordinance, Chapter 19.56

(Precise Development Combing District) to remove the PD Plan public hearing requirement for all multi-family zone districts.

(●) Increasing Ownership Opportunities in Lower-Income Neighborhoods and for Lower-Income Households.
Program 2.1.4 commits County Staff to continue applying for funding and administering a homeownership assistance program targeted at low- and moderate-income households. The County expects to provide assistance to two households per year during the planning period. Program 3.8 will direct the preparation of a County-wide Housing Conditions Study to evaluate the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. This analysis shall be phased by regions (valley, desert, and mountain) and completed over a period of three years.

(●) Promoting Mixed-Design and Culturally Relevant Housing.
The County recognizes the importance of culturally relevant housing that reflects the diverse needs of its residents. Under Program 3.14, the Planning & Natural Resources Department will develop a "Culturally Specific Housing Design Guide for Kern County" for developers, planners, and community partners aiming to serve diverse populations. Through this initiative, the County seeks to ensure that new and rehabilitated housing supports the cultural identities and traditions of residents while advancing fair housing goals:

(●) Promoting Homeownership Among People of Color.
Access to credit remains a significant barrier to homeownership for many people of color. Through Program 3.15 The Planning & Natural Resources Department will develop guidelines and fact sheets focused on identifying Special-Purpose Credit Programs (SPCPs) that lending institutions offer to reduce disparities in mortgage lending. By implementing the program, the County will work to promote equitable access to homeownership opportunities for all residents.

(●) Involving Code Enforcement to Hold Landlords Accountable and Maintain Rental Stock.
Maintaining safe and quality rental housing is essential to fair housing and tenant protection. By holding landlords accountability, the County aims to preserve the existing rental housing stock and protect tenants from substandard housing conditions. To implement this initiative, Program 1.1 requires conducting code compliance activities in the unincorporated County areas, to include conducting and/or responding to fifty (50) code compliance actions within identified disadvantaged communities. While Program 3.1 requires the Planning & Natural Resources Department to provide fair housing services to County residents by fielding complaints, making referrals to the state, when appropriate, and maintaining readily available information regarding fair housing laws available on the department website.

(●) Developing Subsidized Housing in Areas of High Opportunity.
Pursuant to Program 2.2.5 and in coordination with the upcoming Kern County General Plan update, Staff will evaluate goals, policies, and implementation measures intended to: (1) ***Increase access to affordable housing in high-opportunity areas, including the expanded use of Housing Choice Vouchers and siting decisions for subsidized development projects***; (2) Amend zoning for high-density dwelling in areas currently zoned for low density; (3) Increase rental opportunities in areas

with high ownership rates; (4) Examine and/or adopt inclusionary housing policies requiring new developments to reserve a set percentage of units as affordable to low-income persons; and (5) Examine and/or adopt policies to facilitate revitalization opportunities of existing infrastructure improvements for underserved Disadvantaged Unincorporated Communities.

(●) Encouraging Landlord Participation in Housing Choice Voucher Program in High-Opportunity Areas. Under Program 1.3.4, the County will support the Housing Authority of the County of Kern (Housing Authority) as appropriate in maintaining and enhancing Housing Choice Voucher lease-up rates through Housing Authority's marketing of the program to apartment owners and screening Housing Choice Vouchers applicants. Should lease-up rates fall below 100 percent, the County will promote the Section 8 Housing Choice Voucher program with local property managers and will refer potential Section 8 tenants to the Housing Authority. Furthermore, Programs 1.5, 1.6, and 1.7 require Planning Staff to meet with Housing Authority representatives at least twice per year and to send biannual communications to apartment owners to promote participation in the Housing Choice Voucher program.

(●) Supporting Fair Housing Testing, Services, and Education.
The Housing Element expands public outreach and community participation efforts to further fair housing goals, including: Program 2.1 to host semi-annual affordable housing workshops; Program 2.2 to create a dedicated Housing Unit within the Planning and Natural Resource Department; Program 3.5 to conduct monthly fair housing education and community meeting/workshops at various locations within unincorporated Kern County; Program 3.6 to create a Planning and Natural Resource Department social media presence on Instagram, Facebook and other appropriate platforms related to fair housing and tenant rights; and Program 3.7 to create a Fair Housing and Resident Complaint Referral Program that would provide a one-stop number for residents to contact with questions or requests for assistance with both discrimination and building deficiencies.

In response to the above recommendations, the Department has, within the past two (2) years, re-zoned over 290 acres of land to facilitate high-density development. Additionally, the County of Kern has developed a vacant residential land inventory database, fee calculator and website that provides up-to-date information to potential developers regarding vacant residentially zoned property within unincorporated Kern. It should be noted that 64 percent of all recently designated high-density residential development, along with 46 percent of all vacant residential properties, are located within the highest or high resource designations (See Appendix L). Additionally, this Housing Element greatly expands on existing county resources to further the development of housing, specifically high and medium density developments. Of note, this element includes Program 2.1 will require the County to host bi-annual housing workshop meetings in January and July of each year, Program 2.2 will require the creation of a dedicated Housing Unit within the Planning & Natural Resource Department, Program 2.4 will provide potential financing for private developments that include affordable housing as part of their project, Program 2.5 will require the County amend the zoning ordinance to establish a maximum development capacity of 20 units per acre in all medium-density designated zones, Program 2.6 will require the elimination of the Precise Development Plan processing requirement for all multi-family development, thus eliminating the need for a public hearing, Program 2.7 will establish an expedited review for projects that include affordability units, Program 2.15 will require the County apply for an HCD Pro Housing Designation, and Program 3.3 will facilitate the development of analysis to review the possibility of establishing a first-time homebuyer, vacant building rehabilitation, rental assistance, temporary relocation and eviction legal support program.

As noted above, Programs 2.1 and 2.2 are specifically proposed to create on-going awareness and opportunities for additional partnership opportunities. One of the on-going contributing factors to the creation of affordable housing and/or housing discrimination is communication among various organizations that all provide services. Without on-going, scheduled communication opportunities, identified problems and or solutions may go unnoticed. The creation of a dedicated housing unit with the Planning and Natural Resources Department will establish the best possible forum for bringing multiple providers together on a regular basis to connect local land use with program opportunities. Programs 2.4 and 2.5 are specifically designed to reduce any local land use restrictions to high-density residential development, specifically in higher resource areas of the County. Many times, a contributing factor to affordability and high-density development are obstacles to obtaining identified changes in land use. Program 2.4 was identified to encourage developers include affordability provision as part of a larger project site that includes market rate housing. Many times, when affordability components are included as part of a project, less concerns are identified in terms of compatibility with surrounding land uses. Along those lines, Programs 2.5 and 2.6 are specifically designed to reduce the need for public hearings for multi-family development projects, thus reducing the overall time for processing projects, which can be a contributing factor when grants applications or funding opportunities are limited. Programs 2.15 and 3.3 are included to overcome possible financing factors that may limit the opportunities for development of affordable housing.

Finally, that ability for providing necessary infrastructure requirements is always a possible contributing factor that would limit development. Based on the access to opportunity analysis that was conducted for this housing element, the plan includes Programs 2.16, 2.17, 2.18 and 2.19. Program 2.16 will require an annual review of adopted policies of sewer and water providers to ensure ongoing compliance with State requirements to prioritize low-income affordable housing projects. Program 2.17 will require targeted meetings with sewer and water providers located within identified disadvantages communities to discuss specific challenges for providing necessary services. Program 2.18 establishes the goal of providing 25 annual new connections to low-income dwelling units within the only portions of the county in which the Board of Supervisors has jurisdiction in terms of sewer services. Program 2.19 includes the development of a vacant commercial and industrial land use inventory, similar to that database created for vacant residential parcels. A number of commercial and industrial land uses allow the development of emergency shelters and other developments authorized in mixed-use zones. This database will further assist in overcoming potential obstacles to development which include not knowing what land is available.

Overall, this Housing Element greatly expands on the previous efforts undertaken to facilitate projects and programs specifically designed to address all areas of housing needs within unincorporated Kern.

2.11 Regional Housing Needs

This section examines current and potential future housing needs in Kern County. “Existing housing needs” refers to households that are experiencing one or more of the following:

- earning lower incomes;
- living in overcrowded conditions; or
- overpaying for housing.

"Future housing needs" refers to the projected amount of housing needed to plan for a specific time period. For community planning purposes, each jurisdiction is allocated a specific number of additional housing units necessary to meet state and local housing goals. This number takes the number of housing units required for specified income classes into consideration.

According to Government Code Section 65584, the California Department of Housing and Community Development (HCD) is required to provide its determination of the region's projected housing needs to the Kern COG. Kern COG must then allocate the projected needs for the 11 incorporated cities and unincorporated areas. This allocation process is called the Regional Housing Needs Allocation Plan (RHNP). The methodology used in creating the RHNP factors in household and employment growth. As it allocates regional growth needs to individual jurisdictions, Kern COG strives for geographic balance in employment and housing growth.

2.11.1 Existing Housing Needs

Enhancing or maintaining the quality of life for residents is often a long-term priority for communities. Housing problems inhibit quality of life, so addressing them results in a healthier community. HCD has developed an existing needs statement that includes the number and percentage of households earning lower income, living in overcrowded conditions, or overpaying for housing. These problems and their prevalence in Kern County are defined below:

1. **Lower Income** refers to a household earning less than 80 percent of the county area median income (AMI). In Kern County in 2022, the AMI was $80,300.

2. **Overcrowding** refers to a housing unit that is occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches, as defined by HUD.

3. **Cost Burden** refers to a household paying more than 30 percent of its gross income for housing (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes, as defined by HUD.

2.11.2 Future Housing Needs

Future housing needs refers to the share of the region's housing growth that has been allocated to a community, as described above. The RHNP developed by Kern COG allocates the "fair share" of the region's projected needs. A fair share of housing units is calculated for each of four income groups based on a jurisdiction's amount of available land. These fair share needs are allocated over the five-year planning period for every jurisdiction's housing element.

Table 58 indicates the RHNA target for the planning period 2024 through 2031 for unincorporated Kern County in each of the four income groups. About 27.5 percent of the unincorporated allocation is for units that residents in the very-low- and low-income groups could afford. The total RHNA allocation for unincorporated Kern County for the planning period is 9,243 units.

Table 61: Unincorporated Kern County Regional Housing Needs Allocation, 2024-2031

Unincorporated Kern County Regional Housing Needs Allocation, 2024-2031		
	Number	Percent of RHNA
Very Low-Income Units	1,551	16.8
Low Income Units	987	10.7
Moderate Income Units	1,853	20.0
Above Moderate-Income Units	4,852	52.5
Total RHNA Allocation	9,243	100.0

Source: Letter, Kern Council of Governments, 9 January 2023

2.12 CONCLUSION

Contributing Factors, Displacement, Conclusion and Programs

In review of the fair housing analysis conducted and incorporated into this Housing Element, the primary contributing factor to fair housing in unincorporated Kern County stems from the overall income status of the population as a whole. Further, the predominate amount of housing for residents is located within one of the incorporated eleven (11) cities. With only 35 percentage of the overall population, the majority of housing for unincorporated residents occur in those areas immediately adjacent to and surrounding the various cities or in much more remote areas of the County suitable to rural residential and ranching lifestyles and employment opportunities. As evident in the previous analysis, the poorest communities share similar characteristics such as an older housing stock, access to high performing schools, job opportunities and complete public infrastructure services, i.e. complete streets, sewer infrastructure, sidewalks, etc… These characteristics apply to all rural counties in which the dominate land uses are considered natural resources or farming. The challenges facing unincorporated Kern County is how to effectively plan for targeted and limited growth without having the administrative authority over the various public service necessities such as water and sewer that cities are more suited to provide. The County is further challenged by the fact that the financial capability to provide adequate services is limited and continues to be strained due to the State of California climate and water policies which are decimating unincorporated Kern's primary sources of income.

Displacement is defined as the involuntary relocation of current residents or businesses. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income-restricted housing. Economic displacement occurs when residents and businesses can no longer afford escalating rents or property taxes and cultural displacement as individuals choosing to relocate as a result of the departure of neighbors and culturally related businesses based on these events. The effects of displacement can include homelessness, loss of community, and loss of access to jobs and mobility. Displaced low-income residents often move to neighborhoods with fewer resources for economic advancement and quality of life. Another factor in displacement is triggered by policies at the State or Federal level that cause an economical impact on a community.

Displacement in Kern County is currently occurring due to climate policy displacement. The State of California has implemented policies to force the decline of oil and gas production in the State. As Kern County has over 80% of oil production and 75% of natural gas production the decline of these industries over the last 10 years combined with the reduction in agricultural production produced by State water policies has resulted in migration of population out of the county and resultant decline in economic vitality. The State of California has issued multiple regulations and Executive orders to implement the goal of phasing out oil and gas production by 2045. Such an action will result in a loss to Kern County of $ 90 million a year in revenue and with agriculture being forced to fallow over 500,000 acres in Kern County of productive land, the results will be a loss of jobs and community quality of life for services. Existing rental units will not be attractive to landlords for ownership and potentially will not be maintained. Impacts on single family homes will include foreclosure and lack of interest by developers to build houses. The impacts will be across all levels of housing needs. Further the renewable energy projects in Kern County have primarily construction jobs and once development slows due to lack of transmissions, changes in Federal policies and lack of tax credits, jobs will be lost and lack of mobility will affect communities.

To address this unique displacement situation that is the result of the State of California's policies, policies have been included to focus on code compliance for substandard housing (See Program 1.1), seeking grants for rehabilitation of existing housing stock (See Program 2.10), tracking the expiration of rent restricted developments to find buyers to replace the restrictions and ensuring the preservation of existing housing (See Program 1.9 and 1.10). These measures are intended to act as a brake on the decline of neighborhoods as economic development efforts to attract new carbon management industries are implemented. However, due to California permitting and CEQA timelines, any new industries will not be able to come into construction and provide jobs for 3-4 years into the Housing Element timelines. The creation of a dedicated Housing unit in the Planning and Natural Resources Department is intended to provide a vigilant, accelerated county focus on tracking housing changes and implementation of the Housing Element to address impacts before the full impacts are felt by the communities.

To address fair housing access to opportunity disparities such as education, employment, transportation and healthy environment, the general consensus among stakeholders is that the Housing Plan should focus on creating more opportunities for housing within the highest resource areas of the County, combined with continued financial support for infrastructure improvements within identified disadvantaged communities. Additionally, the ability for service providers to provide adequate housing for special needs populations is constrained at times by various local regulatory land use requirements that are subject to discretionary actions and that require public hearings.

As such, the Housing Plan presented in this Housing Element focuses on creating increased housing opportunities in higher resource areas through increased coordination efforts among the administrators of land use (the County) and service providers such as, but not limited to the Housing Authority of Kern County and the Bakersfield Homeless Collaborative (See Programs 2.1, 2.2, 2.3). The majority of new housing construction occurs within higher resource and opportunity areas of the County. In addition to the increased coordinated efforts among providers, multiple programs have been incorporated specifically designed to facilitate multi-family development as part of new construction projects located within higher resource areas (See Programs 2.3, 2.4, 2.5, 2.7, 2.8, 2.15). Increased coordinated efforts will also facilitate more targeted discussions regarding potential housing projects targeted to meet the needs of special populations, such as elderly, persons with disabilities, large households, female-headed households, farmworkers and persons experiencing homelessness. Further, with the implementation of Program 2.6, multi-family development projects located within appropriately designated zone districts will no longer require consideration at public hearings, effectively eliminating any permit uncertainty and ensuring that discretionary decisions that might normally result in unattainable compatibility requirements are reduced.

As discussed above, the County is limited on financial resources in which to facilitate housing programs. Rather, the Chapter 6 Housing Plan provides an overarching focus on addressing fair housing and housing for special needs populations through the creation of a dedicated Housing Unit (See Program 2.2) and implementation of the accompanying programs discussed throughout this document. This 6th Cycle Housing Plan represents a complete shift in how housing has been historically managed from a land use perspective in unincorporated Kern from hands-off to daily engagement

3 HOUSING CONSTRAINTS

Providing safe, affordable, and adequate housing for Kern County's increasing population is essential to our residents, our businesses, and our ongoing economic development success. During the 5th Cycle, Kern County successfully met many of its goals by implementing policies and programs specifically designed to increase the stock of affordable housing in our jurisdiction. Chapter 3: Housing Constraints provides a review of the current development environment and the various constraints that can limit the construction of new housing for all income levels.

3.1 MARKET CONSTRAINTS

Many constraints that prevent or inhibit developers from constructing, rehabilitating, or refurbishing affordable housing in unincorporated Kern County are embedded in the private sector. Costs of construction, costs of labor, and availability of financing impact housing development—yet these and other constraints are out of the immediate control of public-sector entities. However, public policies can help assuage the difficulties these constraints impose.

3.1.1 Costs of Development

There are four primary costs associated with construction of housing: land, labor, materials, and fees. The costs of permitting and associated fees are discussed in the Government Constraints section.

3.1.1.1 LAND

Land costs for residential housing continue to increase in Kern County. The average asking price for all 2,630 residential lots for sale in Kern County on June 5, 2023 on realtor.com is $80,395; for incorporated areas, the average asking price is $102,792, and for unincorporated areas, it is $52,577 ("Residential Lots for Sale , Kern County," 2023). **Table 59** and **Table 60** itemize residential lots for sale. Calculated as a per-acre price, land varies from a low of $694 per acre in Rosamond to a high of $1,911,816 per acre in Mojave. The average price for all residential lots for sale in unincorporated areas of Kern County is $52,577 per acre.

Table 62: Unincorporated Residential Lots for Sale, Realtor.com, June 2023

Unincorporated Residential Lots for Sale, Realtor.com, June 2023				
	Number of Listings	Average Price per Acre	Low Price per Acre	High Price per Acre
Aerial Acres	1	$1,000	-	-
Alpine Forest	2	$16,836	$15,000	$18,672
Bear Valley Springs	2	$9,787	$1,717	$17,857
Bodfish	9	$33,128	$3,975	$93,886
Boron	50	$23,307	$1,333	$88,000
Buttonwillow	22	$27,725	$1,899	$263,171
Caliente	51	$8,204	$1,586	$46,296
Cantil	28	$8,971	$1,000	$25,778
Edwards	12	$20,045	$750	$119,844
Fellows	1	$500,000	-	-
Frazier Park	39	$134,935	$19,672	$499,971
Glennville	1	$12,436	-	-
Golden Hills	1	$32,480	-	-
Greenfield	8	$1,395,710	$690,000	$1,833,351
Havilah	3	$38,611	$5,000	$55,417
Inyokern	34	$9,056	$727	$55,042
Johannesburg	3	$68,180	$34,314	$97,500
Keene	5	$33,240	$16,413	$44,956
Kern County (no community)	10	$12,902	$938	$74,074
Kernville	16	$118,727	$6,000	$421,073
Lake Isabella	58	$64,191	$1,183	$441,188
Lamont	1	$296,429	-	-
Lebec	9	$45,308	$1,976	$132,759
Lost Hills	34	$72,210	$843	$352,951
McKittrick	4	$35,782	$2,083	$52,632
Mojave	227	$47,548	$1,125	$1,911,816
Mountain Mesa	1	$10,242	-	-
North Edwards	39	$13,384	$999	$120,933
Onyx	12	$42,695	$2,522	$115,000
Pine Mountain Club	53	$140,415	$18,679	$749,726
Rosamond	274	$18,160	$694	$555,556
Stallion Springs	2	$67,666	$8,737	$126,596
Tehachapi	319	$48,485	$868	$1,619,433
Weldon	20	$23,789	$3,750	$1,294,153
Wofford Heights	31	$63,367	$3,318	$203,113
Woody	2	$83,898	$1,351	$166,444
All Unincorporated Areas	1,384	$52,577	$694	$1,833,351

Source: Realtor.com. Data extracted June 5, 2023.

Table 63: Incorporated Residential Lots for Sale, Realtor.com, June 2023

Incorporated Residential Lots for Sale, Realtor.com, June 2023				
	Number of Listings	Average Price per Acre	Low Price per Acre	High Price per Acre
Arvin	6	$345,652	$30,959	$970,149
Bakersfield	129	$457,874	$1,500	$2,795,866
California City	866	$66,216	$687	$1,779,033
Delano	12	$259,909	$1,952	$1,764,706
Maricopa	2	$506,909	$192,335	$821,482
McFarland	5	$2,155	$1,100	$3,000
Ridgecrest	72	$54,832	$991	$446,946
Shafter	5	$266,342	$51,060	$499,848
Taft	14	$95,100	$19,231	$681,832
Tehachapi	319	$48,485	$868	$1,619,433
Wasco	19	$206,852	$3,750	$1,294,153
All Incorporated Areas	1,449	$102,792	$687	$2,795,866

Source: Realtor.com. Data extracted June 5, 2023.

3.1.1.2 LABOR AND CONSTRUCTION

Construction materials costs have increased since 2015, due in part to the worldwide pandemic and its effects on supply chains and materials. Only in recent months have the costs of core construction materials, such as lumber and steel, decreased to pre-pandemic levels. Lumber, which was selling on the futures market at $440 per 1,000 board feet in March 2020, reached a high of $1,686 per 1,000 board feet in May 2021. The price of lumber futures is now down to $344, and is expected to decline a bit further for the next year or so. Steel rebar saw a similar fluctuation, rising from Chinese ¥3,466 ($478 USD) per ton in March 2020 to a high of ¥5,925 ($813 USD) in October 2021. The price is now ¥3,684 ($508 USD) ("Trading Economics: Lumber," 2023) ("Trading Economics: Steel," 2023). (Chinese yuan is the common currency for steel rebar futures.)

Labor costs have increased significantly since the 5th Cycle Housing Element. In 2015, the minimum wage was $9.00 per hour; today, it is $15.50. The average annual pay for all positions in the construction sector in 2015 was $53,906; in 2022, it was $69,714 (U.S. Bureau of Labor Statistics 2015, 2022).

Craftsman Book Company's estimating service calculates the cost to build a home in one of the vacant lots currently for sale in Frazier Park would be $256,948. Assumptions are a one-level, four-corner home of 1,036 square feet using good quality materials. An attached 460-square-foot garage with basic drywall finishing and electrical is also included. Driveway, walkway, and simple, 4-foot-wide covered porch are also included. Direct costs include $100,891 for materials, $101,457 for labor, and $7,184 for equipment. Indirect costs include insurance, permits and utilities (estimated at $5,720), final cleanup, and design and engineering (Construction Estimate by Cost Category, Single-Family Home, Kern County, 2023) The County's online fee estimator calculates fees to be $7,468—about $1,500 more than the Craftsman estimate.

Including the $40,000 price for land (0.08 acre), the cost of this modest, 1,036-square-foot home is around $300,000.

3.1.2 Home Financing

The economic law of supply and demand is played out in the home construction and homebuying experience. When supply does not meet demand, home prices increase. When demand does not meet supply, home prices decrease. Factors affecting supply include accessibility to materials, labor, and land; public policies such as requiring fire sprinklers and solar panels increase the cost of new home construction, and could have the consequence of affecting supply. Factors contributing to demand include household income, optimism regarding future household income, cost of mortgage loans, neighborhood and community safety, proximity to amenities, and other factors. Interest rates—the cost buyers pay to get a loan—are a significant factor in consumers' decisions to purchase a new or existing home. When mortgage interest rates are low, the cost of borrowing tends to entice buyers to build a new home or purchase an existing home.

Between January 2010 and November 2022, interest rates for a 30-year, fixed-rate conforming home loan remained at or below 5.0 percent (with the singular exception of one week in November 2011, when the rate was 5.05 percent. The weekly rate on 8 June 2023 was 6.71 ("30-Year Weekly Mortgage Interest Rates" 2023).

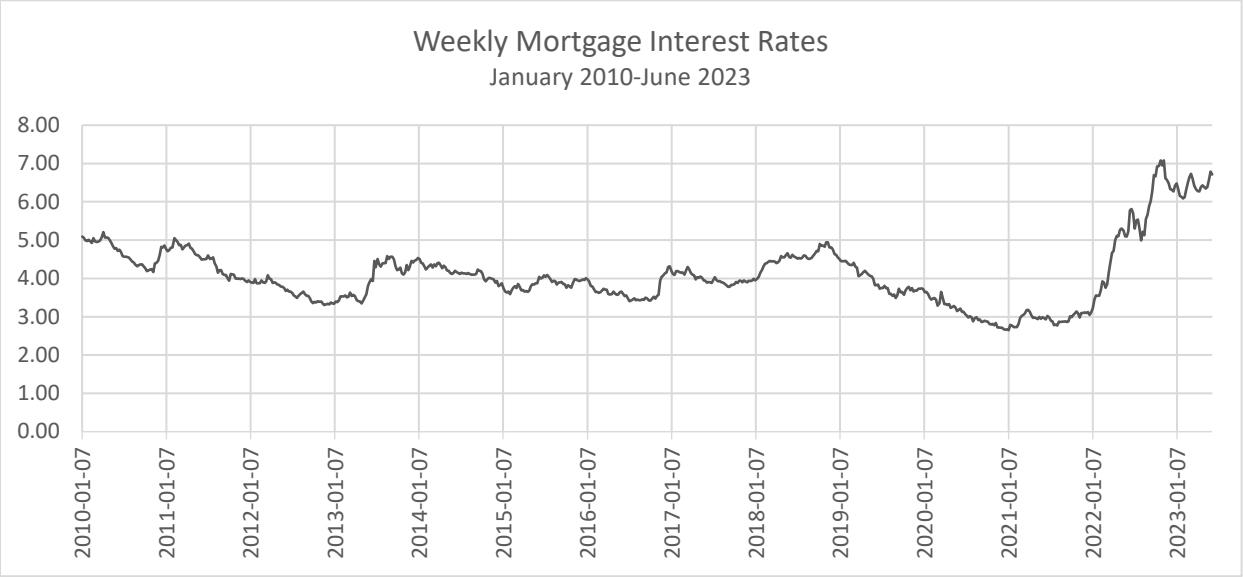


Figure 4: Weekly Mortgage Interest Rates, January 2010-June 2023

For a homebuyer seeking to purchase a property in unincorporated Kern County on 8 June 2023, the interest rate for a 30-year period would be 6.75 percent—but this requires buying down the rate with 0.947 points. The rate for a 15-year mortgage would be 6.0 percent.

Table 64: Mortgage Interest Rates, 8 June 2023

Mortgage Interest Rates, 8 June 2023				
	Rate	APR	Points	Monthly payment
30-year fixed	6.75	7.24	0.947	$1,618
15-year fixed	6.00	6.47	0.968	$2,062

Source: Bank of America
(https://promotions.bankofamerica.com/homeloans/todays-rates/)
Assumptions: $250,000 purchase price with 5 percent ($12,500) downpayment

The federal Home Mortgage Disclosure Act requires lending institutions to report mortgage loan application activity. This activity includes not only the number and type of loans applied for, approved, denied, and denial reason, but also demographic information about borrowers. Although individual loan recipients are permitted to decline from responding, most borrowers do provide data such as age, race, ethnicity, and so on.

The latest data available at the county level is for calendar year 2021. That year, there were 46,361 first-lien mortgage loan applications to Kern County lending institutions that were completed. Nearly three-quarters of these (73.6 percent) were for conventional loans, about 17 percent were for FHA-insured loans, and 9.4 percent were for VA-guaranteed loans. Less than 1 percent were for USDA Rural Housing Services or Farm Service Agency loans.

Table 65: First-Lien Mortgage Loans: Applications Completed, Kern County, 2021

First-Lien Mortgage Loans: Applications Completed, Kern County, 2021		
	No.	Percent
Total	46,361	100
Conventional	34,115	73.6
FHA-Insured	7,720	16.7
VA-guaranteed	4,335	9.4
USDA RHS or FSA	191	0.4

Source: Federal Financial Institutions Examination Council,
Home Mortgage Disclosure Act 2022 Annual Filing

Of these, 15.9 percent were denied. As shown in **Table 63,** the loan type with the lowest rate of denial was VA-guaranteed loans, at 14.1 percent; the highest was USDA loans, at 18.3 percent.

Table 66: Disposition of Mortgage Loans by Loan Type, Kern County, 2021

Disposition of Mortgage Loans by Loan Type, Kern County, 2021				
	Loan Originated	Approved but Not Accepted	Denied	Percent Denied
Total	37,154	1,839	7,368	15.9
Conventional	27,463	1,103	5,549	16.3
FHA-Insured	6,034	512	1,174	15.2
VA-guaranteed	3,514	211	610	14.1
USDA RHS or FSA	143	13	35	18.3

Source: Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act 2022 Annual Filing

"Originated": credit decision approving loan was made and credit extended; "not accepted": credit decision approving loan was made but applicant declined offer; "denied": credit decision made to not offer loan prior to application being withdrawn by applicant.

3.1.2.1 MORTGAGE LENDING BY RACE AND ETHNICITY

Loan application types by race appears to be equally distributed, except for Asians: 87.9 percent of this group applied for conventional mortgage loans, while other races were generally in the 60 percent to 70 percent range.

Table 67: Mortgage Loans Submitted, All Loans, by Race and Loan Type, Kern County, 2021, Percent

Mortgage Loans Submitted, All Loans, by Race and Loan Type, Kern County, 2021, Percent								
	Two or more races	American Indian or Alaska Native	Asian	Black or African American	Joint (Different Races)	Native Hawaiian or Other Pacific Islander	White	Not Available
All loan types	100	100	100	100	100	100	100	100
Conventional	59.1	70.1	87.9	58.2	64.6	71.5	72.5	66.6
FHA-Insured	22.7	18.7	7.4	25.8	15.9	17.4	17.8	22.4
VA-guaranteed	15.9	10.8	4.6	14.8	19.1	11.0	9.3	10.6
USDA RHS or FSA	2.3	0.4	0.1	1.2	0.4	0.0	0.5	0.5

Source: Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act 2022 Annual Filing

"Race": single aggregated race categorization derived from applicant/borrower and co-applicant/co-borrower race fields

In mortgage lending, there are four common outcomes.

- Originated: the financial institution made a credit decision approving the application before closing or account opening and that credit decision results in an extension of credit. The same is true for an application that began as a request for preapproval that subsequently results in a covered loan being originated.
- Approved, not accepted: the financial institution made a credit decision approving the application before closing or account opening, subject solely to outstanding conditions that are customary

commitment or closing conditions, but the applicant or the party that initially received the application fails to respond to the financial institution's approval within the specified time, or the closed-end mortgage loan was not otherwise consummated or the account was not otherwise opened.

- Denied: the financial institution made a credit decision denying the application before an applicant withdraws the application or the file is closed for incompleteness.
- Withdrawn by applicant: the application is expressly withdrawn by the applicant before the financial institution makes a credit decision denying the application, before the financial institution makes a credit decision approving the application, or before the file is closed for incompleteness. A financial institution also reports application withdrawn if the financial institution provides a conditional approval specifying underwriting or creditworthiness conditions, and the application is expressly withdrawn by the applicant before the applicant satisfies all specified underwriting or creditworthiness conditions (Federal Financial Institutions Examination Council).

Table 65 shows the overall denial rate in Kern County in 2021 was 15.9 percent. White applicants are below the overall rate, at about 11.5 percent; American Indian or Alaska Native (19 percent) and Native Hawaiian or Other Pacific Islander applicants (19.7 percent) are above the overall rate.

Table 68: Mortgage Loan Outcome, by Race, Kern County, 2021, Percent

Mortgage Loan Outcome, by Race, Kern County, 2021, Percent								
	Two or more races	American Indian or Alaska Native	Asian	Black or African American	Joint (Dif-ferent Races)	Native Hawaiian or Other Pacific Islander	White	Not Available
Total with Disposition	100	100	100	100	100	100	100	100
Loan originated	65.8	59.0	67.8	59.8	70.2	54.8	68.6	61.2
Approved; not accepted	4.1	3.9	2.2	5.1	2.9	2.5	3.1	3.7
Denied	15.1	19.0	12.8	15.8	11.7	19.7	11.5	16.3
Withdrawn by applicant	15.1	18.1	17.2	19.2	15.2	22.9	16.7	18.8

Source: Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act 2022 Annual Filing
Note: "Race" is a "single aggregated race categorization derived from applicant/borrower and co-applicant/co-borrower race fields." "Joint" indicates two or more applicants of different minority races.
"Originated": credit decision approving loan was made and credit extended; "not accepted": credit decision approving loan was made but applicant declined offer; "denied": credit decision made to not offer loan prior to application being withdrawn by applicant; "withdrawn": application withdrawn by applicant before credit decision made.

A chi-square test of independence shows that White applicants are statistically more likely to be approved for mortgage loans than persons of other races (x^2 (1, N = 34,413) = 76.9, p < .01).

Debt-to-income ratio and poor credit history are the two most common reasons for loan denials, with most racial groups coming in at around 25 percent for the ratio and the same for the credit history. The number of applicants of two or more minority races is too small (11) to consider; the percentage of other race groups denied because of poor credit histories varies between 15 percent (Asian) and 33 percent (two different races, with one being White).

Table 69: Mortgage Loan Denial Reason, by Race, Kern County, Percent, 2021

Mortgage Loan Denial Reason, by Race, Kern County, Percent, 2021								
	Two or more races	American Indian or Alaska Native	Asian	Black or African American	Joint (Dif-ferent Races)	Native Hawaiian or Other Pacific Islander	White	Not Available
Total Mortgage Applications Denied	100	100	100	100	100	100	100	100
Debt-to-income ratio	9.1	24.8	36.8	24.0	10.8	25.8	23.8	26.0
Employment history	0.0	1.7	2.1	1.6	2.5	0.0	2.8	1.9
Credit history	54.5	24.8	15.0	23.1	33.3	29.0	21.8	20.2
Collateral	27.3	9.9	5.9	10.3	8.3	9.7	10.6	8.6
Insufficient cash (downpayment, closing costs)	0.0	2.5	3.0	2.9	0.8	3.2	2.8	2.1
Unverifiable information	0.0	5.0	5.2	5.1	4.2	9.7	5.8	5.7
Credit application incomplete	9.1	19.8	19.9	16.0	24.2	12.9	19.8	24.8
Mortgage insurance denied	0.0	0.0	0.0	0.3	0.0	0.0	0.1	0.0
Other	0.0	11.6	12.2	16.7	15.8	9.7	12.6	10.7

Source: Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act 2022 Annual Filing
"Denial Reason" Primary reason reported. More than one reason may exist.
Note: "Race" is a "single aggregated race categorization derived from applicant/borrower and co-applicant/co-borrower race fields." "Joint" indicates two or more applicants of different minority races.

Lending to persons of Hispanic or Latino descent appears to be in line with lending to other groups, with 69.9 percent applying for conventional loans, compared to 67.2 percent of those not of Hispanic or Latino descent and 74.4 percent of those whose ethnicity was not provided.

About 64.6 percent of applications from Hispanic or Latino applicants were originated, compared to 71.7 percent from joint ethnicities and 68.3 percent from those who are not Hispanic or Latino. About 14.3 percent of applications from Hispanic or Latino applicants were denied, compared to 12.3 percent of joint applicants and 14.5 percent of those from unknown ethnicity.

Table 70: Mortgage Loan Denial Reason, by Hispanic or Latino Ethnicity, Kern County, 2021, Percent

Mortgage Loan Denial Reason, by Hispanic or Latino Ethnicity, Kern County, 2021, Percent				
	Hispanic or Latino	Joint	Not Hispanic or Latino	Ethnicity Not Provided
Total Mortgage Applications Denied	100	100	100	100
Debt-to-income ratio	27.5	18.3	23.8	24.1
Employment history	2.8	3.0	2.0	2.2
Credit history	19.9	29.4	23.0	19.2
Collateral	9.4	8.9	10.0	9.6
Insufficient cash (downpayment, closing costs)	2.7	4.3	2.2	2.5
Unverifiable information	5.4	3.8	6.2	5.5
Credit application incomplete	19.3	17.9	20.3	26.9
Mortgage insurance denied	0.0	0.0	0.1	0.0
Other	12.9	14.5	12.4	9.9

Source: Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act 2022 Annual Filing

"Denial Reason" Primary reason reported. More than one reason may exist.

Note: Ethnicity numbers determined by first person on application.

3.2 GOVERNMENTAL CONSTRAINTS

Public policies that protect consumers and maintain healthy and safe communities are necessary. Zoning, planning, and other public efforts help ensure equitable access to homebuyers, renters, and commercial or industrial endeavors. However, these public policies can also result in barriers to equitable housing. Public officials and staff are continually working to balance public interests with housing needs.

3.2.1 Water Supply

Government Code Section 65584.04 details the process for developing the methodology which includes specific factors. Section 65584.04 (2) states "The opportunities and constraints to development of additional housing in each member jurisdiction, including….

> Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing the necessary infrastructure for additional development during the planning period."

In 2014 the State legislature passed a statewide framework to help protect groundwater resources over the long-term called the Sustainable Groundwater Management Act (SGMA). SGMA is comprised of a three-bill legislative package, including AB 1739 (Dickinson), SB 1168 (Pavley) and SB 1319 (Pavley) and subsequent statewide Regulations. SGMA requires local agencies to form groundwater sustainability agencies (GSAs) for the high and medium priority basins that have been found to be in overdraft through overuse and pumping of groundwater. GSAs develop and implement groundwater sustainability plans (GSPs) to avoid undesirable results and mitigate overdraft within 20 years. With the exception of one area of unincorporated Kern County in the desert area of unincorporated Mojave and the City of California City (Fremont Basin) all basins throughout the county have either been declared in severe overdraft or

adjudicated by the courts to limit use of groundwater. No exception for residential uses is included in any of these court ordered regulations or in the SGMA legislation. As SGMA does not change legal water rights, agricultural users are not required to transfer water to municipal or industrial use for residential construction. As the California Supreme Court decision in Vineyards Area Citizens for Responsible vs City of Rancho Cordova (S132972) established, groundwater is the only guaranteed source of water supply that can be used as a basis for a CEQA finding. Other sources of water, such as State Water Project allocations, can be reduced to zero deliveries, as they have in recent years, and therefore, cannot be relied upon for land use decisions for development. These legal and regulatory constraints combined with the current on-going drought could result in some reduced or limited opportunities for residential development within the unincorporated areas of Kern County.

Kern County is also actively supporting the State Water Resources Control Board program to require consolidation or extension of service for disadvantaged communities. This program requires certain water systems that consistently fail to provide safe drinking water to consolidate with another more reliable public water system. Kern County policies do not permit new housing to create a new small system for multiple homes that could be at risk of failure.

Based on these constraints the Housing Element inventory focuses on infill development in existing unincorporated communities which have entitlements to water under the requirements of SGMA or policy strategies for developers to obtain water supply in an unadjudicated basin. The SGMA regulations specifically require, as does State law, that affordable housing be given priority and even reduced fees to support development. The Valley portion of the plan concentrates housing in the existing communities in Metropolitan Bakersfield where retail providers have access to the Kern River and groundwater banking which is not subject to SGMA. The 9,243 total units required to be zoned and built by the market would require 1,500 acre feet of water a year. As the entire water inventory of Kern County is over 2.3 million acres feet of available water, the current inventory of identified parcels can be constructed. The limitation will continue on rural areas not in unincorporated communities, surrounded by vacant land, in both the Valley and Desert for new tracts of homes which is contrary to good planning.

3.2.2 Land Use Designations

Allowable use of land is at the core of general planning for any community. Land use policies and regulations determine where and what types of housing may be constructed, in addition to all other uses of land (commercial, agricultural, etc.).

In Kern County, two distinct controls are placed on unincorporated land: the Kern County General Plan and the Metropolitan Bakersfield General Plan. To coordinate planning and development, Kern County and the City of Bakersfield jointly prepared, but separately adopted the Metropolitan Bakersfield General Plan.

There are 10 land-use designations for residential housing in the Kern County Land Use Element. These include high-density apartments and condominiums at up to 29 dwelling units per acre to 20 or more acres per dwelling for those areas not requiring connections to public water and sewer infrastructure.

Table 71: Kern County Land Use: Residential

Kern County Land Use: Residential		
Residential Land Use Designa-tion	Permitted Density	Residential Types/Character
5.1	29 DU/Net Acre Maximum	High-density apartments and condominiums in walking distance to urban commercial centers, with a minimum of 1,502 square feet of site area per unit with a minimum of 20 units per acre and a maximum of 29 units per net acre.
5.2	16 DU/Net Acre Maximum	Small multi-family structures, such as duplexes, triplexes, and mobile home parks, with 2,722 square feet of site area per unit and a maximum of 16 units per net acre.
5.3	10 DU/Net Acre Maximum	Urban single-family development on lots with a minimum average size of 4,356 square feet and a maximum of 10 units per net acre.
5.4	4 DU/Net Acre Maximum	Single-family development on lots with a minimum average size of 0.25 net acre.
5.45	2 DU/Net Acre Maximum	Single-family development on lots with a minimum average size of 2 net acres.
5.5	1 DU/Net Acre Maximum	Single-family homes with rural service needs in the valley and desert regions, while in the mountain region, residential uses will require urban service provision.
5.6	Minimum 2.5 Gross Acres/DU	Single-family homes with rural service needs in the valley and desert regions, while in the mountain region, residential uses of this density will require urban service provision.
5.7, 5.8	5.0 Gross Acres/DU Maximum	Designated in outlying, less densely settled areas, often characterized with physical constraints and not requiring connections to public water and sewer infrastructure.
5.75	10 Gross Acres/DU Maximum	
5.8	20+ Gross Acres/DU Maximum	

Source: Kern County

The Metropolitan Bakersfield General Plan includes seven designations for residential development. Three of these—Low Medium Density, Medium High Density, and High Density—have separate standards for City versus County lands.

Table 72: Metropolitan Bakersfield General Plan Land Use Designations

Metropolitan Bakersfield General Plan		
Land Use Designation	Permitted Density	Residential Types/Character
Rural Residential (RR)	Minimum 2.5 Gross Acres/DU	A designation characterized by widely separated rural housing. While some of the lots between 2.5 and 5.0 acres may have public water and/or sewer service, those with 5 acres or more for the most part lack such services.
Estate Residential (ER)	Minimum 1 Net Acre/DU	Single-family housing on 1-acre lot with rural service needs.
Suburban (SR)	Less than or equal to 4 dwelling units/net acre	Generally non-sewered single-family detached units.
Low Density (LR)	Less than or equal to 7.26 DU/Net Acre	Single-family detached housing, typical of tract developments.
Low Medium Density (LMR)	City: greater than 4.0 and less than or equal to 10 dwelling units/net acre County: less than or equal to 10 dwelling units/net acre	Composed largely of attached, single-family townhomes, duplexes, and zero lot line developments. May apply to small multiple-family structures, such as triplexes, and mobile home parks which require a full array of urban services.
High Medium Density (HMR)	City: greater than 7.26 and less than or equal to 17.42 dwelling units/net acre County: less than or equal to 17.42 dwelling units/net acre	Applies to large multiple-family structures, such as apartments, apartment hotels, and condominiums. This designation would be used in the context of urban centers.
High Density (HR)	City: greater than 17.42 and less than or equal to 72.6 dwelling units/net acre County: less than or equal to 29 dwelling units/net acre	

Source: City of Bakersfield

3.2.2.1 SPECIAL TREATMENT AREAS

Due in part to the size of Kern County—more than 8,000 square miles—the County's General Plan allows for Specific Plans within Special Treatment Areas to be submitted and approved. As stated in the Kern County Land Use, Open Space, and Conservation Element,

> Localized issues, problems, and opportunities will continue to require specific, individualized treatment to ensure that a solution to problems or realization of opportunities is reflective of the needs of local residents. The size and complexity of Kern County forces recognition of localized

needs. Use of area and specific plans will continue as basic tools under State law for addressing local needs.

For the purposes of this General Plan, a "Land Project" shall be defined as follows:

1. The subdivision contains 50 or more parcels of which any 50 are both (a) not improved with residential, industrial, commercial, or institutional buildings; and (b) offered for sale, lease, or financing for purposes other than industrial commercial, institutional, or commercial agricultural uses. And

2. The subdivision is located in an area in which less than 1,500 registered voters reside within the subdivision or within two miles of the proposed project boundary. And

3. The subdivision does not constitute a community apartment project as defined in Business and Professions Code Section 11004, a project consisting of condominiums as defined in Section 783 of the Civil Code, or a stock cooperative as defined in Business and Professions Code Section 11003.2 (p. 29) (*Land Use , Open Space , and Conservation Element*, n.d.).

Special Treatment Areas are designated because

- Over the years, Specific Plans and Rural Community Plans have been established.
- The practicality of the General Plan accommodating all the needs of small rural communities, particularly in the vast geographic area of Kern County, is questionable.
- Identity and character

3.2.3 Residential Development Standards

Using zoning regulations, the County preserves and protects the character, health, safety, and viability of neighborhoods, communities, and rural or remote areas. These regulations also align with the Kern County General Plan, as well as the Metropolitan Bakersfield General Plan.

Residential development standards differ among the various zones. Zones are described in **Table 70.**

Table 73: Zoning Districts, Abbreviations, and Use Summaries

Zoning Districts, Abbreviations, and Use Summaries		
Agricultural Districts		
A	Exclusive Agriculture	Primarily agricultural uses
A-1	Limited Agriculture	Combination of estate-type residential development, agricultural uses, and other compatible uses
Residential Districts		
E	Estate	Uses compatible with quiet residential neighborhoods
R-1	Low-density Residential	Traditional smaller lot, single-family homes and compatible uses
R-2	Medium-density Residential	Single-family, duplex, and other medium-density, multifamily residential uses
R-3	High-density Residential	Medium-density to high-density residential living environments: apartments, townhouses, condominiums
MP	Mobilehome Park	Medium-density mobilehome living areas subject to the California Mobilehome Parks Act
Commercial Districts		
CO	Commercial Office	Low-intensity commercial activities and generally higher-density residential developments
C-1	Neighborhood Commercial	Low-intensity commercial activities oriented to serving nearby residential areas
C-2	General Commercial	Retail commercial activities, including regional shopping centers and heavy commercial uses
CH	Highway Commercial	Uses and services normally associated with the traveling public
Industrial Districts		
M-1	Light Industrial	Wholesale commercial, storage, trucking, assembly-type manufacturing, and other similar uses
M-2	Medium Industrial	General manufacturing, processing, and assembly activities
M-3	Heavy Industrial	Heavy manufacturing and industrial uses which have the greatest potential for producing undesirable or adverse by-products, including traffic, noise, odors, dust, and vibrations
Special Purpose Districts		
RF	Recreation-Forestry	Conservation and use of natural resources and for compatible recreational uses
OS	Open Space	Lands that are essentially unimproved and should remain in open space
PR	Park and Recreation	Permanent recreational open space use serving the neighborhood, community, or region
NR	Natural Resource	Lands that contain productive or potentially productive petroleum, mineral, or timber resources
DI	Drilling Island	Single lots and relatively small areas within the boundaries of final map subdivisions and mobilehome parks that contain productive or potentially productive petroleum resources
FPP	Floodplain Primary	Areas that are subject to flooding with high velocities or depths
SP	Special Planning	Areas wherein the County encourages and facilitates the creative and innovative use of land which may otherwise be limited or prohibited by standard provisions of the zoning ordinance
PL	Platted Lands	Used to recognize legally existing lots within recorded subdivisions which had been rendered nonconforming with regard to minimum lot size requirements

Kern County's zoning regulations allow residential units in various commercial, industrial, agricultural, recreational forestry, and natural resources zones. Standards for residential development in these zones vary. **Table 71** identifies which types of residential units are permitted by right or by conditional use in various zones.

Table 74: Residential Housing Types Permitted by Zone

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

Source: Kern County Zoning Ordinance, April 2021. P = permitted by right; C = conditionally permitted

1. Mobile homes and Manufactured Homes differ in definition by a couple of attributes, namely whether the structure is installed on a foundation, and if it meets National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Section 5406, et seq.). Mobile homes (i.e. not on a foundation, not meeting the NMHCSA) are allowed by-right in residentially zoned districts, temporarily during the construction of a permanent dwelling. Manufactured homes (i.e., on a foundation, and meeting NMHCSA) are allowed by-right in all residential zone districts if they meet the Special Development Standards. If they do not meet the Special Development Standards, they would require a CUP. One exception to this is if the zoning includes the MH Combining District (Section 19.62) which may be up to 30 years old and without a foundation by-right, and older than 30 years old by CUP. Mobile homes under this section must still meet the NMHCSA.
2. Maximum of one manufactured home permitted by right. Mobile homes are conditionally permitted. Up to two manufactured or mobile homes conditionally permitted.
3. Residential facility serving 12 or fewer persons permitted by right.
4. More than one single-family unit allowed by conditional use permit, subject to specific standards.
5. For 12 or fewer employees permitted by right; farm labor housing for more than 12 employees allowed with conditional use permit.

3.2.3.1 RESIDENTIAL DEVELOPMENT IN RESIDENTIAL ZONES

Regulations in Kern County require at least 6,000 square feet (approximately 0.138 acre) per lot in R-1, R-2, and R-3 zones. At least one-quarter of an acre is required for E (estate) zones. There is no minimum for MP (mobile home park) zones.

In R-3 (high density) areas, dwelling units may be up to four stories (or 45 feet); in estate zones, the limit is three stories (35 feet).

Estate zones require a minimum of 10 feet between structures (six feet between residential and accessory dwelling units); mobile home park zones require at least 10 feet side to side, eight feet side to rear, and six feet rear to rear.

Table 72 summarizes key elements of Kern County's standards for residential housing in residential zones.

Table 75: Residential Development Standards in Residential Zones

Residential Development Standards in Residential Zones

	Residential Zone				
	E (Estate)	R-1 (Low Density)	R-2 (Medium Density)	R-3 (High Density)	MP (Mobilehome Park)
Maximum Density	4 du/ac	10 du/ac	16 du/ac	29 du/ac[4]	See note 3
Min. Lot Size	1/4 acre [1, 2]	6,000 sf [2]	6,000 sf[2]	6,000 sf	None
Min. Lot Area	No more than 1 du/lot size specified	No more than 1 du/ lot size specified	2,722 sf/du	1,500 sf/du	None [3]
Front Yard	• 55′ from cl of local street • 70′ from cl of collector • 80′ from cl of arterial		• 55′ from local street cl • 70′ from collector cl • 80′ from arterial cl	• 45′ from cl of local street • 60′ from cl of collector • 70′ from cl of arterial	• 35′ from local street cl • 50′ from collector cl • 60′ from arterial cl
Side Yard	• Not <5′ • Not <10′ on corner lot • Not <25′ on reverse corner lot			• Not <5′ • Not <10′ on corner lot • Not <15′ on the rear 25' of a reverse corner lot	None, for corner lot, front yard required
Rear Yard	Not < 5′				None, for corner lot, front yard required
Height	• 35′ (3 stories) for residential structure • 35′ (2 stories) for detached accessory structures • 80′ for antennas			• 45′ (4 stories) • 45′ for detached accessory structure (3 stories) • 90′ for antennas[5]	• 25′ (2 stories) for mobile home • 35′ (2 stories) for community rec. facility • 80′ for antennas
Minimum Distance Between Structures	• 10′ between residential structures • 6′ between residential and accessory				• 10′ side to side • 8′ side to rear • 6′ rear to rear • 10' between other buildings or buildings and MH

Source: Kern County Zoning Ordinance, April 2021, accessed 2023 sf = square feet; du = dwelling unit; cl = centerline

1 = Unless combined with Lot Size Combining District where larger minimum lot size is specified.

2 = Unless combined with Cluster Combining District where smaller minimum lot size is specified.

3 = Density is regulated by the applicable General Plan land use category.

4 = Minimum required density 20 du per net acre

5 = Structures may not exceed maximum permitted heights in areas of protected military airspace

Parking standards are part of the zoning regulations in Kern County. For multi-family dwellings, including duplexes, triplexes, and quadruplexes, a minimum of one parking space is required for every efficiency unit, studio unit, or one-bedroom unit. An additional space is required for every five such units to accommodate guests. Two parking spaces are required for each unit containing two or more bedrooms. To accommodate guests, complexes that have five or more units require one additional parking space for every 10 units.

Secondary residential units must have at least one parking space per bedroom, not to exceed two per unit. In compliance with SB 13, parking space requirements are not allowed on accessory dwelling units within ½-mile walking distance of public transit.

Table 76: Parking Standards

Parking Standards	
Duplex, triplex, quadruplex, multi-family dwelling, or condominium	One space per efficiency unit, studio, or one-bedroom unit. In complexes consisting of 5 or more units, an additional space for every 5 units with one or less bedrooms for guest parking. Two per unit for each unit containing two or more bedrooms. In complexes consisting of 5 or more units, an additional space for every 10 units with two or more bedrooms for guest parking.
Retirement or rest home, transitional housing facility, supportive housing facility, or emergency shelter	One space per four resident beds
Boarding House, Rooming House, Residential Hotel, Fraternity or Sorority House, or Dormitory	One per bedroom
Secondary residential unit	One space per bedroom, not to exceed two per unit In compliance with SB 13, parking space requirements are not allowed on ADUs within ½-mile walking distance of public transit.
Single-family dwelling or mobile home	Two spaces per dwelling unit or mobile home space

Source: Kern County 2023

3.2.3.2 RESIDENTIAL DEVELOPMENT IN NON-RESIDENTIAL ZONES

Single-family units are permitted by right in estate, all residential, agricultural (A), limited agricultural (A-1), and recreation-forestry (RF) zones, and by conditional use in all commercial, industrial, and natural resources (NR).

Multi-family units are permitted by right only in residential zones; however, they are permitted by conditional use in all commercial zones. Multi-family units are not permitted in industrial, agricultural, recreation-forestry, natural resources, or floodplain primary zones.

In all commercial zones, dwelling units that are located entirely above the ground floor must conform to the standards set forth in R-3 (high density) zones. Units not located entirely above the ground floor have no maximum density requirements. For units in CO, C-1, and C-2 zones, the minimum lot size is 7,500 square feet.

Table 74 and **Table 75** summarize residential development standards for non-residential zones.

Table 77: Residential Development Standards in Non-Residential Zones

Residential Development Standards in Non-Residential Zones					
	A Exclusive Agriculture	A-1 Limited Agriculture	RF Recreation-Forestry	NR Natural Resources	FPP Floodplain Primary
Maximum Density	1 du/20 ac	1 du/2.5 ac	1 du/5 ac	1 du/5 ac	None
Minimum Lot Size	20 ac	2.5 ac	5 ac	5 ac[6]	None
Minimum Lot Area	1 principal sf du/lot[1]	1 principal sf du/lot[2]	1 principal sf du/lot[3]	1 principal sf du/lot[4]	None
Front Yard	A, A-1, RF, and NR zones: • 55′ from cl of local street • 70′ from cl of collector • 80′ from cl of arterial				None
Side Yard	• Not <5′ • Not <10′ on corner lot	• Not <10′ on corner lot • Not <25′ on reverse corner lots	Not <10′	• Not <5′ • Not <10′ on corner lot	None
Rear Yard	A, A-1, RF, and NR zones: Not <5′				None
Height	• 35′ (3 stories) for residential buildings • 150′ for antennas • No height limit on nonresidential structures, except in areas of protected military airspace	• 35′ (3 stories) for residential buildings • 80′ for antennas • No height limit on nonresidential structures, except in areas of protected military airspace	• 35′ (3 stories) for buildings • 35′ (2 stories) for detached accessory structures • 80′ for antennas	75′ (6 stories)[5]	None
Minimum Distance Between Structures	A, A-1, RF zones: • 10′ between residential structures • 6′ between residential and nonresidential • 20′ between residential and aviary, and 100′ between residential and other agricultural uses			• 10′ between residential structures • 6′ between residential and nonresidential residential and other agricultural uses	None

Source: Kern County Zoning Ordinance, April 2021.

(Table continued next page)

sf = square feet; du = dwelling unit; cl = centerline

Notes:

1. Applies to single-family dwellings. Additional single-family dwellings allowed on lots with the A land use designation subject to a conditional use permit, not to exceed 1 du/20 acres, except where Williamson Act land use contract establishes a maximum density of 1 du/80 acres. Density limit does not apply to other types of residential uses permitted by right, including residential accessory structures or farm labor housing for contract labor, no more than 12 employees.
2. Additional single-family dwellings allowed on lots with the A-1 land use designation subject to a conditional use permit, not to exceed a density of 1 du/2.5 acres and the maximum densities of the applicable General Plan or specific plan. A maximum of 2 mobile homes may be permitted on any one lot, with one owner-occupied mobile home.
3. Additional single-family dwellings allowed on lots with the R-F land use designation subject to a conditional use permit, not to exceed a density of 1 du/5 acres. A maximum of 2 mobile homes may be permitted on any one lot, with one owner-occupied mobile home.
4. On lots with the NR land use designation, the minimum lot area per dwelling unit does not apply to employee housing and dwelling units accessory or incidental to a permitted or conditionally permitted use on the property.
5. Unless height limits are otherwise authorized in conjunction with a conditionally permitted use.
6. Residential uses are allowable only as a conditionally permitted use. Standards would be authorized pursuant to a conditional use permit.

Table 78: Residential Development in Commercial and Industrial Zones

Residential Development in Commercial and Industrial Zones							
	CO[1] Commercial Offices	C-1[1] Neighborhood Commercial	C-2[1] General Commercial	CH Highway Commercial	M-1 Light Industrial	M-2 Medium Industrial	M-3 Heavy Industrial
Maximum Density	All zones: None						
Minimum Lot Size	CO, C-1, and C-2 zones: 7,500 sf			None	None	None	None
Minimum Lot Area	1,500 sf/1 du[2]	1,500 sf/1 du[3]	1,500 sf/1 du[4]	None	None	None	None
Front Yard				• 40' from cl of local street • 45' from cl of collector • 55' from cl of arterial			
Side Yard	All zones: none required						
Rear Yard	CO, C-1, and C-2 zones: Not <20'			CH, M-1, M-2, and M-3 zones: None			
Height	CO and C-1 zones: • 45' (4 stories) for buildings • 45' (3 stories) for detached accessory structures • 90' for antennas[6]		75' (6 stories) for buildings[5]	• 35' (3 stories) for buildings • 35' (2 stories) for detached accessory structures • 80' for antennas[6]	75' (6 stories) for buildings[5]	100' (6 stories) for buildings[5]	150' (13 stores) for buildings[5]
Minimum Distance Between Structures	CO, C-1, and C-2 zones: • 10' between residential structures • 6' between residential and accessory			CH, M-1, M-2, and M-3 zones: None			

Source: Kern County Zoning Ordinance, November 2022.

(Table continued next page)

sf = square feet; du = dwelling unit; cl = centerline

Notes:

1. Standards shown here apply to all residential uses except dwelling units located entirely above the ground floor of a commercial building. When dwelling units are located entirely above the ground floor of a commercial building, the use is subject to the development of standards of the High-Density Residential (R-3) zoning district, as shown in Table 49 above.
2. When permitted with a conditional use permit. In the CO zoning district, all residential uses are permitted by conditional use permit except manager, caretaker, or proprietor quarters, and dwelling units located above the ground floor of commercial.
3. When permitted with a conditional use permit. In the C-1 zoning district, all residential uses are permitted by conditional use permit except bed and breakfast inns; manager, caretaker, or proprietor quarters; dwelling units located above the ground floor of commercial; and residential facilities serving 12 or fewer persons.
4. When permitted with a conditional use permit. In the C-2 zoning district, all residential uses are permitted by conditional use permit except bed and breakfast inns; community care facilities; dwelling units located above the ground floor of commercial; emergency shelters; manager, caretaker, or proprietor quarters; retirement or rest homes; and supportive or transitional housing.
5. Except with additional setbacks, with total height not to exceed 135 feet (10 stories).
6. Structures shall not exceed the maximum permitted heights in areas of protected military airspace.

3.2.3.3 COMMITMENT TO FLEXIBILITY, INNOVATION, AND LOCAL NEEDS IN DEVELOPMENT STANDARDS

In order to meet the diverse needs in Kern County's varied topography and disparate communities, the County has provided for flexibility and innovation in residential development. These traits are exemplified in some of the planning districts.

3.2.3.3.1 Special Planning District

The Special Planning District (SP) designates areas wherein the County encourages and facilitates the creative and innovative use of land which may otherwise be limited or prohibited by standard provisions of the zoning ordinance. It "is designed to allow diversity in the relationship between buildings and open spaces so as to create unique, interesting physical environments that maximize usable open space, while at the same time to preserve the public health, safety, and welfare" (Kern County Zoning Ordinance, 2022). All developments in SP must conform to the County General Plan, and specific standards for similar development uses are to be followed unless it is demonstrated that variation would benefit the public in some manner.

An SP District designation must be initiated by the property owner (or authorized agent). Owners must include a site development plan that includes

A. Name and address of applicant
B. Name(s) and address(es) of property owner(s)
C. Assessor's parcel number(s)
D. Legal description of the property
E. A site development plan drawn at the scale specified by the Planning Director, which includes the following information:

    1. Topography of the lot(s)
    2. Proposed street system and parking areas
    3. Lot design
    4. Location of buildings
    5. Location of other proposed uses
    6. Proposed setbacks
    7. Areas to be reserved for parks, schools, or public or quasi-public buildings
    8. Proposed landscaping
    9. Water supply and distribution
    10. Sewage disposal system
    11. Drainage system
    12. North arrow

F. Acres of each proposed land use
G. Number of dwelling units per acre, if applicable
H. A narrative description of the proposed development, including:

    1. An explanation of the proposed deviations from the standards that would otherwise apply to the proposed uses and why the deviations are necessary or desirable
    2. Phasing or development schedule

3.2.3.3.2 Combining Districts

In addition to the SP designation, the County provides for 14 combining districts, which are overlayed on traditional districts to accommodate the needs of its unique, geographically diverse rural and remote areas. In most combining districts, residential development is limited to the base district over which the combining district is superimposed. Some of these combining districts are more apt for deployment in residential base zones than others. In this section, those combining districts that provide for residential development are discussed.

Table 79: Combining Districts, Abbreviations, and Use Summaries

Combining Districts, Abbreviations, and Use Summaries		
LS	Lot Size	Provides for various lot sizes in the Estate (E) and Natural Resource (NR) Districts
PD	Precise Development	Designates areas with unique site characteristics or environmental conditions or areas surrounded by sensitive land uses to ensure that development in such areas is compatible with such constraints
CL	Cluster	Promotes development of imaginative, well-designed residential and commercial developments which preserve open space, promote affordable housing, and maximize the use of shared public and private recreation facilities
RS	Residential Suburban	Expands the number and type of permitted domestic agricultural uses within rural residential areas
RL	Rural Living	Expands the number and type of permitted and conditionally permitted uses within rural areas of the County
MH	Mobile Home	Provides for the installation of mobile homes with or without foundations in agricultural, resource-related, and residential zoned areas
WE	Wind Energy	Promotes the use of proven wind-driven generators for energy recovery, and to promote safeguards ensuring the maintenance of the health, safety, and welfare of the citizens of the County
PE	Petroleum Extraction	Designates lands containing productive or potentially productive petroleum resources to promote the development of such resources in a manner compatible with surrounding development
GH	Geologic Hazard	Protects the public's health and safety and minimizes property damage by designating areas that are subject to or potentially subject to surface faulting, ground shaking, ground failure, landslides, mudslides, or other geologic hazards by establishing reasonable restrictions on land use in such areas
FP	Floodplain	Protects the public health and safety and minimize property damage by designating areas that are potentially subject to flooding and by establishing reasonable restrictions on land use in such areas
FPS	Floodplain Secondary	Protects public health and safety and minimizes property damage by designating areas that are subject to flooding with relatively low velocities or depths and by establishing reasonable restrictions on land use in these areas
KRC	Kern River Corridor	Implements the policy objectives of the Kern River Plan Element of the Metropolitan Bakersfield General Plan; seeks preservation of riparian habitat and open space values, preservation, and maintenance of the Kern River floodway, provides for public access to and the enjoyment of the Kern River Corridor
SC	Scenic Corridor	Designate areas which contain unique visual and scenic resources as viewed from a major highway or freeway
H	Airport Approach Height	Minimizes aviation hazards by regulating land uses, restricting the height of buildings and vegetation, and specifying design criteria that promotes aviation safety; implements requirements of the adopted Airport Land Use Compatibility Plan

3.2.3.3.2.1 Cluster Combining District

Cluster Districts are unique among combining districts in that they are specifically intended to "promote development of imaginative, well-designed residential and commercial developments." The purpose and application section of the Cluster Districts regulation state that

> The purpose of the Cluster (CL) Combining District is to promote development of imaginative, well-designed residential and commercial developments which preserve open space, promote affordable housing, and maximize the use of shared public and private recreation facilities. The CL District may be combined with the Estate (E), Low-density Residential (R-1), Medium-density Residential (R-2), High-density Residential (R-3), Commercial Office (CO), Neighborhood Commercial (C-1), General Commercial (C-2), or Highway Commercial (CH) Districts. The regulations established by the CL District shall be in addition to the regulations of the base district with which the CL District is combined (Kern County Zoning Ordinance, 2022).

In Cluster Combining Districts, there is no minimum lot size, nor is there a minimum lot area per dwelling unit—except that the overall project density may not exceed 10 percent above the overall density established in the County General Plan land use category applicable to the property. If the General Plan or Specific Plan area allows density greater than one dwelling for each 2.5 acres, the permitted density is calculated on a "net" basis, which excludes existing and proposed public or private roads.

Site development review for a Cluster Combining District is the following.

> No use shall be established, no development shall occur, and no building or grading permit shall be issued for any use or development in the CL District until an application for site development plan review has been submitted to and approved by the Planning Director in accordance with the procedures set out in Sections 19.102.070 through 19.102.120 of this title, the Planning Commission in accordance with the procedures set out in Sections 19.102.130 through 19.102.170 or this, or submitted to and approved by the Board of Supervisors in accordance with the procedures set out in Sections 19.102.190 through 19.102.230 of this title when submitted in conjunction with an application for a change of zone classification (Kern County Zoning Ordinance, 2022).

Development standards for Cluster Combining Districts must be aligned with the General Plan and with the General Plan land use category that applies to the area. The development must be "demonstratively superior" to base plan regulations. Elements of the development site plan that are considered in the approval process include the amount and type of open space, design features, amenities, retention of natural topography, retention of natural vegetation, overall enhancement of the community's environment, and compatibility with other uses in the area. The Planning Director or the Board of Supervisors may require additional conditions that promote public health, safety, and welfare at their discretion.

Applications for site development plan reviews include the following.

A. Name and address of applicant
B. Name(s) and address(es) of the property owner(s)
C. Assessor's parcel number(s)

D. A site development plan drawn at the scale specified by the Planning Director, which includes the following:
    a. Topography of the lot(s)
    b. Proposed street system and parking are
    c. Lot design
    d. Location of buildings
    e. Location of other proposed uses
    f. Proposed setbacks
    g. Areas to be reserved for parks, schools, or other public or quasi-public facilities
    h. Proposed landscaping
    i. Water supply and distribution
    j. Sewage disposal system
    k. Drainage system
    l. North arrow
E. Number of dwelling units per acre
F. Proposed method of ownership and maintenance of commonly held open space, if any
G. A narrative description of the development, including an explanation of the proposed deviations from the regulations otherwise applicable to the property
H. Phasing or development schedule

3.2.3.3.2.2 Precise Development Combining District

While the CL encourages creative and innovative residential development, the Precise Development Combining District (PD) works to protect environmental, agricultural, industrial, or other sensitive land use or zoning areas.

> The purpose of the Precise Development (PD) Combining District is to designate areas with unique site characteristics or environmental conditions or areas surrounded by sensitive land uses to ensure that development in such areas is compatible with such constraints. All development in the PD Combining District shall be subject as a minimum to Special Development Standards as specified in Chapter 19.80 of this title; however, a Special Development Standards Plot Plan Review shall not be required. The application of the PD District may be initiated by either the property owner or the County. The PD District may be combined with any base district. The regulations established by the PD District shall be in addition to the regulations of the base district with which the PD District is combined (p. 344) (Kern County Zoning Ordinance, 2022).

Permitted and conditional use permitted uses of PD Districts are the same as the base district over which the PD is drawn. Minimum lot size, minimum lot area per dwelling unit, yards and setbacks, height limits, prohibited uses, signs, and minimum distance between structures are also the same as the base district.

Housing development is restricted to single-family dwellings on single lots, unless a site development plan is submitted and approved. The Planning Director may waive this requirement in the event proposed development is merely a subdivision of property. This site development plan shall include

I. Name and address of applicant
J. Name(s) and address(es) of the property owner(s)
K. Assessor's parcel number(s)
L. Legal description of the property

M. A site development plan drawn at the scale specified by the Planning Director, which includes the following information:
    a. Topography and proposed grading
    b. Proposed development in relationship to all previously approved and projected PD site development plans
    c. The width, location, and names of surrounding streets
    d. The location, dimensions, ground floor area, and uses of all existing and proposed buildings and structures on the subject property
    e. Proposed landscaping
    f. Streets and parking areas
    g. Signs, including location, size, and height
    h. Proposed dedications and improvements in accordance with applicable subdivision improvement standards for the area
    i. Location, height, and material of walls and fences
    j. Other specified uses of the property
    k. North arrow and scale

3.2.3.3.2.3 Mobile Home Combining District

The purpose of the Mobile Home Combining District (MH) is to provide for the installation of mobile homes with or without foundations in agricultural, resource-related, and residential zoned areas. MH may be superimposed on A-1, R-1, E, PL, or RF districts. With the MH designation, mobile homes certified under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C. - Section 5401 et seq.) and are no older than 30 years may be installed with a permit. Regulations such as minimum lot size, minimum lot area per dwelling unit, yards and setbacks, height limits, etc. are per the base district over which the MH is laid. If the installation of the mobile home exposes the undercarriage, a compatible skirting must be installed.

3.2.3.4 Density Bonus

The Kern County General Plan and Zoning Ordinance are in compliance with state law calling for density bonuses in certain residential development projects. A density bonus is an allowed density increase over the otherwise maximum residential density permissible by the applicable General Plan land use category.

Depending on the number of units in the proposed development and the zone designation, density bonuses up to 25 percent are available. A 10 percent additional density bonus is awarded if the proposed development is also in a CP. **Table 77** presents specific bonuses allowed.

Table 80: Density Bonus Criteria

Density Bonus Criteria		
	Criteria	Bonus
50 or more units in R-2 50 or more units in R-3 50 or more units in MP 50 or more units in C-2	Adequate on-site child day-care facilities are provided in development	20
5 or more units in R-1 5 or more units in R-2 5 or more units in R-3 5 or more units in MP 5 or more units in C2	Project provides complete public infrastructure improvements, including streets and roads, curb, gutter, and sidewalk, drainage facilities and community water distribution, and sewage collection and treatment systems operated by a public agency.	20
5 or more units in R-1 5 or more units in R-2 5 or more units in R-3 5 or more units in MP 5 or more units in C2	At least 20 of total units are for lower-income households OR 10 of total units are for very low-income households OR 50 of the total units are for qualifying residents defined in Section 51.2 of the Civil Code (elderly persons)	25
Cluster Plan		10 in addition to other bonus

Under policies of the County General Plan, a density bonus of up to twenty percent (20 percent) shall be allowed for specified residential projects that provide complete infrastructure improvement, including community water distribution and sewage collection and treatment systems. Under the requirements of State law, a density bonus of twenty-five percent (25 percent) shall be granted for specified residential projects of five (5) or more units in which at least twenty-five percent (25 percent) of the units are affordable to persons and families of low or moderate income or in which ten percent (10 percent) of the units are affordable to lower income households. A twenty percent (20 percent) bonus shall be granted for those residential developments within certain zone districts when on-site daycare facilities are provided. A ten percent (10 percent) shall be granted to residential developments in conjunction with the submittal and approval of a cluster plan pursuant to Chapter 19.58 of this title. The density bonus shall be in addition to the maximum allowable density specified by the General Plan land use category for the area in which the project is located. With the exception of a density bonus granted in conjunction with approval of a cluster plan, only one (1) of the above density bonuses may apply to a qualifying project. Assuming the property is already designated for residential use, the ability to obtain a density bonus in accordance with Kern County Zoning Ordinance Chapter 19.92 is an authorized use, without the need for any discretionary approval. As such, there are not any potential constraints regarding use of the provision itself, other than not being aware of the provisions.

In review of the adopted provisions, and potential constraints, Staff notes that sufficient programs are included within the ordinance to facilitate increased density opportunities to a range of developers and housing types. Therefore, Kern County is in compliance with state density bonus law. The primary constraint would be that of developers not aware of these provisions. To address this potential constraint, the department is proposing the inclusion of program 2.8 which will require Staff to include a summary explaining this density bonus opportunity on all residential preliminary review letters prepared by Staff.

Program 2.8: Encourage use of the density bonus program to provide affordable housing for extremely low, very low, low and moderate-income households. A standard density bonus eligible explanation paragraph will be included on all applicable application forms within 120 days of Housing Element adoption.

3.2.4 Provisions for a Variety of Housing Types

Pursuant to California Government Code § 65583, the Kern County Housing Element affirmatively furthers fair housing by encouraging the development of "a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing" (Cal. Gov. Code § 65583, 2002). **Table 78** summarizes the type of housing permitted by right or by conditional use in Kern County's planning zones.

Table 81: Residential Housing Types Permitted by Zone

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

Source: Kern County Zoning Ordinance, November 2022. P = permitted by right; C = conditionally permitted

Table continued next page

1. Mobile homes and Manufactured Homes differ in definition by a couple of attributes, namely whether the structure is installed on a foundation, and if it meets National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Section 5406, et seq.). Mobile homes (i.e. not on a foundation, not meeting the NMHCSA) are allowed by-right in residentially zoned districts, temporarily during the construction of a permanent dwelling. Manufactured homes (i.e., on a foundation, and meeting NMHCSA) are allowed by-right in all residential zone districts if they meet the Special Development Standards. If they do not meet the Special Development Standards, they would require a CUP. One exception to this is if the zoning includes the MH Combining District (Section 19.62) which may be up to 30 years old and without a foundation by-right, and older than 30 years old by CUP. Mobile homes under this section must still meet the NMHCSA.
2. Maximum of one manufactured home permitted by right. Mobile homes are conditionally permitted. Up to two manufactured or mobile homes conditionally permitted.
3. Residential facility serving 12 or fewer persons permitted by right.
4. More than one single-family unit allowed by conditional use permit, subject to specific standards.
5. For 12 or fewer employees permitted by right; farm labor housing for more than 12 employees allowed with conditional use permit.

Multi-Family Rental Housing is permitted by right in R-2 and R-3 zones. It is permitted by conditional use in CO, C-1, C-2, and CH. Kern County defines multi-family dwellings as "a building or portion thereof designed for or occupied by two (2) or more families living independently of each other, including duplexes, triplexes, quadruplexes, apartments, condominiums, and townhouses." According to the Census Bureau's latest data, there are 11,265 renter-occupied multi-family housing units in unincorporated Kern County. About half of these are in duplexes, triplexes, or quadplexes.

Table 82: Renter-Occupied Multi-Family Units, by Number of Units in Structure

Renter-Occupied Multi-Family Units, by Number of Units in Structure		
	Unincorporated Kern County	Incorporated Kern County
2 to 4	6,346	13,983
5 to 19	2,936	10,418
20 to 49	729	2,746
50 or more	1,254	6,497
Total	11,265	33,644

Source: U.S. Census Bureau 2017-2021 ACS Table B25127

Factory-built units, also known as manufactured homes, are similar to mobile homes. State law requires that local governments

> shall allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. Except with respect to architectural requirements, a city, including a charter city, county, or city and county, shall only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements (Cal. Gov. Code § 65852.3, 1995).

In accordance with this law, Kern County permits manufactured homes in E, R-1, R-2, R-3, MP, A, A-1, and RF by right. These units are permitted by conditional use in CO, C-1, C-2, CH, M-1, M-2, M-3, and FPP zones. Such dwellings are subject to the same regulations as any other residential dwelling in the respective zone.

Conforming to California Government Code § 65852.2, manufactured homes are permitted by right as an accessory dwelling unit wherever ADUs are allowed.

Mobile homes, which are distinguished from manufactured homes, are defined as "a structure transportable in one (1) or more sections, designed and equipped to contain not more than two (2) dwelling units to be used with or without a foundation system. 'Mobilehome' does not include a recreational vehicle, commercial coach, or factory built housing" (Kern County Zoning Ordinance, 2022).

Temporary mobile homes are permitted by right during the construction of another dwelling in E, R-1, R-2, and R-3. These are allowed for a period of six months, with a six-month extension granted upon application.

Permanent mobile homes—that is, homes that are set on a foundation, are 10 years old or less, and are certified under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C. - Section 5401 et seq.) are permitted by right in E, R-1, R-2, R-3, MP, A, A-1, and RF. They are permitted by conditional use in CO, C-1, C-2, CH, M-1, M-2, M-3, and FPP zones.

The Mobilehome Park designation sets aside zones for "medium-density mobilehome living areas that are, or will be, subject to the California Mobilehome Parks Act, as set forth in Section 18200 et seq., of the California Health and Safety Code, and associated administrative regulations as set forth in Title 25, California Code of Regulations. Uses are limited to mobilehome parks with spaces available for rent, mobilehomes within a mobilehome park available for rent, accessory uses, and recreational vehicle parks" (Kern County Zoning Ordinance, 2022).

According to the latest Census Bureau data available, there are 9,598 occupied mobile homes, boats, RVs, or vans being used as the household's primary residence in unincorporated Kern County. About 64 percent of these are owner-occupied units.

Table 83: Occupied Mobile Homes, Boats, RVs, Vans as Primary Residence

Occupied Mobile Homes, Boats, RVs, Vans as Primary Residence				
	Unincorporated Kern County		Incorporated Kern County	
	Number	Percent	Number	Percent
Owner-Occupied	6,163	64.2	3,890	59.8
Renter-Occupied	3,435	35.8	2,618	40.2
Total	9,598	100.0	6,508	100.0

Source: U.S. Census Bureau, 2017-2021 ACS, Table B25127

Housing for agricultural employees can be divided into two types: housing for part-time contract employees and housing for full-time, year-round, on-site employees. Farm labor housing for 12 or fewer contract employees is permitted by right only in exclusively agriculture (A) zones. If housing units are for more than 12 contract employees, a conditional use permit is required. Housing for full-time, year-round, on-site employees is permitted by right in A, and by conditional use in A-1 and NR.

As of May 2022, the U.S. Bureau of Labor Statistics indicates there are 39,130 farmworkers in Kern County, in addition to supervisors, managers, and other employees ("May 2022 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates, Bakersfield, CA" 2023). In 2021, there were 847,383 acres of agricultural crops harvested in Kern County, with a total value (excluding timber) of more than $8.3 billion (Kern County Department of Agriculture, 2022).

Housing for agricultural employees within the adopted Kern County Zoning Ordinance is consistent with the Employee Housing Act, specifically sections 17021.5 and 17021.6. Kern County Zoning Ordinance's provisions for farm labor housing and contract labor (twelve (12) or fewer employees) is considered an authorized permitted uses within all agricultural zoned districts. A Conditional Use Permit is required for farm labor housing for contract labor exceeding twelve (12) employees. However, based on a review of

the adopted ordinance along with the Employee Housing Act sections 17021.5 and 17021.6, it appears there may be a discrepancy in terms of how the Kern County Zoning Ordinance references employees, compared to the Employee Housing Act that references units or beds. To address this potential discrepancy, Staff is including Program 3.10 that will require the County process an amendment to the adopted Kern County Zoning Ordinance to ensure consistency with the Employee Housing Act. The initiation of this amendment shall occur within three (3) months of formal adoption of the 6th Cycle Housing Element by HCD. Proposed Program 3.10 shall read as follows:

> Program 3.10: Within three (3) months of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department shall initiate the processing of an amendment to the adopted Kern County Zoning Ordinance. This update shall include a review of all zone district chapters to ensure that housing for agricultural employees requirements are consistent with the Employee Housing Act that specifies employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings for the same type in the same zone and that employee housing consistent of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

Supportive housing is defined in California law and the Kern County Zoning Ordinance as “housing for more than six residents with no limit on the length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community” (Kern County Zoning Ordinance, 2022). Apartments and group homes may be utilized as supportive housing. The County’s zoning ordinance further specifies that

> "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chromic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people (Ref. California Health and Safety Code, Section 53260) (Kern County Zoning Ordinance, 2022).

Transitional housing is similar to supportive housing, but it is “exclusively designated and targeted for recently homeless persons or families for up to 24 months” (Kern County Zoning Ordinance, 2022).

Permanent supportive housing and transitional housing are permitted by right in R-3, C-2, CH, and M-1 zones. It is permitted by conditional use in E, R-1, R-2, and M-2 zones.

After a review of the adopted Kern County Zoning Ordinance, Staff has determined a slight inconsistency as the ordinance specifies that supportive housing is a Conditionally Permitted Use in the multi-family residential districts. To address this inconsistency with State law, Staff is proposing the addition of Program 3.9 that will require the County to process an amendment to the adopted Zoning Ordinance indicating that supportive housing is a permitted use. The program indicates that the amendment will be processed within one calendar year of formal adoption of the Housing Element by the State.

In compliance with California Health and Safety Code Section 50801(e), **emergency shelters** are housing "with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay" (Kern County Zoning Ordinance, 2022). They are permitted by right in C-2, CH, M-1, and M-2 zones. Emergency shelters are permitted by conditional use in R-3, C-1, M-3, A, A-1, and NR zones.

Emergency shelters are by right uses in all C-2, CH, M-1 and M-2 zone districts. Emergency shelters are also permitted through a Conditional Use Permit in all R-3 and C-1 zone districts. In accordance with the definition included in the Zoning Ordinance, Emergency Shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

In total, there are currently 4,528.10 acres of land zoned C-1, 1,743.62 acres zoned CH, 10,317.62 acres zoned M-1 and 13,512.47 acres zoned M-2 within unincorporated Kern County. At this time, there is no overall ability to determine whether or not these properties are currently developed, but a vacant commercial and industrial zoned lot portal is being developed similar to the vacant residential zoned lot portal that currently exists (https://kernplanning.com/vacantresidentialparcels/). The current market shows that there is over 62 million square feet of developed industrial buildings in all of Kern County with a 6.6% vacancy rate. Private market analysis estimates that vacant commercial buildings comprise 40% of the zoned acres (2,508.69 acres). All would be available for emergency shelter use. As part of the most recent Kern County Point in Time Report for 2024, it was determined that of the 1,585 identified unsheltered individuals, only 175 were located within unincorporated Kern County jurisdictions (See Appendix J, Table 7). The remaining unsheltered persons were located within incorporated city areas. Clearly, homelessness is a County-wide issue of concern and just because homeless individuals are located within an incorporated city area, does not relieve the County from specific responsibilities to address this concern. However, there are 11 incorporated cities that share in that responsibility and the majority of homeless individuals are located within these incorporated city sphere of influence areas. While emergency shelters are often best located in the incorporated cities and towns adjacent to the unincorporated areas – providing closer access to public services, food stores, and transit - the County also has over 252 acres of undeveloped land located near amenities and services that could accommodate emergency shelters by right. This undeveloped acreage is in addition to the developed land described above which could also support emergency shelters for people experiencing homelessness. All commercial and industrial zone districts have the flexibility for adaptive reuse and the ability to be temporarily modified for purposes of establishing emergency shelters. Program 3.13 will require a review of the Kern County Zoning Ordinance to establish a low barrier navigation center definition within the adopted ordinance. Staff will take this opportunity to further evaluate the similarities and differences between a navigation center and an emergency shelter to determine whether or not any additional amendments are required.

Low Barrier Navigation Centers shall be a use by-right in zones where multi-family and mixed uses are permitted. On September 10, 2019, the Kern County Board of Supervisors considered actions to establish and operate a low barrier navigation center on County owned property. As part of that consideration process, the Staff report prepared for that project included the following paragraph (Copy of Board Letter is attached as Appendix M):

> The provisions of AB 101 include mandatory streamlining requirements for Low Barrier Navigation Centers are to be considered a ministerial use under the California Environmental Quality Act (CEQA) as a use by right. The proposed County-owned property is designated "Service Industrial" under the Metropolitan Bakersfield General Plan and all Kern County zones consistent with that designation (commercial and industrial) provide for either mixed-use residential or emergency shelters as a permitted use. While the Kern County Zoning Ordinance would require a Precise Development Plan (PD), which includes a public hearing, the mandatory requirements of AB 101 do not allow a public hearing. The Low Barrier Navigation Center must be allowed with a building permit, subject to the adopted development standard, if they do not prevent the use. AB 101 includes new CEQA exemptions, and this use is not considered a "project" under CEQA 65660(b) which provides that CEQA "…shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low Barrier Navigation Center constructed or allowed by this section." It is further exempt as a ministerial use under Section 21080(b)(1) for which CEQA does not apply.

As demonstrated by the above language and implementation of the existing Low Barrier Navigation Center established, the County is in compliance will all State laws. To address any concerns, Staff is included Program 3.13 which will require the inclusion of Low Barrier Navigation Center within the adopted Kern County Zoning Ordinance. The proposed language for Program 3.13 is as follows:

> Program 3.13: Within three (3) months of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department shall initiate the processing of an amendment to the adopted Kern County Zoning Ordinance. This update shall include a review of all zone district chapters to ensure that low barrier navigation centers are identified as by-right uses in all zoned where multifamily and mixed uses are permitted pursuant to Government Code section 65660.

3.2.4.1 Extremely Low-Income Housing

Of particular concern are households that are most vulnerable due to age, disability, or other conditions that cause them to be experiencing extremely low incomes (ELI). Such households earn 30 percent of Area Median Income (AMI) or less. Recently emancipated young people coming out of the foster care system, formerly homeless persons seeking to regain their independence, elderly persons with limited fixed incomes, and persons with disabilities who are functional but living in poverty are all examples of community members who may be living with extremely low incomes. The Kern County Zoning Ordinance provides these households with opportunities for affordable housing through single-room occupancy permits.

Single-room occupancy units are permitted by right and by conditional use in all districts, so long as all other requirements are met. These units are "efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities" (California Health and Safety Code Section 17958.1, 2018). Single-room occupancy (SRO) units benefit persons and households living with low and extremely low incomes. SROs are common in residential hotels, which are permitted by right in R-3 and by conditional use in CO, C-1, and C-2 zones. They are also found in boarding houses, which are permitted by right in R-3 and by conditional use in R-2,

CO, C-1, and C-2 zones. In addition, many accessory dwelling units are considered SROs. ADUs are permitted by right in E, R-1, R-2, R-3, A, A-1, RF, and PL zones.

3.2.5 Housing for Persons with Disabilities

The California legislature has more protections for persons with disabilities than the federal Americans with Disabilities Act. In establishing Government Code Section 12926.1, the legislature found that "although the federal act provides a floor of protection, this state's law has always, even prior to passage of the federal act, afforded additional protections" (California Government Code Section 12926.1, 2022). California also requires that housing elements include an analysis of actual or potential government constraints on housing for persons with disabilities (Cal. Gov. Code § 65583, 2002).

Kern County's land use, zoning, and building regulations present no known constraint to housing for persons with disabilities. Persons in this group are not barred from living in any permitted dwelling unit in any zone. Parking requirements for dwelling units are uniform for all parking in the particular zone; no constraint to persons with disabilities is caused.

Residential care facilities with six or fewer residents are treated the exact same as single-family homes (see Health & Safety Code §§ 1267.16 [congregate living health facilities], 1566.3 [community care and residential facilities], 1568.0831 [residential care facilities for persons with chronic life-threatening illness], 11834.23 [alcoholism or drug abuse recovery treatment facilities]). Residential facilities serving six or fewer residents are permitted within all residential and agricultural zone districts within the County. There are no constraints on housing for persons with disabilities for facilities serving six or fewer persons. State law allows, and the County requires, residential care facilities (defined as twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, as provided in Section 1502, California Health and Safety Code) serving seven or more residents to obtain a Use Permit. Nonetheless, to ensure overall compliance with State law, Staff is including Program 3.11 that will require the County process an amendment to the adopted Kern County Zoning Ordinance to ensure consistency with State law. Proposed Program 3.11 shall read as follows:

> Program 3.11: Within three (3) months of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department shall initiate the processing of an amendment to the adopted Kern County Zoning Ordinance. This update shall include a review of all zone district chapters to ensure that identified residential care facilities are treated the same as single-family residential dwelling in terms of land use permitting. This review shall also include consideration as to whether the County should expand allowable zone districts in which residential care facilities consisting of seven (7) or more individuals can be permitted with a Conditional Use Permit.

3.2.5.1 Reasonable Accommodations

In compliance with state and federal law, the County's zoning ordinance explicitly allows persons with disabilities to seek reasonable accommodations if the County's policies, codes, or programs present a barrier to major life activities. Examples of accommodations that may be required for persons with disabilities include setbacks, installation of ramps or lifts, and modification of home entry thresholds. Section 19.06.035 of the County's zoning ordinance explains the process for seeking reasonable accommodations.

3.2.5.2 Residential Facilities for Persons with Disabilities

Some persons with disabilities may desire or be required to live in a residential care facility. Such a facility could be a family home, group care facility, or similar facility; 24-hour non-medical care is provided for the benefit and safety of residents. Residential facilities that house six or fewer residents are permitted by right in E, R-1, R-2, R-3, C-1, A, A-1, RF, and PL zones. Facilities that house more than six residents are permitted by right in R-3. Facilities that house more than six but no more than 12 persons are permitted by right in C-1.

Retirement or rest homes are another possible living arrangement for persons with disabilities. Retirement homes are group housing facilities chosen voluntarily by persons who are over age 62. Residents are provided nonmedical supportive services, such as meals, exercise, and activities. Rest homes are facilities which provide a level of healthcare by nurses or other medical professionals for persons with needs for extended periods of time. Retirement and rest homes are permitted by right in C-2; they are permitted by conditional use in E, R-1, R-2, R-3, CO, C-1, and RF zones.

3.2.6 Site Improvements and Development Fees

The County requires on-site and off-site improvements for residential developments. All roads in the County are required to be paved to provide safety and reduce dust and sand. Curb, gutter, drainage, water, and sewer capacity are required for the health and safety of the public and local residents. Sidewalks are required for the safety of pedestrians. Appropriate landscaping is provided to enhance the community, preserve home and land values, and protect the environment by providing erosion resistance and meeting other needs.

Fees are associated with both on- and off-site improvements due to the nature of construction and building code inspections and enforcement, permitting, approvals, and so forth. Fees are also imposed for impacts on school needs, traffic control, storm drain systems, and other community services. **Table 81** delineates fees for typical single-family and multi-family developments.

Table 84: Kern County Development Fees, 2023

Kern County Development Fees, 2023	
	Fee Amount (Initial Fee)
Appeal	$540
Building Permit	Fees are based on square footage of the project and the proposed use.
Conditional Use Permit	$2,390 plus $25/lot
Development Agreement	$310 minimum, time and materials
Final Parcel Map/Final Tract Map	$105/hour
General Plan Amendment/Specific Plan Amendment	$2,465 minimum, time and materials
Lot Line Adjustments	$800
Tentative Tract Map on public Sewer	$2,310 minimum, plus $25/lot
Tentative Tract Map not on public sewer	$2,635 minimum, plus $60/lot
Variance	$1,980 plus $25/lot
Cluster Plan	$950
Conditions Compliance Check	$130
Minor Plan Modification	$100

Mobile Home Park Plot Plan Review	$695
Precise Development Plan Preliminary Review	$600
Precise Development Plan	$2,895 plus $25/lot
Secondary Residential Unit Permit	$85
Site Plan Review	$250
Special Planning District Plan Review	$1,000 minimum, time and materials
Specific Plan Preparation	$1,850 minimum, time and materials
Tentative Tract Map Preliminary Review	$785
Zone Change	$3,110 plus $25/lot
Environmental Processing	
County Clerk CEQA Posting	$50
Environmental Impact Report (EIR) Preparation/Monitoring	$10,640 minimum, time and materials
Initial Study/Negative Declaration	$5,710 minimum, time and materials
Use of Prior EIR	$3,000

Source: Kern County 2023

1. If on a public sewer. Mobile Home Park Plot Plan Review for projects not on public sewer is subject to a $200 fee plus an additional charge of $110 per space.

Table 82 identifies typical development and impact fees for residential development in Kern County.

Table 85: Typical Development and Impact Fees for Residential Development

Typical Development and Impact Fees for Residential Development		
	Single-Family[1]	Multi-Family[2]
Number of Dwelling Units	1	28
Total Square Footage of Living Area	1,036	26,295
General Plan Review (0.13 x total sq. ft.)	$197.86	$3,778.71
Base Administrative Fee	$2.50	$2.50
Base Environmental Health Review Fee	$75.00	$75.00
Building Plan Check	$126.86	$4,184.32
Strong Motion Instrumentation Program Fee (state fee)	$6.93	$161.31
Building Inspection	$508.20	$8,381.20
Fire Department – Commercial Plan Fee	N/A	$115.00
Base Permit Issuance Fee	$23.00	$23.00
Base Sewer Fee (already connected to sewer)	$14.00	$14.00
Traffic Impact (varies on location)	$12,870.00	$173,964.00
School District Fee (varies on district)	$5,748.24	$105,384.04
Building Standard Fee	$3.00	$65.00
Site Plan Review (commercial)	N/A	$35.00
Total	$19,575.59	$296,183.08
Fees per Unit	$19,575.59	$10,577.97
Fees per Square Foot	$18.90	$11.26

Source: Kern County Planning Department 2022

Notes

1. Single-family fees assume the following project: (a) 1,036 square feet of living area, (b) 460-square-foot garage; (c) three-bedroom units; (d) Type V Construction; and (e) building valuation of $156,206.94.
2. Multi-family fees assume the following project: (a) 26,295 square feet of total living area for all units; (b) 28 units; (c) three-bedroom units; (d) Type V-B construction; and (e) building valuation of $1,333,156.50.

Fees per unit are lower in multi-family developments than in single-family developments. When calculated by the square foot, fees are again lower for multi-family developments. This fee structure is a benefit to low- and very-low-income households. Development and impact fees per unit for multi-family development have remained at about $10,500 since 2015.

Table 83 provides insight into the costs of building a typical single-family home and a multi-family project. Assumptions for the two structures are in the notes to the table. In the scenario presented below, the percentage of fees to cost per unit is 6.7 percent for a single-family structure and 3.1 percent for the multi-family structure. These fees are not considered so high that they present a barrier to housing affordability.

Table 86: Typical Fees and Development Costs, Single-Family and Multi-Family Units, 2023

Typical Fees and Development Costs, Single-Family and Multi-Family Units, 2023		
	Single-Family[1]	Multi-Family[2]
Fees	$19,576	$296,183
Estimated Land Cost	$20,000	$539,740
Estimated Construction Cost	$251,228	$8,464,364
Total Costs	$290,804	$9,300,287
Costs per Unit	$290,804	$332,153
Proportion of Fees to Total Development Cost per Unit	6.7	3.1

Sources: https://www. nae-pro.craftsman-book.com/Valuation; Kern County Planning and Natural Resources
[1]Assumes 1,036 square feet of living area; 460 square feet of garage; good or better construction; Frazier Park current average land prices; 0.25 acre
[2]Assumes a single structure with 28 units at 940 square feet each, for a total of 26,295 square feet; carport; good or better construction; three stories; elevator; Frazier Park current average land prices; 3 acres

3.2.7 Development Permit Procedures

Permitting is a necessary element of construction in any jurisdiction. Permits help ensure safety of workers, homeowners, and occupants, maintain property values, assure compliance with zoning regulations, and allow for future construction, renovation, or rehabilitation needs. In Kern County, permitting processes and procedures are part of a continuous improvement process to better serve both developers and citizens.

Despite the benefits of the permitting process, the time and cost to developers are a constraint to development of affordable housing. The County strives to maintain a balance between the benefits of permitting and the cost—in time and money—to developers.

3.2.7.1 Streamlined Ministerial Approval Process

SB 35 allows qualifying development projects with certain minimum affordable housing guarantees to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. This is a voluntary program that a project sponsor may elect to pursue, provided that certain eligibility criteria are met. The bill was signed into law in 2017 and became effective on January 1, 2018. Staff notes that although there are no specific written procedures that have been adopted by the County specific to SB 35, the department has actively streamlined the processing of affordable housing projects. Program 2.20 has been included within the Element requiring the Planning and Natural Resource Department prepare written procedures for the implementation of SB 35 Streamlined Ministerial Approval Process within six months of plan approval. These provisions shall also be posted on the department website. In addition, the proposed programs within the housing element greatly strengthen the streamlining of affordable housing projects through the implementation of the following programs:

Program 2.2: The Planning and Natural Resources Department shall create a dedicated Housing Unit within the department. This unit will manage various Staff dedicated to housing related activities and serve as the primary point of contact for implementation of the Housing Element and other housing related programs within Kern County.

Program 2.4: The County will encourage the use of Enhanced Infrastructure Financing Districts (EIFDs) as a tool to support the development of low and very low rental units as outlined below:

Enhanced Infrastructure Financing Districts (EIFDs) can be used to finance infrastructure projects to support affordable housing projects, including transportation infrastructure, water and wastewater facilities, solid waste facilities and community amenities including parks, libraries and childcare centers as well as the actual construction of the housing. Such tax increment financing, under the jurisdiction of the Board of Supervisors, should be used to incentivize the inclusion of deed restricted low and very low rental units in market rate multi-family projects or upgrading of County incorporated areas for other multi-family projects.

The following are minimum standards for consideration of establishment of an EIFD.

a) Construction of a minimum of 30 units in the total project site with 25%deed restricted for low and very low income rental units of the total number of units in the project.

b) Single-family homes on individual lots are excluded from the Housing Element policy.

c) Larger areas are encouraged but 50% of the area is required to be multi-family housing, excluding parking lots, sumps and easements from the calculated area.

d) The County Administrative Officer (CAO) has the final determination of the feasibility of the EIFD plan and recommendation to the Board of Supervisors for establishment and operation.

e) The Planning and Natural Resource Director has final approval on the plans consistency with the Housing Element and concurrence with the CAO recommendation.

Program 2.6: The Planning & Natural Resource Department shall process for consideration by the Kern County Board of Supervisors an amendment to the text of the adopted Kern County Zoning Ordinance Chapter 19.56 (Precise Development Combining District) to exclude the PD Plan hearing requirement for all multi-family zone districts. Development within those classifications will still be subject to a formal site plan review and be required to meet all development standards.

Program 2.7: The Planning & Natural Resources Department shall coordinate with other county departments to facilitate expedited development review for projects that include affordability. A Housing Affordability Expedited Review Application Form shall be created within 120 days of Housing Element adoption.

Program 2.20: Within six (6) months of final approval, Kern County Staff will establish written procedures for the implementation of SB 35 Streamlined Ministerial Approval Process. Thes procedures will be posted on the department website.

3.2.7.2 Review Times

3.2.7.2.1 Single-Family Development Review Times

Ministerial reviews for single-family homes require only one or two days for planning, and four to six weeks for building. These streamlined processes save considerable time and cost for developers.

With **general plan amendments, zone change requests,** and **precise development plan** reviews, the major factor is whether the proposed development is categorically exempt from further evaluation as specified under the California Environmental Quality Act (CEQA). If a project is required to prepare a mitigated negative declaration, the consideration process requires five to six months for review. The project will require 18-24 months if an environmental impact report is required. If no CEQA documentation is required, each of these processes takes three to four months.

For conditional use permits, single-family units are permitted by right in residential zones. But as specified above, the overall timeframe for permit consideration is subject to change based on the required review under CEQA.

3.2.7.2.2 Multi-Family Development Review Times

Ministerial reviews continue to provide developers with a streamlined process for permitting. For multi-family developments, planning reviews require up to three days, and building reviews take four to six weeks.

With **general plan amendments, zone change requests,** and **precise development plan** reviews, the major factor is whether the proposed development is categorically exempt from further evaluation as specified under the California Environmental Quality Act (CEQA). If a project is required to prepare a mitigated negative declaration, the consideration process requires five to six months for review. The project will require 18-24 months if an environmental impact report is required. If no CEQA documentation is required, each of these processes takes three to four months.

For conditional use permits, single-family units are permitted by right in residential zones. But as specified above, the overall timeframe for permit consideration is subject to change based on the required review under CEQA.

Table 87: Typical Planning Processing Times, Kern County

Typical Planning Processing Times, Kern County		
Type of Approval or Permit	Single-Family Unit	Multi-Family
Ministerial Review	Planning: 1-2 Days Building: 4-6 weeks	Planning: 2-3 Days Building: 4-6 weeks
General Plan Amendment		
No CEQA Document Required	3-4 months	3-4 months

CEQA Document (Mitigated Negative Declaration)	5-6 months	5-6 months
Environmental Impact Report	18-24 months	18-24 months
Zone Change		
No CEQA Document Required	3-4 months	3-4 months
CEQA Document (Mitigated Negative Declaration)	5-6 months	5-6 months
Environmental Impact Report	18-24 months	18-24 months
Conditional Use Permit		
No CEQA Document Required	Single-family allowed by right in residential zones	3-4 months
CEQA Document (Negative Declaration)	5-6 months	5-6 months
Environmental Impact Report	18-24 months	18-24 months
Precise Development Plan		
No CEQA Document Required	3-4 months	3-4 months
CEQA Document (Mitigated Negative Declaration)	5-6 months	5-6 months
Environmental Impact Report	18-24 months	18-24 months
Review		
Site Plan Review	None Required	7 Days
Architectural/Design Review	None Required	None Required

Source: Kern County Planning and Natural Resources Department, May 2023

3.2.7.3 Approval Time and Requests for Lesser Densities

Medium-residential zone district (R-2) designates areas for single-family, duplex, and other medium-density, multi-family residential uses. The maximum density allowed is sixteen (16) dwelling units per acre. As previously specified in proposing Program 2.5, which will require the processing of an amendment to this chapter to increase the maximum density in this zone district. As there is no minimum density within the R-2 zone district, there would be no delay in developing a project with less than the maximum authorized density.

The Kern County Board of Supervisors have established a minimum density of twenty (20) units per acre where a maximum of twenty-nine (29) units per acre is authorized. Within this most dense residential zone district, project applicants requesting to build developments at lower densities would be required to process a zone variance or zone modification. While such a request requires formal consideration at a Director's Hearing, these types of projects can generally be processed and fully considered within two (2) months of deeming the application complete. This hearing also allows Staff an opportunity to review the request to determine if such an allowance would be detrimental to the County's ability to meet our identified RHNA. At the time of this writing, Staff has received one (1) request to process a project with less than the minimum 20 units required in an R-3 zone district. This affordable housing project was being processed by the Cesar Chavez Foundation, in conjunction with the County of Kern Public Works Department for the installation of expanded bike lanes. This project and was initiated prior to the recent changes in ordinance requirements. All appropriate funding had already been secured by the Cesar Chavez Foundation and a change to increase the amount of housing affordable housing units by changing the approved site plan would result in a potential delay in receiving State funding as part of the grant program. As such, the project variance was approved with a requirement of 18 units per acre instead of 20. As

specified above, once Staff had a complete application on file, it took approximately two (2) months to get to a final hearing. Any future proposed variance will be processed the same way. If approved, it is up to the project applicant to determine when they would like to submit necessary building permits. Project approval and the submittal of building permits are not connected actions as the zone variance approval is good for a minimum of one (1) year and longer if requested by the applicant. Once approved, the project developer can submit building permits when they determine it is appropriate.

3.2.7.4 Ministerial Permits Issued by Planning Director

The Planning Director is authorized to issue permits based on ministerial review for the following.

A. CRV recycling center permit
B. Temporary animal permit plot plan review
C. Extensions for temporary mobilehomes and recreational vehicles
D. Mobilehome park plot plan review
E. Minor plan modifications
F. Commercial wind farm plot plan review
G. Geologic hazard plot plan review
H. Special development standards plot plan review
I. Off-street parking plot plan review not in conjunction with a ministerial permit
J. Landscaping plot plan review not in conjunction with a ministerial permit
K. Density bonus permit
L. Home occupation permit
M. Production water injection wells for the purpose of disposing of production wastewater produced in the same oilfield in which the injection well is located
N. Oil and Gas Conformity Review and Minor Activity Review
O. Large family day-care permit - no hearing
P. Temporary batch plant (thirty (30) days or less) plot plan review
Q. Accessory dwelling unit plot plan review
R. Truck parking as accessory to residential use permit

Upon submission of application for ministerial review and payment of the associated fee, the Planning and Natural Resources Department reviews the submission for completeness. Notification of completeness occurs within seven calendar days of submission. The Planning Director notifies the applicant within the following seven calendar days whether the submission meets the requirements for the particular use. If the permit is denied, the applicant may submit a notice of appeal within seven calendar days of the notice of denial. The Planning Commission considers the appeal within 30 days of filing; decisions of the Planning Commission are final.

3.2.7.5 Discretionary Permits Issued by Planning Director

The Planning Director is authorized to issue discretionary permits for the following.

A. Precise development plan review
B. Cluster combining site development plan review
C. Conditional use permits and variances when filed in conjunction with an application for a discretionary permit to be heard by the Planning Director

D. Zone modifications
E. Extensions of time
F. Temporary event permit
G. Temporary fruit stands
H. Temporary precise development plan
I. Variances
J. Small wind energy system permit
K. Kern River development permit
L. Airport approach height (H District) plot plan review
M. Community garden permit
N. Accessory dwelling unit

Within 30 days of submission of application and the associated fee, the Planning and Natural Resources Department reviews the material and notifies the applicant whether it is complete. Once notice is given and any required CEQA documentation is obtained, a public hearing is scheduled. Public notice of the hearing must be given at least 10 days prior to the hearing date. Public notice may be made through printed newspapers, posting of notice along streets near the proposed development, or mailings. The public hearing is held before the Planning Director; if deemed necessary, the Planning Director may schedule the hearing to be with the Board of Supervisors.

The Planning Director may approve, conditionally approve, or deny any application following the close of the public hearing. Written notice of the decision to the applicant (and any other party filing for notification on the matter) is required within seven calendar days after the decision has been made. Applicants have 14 days to file an appeal of the decision; if no appeal is made, the decision is final.

Appeals are heard by the Board of Supervisors. The Board may reverse, affirm wholly or partly, or attach other or additional conditions to the decision.

3.2.7.6 Discretionary Permits Issued by the Planning Commission

The following permits are granted by the Planning Commission.

A. Conditional use permits
B. Zone modifications when filed in conjunction with an application for a permit to be heard by the Planning Commission
C. Surface mining permits and reclamation plans
D. Secondary residential unit
E. Density bonus permit, when filed in conjunction with an application for a permit to be heard by the Planning Commission
F. Variances, when filed in conjunction with an application for a permit to be heard by the Planning Commission
G. Cluster combining site development plan review when filed in conjunction with an application for a tentative tract map
H. Precise development plans, conditional use permits, variances, and zone modifications when filed in conjunction with an application for a tentative tract map
I. Tentative tract maps
J. Legal, nonconforming use expansion

Applications are reviewed and approved, conditionally approved, or denied by the Planning Commission pursuant to the conditions set forth in the respective zoning ordinance chapter.

3.2.7.6.1 Advisory Actions of Planning Commission

The following permits and actions by the Planning Commission are advisory only and are considered for final approval by the Board of Supervisors. Proper notice of hearings are made.

A. Special planning site development plan review
B. Precise development plan review, with associated variances, zone modifications, or conditional use permits, when filed in conjunction with an application for a change of zone classification
C. Cluster combining site development plan review when filed in conjunction with an application for a change in zone classification
D. Density bonus permit when filed in conjunction with an application for a change in zone classification or an application for a permit to be heard by the Board of Supervisors
E. Conditional use permits, variances, and zone modifications when filed in conjunction with an application for a change in zone classification
F. Amendments to this title
G. Application for change in zone classification
H. Agricultural preserve inclusion or exclusion requests
I. Adoption and amendment of any General Plan, Specific Plan, or Specific Plan Line Williamson Act Land Use Contract cancellations, excluding cancellations of less than ten (10) acres for the purposes of creating an agricultural homesite, as determined by the Planning Director
J. Referrals from the Board of Supervisors and the Planning Director

Once the applicant has submitted documentation and any associated fees, the Planning and Natural Resources Department reviews the material and notifies the applicant whether the submission is complete within 30 days. A public hearing is scheduled, with proper notice given at least 10 days in advance. The Planning Commission may approve, conditionally approve, or deny any application identified above. If the Commission experiences a tie vote, the application is denied.

For the advisory actions identified above, the Commission adopts a recommendation and forwards the matter to the Board of Supervisors. This recommendation includes findings from the hearing and public comment. Except for General Plan amendments, a public hearing by the Board of Supervisors is conducted within 50 days from the date the Commission issued its decision. Applicants may appeal decisions of the Planning Commission, but only within 14 days of the decision.

Discretionary Permits Issued by the Board of Supervisors

The following permit applications are subject to approval by the Board of Supervisors.

A. SP site development plan review
B. Precise development plan review, with associated variances, zone modifications, or conditional use permits, when filed in conjunction with an application for a change of zone classification or tentative tract map
C. CL site development plan review when filed in conjunction with an application for change of zone classification or with a tentative tract map
D. Density bonus permit when filed in conjunction with an application for a change of zone classification or an application for a permit to be heard by the Board of Supervisors

E. Appeals of discretionary decisions by the Planning Director
F. Appeals of Planning Commission decisions
G. Conditional use permits, variances, and zone modifications when filed in conjunction with an application for a change in zone classification or for a tentative tract map
H. Amendments to the zoning title
I. Application for change of zone classification
J. Agricultural preserve inclusion or exclusion requests, agricultural preserve contracts, contract cancellation, and contract amendments
K. Adoption and amendment of any General Plan, Specific Plan, or Specific Plan Line
L. Conditional use permit for native groundwater transport or transfer outside both Kern County and its watersheds

For those applications authorized by the Board of Supervisors, the Planning and Natural Resources department reviews the application for completeness and notifies the applicant within 30 calendar days. A properly noticed public hearing is then held. The Board of Supervisors may approve, conditionally approve, or deny any application following the close of the public hearing or within 35 days by resolution of the Board. The decision is final. Written notice of the decision is provided within seven calendar days of the decision.

3.2.8 Building Codes and Enforcement

The County has adopted the California Building Standards Commission's 2022 Building Standards Code, which went into effect January 1, 2023. As allowed, Kern County has made modifications and additions to the code to meet local climate, geological, or topographical conditions.

All zoning, development standards and fees are currently located on the Department website. The Kern County General Plan and Zoning Ordinance are the primary land use documents that outline various policies, implementation measures, including zoning and development standards. The URL address https://kernplanning.com/planning/planning-documents/ is the primary location in which these documents can be found. Additionally, within the adopted Kern County Zoning Ordinance, Chapter 19.80 includes a listing of all special development standards by land use type, which includes separate listed standards for single family dwelling districts, multi-family residential districts, along with commercial and industrial districts. A copy of Chapter 19.80 has been included as Appendix N of this response.

The Planning and Natural Resources Department has established an online residential building fee estimator, which is on the Department's website at https://kernplanning.com/feeestimatorfaq/.

This estimator allows potential developers an opportunity to gain an understanding regarding potential development fees associated with proposed residential developments. Additionally, a spreadsheet containing a listing of consolidated land development fees is maintained on the Department website at the following link, which provides a listing of all fees associated with proposed discretionary actions: https://kernplanning.com/planning-fees/.

The Kern County Public Works Department's Code Compliance Division investigates claims or concerns regarding building and housing, public nuisances, solid waste, abandoned vehicles, unlawful dumping, and so forth. Its mission is "to work in partnership with the people of Kern County to promote health and welfare and maintain community standards." It accomplishes its work through

1. Administering a fair and unbiased enforcement program to correct violation of property conditions and land use requirements;
2. Providing a uniform, consistent yet flexible procedure to insure that all citizens of Kern County are equally represented;
3. Minimizing the necessity for legal action by allowing ample opportunity for voluntary compliance and correction; and
4. Promptly responding to complaints regarding structures and/or conditions which present a health or safety hazard to the public.

3.2.9 Public Policy Constraints

Federal, state, and local governments institute policies with the intent of providing for public health and safety, maintaining or increasing economic activity, protecting the environment, and enhancing the quality of life for residents. These policies are implemented for the benefit of the entire community. However, some policies—though beneficial to the community as a whole—can present constraints to affordable housing development.

3.2.9.1 Sustainable Groundwater Management Act (SGMA).

Government Code Section 65584.04 details the process for developing the methodology which includes specific factors. Section 65584.04 (2) states "The opportunities and constraints to development of additional housing in each member jurisdiction, including…. "

> Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing the necessary infrastructure for additional development during the planning period."

In 2014, the State legislature passed a statewide framework to help protect groundwater resources over the long-term called the Sustainable Groundwater Management Act (SGMA). SGMA is comprised of a three-bill legislative package, including AB 1739 (Dickinson), SB 1168 (Pavley) and SB 1319 (Pavley) and subsequent statewide Regulations. SGMA requires local agencies to form groundwater sustainability agencies (GSAs) for the high and medium priority basins that have been found to be in overdraft through overuse and pumping of groundwater. GSAs develop and implement groundwater sustainability plans (GSPs) to avoid undesirable results and mitigate overdraft within 20 years. With the exception of one area of unincorporated Kern County in the desert area of unincorporated Mojave and the City of California City (Fremont Basin) all basins throughout the county have either been declared in severe overdraft or adjudicated by the courts to limit use of groundwater. No exception for residential uses is included in any of these court ordered regulations or in the SGMA legislation. As SGMA does not change legal water rights, agricultural users are not required to transfer water to municipal or industrial use for residential construction. As the California Supreme Court decision in Vineyards Area Citizens for Responsible vs City of Rancho Cordova (S132972) established, groundwater is the only guaranteed source of water supply that can be used as a basis for a CEQA finding. Other sources of water, such as State Water Project allocations, can be reduced to zero deliveries, as they have in recent years, and therefore, cannot be relied upon for land use decisions for development. These legal and regulatory constraints combined with the

current on-going drought could result in some reduced or limited opportunities for residential development within the unincorporated areas of Kern County.

3.2.9.2 State Minimum Wage

State minimum wage laws contribute to higher construction, renovation, and rehabilitation costs in affordable housing. As stated in the Market Constraints section, the current California minimum wage is $15.50 per hour—the culmination of a seven-year phase-in period. Future increases in the state minimum wage are based on national inflation figures; the highest increase permitted by law is 3.5 percent. This means that in 2024, the minimum wage could increase to as much as $16.04.

According to the Bureau of Labor Statistics' inflation calculator, the state's move from $10 per hour in 2017 to $15.50 per hour in 2023 outpaced inflation by nearly 32 percent.

As minimum wages increase, labor costs at virtually all other levels increase as well. Between 2015 and 2022—the period of Kern County's 5th Cycle Housing Element—the average annual pay for all positions in the construction sector in Kern County grew from $53,906 to $69,714—an increase of 29.3 percent (U.S. Bureau of Labor Statistics 2015, 2022).

3.2.9.3 Prevailing Wage

The California Labor Code requires payment of prevailing wages, as determined by the Director of the Department of Industrial Relations, for all public works. Prevailing wages are usually based on collective bargaining agreements within sectors and within defined geographic areas. California law defines public works as

> Construction, alteration, demolition, installation, or repair work done under contract and paid for in whole or in part out of public funds, except work done directly by a public utility company pursuant to order of the Public Utilities Commission or other public authority. For purposes of this paragraph, "construction" includes work performed during the design, site assessment, feasibility study, and other preconstruction phases of construction, including, but not limited to, inspection and land surveying work, regardless of whether any further construction work is conducted, and work performed during the postconstruction phases of construction, including, but not limited to, all cleanup work at the jobsite (Section 1720, 2022).

The implications of these broad definitions are significant. A project that benefits from *any* public funding at *any* stage must pay prevailing wages for *all* aspects of the project. Contractors or subcontractors who violate this law are subject to significant fines. This public policy is a deterrent to investors who may otherwise be willing to construct affordable housing with the benefit of the Low-Income Housing Tax Credit Program or other programs that incentivize affordable housing development. As costs increase due to prevailing wage requirements, profit for investors declines.

3.2.9.4 Lead-Based Paint

Until the late 1970s, paint manufacturers often used lead in consumer products. When small children ingest lead-based paint, up to 50 percent of the lead content is absorbed into body organs; kidney, blood, nerve, and brain damage can result. As the negative health effects of lead-based paint became more widely known, manufacturers began using titanium dioxide-based paint; by the early 1970s, only about 24 percent of all new homes had lead paint. In 1978, the federal government banned the use of lead-based paint in consumer applications.

However, many homes built before that time continue to have lead-based paint under layers of lead-free paint. Although the danger of ingestion is low (if the lead-based paint is sealed), young children living in older homes continue to be at risk. Both EPA and HUD have issued regulations and guidance for contractors who work with disturbed lead-based paint in homes, childcare facilities, and schools built before 1978. As the Housing Authority of the County of Kern and other developers rehabilitate buildings and homes constructed prior to 1980, the cost of following federally designated work practices adds to the expense of providing safe, affordable housing.

In unincorporated Kern County, there are about 29,230 owner-occupied housing units, and 24,663 renter-occupied housing units, that were built prior to 1980.

Table 88: Occupied Housing Units at Risk of Having Lead-Based Paint

Occupied Housing Units at Risk of Having Lead-Based Paint				
	Unincorporated Kern County		Incorporated Kern County	
	Owner	Renter	Owner	Renter
Built After 1980	28,930	15,493	69,852	39,467
Built Before1980	29,230	24,663	34,804	32,266
Total	58,160	40,156	104,656	71,733

Source: U.S. Census Bureau, 2017-2021 ACS, Table B25036

Mitigating the danger of ingesting lead-based paint is particularly essential for dwellings with young children present. The latest data available from HUD indicates that in unincorporated Kern County, 1,721 owner-occupied units have households with young children present, and 3,451 renter-occupied units have households with young children present.

Table 89: Households with Children 6 Years or Younger in Units at Risk of Lead-Based Paint

Households with Children 6 Years or Younger in Units at Risk of Lead-Based Paint				
	Unincorporated Kern County		Incorporated Kern County	
	Owner	Renter	Owner	Renter
Built After 1980	2,461	3,178	15,619	11,174
Built Before 1980 (At Risk)	1,721	3,451	4,938	9,859

Source: U.S. Department of Housing and Urban Development, 2015-2019 CHAS Table 13

Kern County's health officials are working to mitigate lead-based paint exposure, particularly among young children. The County's Public Health Department has instituted the Kern County Childhood Lead Poisoning Prevention Program, which works to care for children with lead poisoning and identify and eliminate sources of lead exposure. The program posts regular product recalls on its website, and provides in-home evaluations, education, and testing. The staff also provide education for parents, healthcare workers, and others.

Children in Kern County are tested for lead poisoning at 12 months and 24 months of age as part of the Early and Periodic Screening, Diagnostic, and Treatment (EPSDT) schedules. In addition, children age 3 to 6 years are encouraged to be tested if they

- Have not been tested before;
- Are Medi-Cal eligible;
- Live in or regularly visit a house built before 1978, especially if it has ongoing or recent renovations or remodeling; or
- Have a sibling or playmate who has or has had lead poisoning.

In accordance with federal regulations, the County works with other organizations that receive federal HUD funding for rehabilitation or renovation of older dwellings to identify and contain or eliminate lead-

based paint. Organizations and developers who receive funding from the Housing Rehabilitation Loan Program, the Home Access Grant Program, and other HUD programs complete inspections and undergo mitigation or abatement efforts in compliance with HUD rules.

In July 2023, the Environmental Protection Agency proposed new rules under section 402 of the Toxic Substances Control Act (TSCA). The rules would revise the dust-lead hazard standards (DLHS), which identify hazardous lead in dust on floors and windowsills, and the dust-lead clearance levels (DLCL), the amount of lead that can remain in dust on floors, windowsills, and window troughs after lead removal activities. Home sellers would be required to disclose additional information about any lead mitigation efforts, and federal programs would likely be involved in abatement efforts ("Biden-Harris Administration Proposes to Strengthen Lead Paint Standards to Protect Against Childhood Lead Exposure," 2023).

3.3 Environmental, Infrastructure, and Public Service Constraints

With more than 8,000 square miles of diverse topography, Kern County is uniquely positioned for multiple economic, recreation, environmental, and housing opportunities. From agriculture to energy production, from mountain vistas to desert panoramas, Kern County has an abundance of opportunity.

With this varied topography comes various geological and environmental constraints related to all types of housing. The County's Land Use, Open Space, and Conservation Element identifies seismic hazards, flooding risks, landslides, steep slopes, and shallow groundwater as primary environmental barriers to affordable housing development.

Infrastructure constraints include lack of or development of streets, sidewalks, curb and gutter, lighting, and public utility service systems.

Public service constraints, tied directly to infrastructure constraints, primarily include access to and delivery of water and sewer services, power, drainage, and communications.

3.3.1 Environmental Constraints

With mountainous, desert, and fertile San Joaquin Valley regions, Kern County has enormous natural resources. However, this terrain also presents some constraints to housing development. The key constraints are seismic activity, flooding risk, landslide risk, steep slopes, and shallow groundwater. The County's Land Use, Open Space, and Conservation Element identifies specific regions that are prone to these constraints and points out that historically, some communities have been established in areas that are now known to present significant danger to structures and human life. As stated in the Land Use Element, the County has a policy that "new developments will not be sited on land that is physically or environmentally constrained" (*Land Use , Open Space , and Conservation Element*, n.d.). The County's zoning regulations provide protection against development in the areas identified in the Land Use Element: seismic hazard, landslide, shallow groundwater, and flood hazard.

3.3.1.1 Seismic Hazards

A seismic hazard is the probable level of ground shaking associated with earthquakes. This shaking can result in landslides, liquefaction, or surface rupture—all of which can cause significant damage to residential dwellings. Earthquakes are caused by a sudden shift in tectonic plates breaking free of friction along faults in the earth's crust. Energy is released, causing the ground to shake. The fifth-largest earthquake in California's recorded history (in terms of magnitude) occurred in Kern County in 1952—a

7.3 magnitude that killed 12 people and injured hundreds, with Tehachapi suffering the greatest damage. The eleventh-largest event in the state was a 7.1 magnitude quake that occurred in 2019 nearby Ridgecrest; fortunately, no fatalities resulted ("California's Big Earthquakes," 2023).

Liquefaction is the conversion of loosely packed, water-saturated soil to liquid, and it can occur suddenly during an earthquake. The 1989 magnitude 6.9 Loma Prieta earthquake resulted in liquefaction that destroyed gas lines and destroyed or severely damaged more than 30 buildings.

Surface ruptures are ground offsets when a seismic fault rupture extends to the earth's surface, tearing the surface apart. Structures, roads, parking lots, and so forth usually experience significant damage or are destroyed. The July 2019 earthquakes near Ridgecrest resulted in maximum vertical separation of about 3.7 meters, or just over 12 feet (USGS, 2019).

Seven major earthquake faults or fault systems run through Kern County: the San Andreas, Garlock, White Wolf, Pond-Poso Creek, Kern Front, Owens Valley, and Buena Vista faults. The entire County is designated a Seismic Zone 4—the highest on the five-point scale (0-4). The United States Geological Service rates quake-prone areas based on past faults and seismic events, the behavior of seismic waves, and the near-surface site conditions of the area. Because of the likelihood of seismic activity, the County's Code of Building Regulations includes construction specifications and inspections that are appropriate for this area.

Due partly to the high likelihood of earthquakes, the County has adopted a Geologic Hazard (GH) combining district. The purpose of the GH district is to "protect the public's health and safety and minimize property damage by designating areas that are subject to or potentially subject to surface faulting, ground shaking, ground failure, landslides, mudslides, or other geologic hazards by establishing reasonable restrictions on land use in such areas" (Kern County Zoning Ordinance, 2022).

As a combining district, the GH designation is an overlay zone; many of the restrictions are those of the base zone over which it is superimposed. Plot plans must be submitted to and approved by the Planning Director. These plot plan submissions include a geological report prepared by a qualified engineering geologist for any subdivision of land which is subject to the Subdivision Map Act, and which contemplates the eventual construction of structures for human occupancy. This geological report is required for any structures for human occupancy, except for

- Single-family wood frame dwellings to be built on parcels of land for which geologic reports have been approved;
- A single-family wood frame dwelling not exceeding two stories when such dwelling is not part of a development of four or more dwellings;
- Residential accessory structures; or
- Single mobile home installations on individual lots.

This geological report must include the following.

1. The original signature and certification number of the responsible geologist
2. An index map showing the regional setting of the study area

3. A description of the study methods used; the methods may include, but are not limited to, field traverses and inspections, test pits or trenches, drill holes, geophysical investigation, aerial photo analysis, laboratory texts, and review of previously published or unpublished maps and reports
4. On an appropriate topographic base, an original geological map of the site and as much of the surrounding area as practicable. The scale shall be one (1) inch to one thousand (1,000) feet or larger for the main geologic map, and one (1) inch to one hundred (100) feet for complementary geologic maps emphasizing special features or hazards
5. One or more geologic structure sections showing actual or probable subsurface relations and clearly labeled as to which relations are conjectural
6. A statement of conclusions and recommendations regarding suitability of proposed uses, including, but not limited to, buildings, structures, roads, and septic systems in relation to the existing or potential geologic hazards and recommended mitigation measures with respect to the following:
    a. Location of buildings, structures, roads, and septic systems in relation to identified geologic hazard or hazards
    b. Method of construction
    c. Grading
    d. Removal of native vegetation and replanting of cut slopes
    e. Any other aspect of building construction or site development that has a clear relationship to the identified geologic hazard or hazards
7. A list of references of geologic literature used in evaluation of the site

Additionally, structures for human occupancy must be set back at least 50 feet from any active fault trace or 100 feet from any fault trace that cannot be precisely located or is depicted as "inferred" on the Kern County Seismic Hazard Atlas.

3.3.1.2 Landslides

Landslides are usually caused by seismic activity or heavy rainfall, though droughts and heavy snowmelt can also generate them. Some manmade structures and practices could also cause landslides—both during construction and post-construction: improperly installed foundations or concrete pads, modified drainage systems, removal of erosion-preventing vegetation, and poor fill practices are just some of the human-induced reasons for landslides.

Areas of steep terrain are generally prime locations for landslides. Marked by motion of sand, rocks, soil, or mud, landslides can damage or destroy homes or other structures, roads, utilities lines, parks or other venues, creeks, rivers, or other bodies of water. Because of their capacity to devastate other areas, landslide danger includes fires from broken gas lines, flooding from rivers or streams, and other threats.

Landslide constraint areas are depicted in **Figure 3.** Landslide areas are primarily in two portions of Kern County: west of McKittrick (on the western border of the County) and north of Lebec, straddling Interstate 5 (near the southern border of the County). Landslide areas are included in the GH (Geologic Hazard) Combining District; development of any kind requires submission, review, and approval of a plot plan as described in the Seismic Hazards section of this chapter.

3.3.1.3 *Shallow Groundwater*

Shallow groundwater (water within 15 feet of the land surface) presents development issues beyond drainage for foundations. It compounds seismic activity risk because liquefaction is more likely to occur. **Figure 4** depicts shallow groundwater areas in Kern County. All areas with known shallow groundwater

are included in a Geologic Hazard (GH) Combining District; submission, review, and approval of a plot plan (as described in the Seismic Hazards section) are required.

3.3.1.4 Flood Hazard

Flooding can occur in almost any area of Kern County. Significant rainfall in March 2023 resulted in evacuation of Wofford Heights and McFarland, and more than 350 homes were assessed for damage. The Kern River flowed at 45,000 cubic feet per second—the highest since 1966. Flooding also caused landslides in the County (Donegan, 2023b). High snow melt in the spring of 2023 has likewise caused flooding in some areas of the County (Desai, 2023). This flooding resulted in both state and federal disaster declarations (Barnett, 2023).

Because of the danger that flooding presents, the County has incorporated two floodplain combining districts: Floodplain (FP) Combining District and Floodplain Secondary (FPS) Combining District.

> The purpose of the FP district is to protect the public health and safety and minimize property damage by designating areas that are potentially subject to flooding and by establishing reasonable restrictions on land use in such areas. The FP District shall be applied to those areas lying within Zone A on the Flood Insurance Rate Maps (FIRM) or those areas potentially subject to flooding as designated by the Kern County Engineering and Survey Services Department pending reclassification of such areas into the Floodplain Primary (FPP) District or the Floodplain Secondary (FPS) Combining District (Kern County Zoning Ordinance, 2022).

Permitted uses of areas in the FP Combining District and the FPS Combining District include those allowable by the base district, except the following.

A. All uses prohibited by the base district with which the FP District is combined.
B. All uses that will likely increase the flood hazard or affect the water-carrying capacity of the floodplain beyond the limits resulting from encroachment as specified the FP or FPS ordinance.
C. Dumping, stockpiling, or storage of floatable substances or other materials which, in the opinion of the Kern County Engineering and Survey Services Department, will add to the debris loads of the stream or watercourse, unless protected by flood control devices approved by the Kern County Engineering and Survey Services Department and constructed in accordance with specifications outlined in the FP or FPS ordinance.
D. Storage of junk or salvage operations.
E. Oil storage tanks or processing equipment, unless flood proofed or sufficiently elevated above the Base Flood Elevation, as determined by the Kern County Engineering and Survey Services Department.
F. Individual sewage disposal systems (e.g., septic tank systems), unless protected by flood control devices approved by the Kern County Engineering and Survey Services Department and constructed in accordance with the requirements of the Kern County Health Department so as to minimize infiltration of floodwaters into the systems and discharges from the systems into the floodwaters.
G. Sources of water supply (e.g., wells, springs, etc.) unless protected by flood control devices approved by the Kern County Engineering and Survey Services Department and constructed in accordance with the requirements of the Kern County Health Department so as to minimize infiltration of floodwaters.
H. Any use which endangers the temporary safeguards erected for flood protection.

In addition, tree farming is prohibited in FPS unless the Kern County Engineering and Survey Services Department approves that the spacing of trees will not affect the water-carrying capacity of streams beyond limits outlined in the FPS ordinance.

In Floodplain Districts (FP), yard and setback requirements are the same as the base district, except that all development must be at least 10 feet from the banks of any watercourse; sewage disposal systems must be at least 100 feet from the banks of any watercourse.

In FPS, Yard and setback requirements are the same as the base district, except that all development shall be set back a minimum of 10 feet from an imaginary plane on a slope of two horizontal to one vertical projected upward from the toe of the existing bank of any watercourse, and sewage disposal systems shall be set back a minimum of 100 feet from the top of the existing banks of the watercourse.

In both FP and FPS, development may not increase the Base Flood Elevation at any point more than one foot.

Development in FP and FPS must also comply with Chapter 17.48 of the Kern County Municipal Code, known as the Kern County Floodplain Management Ordinance. This ordinance was established to protect public health, safety, and general welfare, as well as to minimize public and private losses due to flooding. It restricts (or prohibits) uses which are dangerous to health, safety, and property loss due to water or erosion hazards, controls the alteration of natural floodplains, stream channels, and natural protective barriers, controls filling, grading, dredging, and other development which could increase flood damage, and regulates the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

This chapter of the Municipal Code provides regulations for residential development in FP and FPS Combined Districts. This chapter specifically states that residential development is encouraged, but must follow all established requirements for the safety of occupants, the public, and the environment.

> Varied approaches to residential development will be actively encouraged and given favorable consideration, in order to foster a variety of housing types and densities and a more efficient use of the land, while preserving the character of individual communities (Kern County 2022 Code of Building Regulations, 2022).

The environmental constraints identified in this analysis indicate there are no significant barriers of this type to prevent affordable housing development.

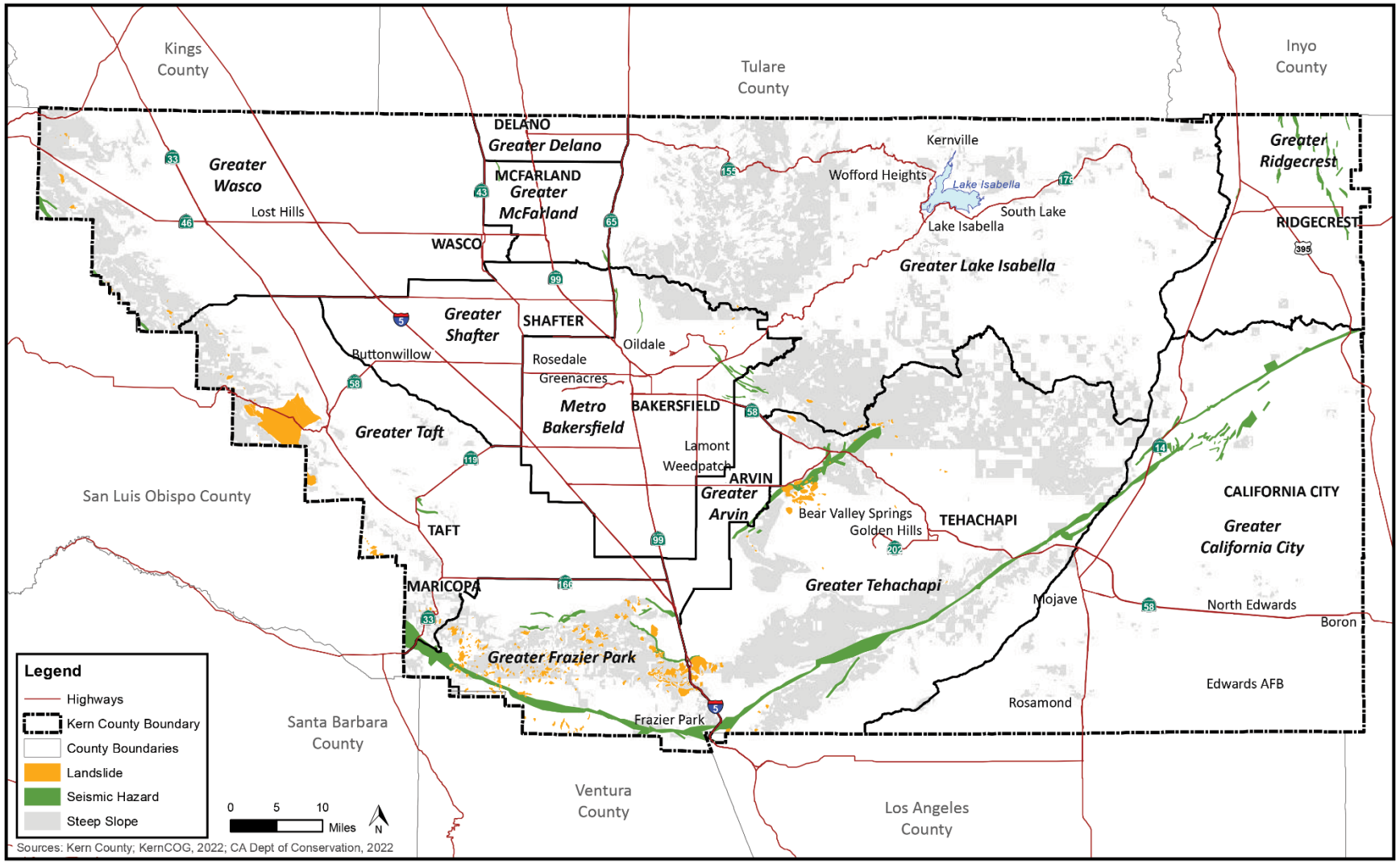


Figure 5: Landslide, Seismic, and Steep Slope Hazards, Kern County

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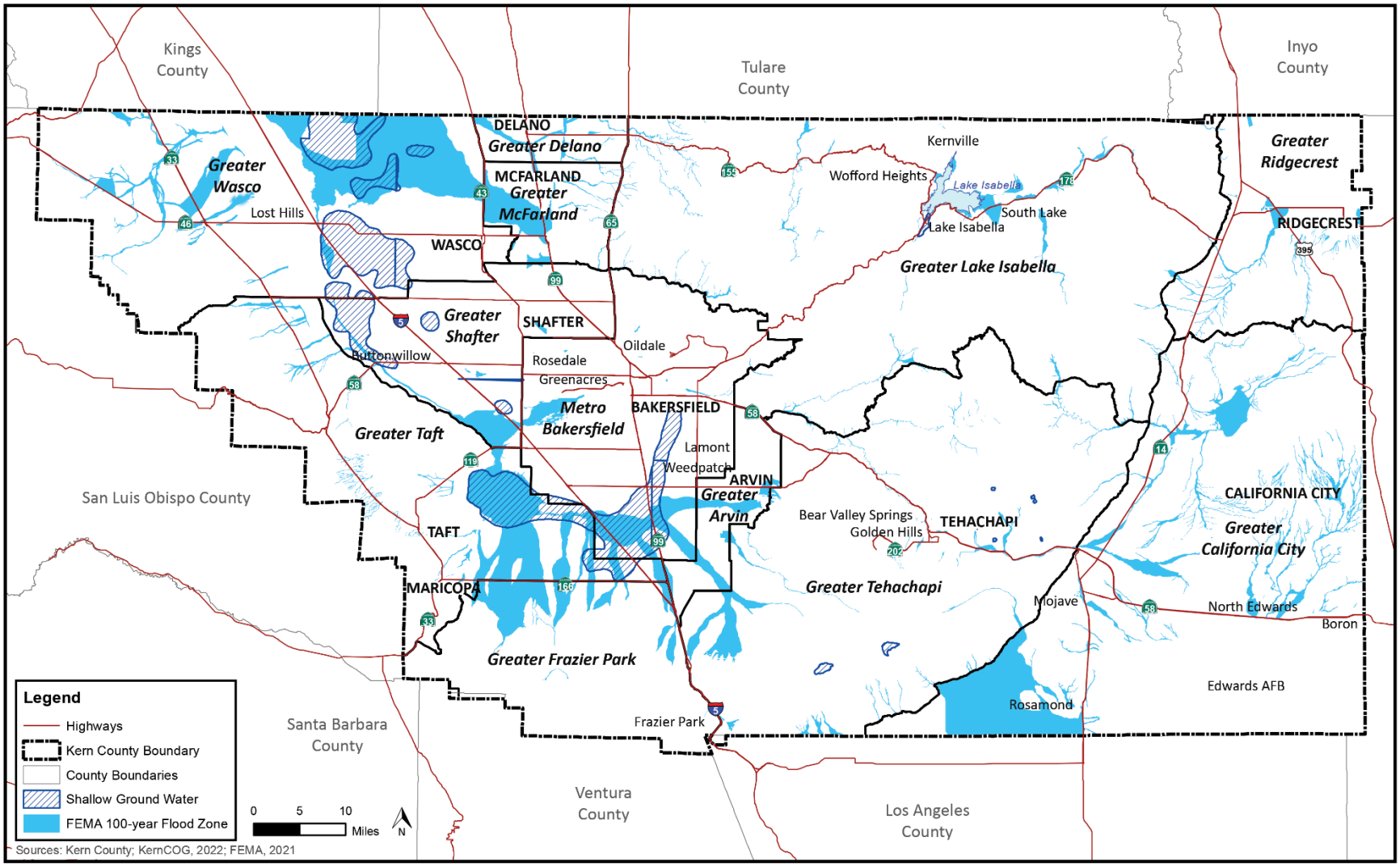


Figure 6: Shallow Ground Water, FEMA 100-Year Flood Zones, Kern County

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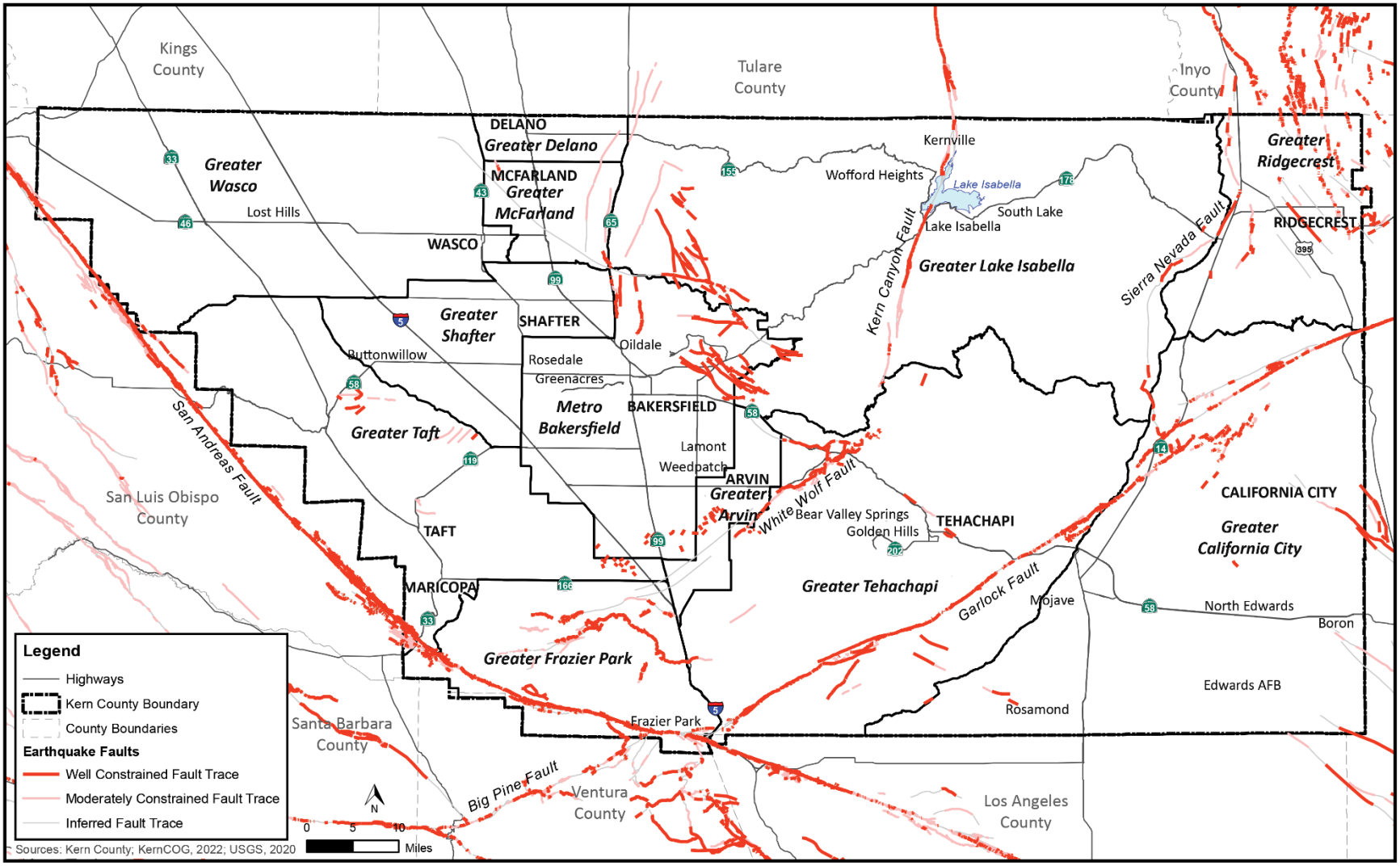


Figure 7: Earthquake Faults, Kern County

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3.3.2 Infrastructure and Public Service Constraints

Without necessary public services and infrastructure, developers would find little to no investment opportunity for affordable housing. Public services, including water, sewer, and solid waste disposal systems are necessary for the health and safety of community members. Infrastructure such as roads and communications are essential for health, safety, commerce, recreation, and commuting purposes.

Street Improvements – Road System

Kern County is served by the major California Transportation corridors of Interstate 5, US 395 and numerous State Highways (14,33,41,43, 46,58, 65, 99,119,155,166,178,184,202,204,223). These provide regional connection to both Southern and Northern California as well as San Bernadino County job centers. Kern County Public Work manages and maintains the connecting network of 6, 400 public roads throughout the county coordinating with the cities who maintain roads within each of their own jurisdictions. In addition public agencies in Kern County own a total of 598 bridges including 47 new bridges built since 2010 . While passage vehicles remain the primary mode of transportation, the California High Speed Rail project is completing the first two phases with the first phase ending in a station in the City of Bakersfield and the second phase transferring Kern County through the mountain and desert areas with a station in Palmdale, 22 miles south of the Kern County community of Rosamond, connected by State Highway 14. . Both of these stations will provide new opportunities for communities access to transportation and support housing goals. The evaluation of parcels for the inventory included reviewing the adjacent road system and eliminating those that had no access to paved counties roads. The outlaying rural areas outside unincorporated communities rely on unimproved dirt public access easements, illegal trespass on dirt paths and private dirt easements. These parcels were not included on the inventory due to difficulty in obtaining access and increased cost. While not all the parcels have full road improvements, they are paved, in the road maintenance system and necessary improvements can be completed when the housing is constructed

Kern County Public Works has a road improvement program for ADA sidewalks, expansion of paving and new curb, gutter and sidewalks funded by various State and Federal grants that priorities disadvantaged communities. Kern County does not have a dedicated sales tax for roads and is not a Self-Help county is not eligible for the extra points awarded for matching funds in grant opportunities. While there is a funding gap based on decline of the gas tax revenue, significant progress is being made on upgrading and completing the road system. The current plan for grants awarded of $1.4 million covers 2023-2027.

Table 90: Kern County Public Works Road Improvement Grants

GRANT-FUNDED PROJECTS									
	Funding	**Project No:**	**Road Name**	**Limits**	**Project Type**	**Estimate**	**Location**	**Status**	**SD-18**
26/27									
	ATP	RC00253	SRTS ADA Crosswalks	Oildale/E. Bakersfield	SRTS	$2,342,000	Various	In Design	3/5
25/26									
	AB 617	RC00261	Mountain View	RR - Sherman Rd	Complete Streets	$1,023,000	Lamont	In Env. Review	4
	AB 617	RC00262	Panama Rd	San Gorgonio-Carnation, N&S lo	Complete Streets	$4,691,460	Lamont	In Env. Review	4
	CMAQ	RC00260	Asher (Ph II)	Asher Ave	Pedestrian path	$2,259,121	Taft	In Env. Review	2
	CMAQ	RC00245	San Jose Ave	Cecil Ave - County Line Rd	Pave dirt road	$1,807,297	Delano	In Env. Review	4
	CMAQ	RC00252	Winter Ln	Winter Lane (Habecker Rd to th	Pave dirt road	$497,007	Lamont	In Env. Review	4
	RSTP	RC00266	College Ave	Mt Vernon - Montello	Reconstruction	$875,000	Metro Bakersfield	In Design	3/5
	RSTP	RC00267	Columbus St	Loma Linda Dr - Berkley St/ City	Rehabilitation	$1,129,561	Metro Bakersfield	In Design	3/5
	RSTP	RC00265	Jenkins Rd & Palm Ave	Palm (Heath to Renfro; Westdal	Rehabilitation	$3,727,550	Metro Bakersfield	In Env. Review	1
	RSTP	RC00268	Rosamond Blvd Median and	SR 14 - UP Railroad crossing	Operational Impr	$1,694,341	Rosamond	In Design	2
	TDA	RC00308	Potomac Ave RR Xing (sup	Collins-Monticello	Pedestrian path	$100,000	Metro Bakersfield	In Design	5
24/25									
	ARPA	ARPA-RC07	20th Street West	Sonja Dr - Orange St	Pedestrian path	$1,000,000	Rosamond	In Construction	2
	ARPA	ARPA-RC04	Buena Vista Blvd	May St - .73 mi e/o Buena Vista	Pedestrian path	$1,000,000	Lamont	In Construction	4
	ARPA	ARPA-RC05	Dunnsmere & Field Streets	Dunnsmere Ave, Field St, Georg	Pedestrian path	$1,500,000	Lamont	In Design	4
	ARPA	9143-C00001	KSA Sewer Segment Repla	East Bakersfield	Sewer lines		Metro Bakersfield	In Design	3/5
	ARPA	ARPA-RC10	Mills Dr & Park Dr	Mills Dr (184-Park Dr), Park Dr (	Pedestrian path	$1,000,000	Metro Bakersfield	In Design	5
	ATP	RC00223	KRBP-Old Alfred Harrell	Hart Park-lake Ming, Alfred Harr	Bike path (gap/r	$8,035,000	Metro Bakersfield	In Design	1/3
	CA-FEMA-Cal	RC00316	Cuddy Creek Culvert	Frazier Mtn Park Rd 2,200 ft E/O	Drainage	$806,800	Frazier Park	In Design	2
	CA-FEMA-Cal	RC00217	Erskine Creek Box Culvert	Lake Isabella Blvd 200 ft S/O Eli	Drainage	$698,300	Lake Isabella	In Design	1
	FHWA	RC00277	Jack Ranch Road (Winter S	3.2 mi N/o SR155	Reconstruction		Woody	In Design	1
	TDA	RC00312	Bike Parking Programs (2)	County Wide	Bike Rack	$3,000	Countywide	In Design	/2/3/4/
23/24									
	AB 617	RC00210	Mexican Colony	Burbank/Rodriguesz	Complete Streets	$1,059,377	Shafter	In Design	4
	ARPA	ARPA-RC06	Beardsley & Sequoia	Sequoia Dr, Hickerson Dr/S. Oil	Pedestrian path	$5,000,000	Oildale	In Design	3
	ARPA	ARPA-RC02	Ford City Area (6 Streets)	N Lincoln St/Taylor St/Tyler St/	Pedestrian path	$4,000,000	Taft	In Design	2
	ARPA	ARPA-RC03	Lake Isabella Blvd	Bodfish Canyon-Elizabeth Norris	Pedestrian path	$2,500,000	Bodfish	In Design	1
	ARPA	ARPA-RC03	Lakeland Area (6 Streets)	Warren Wy/Canal St/Elmwood A	Pedestrian path	$2,500,000	Lake Isabella	In Design	1
	ARPA	ARPA-RC09	Rexland Acres (Phase 2)	Gary Pl, Garden Dr, Price St	Pedestrian path	$4,000,000	Metro Bakersfield	In Design	5
	ARPA	ARPA-RC08	Woods Edition (6 Streets)	Pierce Dr, May St, Center St, W	Pedestrian path	$2,500,000	Lamont	In Construction	4
	ATP	RC00149	Norris Rd RR Xings	Melody Ln - N Chester Ave	Complete Streets	$9,793,000	Oildale	In Design	3
	CDBG	RC00263	Oildale Overlay (Grant & Li	Grant Dr/Lincoln Ave	Overlay	$500,000	Oildale	In Design	3

	CDBG	RC00264	Weldon Streets	Vista Grande Dr/Taylor St/Ranki	Overlay	$820,560	Weldon	In Construction	1
	CMAQ	RC00154	Casa Loma (RR xing)	Union Ave to Pogososo St	Complete Streets	$471,484	Metro Bakersfield	In Design	5
	CMAQ	RC00187	Snow Road	@ Quail Creek Rd	Traffic Signal	$626,174	Metro Bakersfield	In Design	1
	DEMO (PE)	RC00123	Mt Vernon & Potomac PP	Brundage Ln - California Ave	Complete Streets	$4,000,000	Metro Bakersfield	In Design	5
	FEMA	F00002	Flood 2023 (Hilary)	Various CA23-4	Emergency Project		Countywide	In Env. Review	/2/3/4/
	FEMA	000019	Flood 2023 (Winter Storms	Various CA 23-3	Emergency Project	$26,000,000	Countywide	In Design	/2/3/4/
	HSIP-CA	RC00242	Guardrails-2023	Countywide	Guardrail	$1,067,900	Countywide	In Design	/2/3/4/
	PLBP	RC00254	Woody Road	Granite Rd - State Route 155	Rehabilitation	$5,000,000	Woody	In Construction	1
	Road Fund	RM000704	Sierra Way (Emergency Re		Emergency Project	$2,000,000	Weldon	In Construction	1
	RSTP	RC00227	Buena Vista Blvd	S. Fairfax - Main St	Reconstruction	$1,600,000	Lamont	In Design	4
	RSTP	RC00231	Buena Vista Blvd	S. Vineland - Edison Rd	Reconstruction	$1,600,000	Lamont	In Design	4
	TDA	000020	2023 Bike Education Progr	County Wide		$11,000	Countywide	In Env. Review	/2/3/4/
	TDA	RC00274	Bike Parking Programs (1)	County Wide	Bike Rack	$3,000	Countywide	In Env. Review	/2/3/4/
22/23									
	ATP	RC00122	Lake Isabella Blvd (Walk Is	Lake Isabella Blvd & Erskine Cre	Complete Streets	$6,086,000	Lake Isabella	In Design	1
	HSIP-CA	RC00206	Bike Lane Striping - 2(b)	Multi-Lane Roads	Safety	$375,200	Countywide	In Construction	/2/3/4/
	HSIP-CA	RC00205	Multi-lane Striping - 2(a)	Multi-Lane Roads	Safety	$1,565,087	Various	In Construction	1/2/3/5
	HSIP-CA	RC00203	Pedestrian (Lighting): 1(b)	(Bakersfield/Rosamond/Mojave/La	Safety	$6,194,000	Various	In Construction	1/2/3/5
	HSIP-CA	RC00204	Pedestrian (Raised Medians	Oildale/E. Bakersfield/Mojave	Safety	$215,800	Various	In Construction	2/3/5
	USDA	8954-RC00021	So. Shafter Sewer	Scaroni- Beech, Burbank-Riversi	Sewer lines	$10,500,000	Shafter	In Design	4
21/22									
	CNRA	RC00219	E Roberts Ln	N. Chester Av - Panorama Vista	Bike lanes	$770,690	Oildale	In Construction	3
	RSTP/CMAQ	RC00174	Scofield Avenue	Lerdo Hwy - Wasco city limit	Reconstruction/S	$2,783,600	Shafter	In Construction	4
	Total Projects Underway = 52					**$137,732,309**			

Source: Kern County Public Works Department

3.3.2.1 Domestic Water

Water is a necessary resource for any human habitation. Kern County's vast desert and mountainous regions present a challenge to providing domestic water services. Each year, approximately 166,000 acre-feet of water is needed for municipal and industrial purposes in Kern County; about 2.3 million acre-feet of water is used for agricultural purposes (WAKC, 2023). (One acre-foot of water is 326,000 gallons.)

About 56 percent of water used in Kern County is local water—36 percent from wells and aquifers in the County, and 20 percent from the Kern River. Another 26 percent comes from the California Aqueduct as part of the State Water Project.

Table 91: Kern County Water Sources

Kern County Water Sources	
	Percent
Kern River	20
State Water Project (California Aqueduct)	26
Federal (CVP) (Friant-Kern Canal)	12
Local Streams and Other Sources (Poso Creek, etc.)	6
Groundwater	36
Total	100

Source: Water Association of Kern County

Groundwater is collected and banked throughout the County. Approximately 5.7 million acre-feet of water can be collected and stored during wet years, and distributed by pump throughout the County in dry years.

Since 1968, when Kern County began its relationship with the State Water Project (SWP), more than 33 million acre-feet of water has been provided to the County. Kern County is the second-largest participant in the SWP, which maintains a water storage and delivery system that stretches more than 600 miles. The SWP was constructed and is maintained by the California Department of Water Resources.

About one in five gallons of water used in Kern County comes from the Kern River. This water is used primarily for irrigation and recharging aquifers, although some of the river's water is also delivered to Lake Webb and Lake Evans for recreational use.

Since the 5th Cycle Housing Element, Kern County's water districts have expanded their residential water connections.

Table 92: Water Connections, 2015 vs. 2023

Water Connections, 2015 vs. 2023		
	2015 (5th Cycle)	2023 (6th Cycle)
North of the River Municipal Water District/ Oildale Mutual Water Company	10,200	11,373
Rand Communities County Water District	220	268
West Kern County Water District	7,481	6,249
Indian Wells Valley County Water District	11,509	11,829
Quail Valley Water District	75	1
North Edwards Water District	225	216
Buttonwilllow County Water District	419	n/a
Greenfield County Water District	2,765	3,361
Lebec County Water District	300	239
Tejon-Castaic Water District	45	n/a
Total	33,239	≈ 33,536

Source: California State Water Resources Control Board

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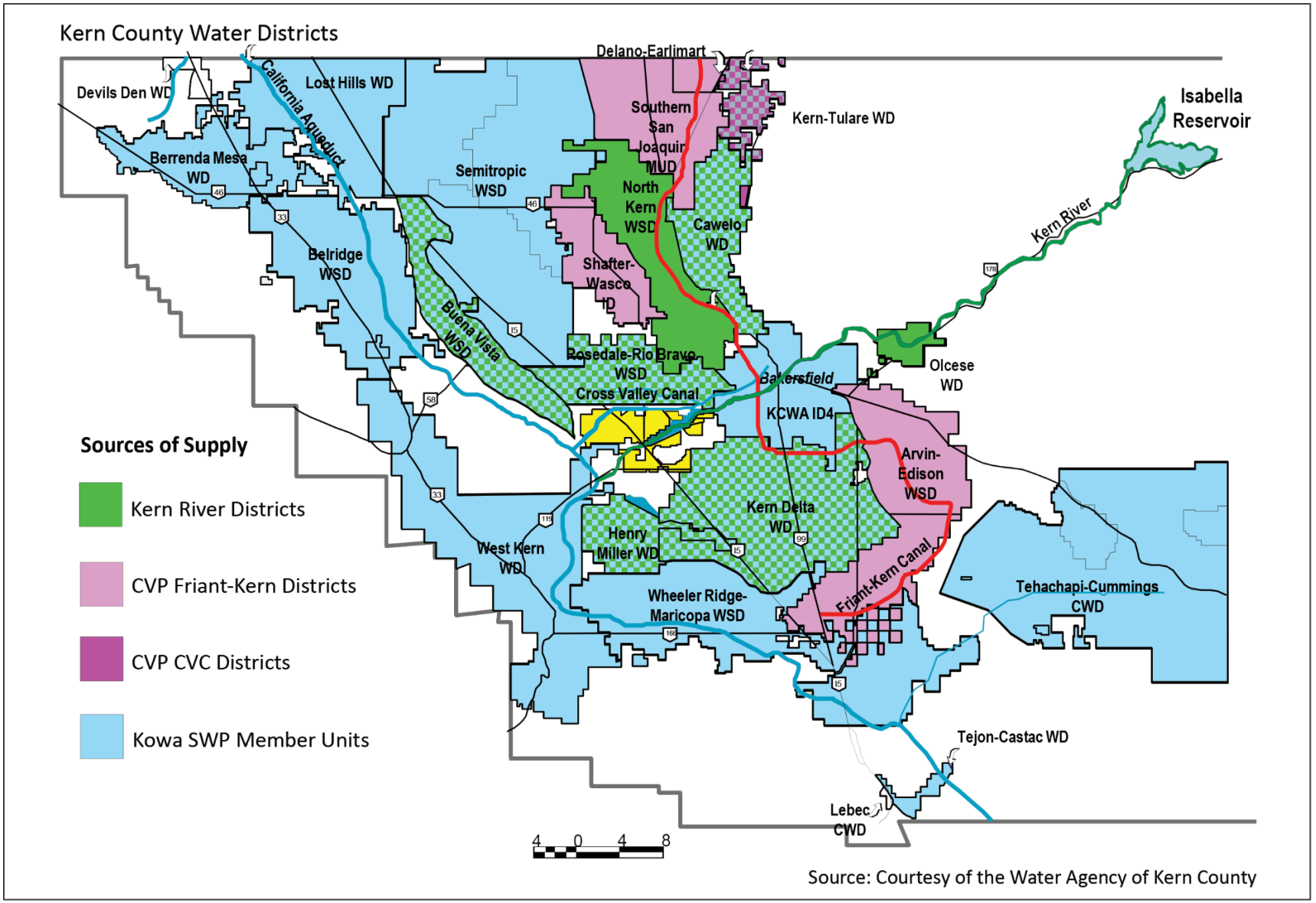


Figure 8: Kern County Water Districts

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3.3.2.2 Sewer

Sewage disposal is provided by both public and private agencies, as well as by private household septic or cesspool systems. Kern County is served by 60 permitted wastewater treatment plants with a total treatment capacity of 103 million gallons per day. Disposal of waste by public agencies is through County Service Areas, Community Services Districts, and Public Utility Districts. Individual private disposal generally occurs through a septic tank and leach line or cesspool system.

County Service Areas (CSA) are provided for by Government Code Section 25212 in order to "provide any governmental service and facility within the county service area that the county is authorized to perform and that the county does not perform to the same extent on a countywide basis" (*CA Gov. Code Section 25213,* 2008). Law enforcement, fire protection, recreation, sewer and waste management, and libraries are among the services provided by CSAs. Established by the Board of Supervisors, there are about 100 CSAs in Kern County—the largest being CSA 71, which covers 37 square miles. Sewage disposal services may include actual disposal of sewage or monitoring of septic tanks to ensure proper operation of the system. The County Public Works Department manages the CSA programs for the County, including the Ford City-Taft Height Sanitation District and the Kern Sanitation Authority.

Community Service Districts (CSD) provide water, sewage disposal, road maintenance, and similar services in local communities. Rosamond, East Niles, Boron, Bear Valley, Inyokern, Desert Lake and Stallion Springs each have CSDs. The North of River Sanitary District is a California Special District which operates a water treatment plant and provides for all types of development and significant residential homes in the unincorporated areas of Metro.

Septic Tank Disposal Systems for residential needs are provided by individuals and are monitored by Kern County Public Health. The County's septic system program establishes standards for the approval, installation, and operation of onsite wastewater treatment systems (OWTS) within Kern County, consistent with plans, policies, and standards of the California State Water Resources Control Board (CRWQCB) and applicable regional water quality control boards. The standards are adopted to prevent the creation of health hazards and nuisance conditions and to protect surface and groundwater quality.

Many of the rural areas in unincorporated Kern County are served by individual septic tank systems. The Kern County Public Health Department allows septic systems to be used in lieu of public sewer systems if certain criteria are met. The department also approves engineered septic systems, which are required for projects identified in high groundwater or shallow bedrock locations or located on small or sloping parcels. The communities of Boron, Buttonwillow, Desert Lake, Inyokern, Golden Hills, Lamont, Taft Heights, South Taft, and Ford City have community sewer systems, which have been underutilized due to market conditions. Over the years, the County's Planning and Natural Resources Department has funded sewer system improvements in many areas of the county, including Boron, Mojave, Rosamond, the Kern River Valley, Buttonwillow, and South Taft.

Based on these constraints the Housing Element inventory focuses on infill development in existing unincorporated communities which have public sewer. The Valley portion of the plan concentrates housing in the existing communities in Metropolitan Bakersfield where retail providers have sewer capacity. Smaller unincorporated communities have underutilized capacity that will require extension of sewer lines and may increase cost but can facilitate housing. The parcels identified in the inventory to provide the 9, 243 units have been sited to ensure appropriate sewer service. The limitation will

continue on rural areas not in unincorporated communities, surrounded by vacant land, in both the Valley and Desert for new tracts of homes which is contrary to good planning

Solid Waste

Due to the size and topical diversity of Kern County, solid waste collection and transportation has unique challenges, however permitted capacity is sufficient for the next 50 to 75 years. The Kern County Public Works Department provides services including special waste facilities. It operates seven sanitary landfills, six transfer stations, and one bin site offering disposal and recycling services for County residents. The Department works to promote recycling waste reduction.

Landfills are in Shafter, Taft, Bakersfield, Tehachapi, Mojave, Boron, and Ridgecrest. Transfer stations are in Delano, Bakersfield, Glennville, Kernville, Keene, Twin Oaks, and Lebec. The bin site is in Randsburg.

Table 93: Items Accepted at Public Disposal Sites

Items Accepted at Public Disposal Sites										
	Appliances	Construction	Dead Animals	Electronics	Furniture	Green Waste	General Waste	Trees	Treated Wood	Used Motor Oil
Bena	•	•	•	•	•	•	•	•		•
Boron	•	•	•	•	•	•	•	•		•
Buttonwillow										
Glennville	•			•	•	•	•	•		•
Keene					•		•			•
Kern Valley	•	•	•	•	•	•	•	•		•
Lebec	•	•		•	•	•	•	•		•
Lorraine / Twin Oaks	•			•			•			•
McFarland / Delano	•	•		•	•	•	•			•
Mojave / Rosamond	•	•	•	•	•	•	•	•		•
Randsburg							•			•
Ridgecrest	•	•	•	•	•	•	•	•		•
Roberts Lane	•			•	•		•	•		
Shafter / Wasco	•	•	•	•	•	•	•	•		•
Taft	•	•	•	•	•	•	•	•		•
Tehachapi	•	•	•	•	•	•	•	•		

Source: Kern County Public Works

Utilities Electricity and Gas

Kern County is served by Pacific Gas and Electric in the Valley region and Southern California Edison in the Mountains and Desert region. Natural gas is provided through Pacific Gas and Electric in the Valley

region with Southern California Gas in the other areas of the county. While connection times have been extended for construction, both utilities have determined that 9,243 units of residential can be serviced if located in existing unincorporated communities. All parcels included on the inventory have been reviewed for availability of gas and electric service.

Broadband, Cable and Phone Service

Providers of phone and broadband service in Kern County include, A T and T, T-Mobile, Verizon, Mint Mobile, Spectrum and Dish. Land line service is still offered by AT and T which is needed in specific areas of the mountain and desert where cell service can be intermittent. All unincorporated communities in the rural areas where parcels have been included in the inventory have confirmed service for all dry utilities.

Kern County has reviewed and evaluated the needs for expansion of broadband and other digital resources for underserved rural areas. The California Public Utilities Commission (CPUC) has established with Federal funding the California Advanced Services Fund grant problem for infrastructure projects. Kern County has requested grants totaling $5 million for high-speed broadband for 3 communities that are pending before the CPUC.

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4 HOUSING RESOURCES

Chapter 4 provides an assessment of fair housing and an analysis of resources available for development, rehabilitation, and preservation of housing suitable for various household incomes and special populations in unincorporated Kern County.

The County has not found data sources for fair housing complaints only within unincorporated areas. Sources cited include the U.S. Department of Housing and Urban Development, California Department of Real Estate, and the California Consumer Services and Housing Agency. Fair housing complaints are few. In 2020, only nine Kern County complaints were filed with HUD (see Table 87). From March 2020 to June 2023, 224 Kern County fair housing complaints were opened by the state's Consumer Services and Housing Agency; 51.7 percent of these were determined by the state to have no cause—and another 37.1 percent were settled through conciliation or voluntary mediation or were withdrawn by the complainant (see Table 90). In addition, "the County of Kern's Housing program receives calls from residents regarding housing needs, expectations, and complaints. In 2021, 436 calls were received; in 2022, 177 calls were received. Staff reports that about 87 percent of the calls were regarding habitability issues, and 10 percent were regarding discrimination complaints. Others were referred to other agencies" (4.1.1).

Fair housing outreach capacity, and samples of outreach efforts, are described in the Analysis of Impediments to Fair Housing Choice, which was utilized as a data source for the Element and is included as an attachment (see section 18-1). Specifically, see pp. 106-115 and Appendix 1 of the Analysis of Impediments.

4.1 ASSESSMENT OF FAIR HOUSING

Chapter 4 provides an assessment of fair housing in Kern County by considering the fair housing enforcement and capacity, patterns and trends in integration and segregation, persons with disabilities, familial status, income, and other factors. This analysis informs policy makers in both public and private entities, and was used in evaluation of sites suitable for development of housing affordable to households of varying incomes.

4.1.1 Analysis of Impediments to Fair Housing Choice

In addition, the County conducted an extensive **Analysis of Impediments to Fair Housing Choice (AI)** as a precursor to developing the Housing Element. This Analysis of Impediments is **included as an attachment to the Housing Element.** Although some data from the AI is summarized in the Housing Element, policy makers should refer to the complete AI for a full understanding of the County's assessment of fair housing.

4.1.2 Fair Housing Enforcement and Capacity

In accordance with the federal Fair Housing Act and the California Department of Fair Employment and Housing, landlords and sellers are prohibited from discriminating against individuals who are members of protected classes. The federal Fair Housing Act specifically prohibits discrimination based on race, color, national origin, religion, sex (including gender identity and sexual orientation), family status, and disability. Subchapter 7 of Chapter 5 (which establishes the Fair Employment and Housing Council) of the California Code of Regulations goes further than federal law. It identifies protected classes as:

> Race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status, arbitrary characteristics as protected by the Unruh Civil Rights Act, and all other classes of individuals protected from discrimination under federal or state fair housing laws, individuals perceived to be a member of any of the preceding classes, or any individual or person associated with any of the preceding classes (Subchapter 7: Discrimination in Housing).

Regarding fair housing complaints, the County has not found data sources for fair housing complaints only within unincorporated areas. Sources cited include the U.S. Department of Housing and Urban Development, California Department of Real Estate, and the California Consumer Services and Housing Agency. Fair housing complaints are few. In 2020, only nine Kern County complaints were filed with HUD (see **Table 87**). From March 2020 to June 2023, 224 Kern County fair housing complaints were opened by the state's Consumer Services and Housing Agency; 51.7 percent of these were determined by the state to have no cause—and another 37.1 percent were settled through conciliation or voluntary mediation or were withdrawn by the complainant (see Table 90). In addition, "the County of Kern's Housing program receives calls from residents regarding housing needs, expectations, and complaints. In 2021, 436 calls were received; in 2022, 177 calls were received. Staff reports that about 87 percent of the calls were regarding habitability issues, and 10 percent were regarding discrimination complaints. Others were referred to other agencies" (4.1.1).

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4.1.3 Federal HUD Cases Filed

From 2006 through 2020, 232 Kern County cases were filed with HUD's Office of Fair Housing and Equal Opportunity (FHEO). Although every filed case is investigated, not every case is substantiated or results in fines or other actions. The disposition of these cases is not known; however, trends can be analyzed to inform policy makers regarding fair housing.

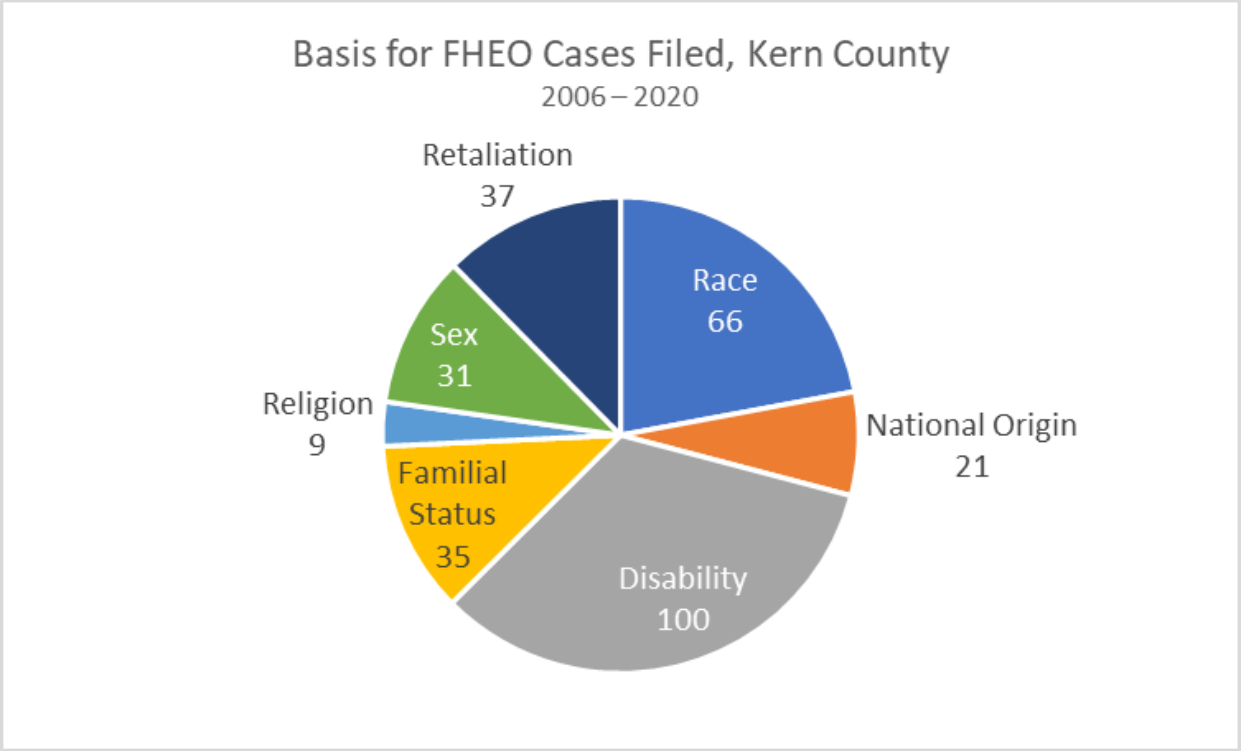


Figure 9: Basis for FHEO Cases Filed, Kern County, 2006-2020

Of the 232 cases filed, 66 had a racial basis, six had a color basis, 21 had a national origin basis, 14 had a Hispanic national origin basis, 100 had a disability basis, 35 had a familial status basis, nine had a religion basis, 31 had a sex basis, and 37 had a retaliation basis. Note that cases may have more than one basis, so the total of bases exceeds the number of cases filed.

Table 94: Number of Filed Title VIII Housing Complaints, January 2006 – June 2020

Number of Filed Title VIII Housing Complaints, January 2006 – June 2020									
	Number of Filed Cases	Race Basis	National Origin Basis	Color Basis	Disability Basis	Familial Status Basis	Religion Basis	Sex Basis	Retaliation Basis
2006	13	2	1	0	7	3	2	3	1
2007	22	9	2	0	6	5	1	4	1
2008	21	3	0	0	9	3	2	5	1
2009	8	2	1	0	4	0	0	1	1
2010	17	9	3	0	6	3	0	1	3
2011	12	2	0	0	3	5	1	1	2
2012	22	7	2	2	7	5	0	3	8
2013	6	4	1	0	1	2	0	0	2
2014	22	5	3	0	11	2	0	4	5
2015	20	4	3	1	11	1	0	1	2
2016	24	6	2	0	9	5	1	1	3
2017	12	4	0	0	8	0	0	2	2
2018	6	2	0	0	4	0	1	0	1
2019	24	5	1	1	16	1	2	4	6
2020	9	4	2	2	2	0	0	1	0

Source: California Department of Real Estate

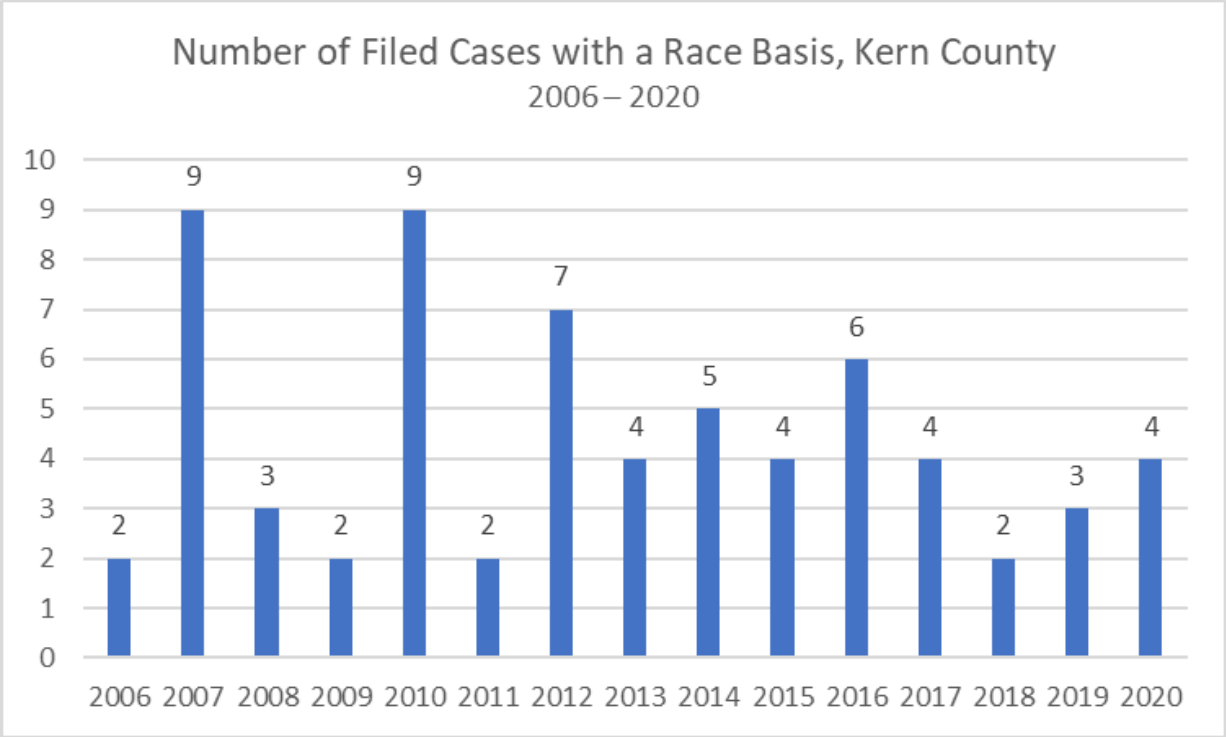


Figure 10: Number of Filed Cases with a Race Basis, Kern County, 2006-2020

Since 2006, the number of cases with a race basis has fluctuated between two and nine annually. Although it may appear that the County is experiencing a downward trend over the past 10 years, the decrease observed is not statistically significant ($r(13) = -0.17$, $p = .54$). Note that due to the small number of incidents, statistical analyses are helpful, but not determinative.

The most common race with complaints is Black or African American. In addition, over the 15-year period, four claims of both Black and White discrimination were made. Hawaiian or Pacific Islander, Native American, and White races each received one complaint between 2006 and 2015.

Table 95: Number of Filed Title VIII Housing Complaints, Race Basis Detail, January 2006 – June 2020

Number of Filed Title VIII Housing Complaints, Race Basis Detail, January 2006 – June 2020										
	Asian Race Basis	Asian and White Race Basis	Black or African-American Race Basis	Black and White Race Basis	Hawaiian or Pacific-Islander Race Basis	Native American Race Basis	Native American and Black Race Basis	Native American and White Race Basis	White Race Basis	Other Mult-Racial Race Basis
2006	0	0	2	0	0	0	0	0	0	0
2007	0	0	7	1	0	0	0	0	1	0
2008	0	0	2	0	1	0	0	0	0	0
2009	0	0	2	0	0	0	0	0	0	0
2010	0	0	9	0	0	0	0	0	0	0
2011	0	0	2	0	0	0	0	0	0	0
2012	0	0	7	0	0	0	0	0	0	0
2013	0	0	3	0	0	0	0	0	1	0
2014	0	0	4	1	0	0	0	0	0	0
2015	0	0	3	0	0	1	0	0	0	0
2016	0	0	6	0	0	0	0	0	0	0
2017	0	0	2	1	0	1	0	0	0	0
2018	0	0	2	0	0	0	0	0	0	0
2019	0	0	4	1	0	0	0	0	0	0
2020	0	0	4	0	0	0	0	0	0	0

Source: California Department of Real Estate

The most common race with complaints is Black or African American. In addition, over the 15-year period, four claims of both Black and White discrimination were made. Hawaiian or Pacific Islander, Native American, and White races each received one complaint between 2006 and 2015.

During this same period, there have been three or fewer complaints with a national origin basis each year; there have been two or fewer complaints with a Hispanic national origin basis.

Table 96: Number of Filed Title VIII Housing Complaints, National Origin Basis Detail, January 2006 – June 2020

Number of Filed Title VIII Housing Complaints, National Origin Basis Detail, January 2006 – June 2020		
	National Origin Basis	Hispanic National Origin Basis
2006	1	0
2007	2	1
2008	0	0
2009	1	1
2010	3	2
2011	0	0
2012	2	1
2013	1	1
2014	3	2
2015	3	2
2016	2	2
2017	0	0
2018	0	0
2019	1	0
2020	2	2

Source: California Department of Real Estate

4.1.1 State Housing Discrimination Cases

The state's Consumer Services and Housing Agency opened 224 Kern County fair housing cases from March 2020 to June 2023. More than half of these were closed due to a determination of no cause; 29.4 percent were settled by conciliation or voluntary mediation.

Table 97: Disposition of Cases Closed, Kern County, March 2020-May 2023

Disposition of Cases Closed, Kern County, March 2020-May 2023	
	Percent
No Cause Determination	51.7%
Conciliation/Settlement Successful	18.2%
Settled by DRD: Voluntary Mediation	11.2%
Complaint Withdrawn by Complainant Without Resolution	8.7%
Complaint Withdrawn by Complainant After Resolution	4.5%
Dismissed for Lack of Jurisdiction	1.7%
Settled by Enforcement	1.7%
Complainant Failed to Cooperate	1.2%
Settled by Appeals	0.4%
Settled by DRD: Post Appeal	0.4%
Unable to Locate Respondent	0.4%

Source: Consumer Services and Housing Agency

The County of Kern's Housing program receives calls from residents regarding housing needs, expectations, and complaints. In 2021, 436 calls were received; in 2022, 177 calls were received. Staff reports that about 87 percent of the calls were regarding habitability issues, and 10 percent were regarding discrimination complaints. Others were referred to other agencies.

4.1.2 Integration and Segregation Patterns and Trends

Of the approximately 307,000 residents in the Plan Jurisdiction, most—about 265,000—are White. Persons of Hispanic or Latino descent may be of any race.

Table 98: Race, Unincorporated Kern County

Race, Unincorporated Kern County		
	Number	Percent
White	215,041	70.0%
Black or African American	10,948	3.6%
American Indian or Alaska Native	3,718	1.2%
Asian	5,400	1.8%
Native Hawaiian/ Pacific Islander	255	0.1%
Some other race	39,533	12.9%
Two or more races	32,438	10.6%
Total	307,333	100.0%

The County's 2015 Analysis of Impediments to Fair Housing Choice (which includes a handful of incorporated communities) showed 69.2 percent of the area was White; the 2023 Analysis of Impediments shows 68.4 percent are White. The most significant change is the percentage of residents who are "some other race" (down from 19.9 percent in 2015 to 12.5 percent in 2021) and those who are two or more races (up from 4.5 percent in 2015 to 10.7 percent in 2021). Other categories of race have seen only slight changes. Much of the variance is likely due to changes in individual reporting, not in the composition of the community.

Table 99: Race, Plan Jurisdiction, Number and Percent, 2021 vs. 2015

Race, Number and Percent, 2021 vs. 2015			
	Total 2021	Percent	2015 AI Percent
White	265,399	69.2%	68.4%
Black or African American	16,627	4.3%	3.7%
American Indian and Alaska Native	4,502	1.2%	1.6%
Asian	7,635	2.0%	1.8%
Native Hawaiian or Pacific Islander	367	0.1%	0.2%
Some other race	47,895	12.5%	19.9%
Two or more races	41,054	10.7%	4.5%
Total	383,479	100.0%	100.0%

Source: U.S. Census Bureau, 2017-2021 ACS, Table B03002; 2015 Analysis of Impediments to Fair Housing Choice

When considering ethnicity, the County notes that more than half of the residents in unincorporated Kern County are of Hispanic or Latino descent. In the 2015 AI, 41 percent of residents were of Hispanic or Latino descent. Table 92 and Table 93 provide detailed data. The number and percent of Hispanic or Latino residents in unincorporated Kern County are increasing; in fact, more than half of all residents are of this minority population.

Additional analysis shows that the percentage of Hispanic or Latino residents in unincorporated Kern County has increased from 33 percent in 2010 to 57 percent in 2022. Between 2015 and 2020, the percentage increased from 33 percent to 55 percent. Unincorporated Kern County is on par with regional counterparts Inyo County, Kings County, San Berardino County, and Tulare County.

Table 100: Hispanic or Latino Ethnicity, Number and Percent

Hispanic or Latino Ethnicity, Number and Percent		
	Number	Percent
Not Hispanic or Latino	150,292	48.9%
Hispanic or Latino	157,041	51.1%
Total	307,333	100%

Source: U.S. Census Bureau, 2017-2021 ACS, Table B03002

Table 101: Hispanic or Latino Ethnicity, Percent 2010-2022, U.S., California, Unincorporated Kern County, and Regional Counties of Interest

Table 97: Hispanic or Latino Ethnicity, Percent 2010-2022, U.S., California, Unincorporated Kern County, and Regional Counties of Interest

	U.S.	Calif-ornia	Kern County	Unincorpo-rated Kern County	Incorpo-rated Kern County	Inyo County	Kings County	San Bernardino County	Tulare County
2010	16%	37%	48%	33%	49%	18%	49%	48%	59%
2015	17%	38%	51%	33%	53%	21%	53%	51%	62%
2020	18%	39%	54%	55%	62%	23%	55%	54%	65%
2021	18%	40%	55%	56%	62%	24%	56%	55%	66%
2022	19%	40%	55%	57%	63%	24%	56%	55%	66%

Source: U.S. Census Bureau ACS Table B03002, Five-Year Averages

Utilizing the State's AFFH Viewer 2.0, the Hispanic and Latino population is concentrated in a large swath running from the Northwest portion of the County through Bakersfield to the rural areas south of Lamont and Arvin.

Figures 11 and 12 provide a visual representation of the County's racial segregation and integration by census tract in 2010 and 2020, respectively. Between 2010 and 2020, the areas of racial segregation have remained about the same. Persons of color are concentrated in the northwest portion of the County, southeast of Bakersfield, and in the California City area.

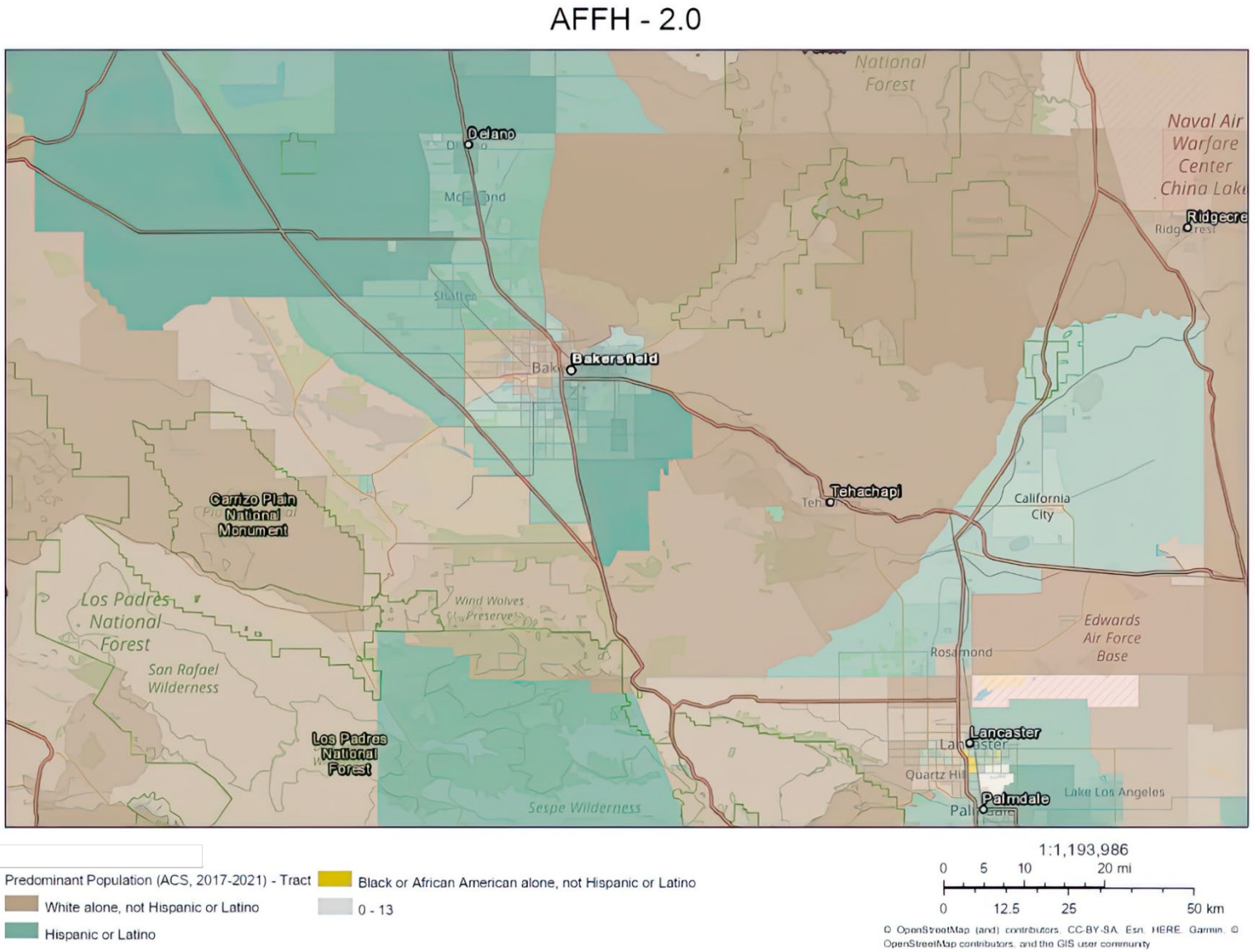


Figure 11: Predominant Population by Race and Ethnicity, By Tract

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As stated earlier, between 2010 and 2020, the areas of racial segregation have remained about the same. Persons of color are concentrated in the northwest portion of the County, southeast of Bakersfield, and in the California City area.

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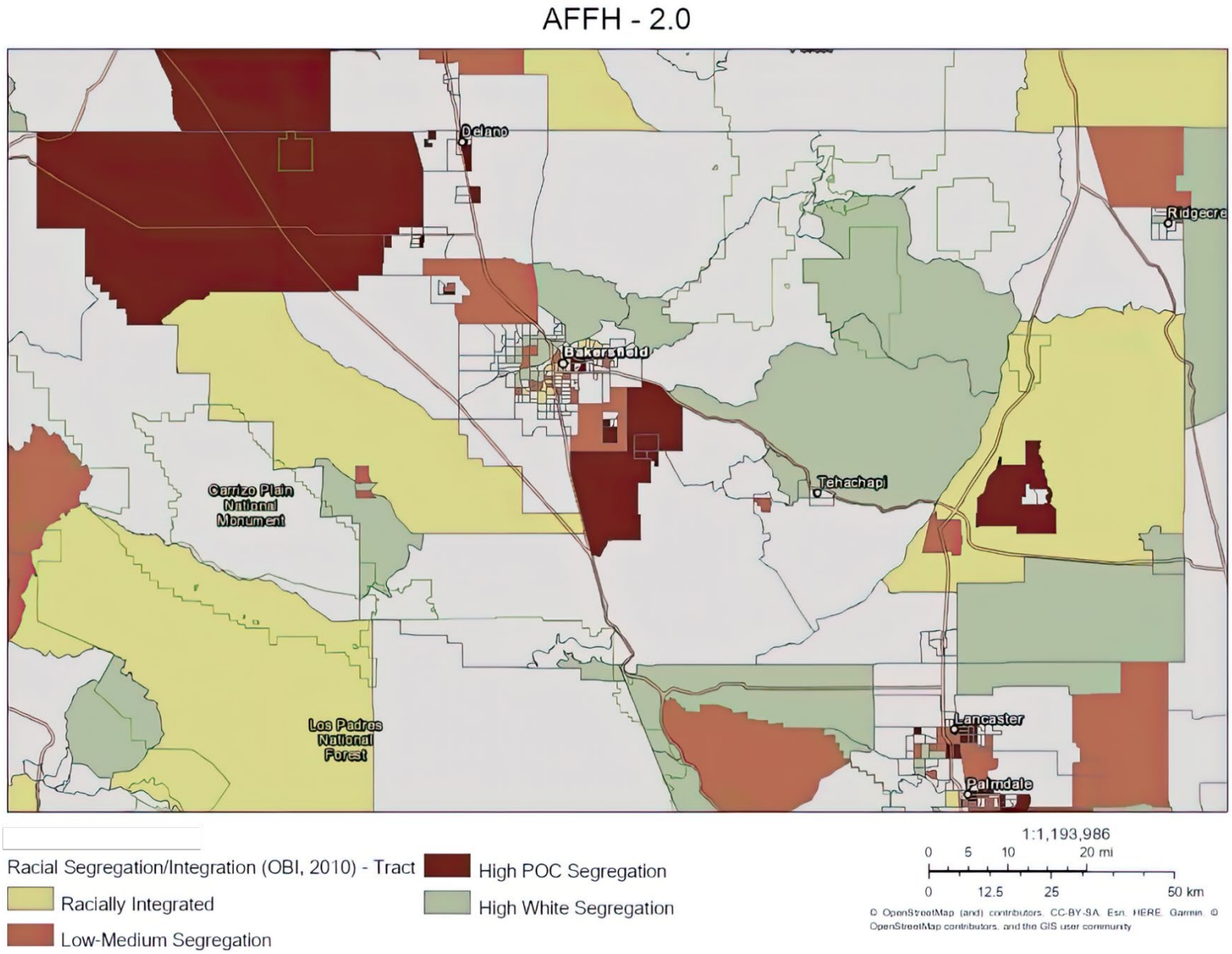


Figure 12: Racial Segregation/Integration, 2010

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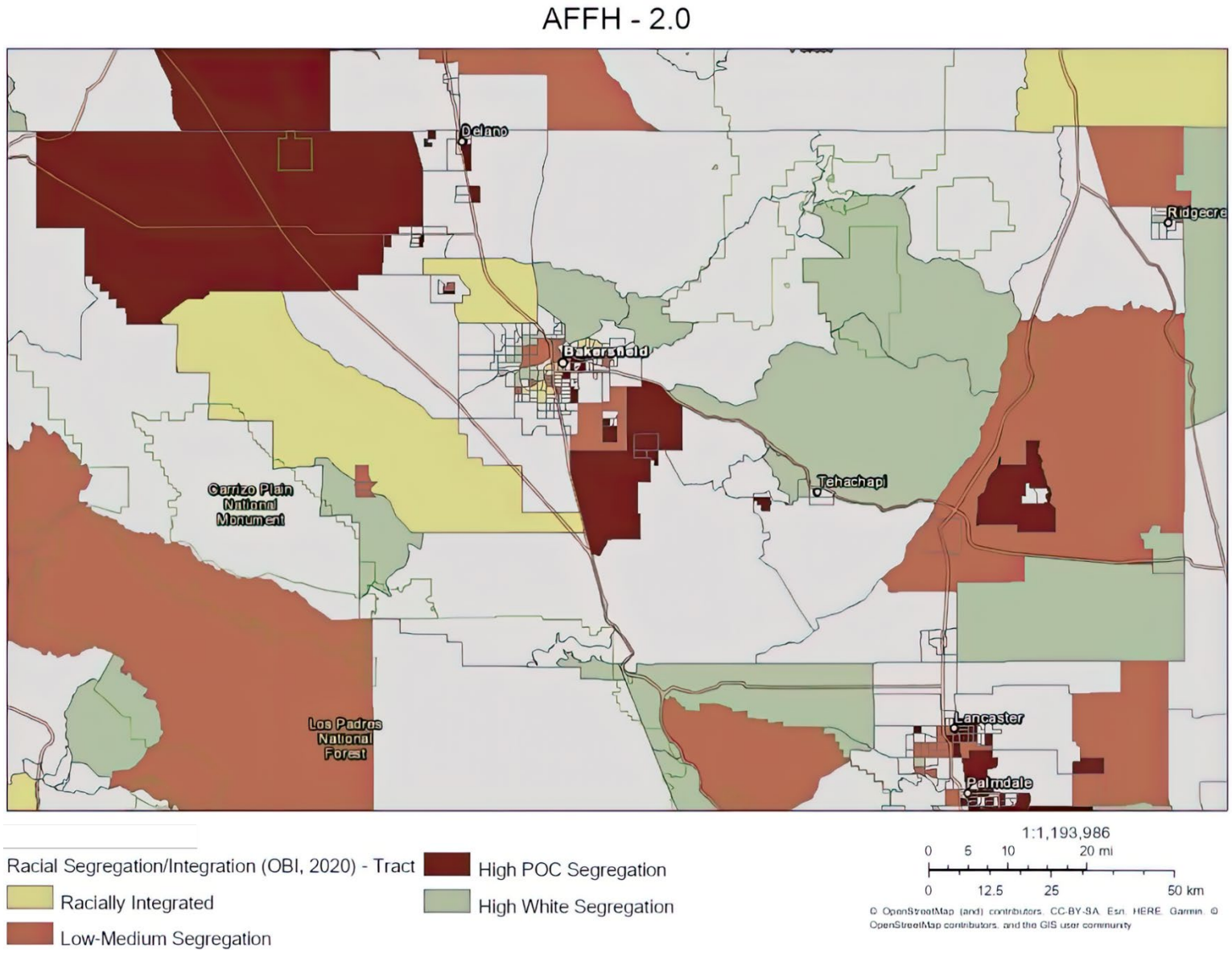


Figure 13: Racial Segregation/Integration, 2020

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4.1.2.1 Dissimilarity Index

As part of the analysis, the County calculated the Dissimilarity Index for race and ethnicity. **Table 94** (Dissimilarity Index, Race and Ethnicity) presents the results of the calculations. All POC, with the exception of Native Hawaiian or Other Pacific Islander Alone, have low or moderate levels of segregation. The low number of Native Hawaiian or Other Pacific Islander residents (1,214) is the likely reason for this group's high segregation score (77.3). The Dissimilarity Index measures the level of segregation between two groups in a community. Recommended for use in fair housing analyses as part of the federal AFFH rule, the index measures the distribution balance of two groups across the geographic units that make up a larger area. The index ranges from zero to 100, with zero indicating no segregation and 100 indicating complete segregation between the two groups. A score greater than 55 is interpreted as indicating high segregation; 40 to 55 indicates moderate segregation, a score lower than 40 indicates low segregation.

It is important to note that the Dissimilarity Index measures only two groups against one another. Therefore, the analysis is limited to comparisons such as Hispanic or Latino vs. Not Hispanic or Latino, Black or African American vs. White, etc.

Due to the nature of Census blocks and tracts, this analysis considers the entire County of Kern and is not limited to unincorporated areas.

The Dissimilarity Index scores for Kern County show low to moderate segregation patterns in housing choice. Low segregation is indicated in White Alone vs. Not White Alone (19.4) and White Alone vs. Some Other Race Alone (26.8). Moderate segregation levels are indicated between White Alone and Black or African American Alone (45.6), Native American or Alaska Native Alone (51.5), Asian Alone (49.0), and Two or More Races Alone (52.28). **Table 98** presents the results of the Dissimilarity Index calculations.

Table 102: Dissimilarity Index, Race and Ethnicity

Dissimilarity Index, Race and Ethnicity		
	White Alone	Interpreted Segregation Level
Not White Alone	19.4	Low
Black or African American Alone	45.6	Moderate
Native American or Alaska Native Alone	51.5	Moderate
Asian Alone	49.0	Moderate
Native Hawaiian or Other Pacific Islander Alone*	77.3	High
Some Other Race Alone	26.8	Low
Two or More Races Alone	52.28	Moderate
Hispanic or Latino v. Not Hispanic or Latino	45.6	Moderate

*Note: Due to the low number of group members (1,214), results should be interpreted with caution.

4.1.3 Affluence and Poverty

Areas of affluence and poverty are often associated with race and ethnicity. The State's AFFH Viewer 2.0 provides adequate visual representation of Kern County's areas of high segregation and affluence or poverty.

The southwest portion of Bakersfield and the areas in and around Lamont and Arvin have both high segregation and high poverty. The greater California City and Mojave areas also have high poverty and high segregation. Other areas of unincorporated Kern County, though they have some poverty, do not experience both segregation and poverty.

There are three areas of the County that are considered racially concentrated areas of affluence: the greater Northwest Bakersfield area, a strip along State Route 178 northeast of Bakersfield, and in and around Tehachapi.

The U.S. Census Bureau estimates the median household income of all households in Kern County is $66,234. When breaking income down by race and ethnicity of the householder, the group with the lowest median household income is Black Alone (meaning no other race) at $54,040. Householders of Hispanic or Latino descent have a median household income of $59,409.

Table 103: Median Household Income, by Race and Ethnicity of Householder

Median Household Income, by Race and Ethnicity of Householder	
	Median Household Income
All	66,234
White Alone	68,583
Black Alone	54,040
American Indian or Alaska Native Alone	54,407
Asian Alone	102,031
Native Hawaiian and Other Pacific Islander Alone	117,404
Some Other Race Alone	55,522
Two or More Races	68,602
White Alone, Not Hispanic or Latino	74,416
Hispanic or Latino	59,409

Source: U.S. Census Bureau, ACS 2022 1-Year Estimates, Table B19013 and Iterations

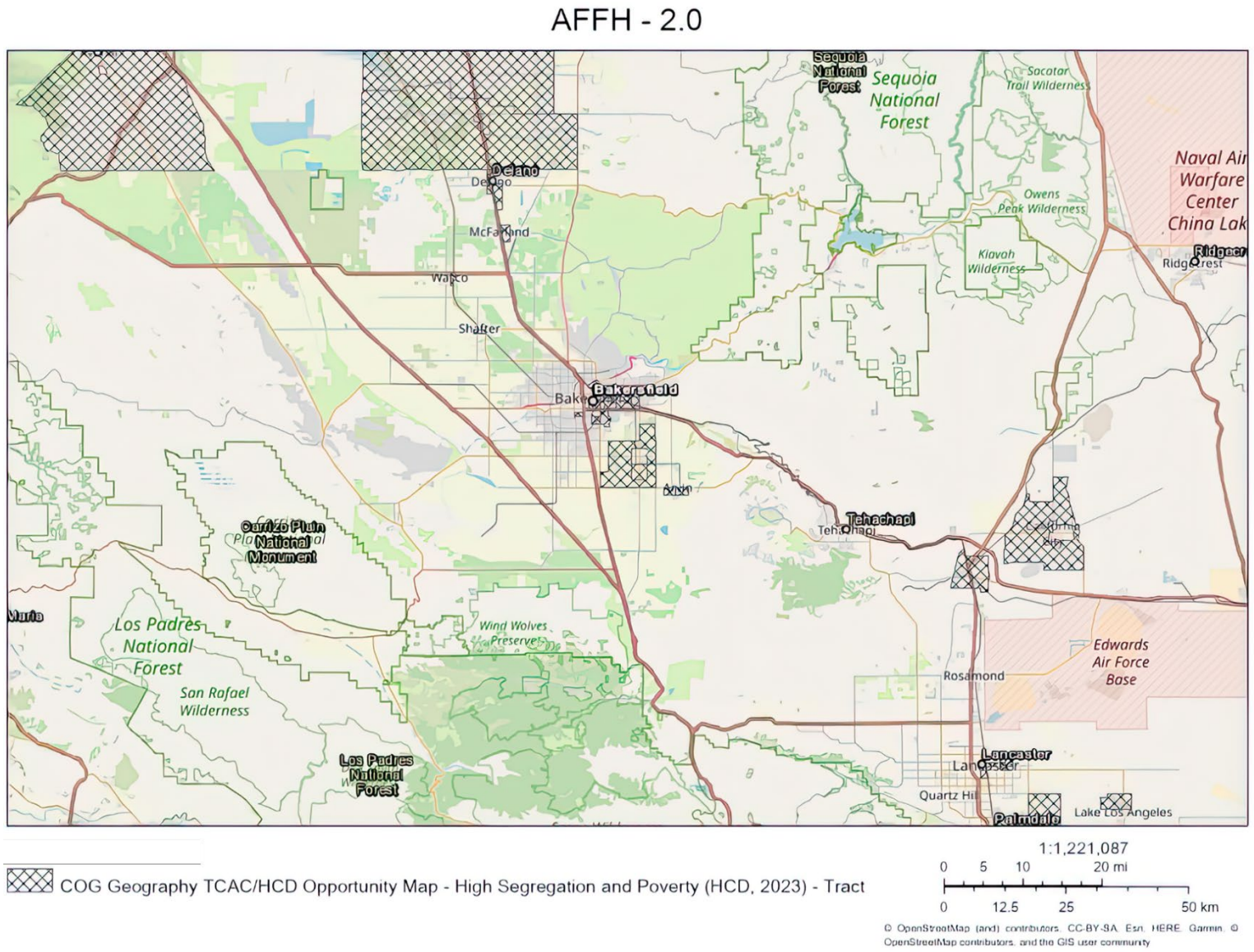


Figure 14: High Segregation and Poverty

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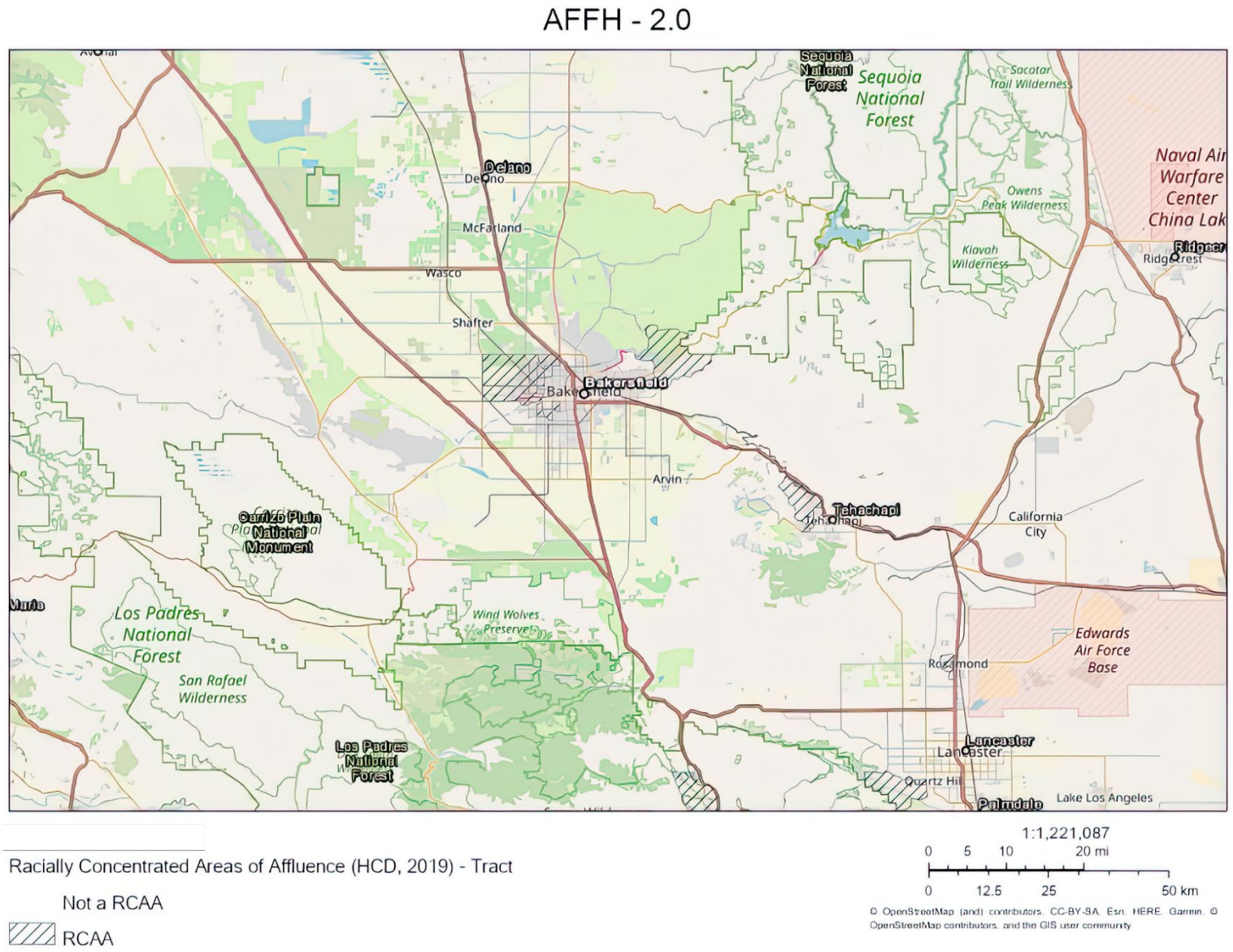


Figure 15: Racially Concentrated Areas of Affluence

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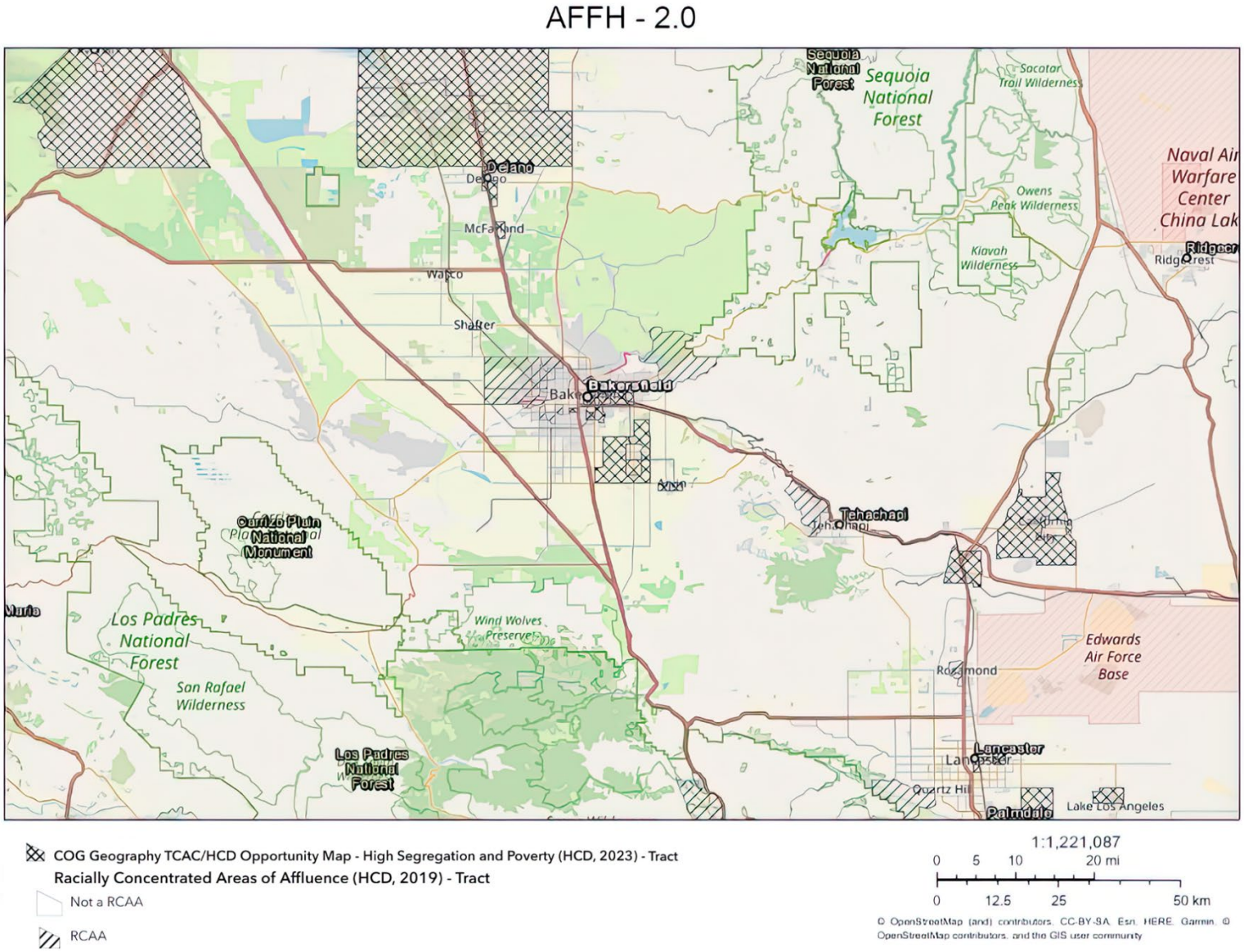


Figure 16: High Segregation and Poverty, Racially Concentrated Areas of Affluence

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4.1.4 Populations of Special Concern

4.1.4.1 Persons with Disabilities

People who are living with disabilities face challenges in housing and employment. In unincorporated Kern County, there are 6,607 persons age 20 to 62 who are in poverty and living with at least one disability. Of these, about 1,234 are in the labor force; only 53.3 percent—or 658 individuals—are employed.

Table 104: Persons Age 20 to 64 with a Disability in Poverty by Employment Status

Persons Age 20 to 64 with a Disability in Poverty by Employment Status		
	Unincorporated. Kern County	
	Number	Percent
Total persons age 20 to 64	167,306	
Persons living in poverty	34,091	20.4%
With a disability	6,607	19.4%
In labor force	1,234	18.7%
Employed	658	53.3%
Unemployed	576	46.7%
Not in labor force	5,373	81.3%

Source: U.S. Census Bureau, 2017-2021 ACS, Table B23024

Other considerations in assessing housing for persons with disabilities are age and ability to live independently. The ability to live independently is determined by the Census Bureau's asking respondents if, due to a physical, mental, or emotional condition, they have difficulty "doing errands alone such as visiting a doctor's office or shopping." The Census Bureau explains that difficulty with these activities is one of several Instrumental Activities of Daily Living (IADL) used by health care providers in making care decisions (Census Bureau, 2021).

Among women age 18 and older in unincorporated Kern County, 9,103 have independent living difficulties—8.4 percent of all women in the area. For men, there are 6,259 with independent living difficulties, or 5.7 percent of all men in unincorporated Kern County.

Table 105: Female Adults with Independent Living Difficulty by Age Group

Female Adults with Independent Living Difficulty by Age Group	
Total civilian noninstitutionalized persons age 18 and older	216,296
Female	107,104
18 to 34 years	33,010
With an independent living difficulty	958
No independent living difficulty	32,052
35 to 64 years	52,801
With an independent living difficulty	3,549
No independent living difficulty	49,252
65 to 74 years	12,675
With an independent living difficulty	1,612
No independent living difficulty	11,063
75 years and over	8,618
With an independent living difficulty	2,984
No independent living difficulty	5,634

Source: U.S. Census Bureau, 2017-2021 ACS, Table B18107

Table 106: Male Adults with Independent Living Difficulty by Age Group

Male Adults with Independent Living Difficulty by Age Group	
Total civilian noninstitutionalized persons age 18 and older	216,296
Male	109,192
18 to 34 years	35,607
With an independent living difficulty	1,046
No independent living difficulty	34,561
35 to 64 years	54,453
With an independent living difficulty	3,113
No independent living difficulty	51,340
65 to 74 years	12,351
With an independent living difficulty	1,064
No independent living difficulty	11,287
75 years and over	6,781
With an independent living difficulty	1,036
No independent living difficulty	5,745

Source: U.S. Census Bureau, 2017-2021 ACS, Table B18107

4.1.4.2 Single-Parent Households

Single-parent households face greater obstacles than two-parent households. For example, children in single-parent households are more likely to experience negative health outcomes; in fact, one study showed that these negative outcomes are more likely and more pronounced in children who are in affluent single-parent households than in poor single-parent households (Lin & Seo, 2017). Of course, single-parent households are more likely to have lower incomes; however, some studies show that variance in wealth accumulation among single-parent households is not influenced by age or number of children, but more so by education, income, homeownership, and low intergenerational wealth transfers

(Morelli, Nolan, Palomino, & Van Kerm, 2022). There is little argument that single-parent households face greater difficulty in retaining safe, affordable housing.

In unincorporated Kern County, there are 4,207 families with a single male or single female householder. About 65 percent of these are single females.

Table 107: Family Types, Unincorporated Kern County

Family Types, Unincorporated Kern County		
	Number	Percent
Total (all families)	15,812	
Married-couple family	11,605	73.4%
Other family	4,207	26.6%
Male householder, no spouse present	1,476	35.1%
Female householder, no spouse present	2,731	64.9%

Source: U.S. Census Bureau, 2017-2021 ACS, Table B11003

Of single female householders, 1,609 have children in the home. Nearly 200 of these mothers have only young children—under age 6—and 231 have children under 6 years and age 6 to 17 years. The majority—1,182—have children age 6 to 17 years only.

Table 108: Female Householder, No Spouse Present

Female Householder, No Spouse Present		
	Number	Percent
Total (all families)	15,812	
Female householder, no spouse present	2,731	17.3%
With own children of the householder under 18 years	1,609	58.9%
Under 6 years only	196	12.2%
Under 6 years and 6 to 17 years	231	14.4%
6 to 17 years only	1,182	73.5%
No own children of the householder under 18 years	1,122	41.1%

Source: U.S. Census Bureau, 2017-2021 ACS, Table B11003

Much fewer single-male-headed households (802) have children in the home. Only 78 have children under the age of 6; 242 have both small children and children 6 to 17 years; 482 have both age groups.

Table 109: Male Householder, No Spouse Present

Male Householder, No Spouse Present		
	Number	Percent
Total (all families)	15,812	
Female householder, no spouse present	1,476	9.3%
With own children of the householder under 18 years	802	54.3%
Under 6 years only	78	9.7%
Under 6 years and 6 to 17 years	242	30.2%
6 to 17 years only	482	60.1%
No own children of the householder under 18 years	674	45.7%

Source: U.S. Census Bureau, 2017-2021 ACS, Table B11003

4.1.4.3 Seniors

Unincorporated Kern County has 10,595 13,358 householders age 65 or older; of these, 9,396—88.7 percent—are living alone. Studies show that the elderly are especially prone to exhibit depressive symptoms when living alone, without family members, in their own housing (Stahl, Beach, Musa, & Schulz, 2017). For men, less support from friends, more cognitive challenges, and feeling less control in life are shown to be strong indicators of depressive disorders; among women, less social participation, less emotional support from spouse, and family disharmony are more likely (Cheung & Mui, 2023). Elderly persons living alone are more likely to be injured more significantly due to falls, and these injuries are more likely to result in hospitalizations (Choi, et. al., 2019).

Table 110: Householders Age 65 or Older Living Alone

Householders Age 65 or Older Living Alone		
	Number	Percent
Total householders age 65 or older	10,595	
65 or older living alone	9,396	88.7%
Male living alone	3,524	37.5%
Female living alone	5,872	62.5%
65 or older not living alone	1,199	11.3%
Male not living alone	622	51.9%
Female not living alone	577	48.1%

Source: U.S. Census Bureau, 2017-2021 ACS, Table B11003

4.1.4.4 Other Populations of Special Concern

There are other groups of special concern, such as large households, agricultural workers, military personnel, and persons experiencing homelessness. Analysis of these households is found in Chapter 2: Housing Needs Assessment.

4.1.5 Overcrowding, Overpayment, and Housing Problems

Overcrowding, overpayment, and housing problems are serious issues that are addressed in Chapter 2 Housing Needs Assessment. Please refer to that section for detail and analysis.

4.1.6 Additional Fair Housing Analysis

In accordance with Assembly Bill 686, Housing Elements adopted after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federally Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

As included in the Housing Plan found in Chapter 6 of this document, this Housing Element includes a program that promotes and affirmatively furthers fair housing opportunities throughout the community. The program includes the establishment f a dedicated housing administrator and unit with the sole responsibility of promoting, assisting in the development of housing and responding to housing concerns within unincorporated Kern County. Additionally, the following meaning full actions are being incorporated into the overall Housing Plan to Affirmatively Furthering Fair Housing within unincorporated Kern County and our partner cities. A complete list of strategies considered, along with Hosing Plan Program measures to address those strategies are included within this analysis.

As specified by the California Department of Housing and Community Development (HUD), each housing element is required to analyze local policies, such as nuisance ordinances, land use restrictions for family child-care facilities, emergency shelters and board-and-acre facilities such as supportive and transitional housing. The element is also required to include strategies that potentially Affirmatively Further Fair Housing.

4.1.6.1 Nuisance and/or crime-free multi-housing ordinances

As part of the Kern County Public Works Department, the Code Compliance Division is the unit responsible for responding to various land use and other nuisance complaints within unincorporated Kern County. The mission of this complaint driven unit is to work in partnership with the people of Kern County to promote health and welfare and maintain community standards. This is accomplished by:

1. Administering a fair and unbiased enforcement program to correct violation of property conditions and land use requirements.
2. Providing a uniform, consistent yet flexible procedure to ensure that all citizens of Kern County are equally represented.
3. Minimize the necessity for legal action by allowing ample opportunity for voluntary compliance and correction.
4. Promptly responding to complaints regarding structures and/or conditions which present a health or safety hazard to the public.

The Code Compliance Division corrects violations that threaten public health and safety related to the following areas:

- Abandoned, Wrecked, Inoperative or Dismantled Vehicles
- Building or Housing
- Weeds
- Public Nuisances
- Solid waste
- Unlawful Dumping

As part of this Housing Element, the County will advance its commitment to furthering fair housing by establishing a dedicated unit that will include a one-stop referral service for residents to interact with the county on all matters regarding housing. While this unit will operate in a separate form from that of the Code Compliance Division, it will expand on the available services and referral programs offered to residents for reporting tenant complaints.

4.1.6.2 Ordinances that restrict the siting of family child-care facilities

Chapter 19.96 (Large Family Day-Care Homes) of the adopted Kern County Zoning Ordinance authorizes the establishment of large family day-care homes in residential neighborhoods where such uses will not have an adverse effect on surrounding areas. From a land use perspective, this chapter permits large family day-cares for up to fourteen (14) children to be located within a detached single-family dwelling provided the facility can meet minimum development standards such as appropriate license, sufficient outside play areas and sufficient off-street loading space. Further, small day-care homes, which means a

home which provides family day-care to eight (8) or fewer children, located within a detached single-family dwelling are permitted as a "By Right" use in all residentially designated zone districts.

4.1.6.3 Shelter standards that unduly restrict the siting of emergency shelters or ordinances that restrict or prohibit the siting of board-and-care homes (licensed and unlicensed) and sober-living homes

Pursuant to Government Code Section 65583, transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multi-family and mixed uses are permitted. In these instances, while projects are considered a ministerial action, a formal Site Plan Review will be conducted by Staff prior to the issuance of any building or grading permit to ensure that the proposed project is in compliance with all of the required Kern County Development Standards identified in the Kern County Zoning Ordinance.

4.1.6.4 Policies that restrict or prohibit religious gathering or other religious activities in residential areas

Section 19.04.824 of the adopted Kern County Zoning Ordinance defines when appropriate permitting is required for a temporary event involving more than one hundred (100) participants or spectators. Per the adopted definition, "Temporary Event" means a non-publicly sponsored, organized event held on privately owned property involving more than one hundred (100) participants and spectators where such a use is not otherwise permitted by the applicable zoning district or when the event would not normally be considered an accessory use, as determined by the Planning Director. Included in this definition are off-site automobile sales events in any district involving more than four hundred (400) square feet of sales area.

Based on this definition, reasonable use of individual property for gathering of less than one hundred (100) participants are authorized without need for obtaining special land use authorizations. This includes religious gatherings or other religious activities in residential areas. While individual gatherings are authorized, establishment of a "Church" within all residential zone classifications is permitted with the processing of a Conditional Use Permit and subject to the protections of the Religious Land Use and Institutionalized Persons act (RLUIPA).

4.2 AVAILABILITY OF SITES

With thousands of acres available for development in unincorporated Kern County, the primary qualifiers for availability of sites become access to infrastructure—water, sewer, power, etc.—and proximity to opportunity zones.

Consultation with Incorporated Cities

During the preparation and review of the draft housing element, comments were submitted requesting information pertaining to potential annexation projects with the City of Bakersfield and potential impacts to the identified housing inventory sites.

In response to these comments and potential duplicative inventory submittals, the County of Kern and the City of Bakersfield met to discuss possible annexations and have resolved the conflicting parcels within

each other's site inventory. Kern County removed the following parcels from their 6th cycle Housing Element Site Inventory; APN #'s 184-260-08, 184-260-19, 184-260-22, 184-260-06 and 414-210-18.

The City of Bakersfield removed the following parcels from their 6th cycle Housing Element Site Inventory; APN #'s 110-130-21, 388-080-33, 019-210-07, and 414-210-19.

Further, the City of Bakersfield will cease processing the following annexations until both agencies housing elements have been approved; Annexation No. 710 – South Real No. 1, Annexation No. 718 – Verdugo No. 4, Annexation No 719 – Pioneer No. 1 and Annexation No. 720 – Washington No. 7.

At this time, there are no longer any duplication parcels listing within each jurisdictions housing inventory. The above listed consultation was agreed upon by both jurisdictions as outlined in an August 26, 2024 letter signed by both Planning Departments Directors (Please see Appendix S for a copy of the signed letter).

Sites Inventory and Access to Opportunity

Unincorporated Kern County contains over 40,000 vacant parcels designated for residential development, spanning the valley, mountain, and desert regions. Additionally, the County includes eleven (11) incorporated cities, with most unincorporated growth occurring near these cities and established communities. A comprehensive inventory of vacant residential land is provided in Appendix H of this Housing Element, with accompanying maps detailing the distribution of these parcels. More detailed mapping can be found in Section 4.2.5.

As previously stated, residential development in unincorporated Kern relies on access to essential services such as water and sewer, provided by public utility districts or similar community service agencies. While the County adheres to existing state water regulations, it is important to recognize the County does not have administrative authority over water allocation, meaning future residential development is not guaranteed access to water resources. That being said, Tables 116 and 117 identify sites that could accommodate residential development to meet the Regional Housing Needs Allocation for unincorporated Kern during the 6th Housing Cycle. These parcels are situated within established public utility or community service districts, offering the highest assurance of access to necessary water and sewer infrastructure.

While site availability is extensive, affirmatively furthering fair housing (AFFH) requires additional considerations beyond infrastructure. The California Tax Credit Allocation Committee/Housing Community Development (CTCAC/HCD) opportunity maps (https://belonging.berkeley.edu/2024-ctcachcd-opportunity-map) identify areas that promote positive economic, educational, and environmental outcomes. Sites identified in the inventory include a mix of census tracts ranging from Low Resource to Highest Resource designations. Where possible, Kern County has prioritized housing sites in Moderate to High Resource areas to support integrated and balanced living patterns.

The County's criteria for site identification included proximity to key community assets, such as schools, healthcare services, public transit, grocery stores, and job centers, while avoiding environmentally constrained areas or those with known displacement risks. The methodology for identifying candidate sites is further detailed in Appendix H.

Integration and Segregation

Kern County's unincorporated communities are racially and economically diverse. Consistent with AFFH principles, the County has taken steps to ensure that future housing growth does not reinforce patterns of segregation. The housing sites inventory includes parcels distributed across multiple geographies, rural, suburban, and peri-urban, minimizing concentration in any single racial or income group. Sites were selected with an emphasis on spatial balance across communities to ensure equitable access to opportunity.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

Kern County contains a number of areas with concentrated poverty, including some census tracts in southeast Bakersfield, Lamont, Arvin, and other agricultural communities. To avoid exacerbating these conditions, the County has excluded or deprioritized parcels in designated Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and instead identified opportunity sites in more mixed-income or resource-rich areas, where feasible. Examples include Vesting Tentative Tract Maps 7387, 7398, and 7399, three adjacent subdivisions in the Rosamond area, totaling approximately 245 acres and allowing for 591, 194, and 181 residential lots, respectively. Similarly, Vesting Tentative Tract Map 6812 in northwest Bakersfield subdivides roughly 80 acres into 260 residential lots, located in an area with strong infrastructure and access to opportunity. Another Vesting Tentative Tract Map showing a positive trend is Map 7400 to subdivide over 5 acres into 19 residential lots in northeast Bakersfield.

Disproportionate Housing Needs and Displacement Risk

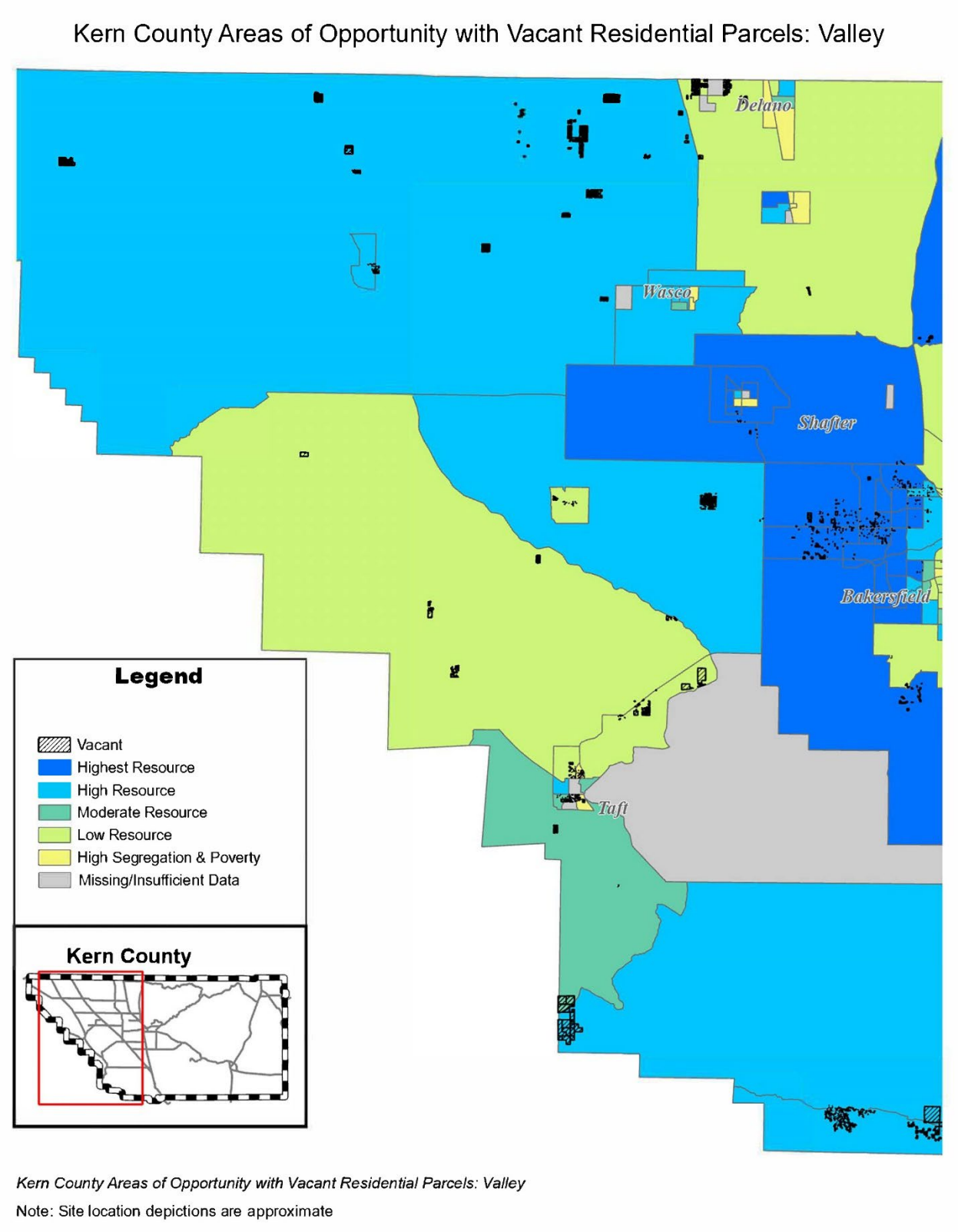
Certain areas, particularly those with a high share of low-income renters, face elevated risks of overcrowding and cost burden. Many of the County's identified sites are situated in areas where additional housing can alleviate these pressures. Where displacement risk is high such as in older unincorporated neighborhoods near Bakersfield, the County has tried to limit housing growth projections to avoid indirect displacement of vulnerable households. Instead, new housing has been concentrated in less burdened areas with infrastructure capacity and high opportunity indicators. For example, Zone Change #82, Map 102-19 rezoned approximately 9 acres in northwest Bakersfield from Estate 10-acre minimum to increased densified lot size that will support a planned 52-unit multifamily project in an area with existing infrastructure and strong opportunity indicators.

Large-Scale Developments and Fair Housing

Table 117 further highlights over 2,000 new residential units planned for the first phase of the Grapevine Specific and Community Plan. This fully approved Plan envisions over 12,000 residential units and 5.1 million square feet of commercial and industrial development. This Housing Element assumes that the first phase of 2,000 residential units will commence and be completed within the 6th Housing Cycle.

In the immediate vicinity of the Grapevine Specific and Community Plan, Tejon Ranch Company is advancing its role in real estate development by building new residential communities, providing much-needed new housing for the region. The first phase of "Terra Vista at Tejon" a 228-unit apartment community that will expand to 495 units, is on schedule to open the first half of 2025.

Figure 17: Kern County Areas of Opportunity with Vacant Residential Parcels: Valley

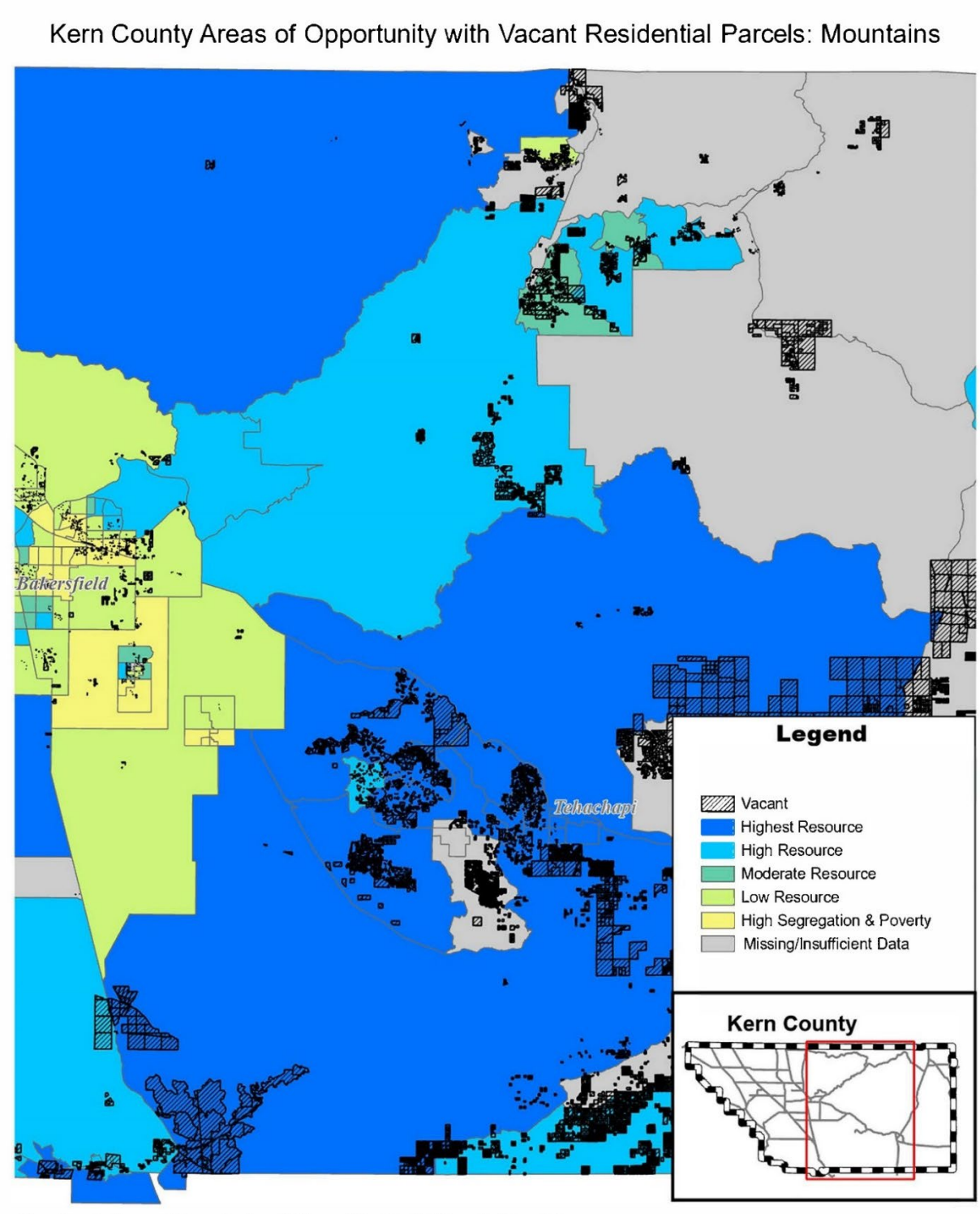


Kern County Areas of Opportunity with Vacant Residential Parcels: Valley

Note: Site location depictions are approximate

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Figure 18: Kern County Areas of Opportunity with Vacant Residential Parcels: Mountains

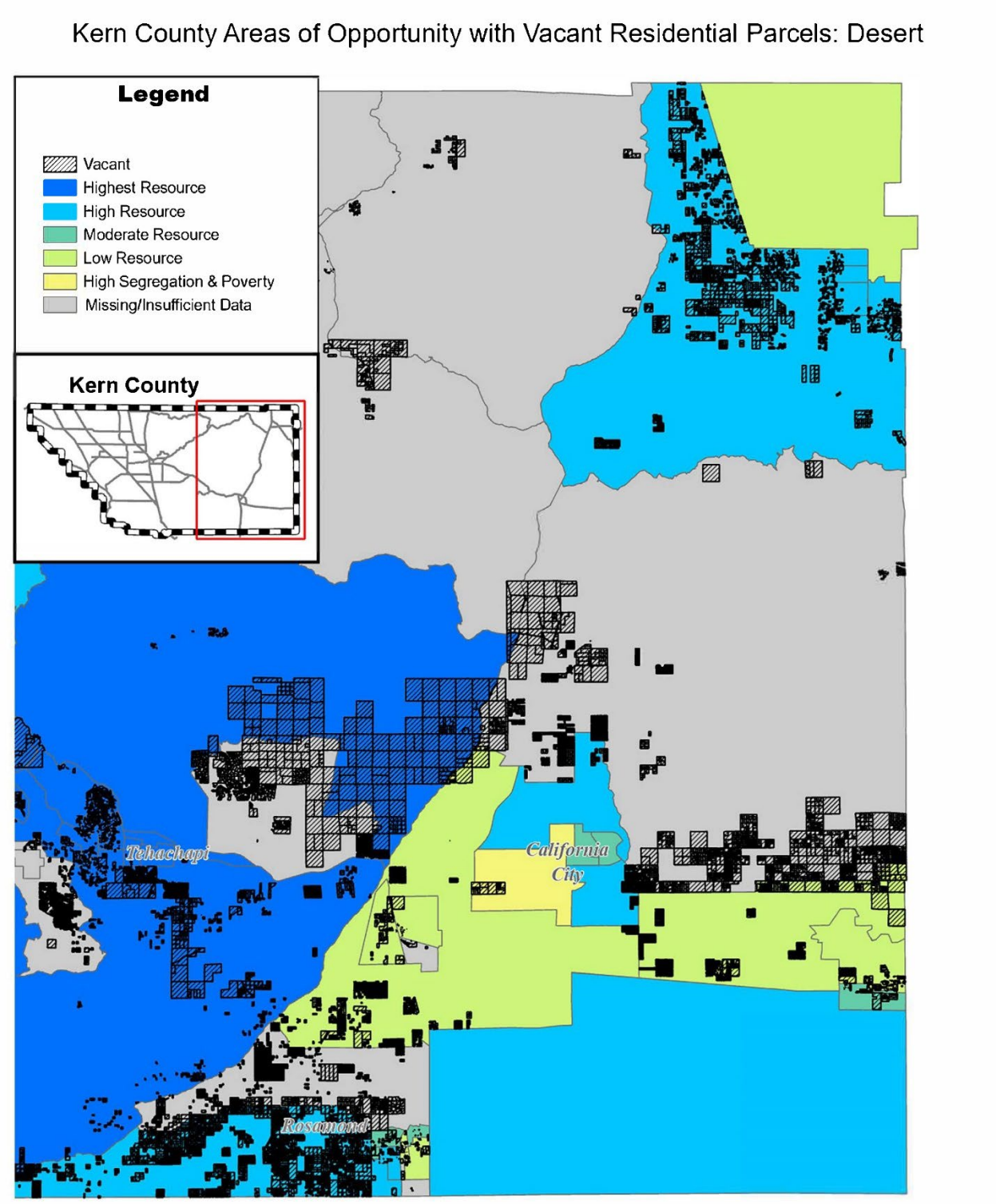


Kern County Areas of Opportunity with Vacant Residential Parcels: Mountains

Note: Site location depictions are approximate

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Figure 19: Kern County Areas of Opportunity with Vacant Residential Parcels: Desert



Kern County Areas of Opportunity with Vacant Residential Parcels: Desert

Note: Site location depictions are approximate

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4.2.1 Progress Toward Housing Allocation

In accordance with the 5th Cycle Housing Element programs 2.2.2 and 2.2.3, the County rezoned 290.90 acres of land to R-3 (high density residential), allowing up to 29 dwelling units per net acre. The County followed up with changes to the zoning ordinance to establish a minimum density of 20 dwelling units per acre within the R-3 zone district.

The 2023 County of Kern Analysis of Impediments to Fair Housing Choice concluded that affordable housing shortages are due to low housing supply, high cost of construction, zoning restrictions and timelines, and disparities in mortgage lending (Call, 2023). The primary driver behind the slowing progress of meeting RHNA numbers has been high costs of materials and labor.

Table 111: Status of RHNA Allocation 2015-2023

Status of RHNA Allocation 2015-2023		
	RHNA 2015-2023	Units Constructed or Approved During RHNA Cycle
Very Low	4,886	109
Low	3,107	819
Moderate	3,128	219
Above Moderate	10,462	1,126
Total	21,583	2,273

Source: Kern County Planning and Resource Development

Table 112: Status of RHNA Allocation, Extremely Low Income, 2015-2023

Status of RHNA Allocation, Extremely Low Income, 2015-2023		
	RHNA 2015-2023	Units Constructed or Approved During RHNA Cycle
Extremely Low	2,444	-

Source: Kern County Planning and Resource Development

4.2.2 Impact of Energy Industry on Residential Sites

Kern County is the center of energy development for the State of California, producing 80 percent of the oil and 90 percent of the natural gas in the State. Kern County also produces 60 percent of the renewable energy. The commercial scale and distributed generation for industries and businesses countywide consumes over 160,000 acres of land which cannot be used for residential homes. In addition, wind production areas in the desert and mountain areas are not compatible with residential uses. All projects constructed have comprehensive environmental impact reports that mitigate the impacts; however, the removal of available land constrains housing development. Over 42,000 more acres of land is in permit processing for commercial scale solar projects in the Valley and Desert portion of the County.

While commercial scale wind and solar production locate near transmission substations, which are also needed for housing county-wide, oil and gas production in the county is contained in a 2.5-million-acre area of the Valley. Most of the production is contained in the over 100 designated oilfields. These fields are not located in residential neighborhoods, like Southern California fields, but are over 4-5 miles from communities. The exception is the historical Kern River Field, which is adjacent to the City of Bakersfield and small islands of unincorporated communities. Due to litigation, the responsibility for oil and gas permitting is with the State of California Department of Geologic Energy Management Division (CalGEM), which is currently responsible for CEQA lead agency status and permitting. At various times Kern County's updated Oil and Gas Ordinance has been in effect with Kern County as Lead Agency and responsible for permitting. Over 11,000 permits have been issued since 2016 under the program and all have been required to mitigate their air impacts down to no net increase to the air. CalGEM (or the previously known organization DOGGR) has not required mitigation on permits for criteria pollutants. Of the over 23,000 permits issued over the last 20 years, only seven (7) wells were in residentially zoned areas and required Conditional Use Permits. Further setbacks for oil well permits have always been established since 1986 in the Kern County Zoning Ordinance as 150 feet and now range up to 600 feet for noise under the updated ordinance and 3,200 feet for the State of California standards still under consideration by the legislature and before the voters. Meeting the RNHA and providing housing will not be constrained by the energy industry in Kern County based on the historical and current policies for oil and gas and renewable energy siting.

4.2.3 Vacant Land Inventory, Identified Sites, and AFFH

State law requires Housing Elements to include an inventory of available land that is appropriately zoned and otherwise suited for development to accommodate the cycle's Regional Housing Needs Allocation (RHNA). This section focuses on sites that are available for development of housing affordable to households of varying income levels, and summarizes the adequacy of potential housing sites to address the County's regional housing needs for the 2023-2031 planning period.

Specifically, California law (Government Code Sections 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

Table 116 and Table 117 provide parcel listings by general plan designation. For purposes of this analysis, it is assumed all of the high-density (R-3) zoned parcels would be suitable for extremely low, very low- and low-income residents. Medium-density (R-2) zoned properties are assumed to be suitable for moderate-income and above moderate residents.

A complete analysis of the site inventory has been incorporated into the 6th Cycle Element and the results of this analysis indicate that there is sufficient existing designated lands necessary to meet the required Regional Housing Needs Allocation without the need to re-zone or re-designate any existing parcels. At the conclusion of the previous housing cycle, the Planning and Natural Resources Department completed a yearlong housing re-designation process which included the up-zoning of 290 acres of land to high-density residential development. As summarized in Response B.4.1 and throughout other locations in the document, existing high density (R-3) classified land is intended to meet the housing needs for all extremely-low, very-low, low income levels. In addition, based on comments received from HCD, Staff has

modified and added additional Programs to ensure that the County is in compliance with all State requirements in terms of agricultural employees, supportive housing (temporary and permanent), emergency shelters and transitional housing.

As part of the previously conduced re-zoning efforts done by the County, specific focus was given to ensure identified R-3 up-zoned sites were located throughout all portions of the County. Properties that were re-zoned were located throughout may Regional Planning areas which include, Mojave, Rosamond, Lost Hills, South Lake, Greenfield, Bakersfield, Greenacres, Lamont, Oildale, and Rosedale. These properties were located within both areas of high and low opportunity and were identified to meet all needs of Community residents. The identification of these sites along with those sites listed below in Tables 112 and 113 promote a more equitable quantity of high-density designated parcels throughout all of Kern County.

Staff has conducted a complete analysis of all existing vacant residential parcels throughout Kern County. As shown in Tables 114 below, 64% of the identified high-density residential parcels are located within the highest resource areas of the County. Further, Table 115 represent a review of all vacant residential parcels in the County (See Appendix H, showing that nearly 48% are located within the highest resource areas of opportunity. This analysis shows that the County's existing vacant residential properties provide opportunities for all residents of the County and improve any historical segregation by income-levels. With that being said, this element further expands the County's commitment to promoting equitable opportunity for all income levels through the implementation of multiple programs designed to facilitate more affordable housing in high resource areas and target grant opportunities and code compliance enforcement actions in identified disadvantaged communities in need.

In January 2023, the Kern Council of Governments provided updated numbers for the County's 6th Cycle RHNA allocation. As specified in Table 113, unincorporated Kern has an overall 2024-2031 RHNA Allocation of 9,243 residential units. This analysis further acknowledges that of the 1,551 needed units to satisfy the very-low-income housing need, Staff is assuming one-half (1/2) of the units (776) will need to accommodate extremely low-income families.

Table 113: RHNA Allocation 2024-2031 with Identified Sites

RHNA Allocation 2024-2031 with Identified Sites			
	2024-2031 RHNA Allocation	Maximum Dwelling Units for Identified Sites	Maximum Dwelling Units at 70% Buildout
Extremely Low	776		
Very Low	775	4,844	3,391
Low	987		
Moderate	1,853	4,815	3,371
Above Moderate	4,852	8,323	5,826
Total	**9,243**	**17,982**	**12,588**

Source: Kern County Planning and Resource Development

Appendix H includes a listing of all vacant residential properties located within unincorporated Kern County. As part of the 5th Cycle Housing Cycle, Staff has created a comprehensive on-line vacant residential database. As of September 2023, there are currently 41,151 vacant parcels designated for residential development within the County. This list does not include agriculturally designated land which also allows for the construction of a residential home as an over-the-counter ministerial use.

Identified Sites in Table 112 are available for ELI development. Table 113 indicates that one-half of the 1,551 very low income units (or 776) are designated for ELI households. Sites identified in Table 116: Vacant Parcels Suitable for Extremely Low Income, Very Low Income and Low-Income Housing Development (R-3 High Density), include ELI-eligible sites.

The 70 percent development assumption and calculation in Table 113 has been utilized in Kern County for many years. The previous Housing Element (2015-2023) approved by HCD (5th Cycle) relied on this assumption. The assumption was further utilized and approved last year by HCD as part of our implementation of Programs 2.2.2 and 2.2.3 which required the re-zoning of vacant land to high density residential housing. As specified on pages 4-5 of the 5th Cycle Hosing Element, "The 70 percent buildout assumption was derived from recent developments in the County. One example development was on 4.62 acres in a zone allowing 29 dwelling units per acre maximum density, containing 97 units. A second development was 5.62 acres also in a zone allowing 29 dwelling units per acre maximum density, containing 132 units. These developments built at 70 percent of the maximum density."

Additional analysis regarding this 70 percent assumption was conducted. Appendix Q includes three (3) development layout examples for both High-Density and Medium-Density residential developments that have occurred in unincorporated Kern County. The examples show development in both single story and three (3) story developments and specifically identify those areas of land utilized for landscaping, parking, etc. Percentage breakdowns have also been included, showing the on- and off-site improvement requirements that were constructed. In all, three (3) example developments occurred greater than the 70 percent assumption calculation. Example #1 includes a single-story medium density residential development. Consisting of just over thirteen (13) acres in size. Seventy (70) percent on the overall development would total 154 units. In this scenario, a total of 162 units were developed. Example #2 includes a three-story medium-density residential development on an approximate eleven (11) acre site. A seventy (70) percent buildout for this site would result in 123 residential units. As constructed a total of 150 units were built. Finally, Example #3 represents a three-story high density residential development on approximately 3.22-acre site. A seventy (70) percent buildout for this site would result in 65 residential units. As constructed, this development included a total of 91 residential units.

Overall, on and off-site improvements vary across the County depending on location. Required roadway dedication for example could range anywhere from 55 feet, half-width to 30 feet, half-width, depending on whether the site was located adjacent to an arterial or local roadway. Additionally, overall development improvements could range from Type A (curb, gutter and sidewalk) to Type B rolled curb only, pending the location of the proposed development. The ability to specifically identify required improvements for all possible projects within the County without a proposed site plan is not possible. However, the above estimated 70 percent development assumption accounts for required roadway and other subdivision dedications. Chapter 18.50 of the Kern County Land Division Ordinance outlines the various dedications and reservations requirements for proposed development projects. Required dedications do not represent a constraint on housing supply or affordability for any of the existing vacant residential properties. Development of required improvements, such as curb, gutter, sidewalk, utility lines, etc…may impact the ability to development an affordable housing project due to insufficient funding. To address these concerns, this element includes Program, 2.4 which will establish an Enhanced Infrastructure Financing District opportunity to support the construction of necessary infrastructure for

affordable housing projects. Further, this Element includes Programs 2.16, 2.17, 2.18 and 2.19 which expand coordination between the County and various sewer and water providers to overcome challenges in providing necessary infrastructure for proposed affordable housing projects.

As previously discussed in this Housing Element, development within unincorporated Kern County relies on the ability for project developers to connect to various public agencies, not associated with Kern County, for water and sewer services. The Board of Supervisors does not manage any existing water supply or sewer service. As such, the cost associated with extending necessary infrastructure to various project sites comes from the project developer. Under this development scenario, developers typically built at their maximum capacity to defray the necessary development costs. Additionally, only last year did the County establish a minimum development capacity for high-density residential development. Based on this new requirement, the County anticipates more densely development project sites within the high-density (R-3) zoned districts to meet this requirement of twenty (20) units per acre.

All of the parcels identified to meet the required 6th Cycle RHNA are currently zoned for residential purposes. Additionally, the Vacant Land Inventory included in Appendix H represents parcels that are designated for residential use. It is the determination of Staff that, for purposes of this Housing Cycle, there is sufficient land that is currently designated for residential purposes to meet the required RHNA allocation without the need for development on nonresidential lands. With that being stated, the County constantly receives applications regarding re-zoning agricultural designated lands to residential as farming becomes less desirable. Since 1998, the County has converted over 52,000 acres for various development purposes including residential, commercial, and industrial uses. The following analysis is being included to show the conversion of agricultural land is a common practice in Kern County for appropriately sited development projects, and while no conversion of agricultural lands to residential development are identified to meet the 6th Cycle RHNA allocation, it is logical to assume that some conversion will occur, especially in those agricultural designated properties within designated city sphere of influence areas.

Agricultural Land Conversion

Agriculture continues to be Kern County's most economically productive industry that contributes to the nation's and world's needs. Similar to the statewide trend, the County's agriculture areas are facing increasing pressure to convert productive farmland to housing, industrial, and commercial development. The Land Use, Open Space, and Conservation Elements incorporate policies and programs that recognize the importance of agriculture and the necessity to manage this resource for future use. Kern County's Williamson Act and Farmland Security Zone programs are also instrumental in conserving lands in agricultural use.

The Kern County General Plan designates areas of irrigated cropland as map code 8.1 (Intensive Agriculture). The Metropolitan Bakersfield General Plan designates areas of irrigated cropland as R-IA (Resource-Intensive Agriculture). The General Plans also recognize that tax and economic incentives, available markets, and water are important factors to ensuring the long-term retention of agricultural use. The continued existence of large, contiguous areas of agricultural zoning, Williamson Act and Farmland Security Zone land, and the County's adopted Right-to-Farm/Right-to-Business Resolutions and planned land use policies acknowledge the importance of agriculture to the County.

There are approximately 2,472,079 acres of agricultural and grazing land in Kern County designated as Map Code 8.1 (Intensive Agriculture), 8.2 (Resource Reserve) 8.3 (Extensive Agriculture), R-IA (Intensive Agriculture) or R-EA (Extensive Agriculture).

In 2014 the State legislature passed a statewide framework to help protect groundwater resources over the long-term called the Sustainable Groundwater Management Act (SGMA). SGMA is comprised of a three- bill legislative package, including AB 1739 (Dickinson), SB 1168 (Pavley) and SB 1319 (Pavley) and subsequent statewide Regulations. SGMA requires local agencies to form groundwater sustainability agencies (GSAs) for the high and medium priority basins that have been found to be in overdraft through over use and pumping of groundwater. GSAs develop and implement groundwater sustainability plans (GSPs) to avoid undesirable results and mitigate overdraft within 20 years. With the exception of one area of unincorporated Kern County in the desert area of unincorporated Mojave and the City of California City (Fremont Basin) all basins throughout the County have either been declared in severe overdraft or adjudicated by the courts to limit use of groundwater. As SGMA does not change legal water rights, agricultural users are not required to transfer water to municipal or industrial use for residential construction. As the California Supreme Court decision in Vineyards Area Citizens for Responsible vs City of Rancho Cordova (S132972) established, groundwater is the only guaranteed source of water supply that can be used as a basis for a CEQA finding. Other sources of water, such as State Water Project allocations, can be reduced to zero deliveries, as they have in recent years, and therefore, cannot be relied upon for land use decisions for development. These legal and regulatory constraints combined with the current on-going drought could result in an inability to obtain a water supply for implementation of farming activities.

As shown below, 241 acres of land were converted from agricultural use in the 2023 calendar year.

Table 114: Agricultural Land Use Designation Conversions, 2023

Agricultural Land Use Designation Conversions, 2023					
Project/Applicant	**Case Number(s)**	**Document**	**From Map Code**	**To Map Code**	**Acreage Converted**
Tracy Brown and Jason Brothers (PP23129)	SPA #95, Map 101: ZCC #204, Map 101	Western Rosedale Specific Plan	A-1	E (1) RS	2.39 acres
Paradise Lakes Home Association by LAV Consulting	GPA #5, Map 161; ZCC #9, Map 161;	Kern County General Plan	A	E (2 ½)	21.94 acres
Cal Centre, LLC, by Daniel Rudnick	ZCC #26, Map 77	Kern County General Plan	A	M-3 PD	108 acres
Jhaj & Jhaj, LLC by Cornerstone Engineering, Inc.	GPA #8, Map 125; ZCC #7, Map 125; MOD #5 PD Plan #2, Map 125; ZV #16, Map 125; LLA #33-22, Map 125	Metropolitan Bakersfield General Plan	A-1	M-1 PD	9.41 acres

Below is a summary of the number of acres of agricultural land designated as Resource Management which have been converted to other uses within the boundaries of the Kern County and Metropolitan Bakersfield General Plan since 1998. The total net loss of agricultural lands in the unincorporated area of the County during the period of 1998 to 2021 has been 36,476 acres. Within the Kern County General Plan area, most of the agricultural lands which have been converted since 1998 have been used as solid waste buffer and continue to be farmed through leases to neighboring farmers.

In recent years a large number of solar projects have been approved in Kern County. These solar projects do not require an amendment to the General Plans and are not reported on the following table. However, they do result in the conversion of agricultural land, therefore the table shows the acreage of these conversions in a separate column. Staff notes that if solar projects are not constructed or are decommissioned in the future, the underlying land would still be designated for agricultural use and could be changed to agricultural production if determined by the property owners.

Table 115: Conversion of Agricultural Land, Kern County and Metropolitan Bakersfield General Plan, 1998-2023

Conversion of Agricultural Land, Kern County and Metropolitan Bakersfield General Plan, 1998-2023					
	Acres of Agricultural Land Converted to Non-Resource Map Codes Designations (Loss)	Acres of Agricultural Land Converted to Solid Waste Buffer Area (Loss)	Acres of Agricultural Land Converted to Solar Use (Loss)	Acres of Agricultural Land Converted to Resource map Code Designations (Gained)	**Total Acres of Converted Agricultural Land for the Year**
1998	221	111	-	413	**Gain of 81**
1999	23	2,285	-	-	**Loss of 2,308**
2000-2002	57	119	-	1,011	**Gain of 835**
2003	1,163	253	-	-	**Loss of 1,416**
2004	43	-	-	-	**Loss of 43**
2005	87	-	-	125	**Gain of 38**
2005-2007	119	-	-	990	**Gain of 871**
2008	14		9	-	**Loss of 23**
2009	53	801	430	5,285	**Gain of 4,001**
2010	117	-	7,477	960	**Loss of 6,634**
2011	50	-	8,803	159	**Loss of 8,694**
2012	-	-	434	-	**Loss of 434**
2013	1,434	128	1,383	398	**Loss of 2,547**
2014	56	-	3,968	324	**Loss of 3,700**
2015	8,922	-	3,407	2,243	**Loss of 6,679**
2016	-	-	-	-	**-**
2017	-	-	486	20	**Loss of 466**
2018	128	197	**-**	**-**	**Loss of 325**
2019	6,819	**-**	**-**	-	**Loss of 6,819**
2020	-	**-**	**-**	-	**-**
2021	-	50	191	-	**Loss of 241**
2022	31	-	-	932	**Gain of 901**
2023	205	0	4,629	377	**Loss of 4,457**
Total	**18,108**	**3,944**	**31,217**	**13,237**	**-**
				Total of Agricultural Land Lost Since 1998	**52,892**
				Total of Agricultural Land Gained Since 1998	**12,860**
				Total Lost (net)	**40,032**

Table 116 (Vacant Parcels Suitable for Extremely Low Income, Very Low Income and Low Income Housing Development (R-3 High Density)) includes one parcel greater than 10.01 acres. Table 117 (Vacant Parcels Suitable for Moderate Income Housing Development (R-2 Medium Density and R-1 Low Density)) includes twenty-two sites larger than 10.01 acres. Neither table includes sites smaller than 0.5 acres. Given the overall size and make-up of unincorporated Kern County, the subdivision of property is a common practice and component of land development, so much so that the Planning and Natural Resource Department has a dedicated unit solely devoted to the processing of processing tentative tract maps, parcel maps, lot

line adjustments and other land division actions for both residential and commercial/industrial developments. Within the past five-year time period, the Department has processed and approved twenty (20) residential parcel maps and eleven (11) residential tentative tract maps. These land division actions were for property zoned Estate, Single-family and Multi-family residential.

In 2024 alone, the following subdivisions of land were approved:

Tract: 7400	Total Acreage: 5.03	Residential Lots: 19	Total Lots: 19
Tract: 7424	Total Acreage: 3.15	Residential Lots: 13	Total Lots: 13
Tract: 7425	Total Acreage: 6.18	Residential Lots: 24	Total Lots: 25
Tract: 7441	Total Acreage: 18.20	Residential Lots: 76	Total Lots: 77
Tract: 7460	Total Acreage: 13.67	Residential Lots: 53	Total Lots: 56

In 2025, the following subdivisions of land are pending approval:

Tract: 7387	Total Acreage: 160.00	Residential Lots: 591	Total Lots: 594
Tract: 7398	Total Acreage: 40.35	Residential Lots: 194	Total Lots: 196
Tract: 7399	Total Acreage: 161.09	Residential Lots: 181	Total Lots: 185

The existing inventory includes a single parcel (APN 425-380-12), which totals 23 acres. The subdivision of a 23-acre parcel that is designed high-density, into smaller parcels is completely consistent with the normal process for development in Kern County and the State of California. The project site land use designations are consistent. According to the Kern County Zoning Ordinance the minimum lot size for high-density development sites are 6,000 net square feet, with a minimum lot area per dwelling unit of 1,500 net square feet. The subdivision of any land to adhere to the existing land use designations is a matter of process, rather than discretion, provided the proposed subdivision meets all required development standards.

In addition to the common practice of subdividing land, unlike many California communities, the use of mobilehomes as a primary living unit is prevalent within unincorporated Kern County. Not only do most of the adopted land use designations allow mobile home as permitted “by right” uses for newer mobilehomes constructed within the past 30 years, but the adopted zoning ordinance also allows for a process to permit mobile homes older than 30 years. According to Statista Research Development, the average monthly rent for a manufactured (mobile home) in the US is $679. According to the U.S. Census Bureau, the average sale price of a new manufactured home across the nation was $125,000 in November of 2022. Clearly these development uses are geared for those residents in need of a more affordable housing option. From 2019 through 2024, a total of 352 mobile home units have been permitted in Kern County. Additionally, approximately twenty-one (21) units not meeting the 30 year age requirement have been approved through the processing of a Conditional Use Permit since December of 2019. One-hundred and twenty-seven (127) of the permitted units were on parcels of land less than one-half acre in size as shown in Appendix P. The use of mobile home units on small lot parcels is a verified and heavily utilized

form of housing for various families of limited income. Further, the ability to locate these homes on any agricultural or residentially zoned estate, R-1 and R-2 zoned property ensures development of such units throughout all localities of the County and provide a viable residential use of traditionally smaller lot properties that have historically not been developed.

For these reasons, the County's 6th Cycle Housing Element includes this limited number of parcels larger than 10.01 acres primarily as sites suitable for moderate income housing development (and one site as suitable for extremely low, very low, and low income housing development).

Unincorporated areas of Kern County have many vacant parcels suitable for housing development at all income levels. For the 6th Cycle Housing Element, specific tracts have been identified for Very Low/Low Income and Moderate Income categories. These sites were identified on an analysis of water, sewer, power, transportation, and access to areas of opportunity. Constraints identified in Chapter 3 provided additional direction in site selection. None of the sites identified in Table 116 or in Table 117 below was a part of the 5th Cycle rezoning programs.

Additional tracts are available for housing development for households with varying levels of income. These tracts are identified in Appendix H: Vacant Land Inventory.

In summary, the analysis contained in this document has determined that there is sufficient, vacant, residentially designated land within unincorporated Kern County to meet the 6th cycle Regional Housing Needs Allocation. Tables 116 and 117 provide a breakdown of vacant designated land available for development by region. As shown below, vacant properties are located throughout all areas of unincorporated Kern. To further assist potential housing organizations and advocates with the identification of available lands for development, the Planning and Natural Resources Department has developed a vacant land inventory database that can be accessed on the main department website at kernplanning.com. This housing focused program was created to address our California's housing crisis with expedited processing and encouraging innovation for transitional, supportive and permanent housing through permit cost transparency and the identification of available land.

Note that sites in the multi-family vacant land inventory in the tables below are located throughout unincorporated Kern County in order to encourage integration of all demographic groups—including income categories—into all parts of the County. The County strives to include multi-family units in or near areas of opportunity, "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." Taken together, the identified vacant land and the goals and programs in Chapter 6 "address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws" (*Affirmatively Furthering Fair Housing*, 2021).

None of the sites listed were included in the 5th Cycle Housing Element.

Table 116: Vacant Parcels Suitable for Extremely Low Income, Very Low Income and Low Income Housing Development (R-3 High Density)

Vacant Parcels Suitable for Extremely Low Income, Very Low Income and Low Income Housing Development (R-3 High Density)									
APN	Acreage (GIS)	Legal Description	Maximum Number of Dwelling Units	Maximum Number of DUs (70% Buildout)	Post Office Name	Adequate Services	Constraints	Zoning	General Plan
425-380-12	23.0911	Section 30, Township 26, Range 34, Quarter NE	670	469	Lake Isabella	Yes	None	R-3	High Den. Res.
251-050-30	9.2717	Section 16, Township 9, Range 12, Quarter SW	269	188	Rosamond	Yes	None	R-3 PD	5.1
427-070-31	9.2568	Section 7, Township 11, Range 12, Quarter	268	188	Mojave	Yes	None	R-3 PD FPS	5.1/2.5
236-320-19	8.9109	Parcel Map 2186, Lot 3	258	181	Mojave	Yes	None	R-3 PD FPS	5.1/2.5
270-010-32	8.6624	Section 13, Township 32, Range 32, Quarter	251	176	Tehachapi	Yes	None	R-3 PD	5.1/2.7
317-510-01	7.8025	Tract 3445, Block N, Lot 1	226	158	Tehachapi	Yes	None	R-3 PD	5.1
231-180-07	5.5257	Section 31, Township 11, Range 7, Quarter	160	112	Boron	Yes	None	R-3 PD	5.2
317-550-11	5.3861	Tract 3445, Block N, Lot Ptn	156	109	Tehachapi	Yes	None	R-3 PD	5.1
317-610-02	4.8529	Tract 3445, Block T, Lot 2	141	99	Tehachapi	Yes	None	R-3 PD	5.1
258-180-01	4.8043	Section 21, Township 9, Range 12, Quarter	139	98	Rosamond	Yes	None	R-3	5.1
231-370-14	4.5957	Section 32, Township 11, Range 7, Quarter	133	93	Boron	Yes	None	R-3	5.2
317-550-06	4.3741	Tract 3445, Block N, Lot 150	127	89	Tehachapi	Yes	None	R-3 PD	5.1
317-610-01	4.3111	Tract 3445, Block T, Lot 1	125	88	Tehachapi	Yes	None	R-3 PD	5.1
317-550-09	4.2865	Tract 3445, Block N, Lot 153	124	87	Tehachapi	Yes	None	R-3 PD	5.1
317-591-05	3.9388	Tract 3445, Block Q, Lot 5	114	80	Tehachapi	Yes	None	R-3 PD	5.1
317-542-04	3.8157	Tract 3445, Block N, Lot 143	111	77	Tehachapi	Yes	None	R-3 PD	5.1
317-591-02	3.6867	Tract 3445, Block Q, Lot 2	107	75	Tehachapi	Yes	None	R-3 PD	5.1
317-550-08	3.4444	Tract 3445, Block N, Lot 152	100	70	Tehachapi	Yes	None	R-3 PD	5.1
317-500-04	3.3148	Tract 3445, Block M, Lot 4	96	67	Tehachapi	Yes	None	R-3 PD	5.1
317-592-01	3.2347	Tract 3445, Block R, Lot 1	94	66	Tehachapi	Yes	None	R-3 PD	5.1
317-591-06	3.1245	Tract 3445, Block Q, Lot 6	91	63	Tehachapi	Yes	None	R-3 PD	5.1
317-591-08	3.0435	Tract 3445, Block Q, Lot 8	88	62	Tehachapi	Yes	None	R-3 PD	5.1
264-040-16	3.0222	Section 12, Township 27, Range 32, Quarter	88	61	Lake Isabella	Yes	None	R-3	5.3
317-550-07	2.6101	Tract 3445, Block N, Lot 151	76	53	Tehachapi	Yes	None	R-3 PD	5.1
251-040-26	2.3796	Parcel Map 8255, Lot 3	69	48	Rosamond	Yes	None	R-3 PD FPS	5.1/2.5

317-610-11	2.3374	Tract 3445, Block T, Lot 11	68	47	Tehachapi	Yes	None	R-3 PD	5.1
251-040-25	2.3285	Parcel Map 8255, Lot 2	68	47	Rosamond	Yes	None	R-3 PD FPS	5.1/2.5
258-170-07	2.2881	Section 21, Township 9, Range 12, Quarter	66	46	Rosamond	Yes	None	R-3	5.1
258-180-04	2.2881	Section 21, Township 9, Range 12, Quarter	66	46	Rosamond	Yes	None	R-3	5.1
317-542-03	2.0504	Tract 3445, Block N, Lot 142	59	42	Tehachapi	Yes	None	R-3 PD	5.1
317-500-05	1.9856	Tract 3445, Block M, Lot 5	58	40	Tehachapi	Yes	None	R-3 PD	5.1
317-591-07	1.8106	Tract 3445, Block Q, Lot 7	53	37	Tehachapi	Yes	None	R-3 PD	5.1
317-542-02	1.8025	Tract 3445, Block N, Lot 141	52	37	Tehachapi	Yes	None	R-3 PD	5.1
317-610-06	1.7897	Tract 3445, Block T, Lot 6	52	36	Tehachapi	Yes	None	R-3 PD	5.1
317-591-03	1.6913	Tract 3445, Block Q, Lot 3	49	34	Tehachapi	Yes	None	R-3 PD	5.1
317-550-04	1.5828	Tract 3445, Block N, Lot 148	46	32	Tehachapi	Yes	None	R-3 PD	5.1
317-591-04	1.4917	Tract 3445, Block Q, Lot 4	43	30	Tehachapi	Yes	None	R-3 PD	5.1
251-050-29	1.4839	Parcel Map 9103, Lot P3	43	30	Rosamond	Yes	None	R-3 PD	5.1
231-180-12	1.3704	Section 31, Township 11, Range 7, Quarter	40	28	Boron	Yes	None	R-3	5.2
Total			4,844	3,391					
Source: Kern County Planning and Natural Resources Department									

Table 117: Vacant Parcels Suitable for Moderate and Above Moderate Income Housing Development (R-2 Medium Density and R-1 Low Density)

Vacant Parcels Suitable for Moderate Income Housing Development (R-2 Medium Density and R-1 Low Density)											
			Moderate Units		Above-Moderate Units						
APN	Acreage (GIS)	Legal Description	Maximum Number of Dwelling Units	Maximum Number of DUs (70% Buildout)	Maximum Number of Dwelling Units	Maximum Number of DUs (70% Buildout)	Post Office Name	Adequate Services	Con-straints	General Plan	Zoning
142-210-43	4.149	LLA 46-14 Lot D	66	46		-	Bakersfield	Yes	None	HMR	R-2
264-081-01	4.0622	Section 12, Township 27, Range 32, Quarter	65	46		-	Bodfish	Yes	None	5.5	R-2
236-480-08	3.9226	Parcel Map 8689, Lot 2	63	44		-	Mojave	Yes	None	6.2	R-2 PD
231-080-15	3.1969	Parcel Map 9047, Lot 1	51	36		-	Boron	Yes	None	5.2	R-2 PD
236-480-07	2.747	Parcel Map 7450, Lot P 1	44	31		-	Mojave	Yes	None	6.2	R-2 PD
069-082-03	2.8618	CITY LSTHIL, BLOCK 29 , LOT ALL		-	28	20	Lost Hills	Yes	None	Low Density Residential	R-1
069-085-04	1.54	CITY LSTHIL, BLOCK 32 , LOT PTN		-	15	11	Lost Hills	Yes	None	Low Density Residential	R-1
251-181-26	11.7985	SECTION 20, TOWNSHIP 9, RANGE 12, QUARTER		-	117	82	Rosamond	Yes	None	5.3	R-1
251-181-27	7.0397	SECTION 20, TOWNSHIP 9, RANGE 12, QUARTER		-	70	49	Rosamond	Yes	None	5.3	R-1
069-084-17	1.1117	CITY LSTHLL, BLOCK 33, LOT PTN		-	11	8	Lost Hills	Yes	None	Low Density Residential	R-1
251-080-25	30.567857	SECTION 17, TOWNSHIP 9, RANGE 12, QUARTER SE		-	305	214	Rosamond	Yes	None	5.1, 6.2	C-2 PD, R-1
244-300-09	28.439861	SECTION 5, TOWNSHIP 10, RANGE 7, QUARTER		-	284	199	Boron	Yes	None	5.5, 8.3	R-1
251-080-27	22.830107	SECTION 17, TOWNSHIP 9, RANGE 12, QUARTER SE		-	228	160	Rosamond	Yes	None	5.3	R-1
471-111-24	20.504204	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	205	144	Rosamond	Yes	None	5.3, 5.6	A-1, R-1
232-140-46	19.452863	LLA 84-06 PARCEL A		-	194	136	Boron	Yes	None	3.1, 3.2, 5.3	R-1
472-090-03	15.059733	SECTION 18, TOWNSHIP 9, RANGE 12, QUARTER		-	150	105	Rosamond	Yes	None	5.3	R-1
471-111-04	11.039352	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	110	77	Rosamond	Yes	None	5.3, 5.6	A-1, R-1
472-050-11	11.084411	SECTION 18, TOWNSHIP 9, RANGE 12, QUARTER		-	110	77	Rosamond	Yes	None	5.3	R-1 H
471-111-23	10.582042	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	105	74	Rosamond	Yes	None	5.3, 5.6	A-1, R-1

471-111-29	10.353069	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	103	72	Rosamond	Yes	None	5.3, 5.6	A-1, A-1*, R-1
471-111-25	10.270497	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	102	71	Rosamond	Yes	None	5.3, 5.6	A-1, R-1
471-111-22	10.027294	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	100	70	Rosamond	Yes	None	1.1, 5.3, 5.6	A-1, A-1 H, R-1
251-071-34	9.029619	SECTION 17 , TOWNSHIP 9, RANGE 12, QUARTER NW		-	90	63	Rosamond	Yes	None	5.3	R-1 H
472-070-25	8.270031	PARCEL MAP 11023, LOT DR		-	82	57	Rosamond	Yes	None	5.3	R-1, R-1 MH
251-071-08	6.933622	SECTION 17, TOWNSHIP 9, RANGE 12, QUARTER		-	69	48	Rosamond	Yes	None	5.3	R-1
244-363-01	6.234734	SECTION 6, TOWNSHIP 10, RANGE 7, QUARTER		-	62	43	Boron	Yes	None	5.4	R-1
471-111-05	5.207931	*S1/2 OF W1/2 OF E1/2 OF SE1/4 OF NW1/4		-	52	36	Rosamond	Yes	None	5.3, 5.6	A-1, R-1
472-090-06	4.413318	SECTION 18, TOWNSHIP 9, RANGE 12, QUARTER		-	44	31	Rosamond	Yes	None	5.3	R-1
232-140-45	3.979389	LLA 84-06 PAR B		-	39	27	Boron	Yes	None	5.3	R-1
251-071-09	3.646141	PARCEL MAP 2953, LOT 1		-	36	25	Rosamond	Yes	None	5.3	R-1
244-372-03	2.917236	SECTION 6, TOWNSHIP 10, RANGE 7, QUARTER NE		-	29	20	Boron	Yes	None	5.4	R-1
471-111-06	2.608633	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	26	18	Rosamond	Yes	None	5.3, 5.6	A-1, R-1
471-111-31	2.54394	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	25	18	Rosamond	Yes	None	5.3, 5.6	A-1, A-1*, R-1
471-111-32	2.542805	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	25	18	Rosamond	Yes	None	5.3	A-1*, R-1
471-111-33	2.581705	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	25	18	Rosamond	Yes	None	5.3, 5.6	A-1, R-1
471-111-34	2.595527	SECTION 15, TOWNSHIP 9, RANGE 12, QUARTER		-	25	18	Rosamond	Yes	None	5.3, 5.6	A-1, R-1
251-071-25	2.472281	SECTION 17, TOWNSHIP 9, RANGE 12, QUARTER		-	24	17	Rosamond	Yes	None	5.3	R-1
251-071-28	1.663558	SECTION 17, TOWNSHIP 9, RANGE 12, QUARTER		-	16	11	Rosamond	Yes	None	5.3	R-1
251-072-14	1.546319	SECTION 17, TOWNSHIP 9, RANGE 12, QUARTER SE		-	15	11	Rosamond	Yes	None	5.3	R-1
388-072-02	15.3159	Section 30, Township 29, Range 29, Quarter	150	105	95	67	Bakersfield	Yes	None	HMR	R-2 PD
375-140-42	7.4598	Parcel Map 9832, Lot P 1	65	46	54	38	Rosamond	Yes	None	6.2	R-2 PD H FPS
143-050-17	5.4227	CC 2655 Par 5	50	35	37	26	Bakersfield	Yes	None	HMR	R-2
427-070-28	98.0332	Section 7, Township 11, Range 12, Quarter	630	441	350	245	Mojave	Yes	None	5.3/2.5	R-1 FPS

085-150-23	80.6641	Section 36, Township 28, Range 20, Quarter	657	460	150	105	McKittrick	Yes	None	5.3	R-1
256-120-04	78.557	Section 30, Township 9, Range 20, Quarter	611	428	175	123	Frazier Park	Yes	None	Ag. Reserve, Med. Den. Res, Perm. Open Space, Reserve-Undesignated	R-1
244-010-04	78.4517	Section 6, Township 10, Range 7, Quarter	495	347	290	203	Boron	Yes	None	8.3	R-1
157-110-19	71.7987	Section 21, Township 30, Range 22, Quarter	453	317	265	186	McKittrick	Yes	None	5.4, 8.4, 8.5	R-1
244-300-10	40.78051	*PTN NW1/4 S5 T10 R7	25	18	382	267	Boron	Yes	None	5.5, 8.3	R-1
244-010-15	40.178294	SECTION 5, TOWNSHIP 10, RANGE 7, QUARTER	30	21	371	260	Boron	Yes	None	8.3	R-1
251-071-01	37.315136	PARCEL MAP 5716, LOT 1	20	14	353	247	Rosamond	Yes	None	5.3	R-1 H
241-370-04	92.18	PARCEL MAP 5653 , LOT 10	*623	*623	*1247	*1247	Lebec	Yes	None	MU, VMU, VMU/MFR	SP
241-370-05	103.59	PARCEL MAP 5653 , LOT 11					Lebec	Yes	None	MU, VMU, VMU/FC	SP
241-370-06	71.04	PARCEL MAP 5653 , LOT 12					Lebec	Yes	None	MU, VMU, MU/FC, VMU/FC	SP
241-370-07	127.48	PARCEL MAP 5653 , LOT 13					Lebec	Yes	None	MU/FC, EA/FC, OA/FC	SP
241-370-08	45.46	PARCEL MAP 5653 , LOT 1					Lebec	Yes	None	VMU/FC, MU/FC, OA/FC	SP
241-370-09	45.1	PARCEL MAP 5653 , LOT 2					Lebec	Yes	None	VMU,VMC/FC, MU, MU/FC, OA, OA/FC	SP
241-370-14	15.59	SECTION 5 , TOWNSHIP 10 , RANGE 19 , QUARTER					Lebec	Yes	None	MU	SP
241-370-17	62.88	SECTION 5 , TOWNSHIP 10 , RANGE 19 , QUARTER					Lebec	Yes	None	MU,VMU	SP
241-370-18	18.61	SECTION 5 , TOWNSHIP 10 , RANGE 19 , QUARTER					Lebec	Yes	None	VMU	SP
Total	**1,447.73**		**4,098**	**3,056**	**6,690**	**5,057**					

*A total of 1,870 dwelling units have been approved and the expectation is 100% of the units will be constructed.

RHNA Moderate Income Units Required: 1,852

RHNA Above-Moderate Income Units Required: 4,852

RHNA Higher Income Units Required: **6,704**

Source: Kern County Planning and Natural Resources Department and Kern Council of Governments 6th Cycle Regional Housing Needs Allocation Plan (Adopted July 21, 2022)

In summary, sites identified as suitable for moderate income housing development contribute a total of 5,439 maximum dwelling units or 3,995 dwelling units, assuming a 70% buildout. Sites identified as suitable for above moderate-income housing development contribute a total of 4,102 maximum dwelling units or 2,855 dwelling units, assuming a 70% buildout.

Sites were identified based on tract size, existing zoning, presence of and degree of general plan hazards, proximity to services, proximity to areas of opportunity, and proximity to transportation. With special emphasis on proximity to areas of opportunity, the California Tax Credit Allocation Committee's AFFH Viewer 2.0 tool, as well as its AFFH Opportunity data, were invaluable. Virtually every identified site is in a highest-resource or high-resource area of opportunity.

Staff conducted an analysis of all known vacant parcels and compared them to identified Kern County Areas of Opportunity as described on page 4-39 of the Housing Element. This analysis included a review of identified vacant parcels suitable for very-low income and low-income housing development (See Table 112 – Existing High-Density) and a review of county-wide vacant residential properties (See Appendix H). The overall results of this analysis show that the County is actively encouraging development of housing, including housing for very-low and low income residents within high resource areas.

Of the thirty-nine (39) parcels identified for future high-density development, (see page 4-24 through 4-36), over 64 percent are located within the highest resource designated area of the County, whereas, only 28 percent are located within low resource areas.

Table 118: Future High Density Development and Areas of Opportunity Category

Future High Density Development and Areas of Opportunity Category		
Area of Opportunity Category	**# of Parcels**	**Percentage**
Highest Resource	25	64.10%
Low Resource	11	28.21%
Missing/Insufficient Data	2	5.13%
Moderate Resource	1	2.56%
Totals:	39	100.00%

When reviewing overall vacant residentially zoned land within unincorporated Kern, nearly half (47 percent) of the vacant land inventory is located within high resource designated areas. That is compared to approximately 21 percent which is located within low resource areas. Less than 2 percent of the vacant residential parcels are located within high segregation and poverty areas.

Table 119: All Vacant Residentially Zoned Land by Opportunity, Resource, and Poverty Categories

All Vacant Residentially Zoned Land by Opportunity, Resource, and Poverty Categories		
Area of Opportunity Category	**# of Parcels**	**Percentage**
High Resource	12734	30.94%
High Resource, Missing/Insufficient Data	56	0.14%
High Resource, Moderate Resource	35	0.09%
High Segregation & Poverty	635	1.54%
Highest Resource	6735	16.37%
Highest Resource, High Resource	12	0.03%
Highest Resource, Low Resource	14	0.03%
Highest Resource, Missing/Insufficient Data	53	0.13%
Low Resource	8599	20.90%
Low Resource, Missing/Insufficient Data	60	0.15%
Missing/Insufficient Data	10364	25.19%
Moderate Resource	1849	4.49%
Moderate Resource, Low Resource	1	0.00%
Moderate Resource, Missing/Insufficient Data	4	0.01%
Totals:	41151	100.00%

4.2.4 Suitability and Availability of Infrastructure

There are many unique factors that have limited the construction of housing in unincorporated Kern County. These factors apply to all housing, not just housing for moderate, extremely low, low, and very low income residents. Kern County has a very large land area with valley, mountain, and desert areas with some common challenges. The first is provision of a public sewer treatment for housing. With the changes in State policy that now discourages the use of septic, housing construction has slowed.

The only County controlled sewer treatment plant is the Kern Sanitation District which is at capacity and located just outside the limits of the City of Bakersfield. All the other areas in the county either have no public sewer or are managed by a Community Services District that does provide for housing. In the case of water, the county controls no water rights, unlike the City of Bakersfield who has rights to the Kern River and other entitlements as well as a sewer treatment facility. So housing at all levels processes in the County, but to receive water and sewer is required to annex into the City. This arrangement is governed by an agreement under Service Area 71 and has resulted in significant housing development over the last 20 years.

Other physical constraints include – wildfire, flood and earthquake areas in the mountains and desert that are not appropriate for housing and do not qualify for HUD Home Program and public lands controlled by the Bureau of Land Management and the US Forest Service. Over 1.2 million acres are in cultivated

agriculture, 500,000 acres in managed oilfields and over 157,000 acres is covered with commercial scale wind, solar and battery storage. None of these uses are directly compatible with housing in close proximity. To address this challenge housing has been encouraged to be concentrated in established unincorporated communities that have parks, roads and sewer and water services county-wide. These are predominately disadvantaged communities as well and need housing of all types.

With the exception of HUD Home Program funding, Kern County has no dedicated housing fund for developers. Further the County has not passed a transportation tax and is therefore, not a "self-help" county for additional funding for transportation and road infrastructure needs. Attracting builders for low income apartments is a challenge and given our lack of matching funds proposals are not as competitive as Southern and Northern California counties. Companies who consistently were awarded grants and build low income housing are not in existence now since the 2008 market readjustment and finding replacements has been slow. With the exception of the Housing Authority of Kern County (not a county agency) there are few developers interested.

Various communities continue to voice opposition to any use of Section 8 vouchers or low income apartments and some believe they are over concentrated already. In the eastern desert areas, rents are lower in Kern County than Los Angeles County which is 11 miles away and families have moved to find a place to live. Communities object to this market movement, however no projects have ever been denied based on these comments and there is no organized opposition to more housing.

4.2.5 Environmental Constraints of Identified Sites

All of the identified sites needed to meet the identified RHNA are on properties already designated and zoned for residential use—meaning none of the identified environmental constraints would limit the ability to develop those properties in accordance with standard building code requirements. The environmental constraints listed as part of the adopted Kern County and Metropolitan Bakersfield General Plan(s) relate to the establishment of new development land uses. As a reminder, Kern County is over 8,100 square miles. Unlike cities, who do not have land designated for open space, agricultural use, (farming & grazing), resource management, etc., the majority of land in Kern County is not currently designated for residential, commercial or industrial development. These environmental constraints are considered when landowners propose land use changes to their existing resource designated lands. If there were environmental constraints on property that create undevelopable housing, then those properties would not be designed for residential use.

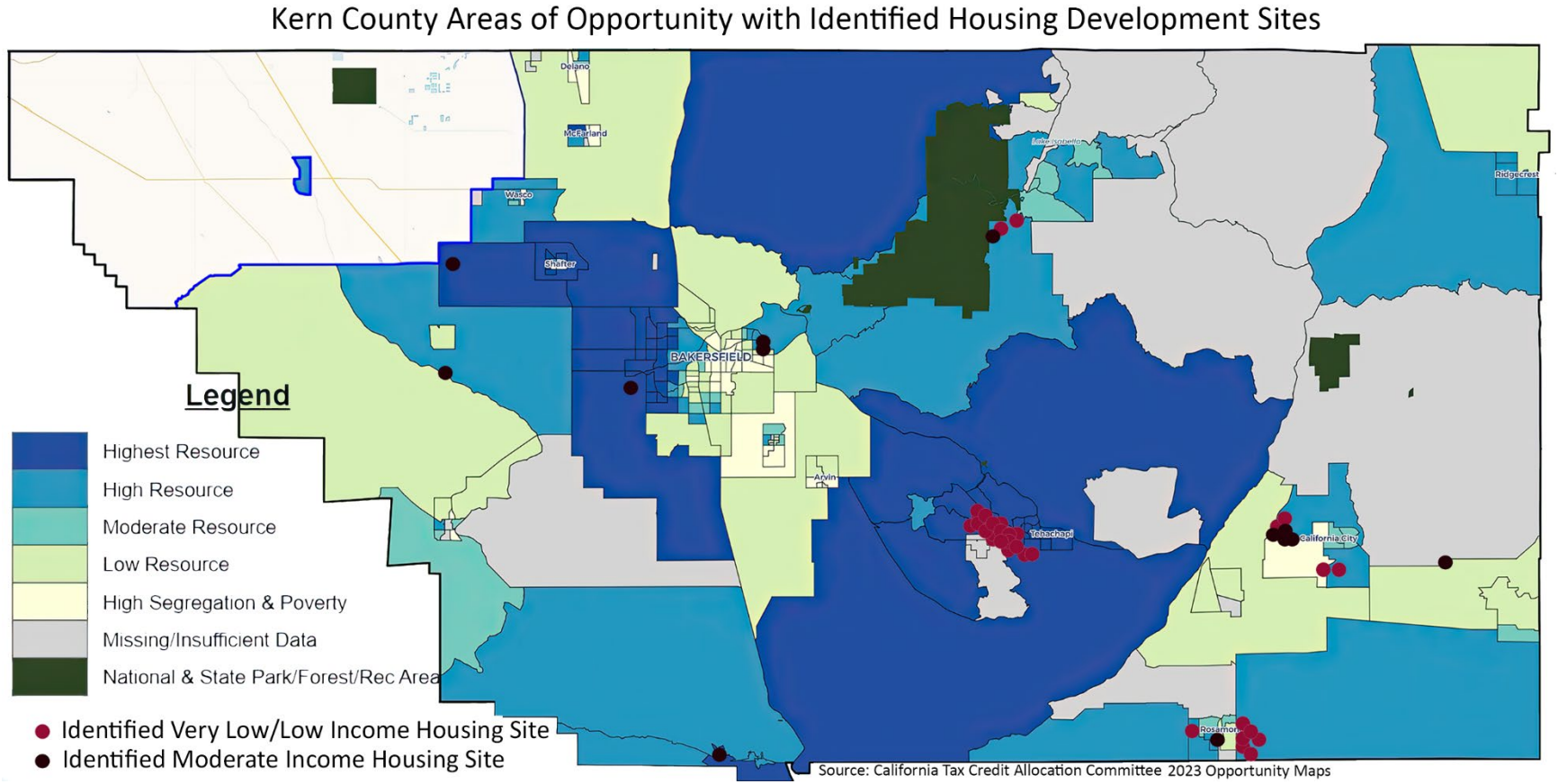


Figure 20: Kern County Areas of Opportunity with Identified Housing Development Sites

Note: Site location depictions are approximate

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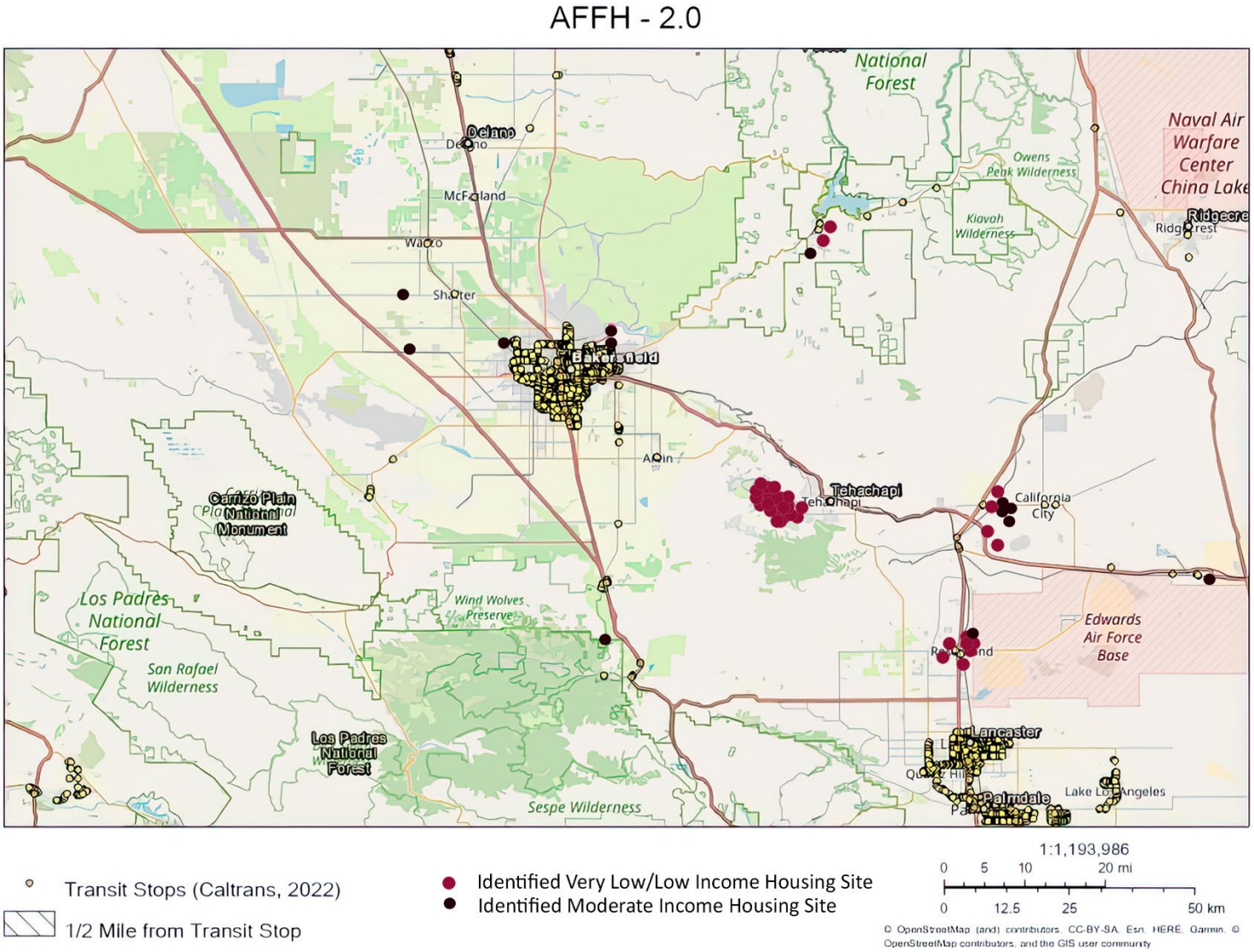


Figure 21: Proximity of Identified Sites to Transit Stops

Note: Site location depictions are approximate

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Maps on the following pages depict the locations of vacant parcels throughout the County. These parcels are presented in list format in Appendix H: Vacant Land Inventory.

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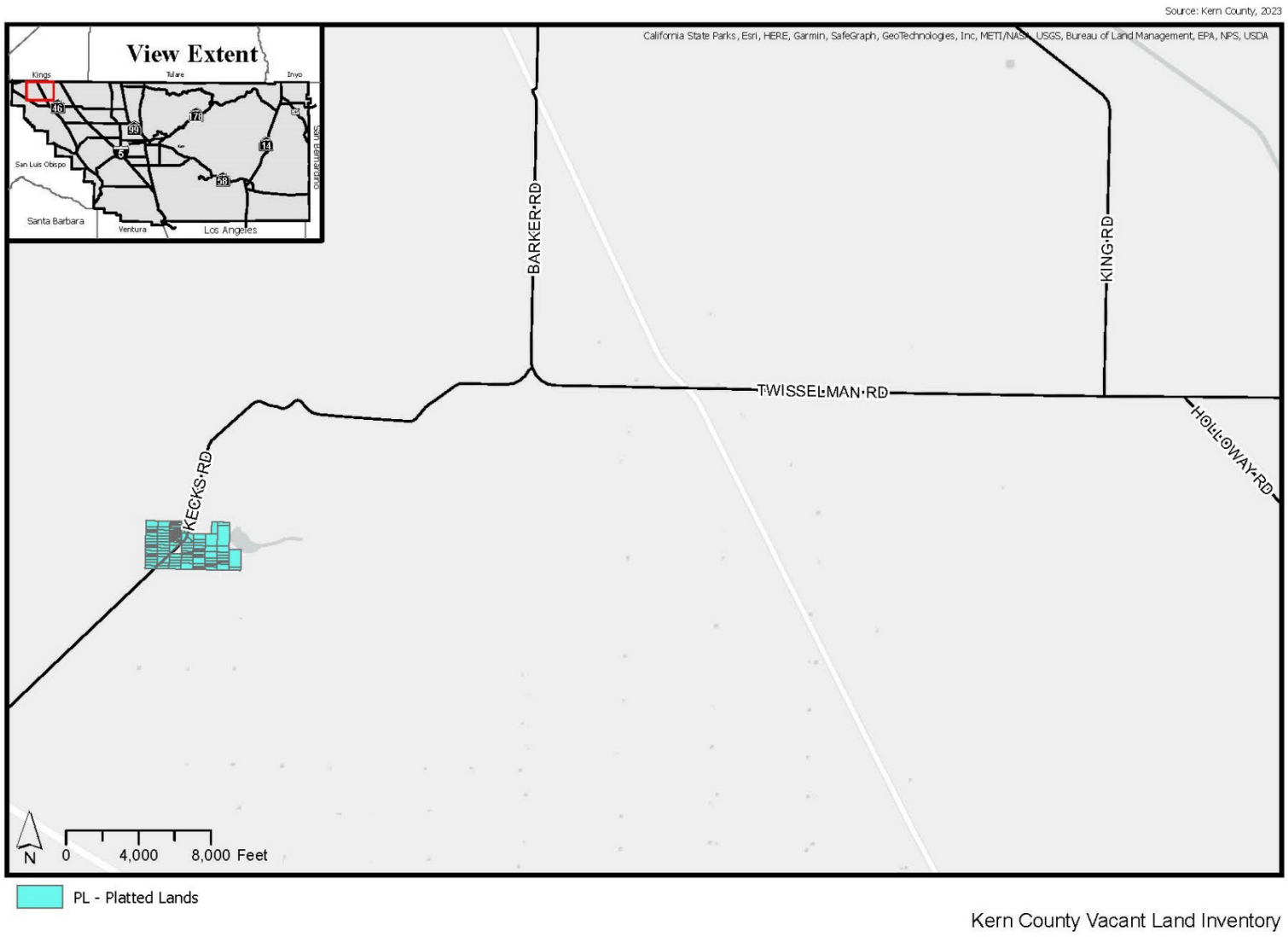


Figure 22: Kern County Vacant Land Inventory 4a

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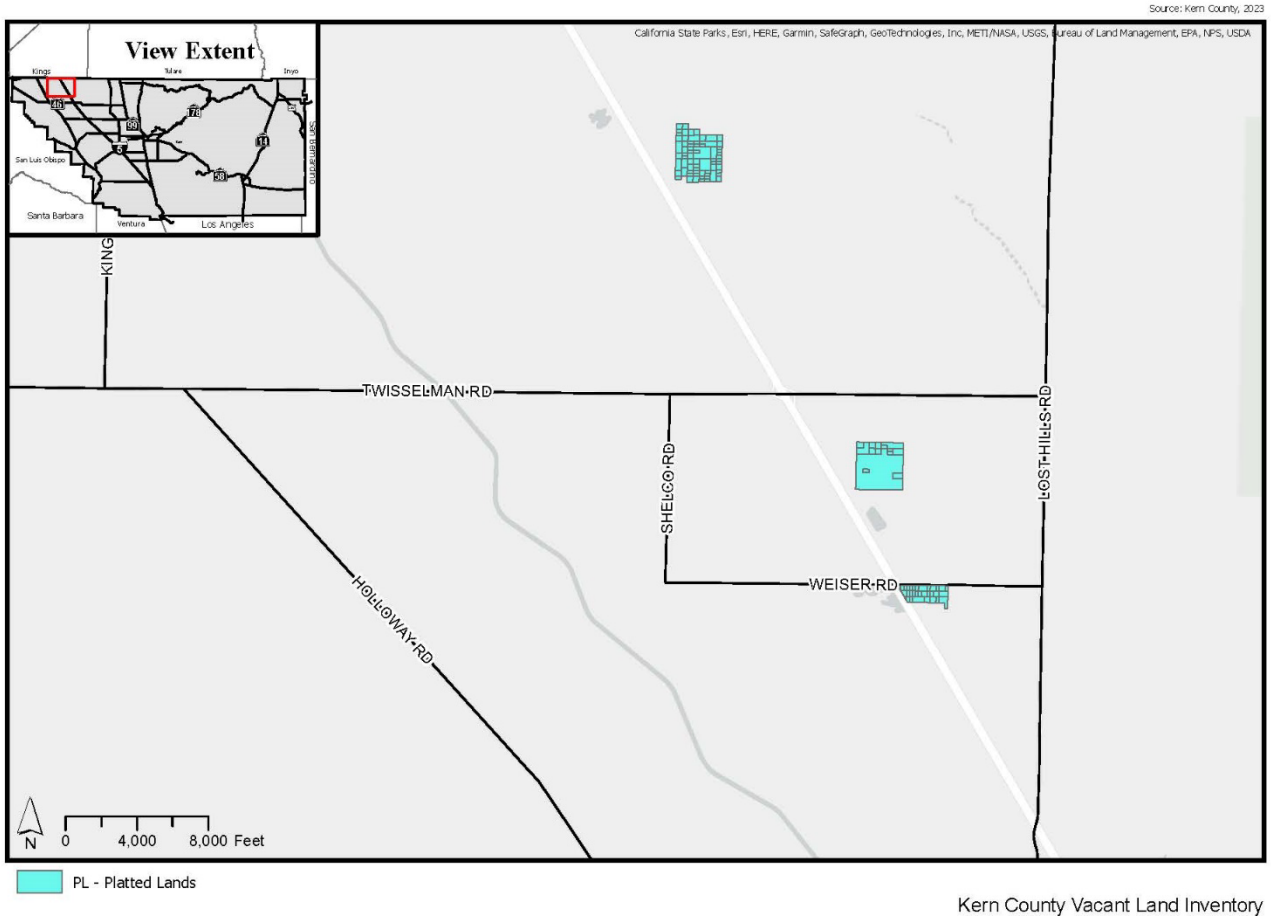


Figure 23: Kern County Vacant Land Inventory 4b

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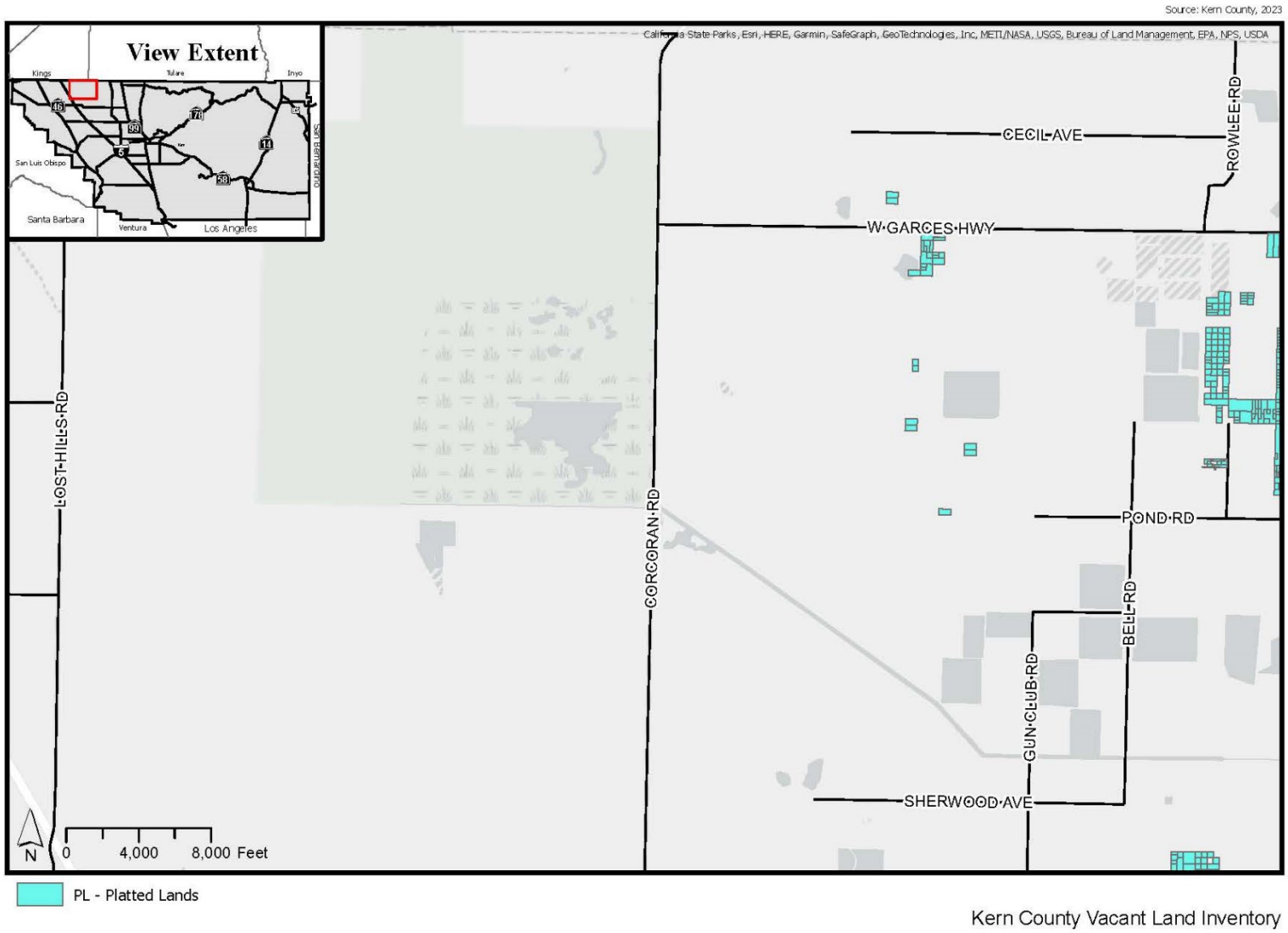


Figure 24: Kern County Vacant Land Inventory 4c

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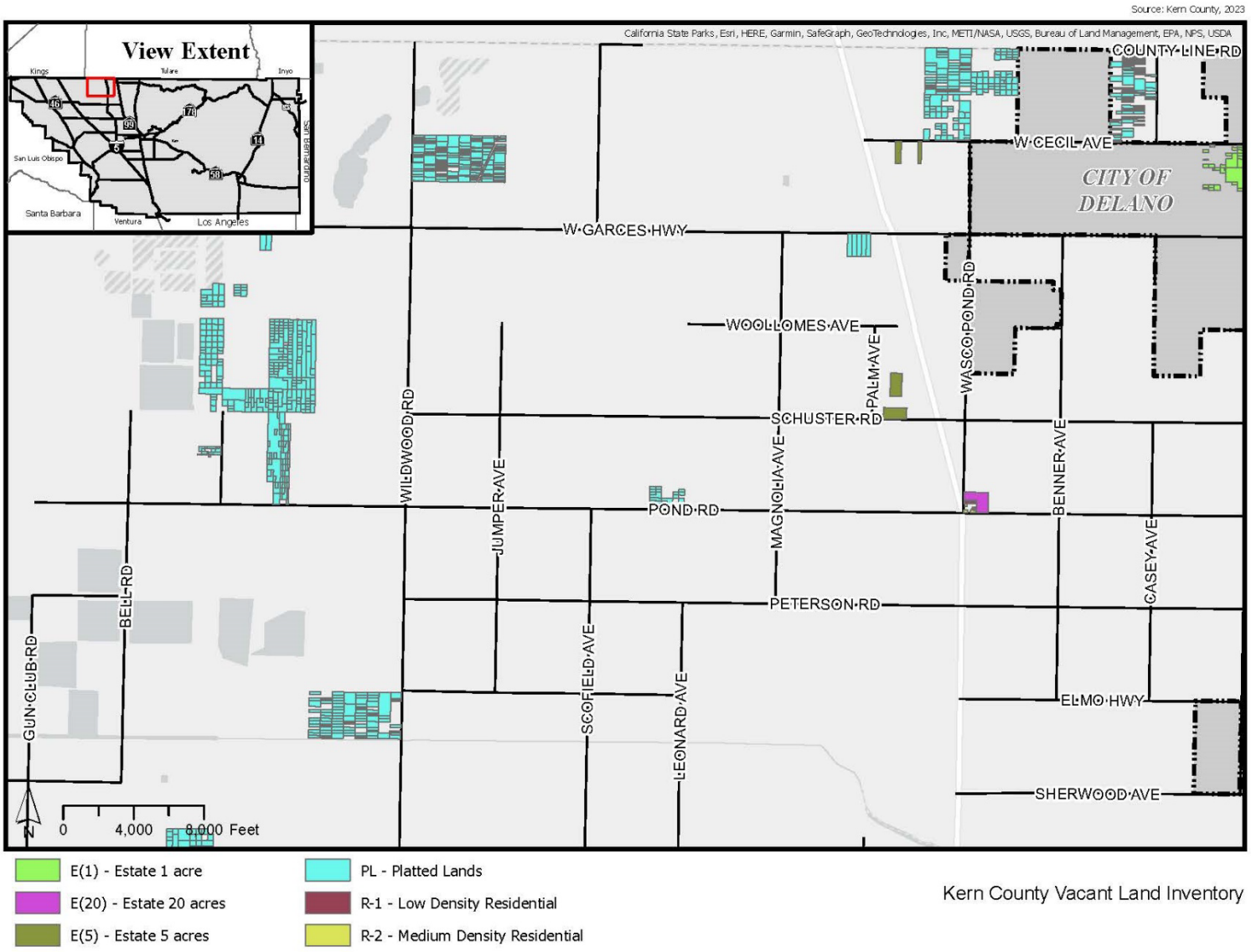


Figure 25: Kern County Vacant Land Inventory 4d

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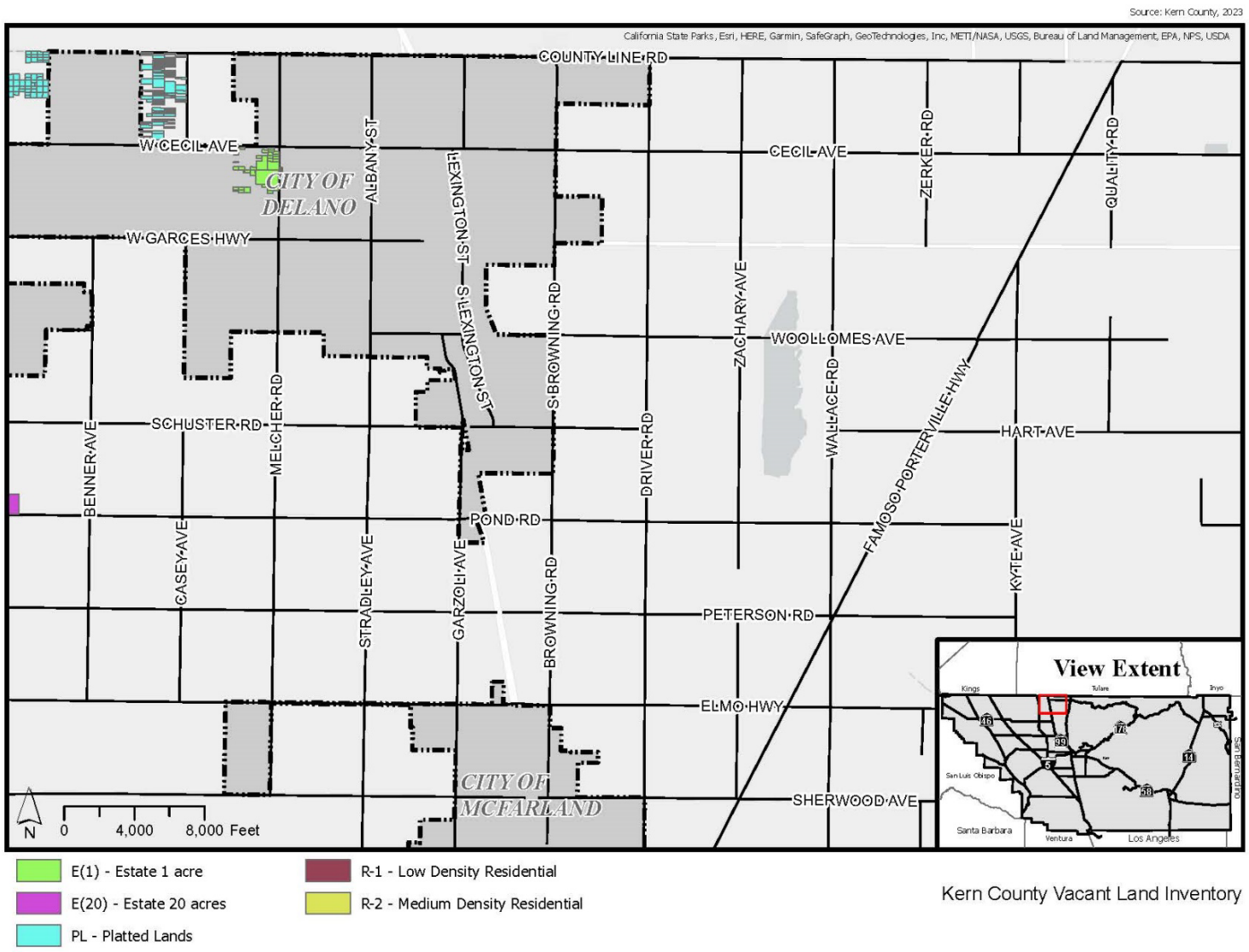


Figure 26: Kern County Vacant Land Inventory 4e

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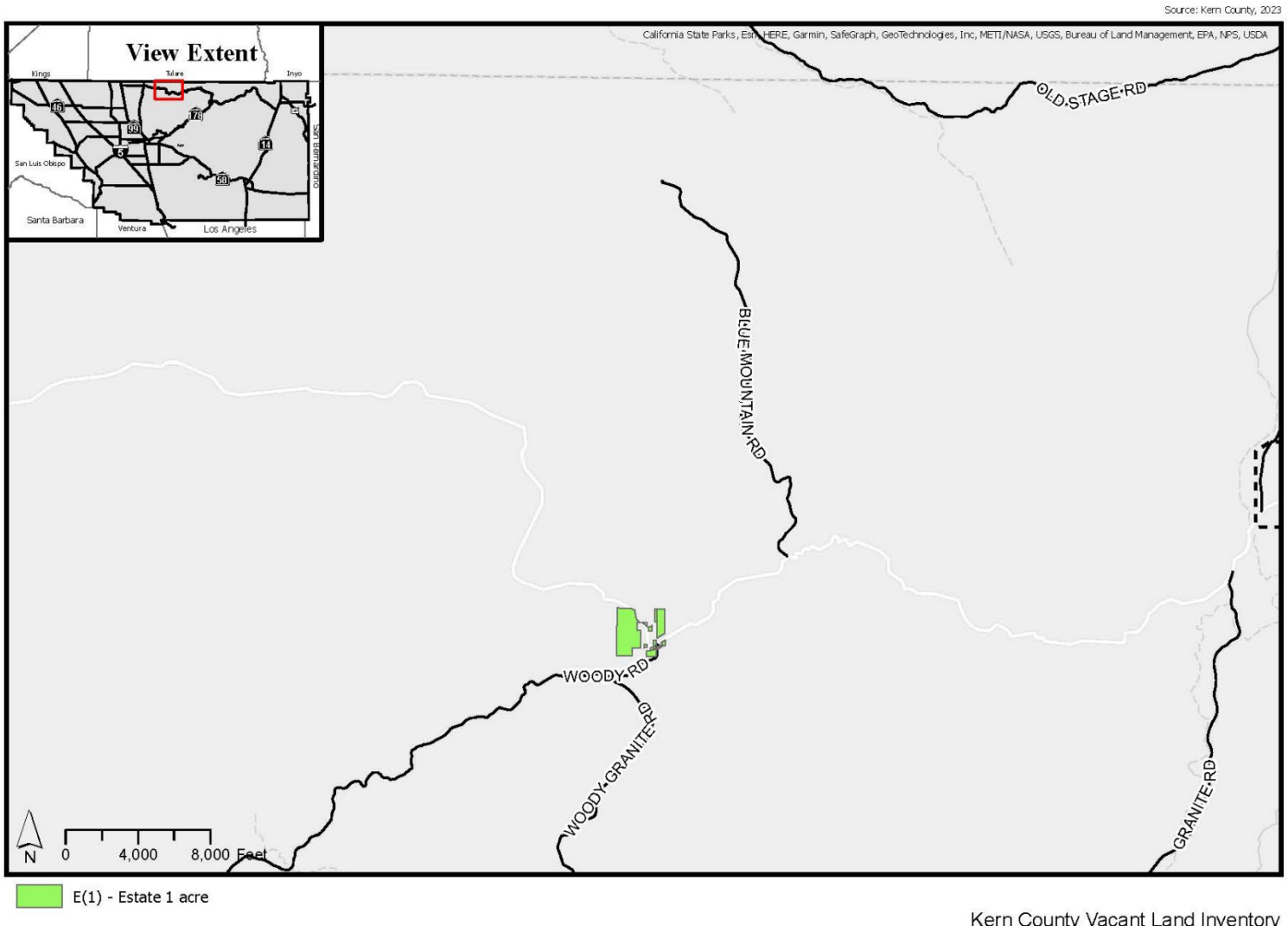


Figure 27: Kern County Vacant Land Inventory 4f

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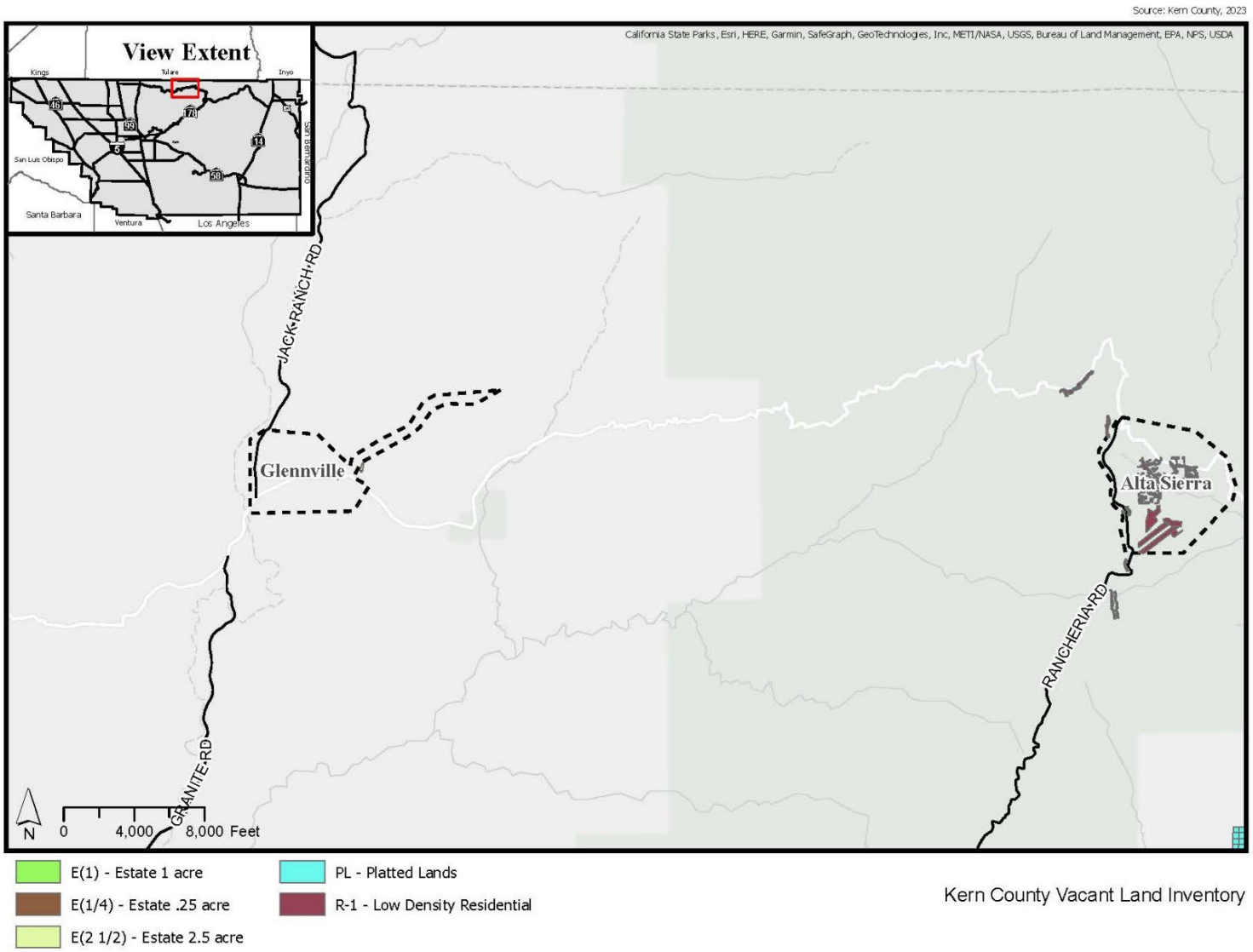


Figure 28: Kern County Vacant Land Inventory 4g

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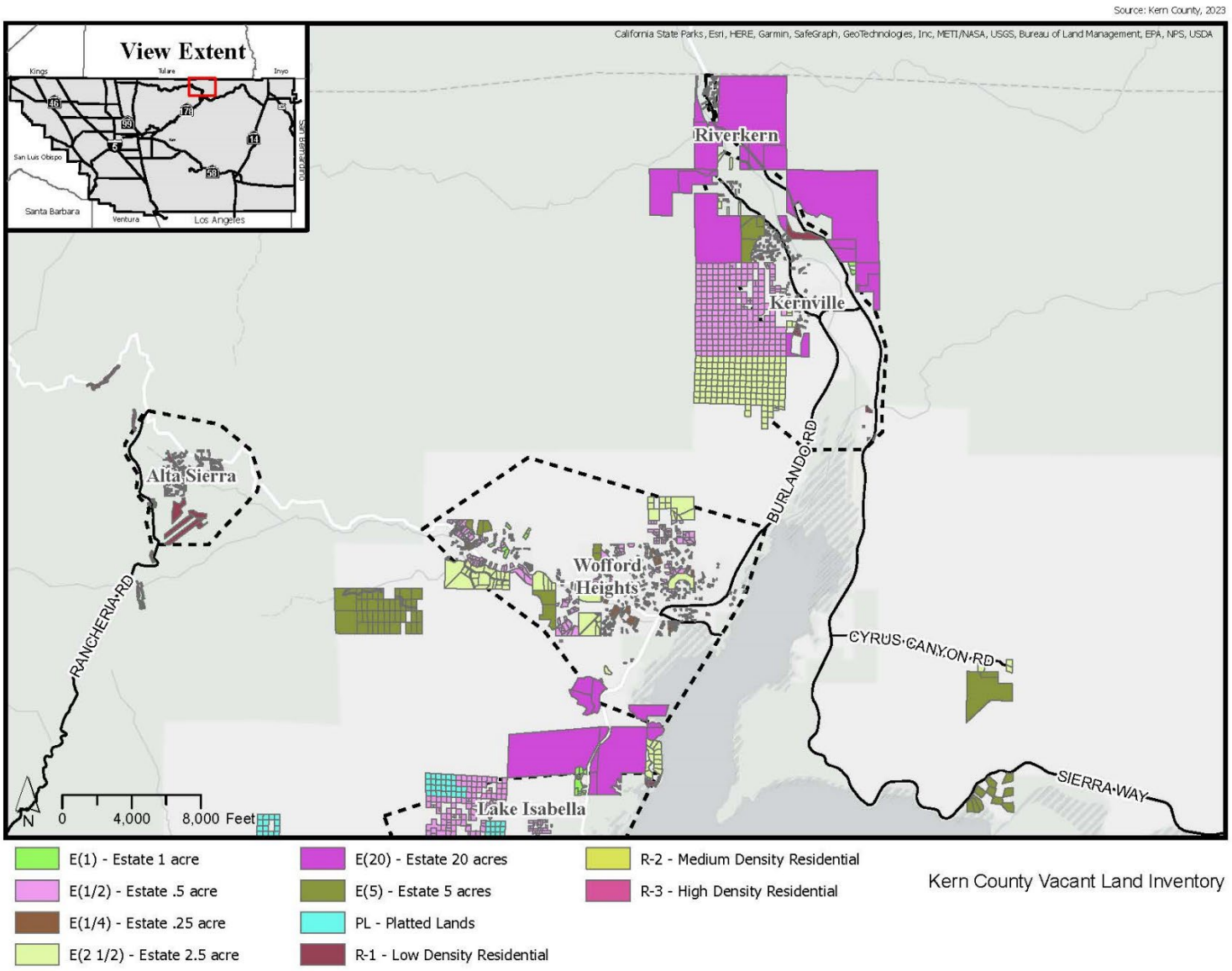


Figure 29: Kern County Vacant Land Inventory 4h

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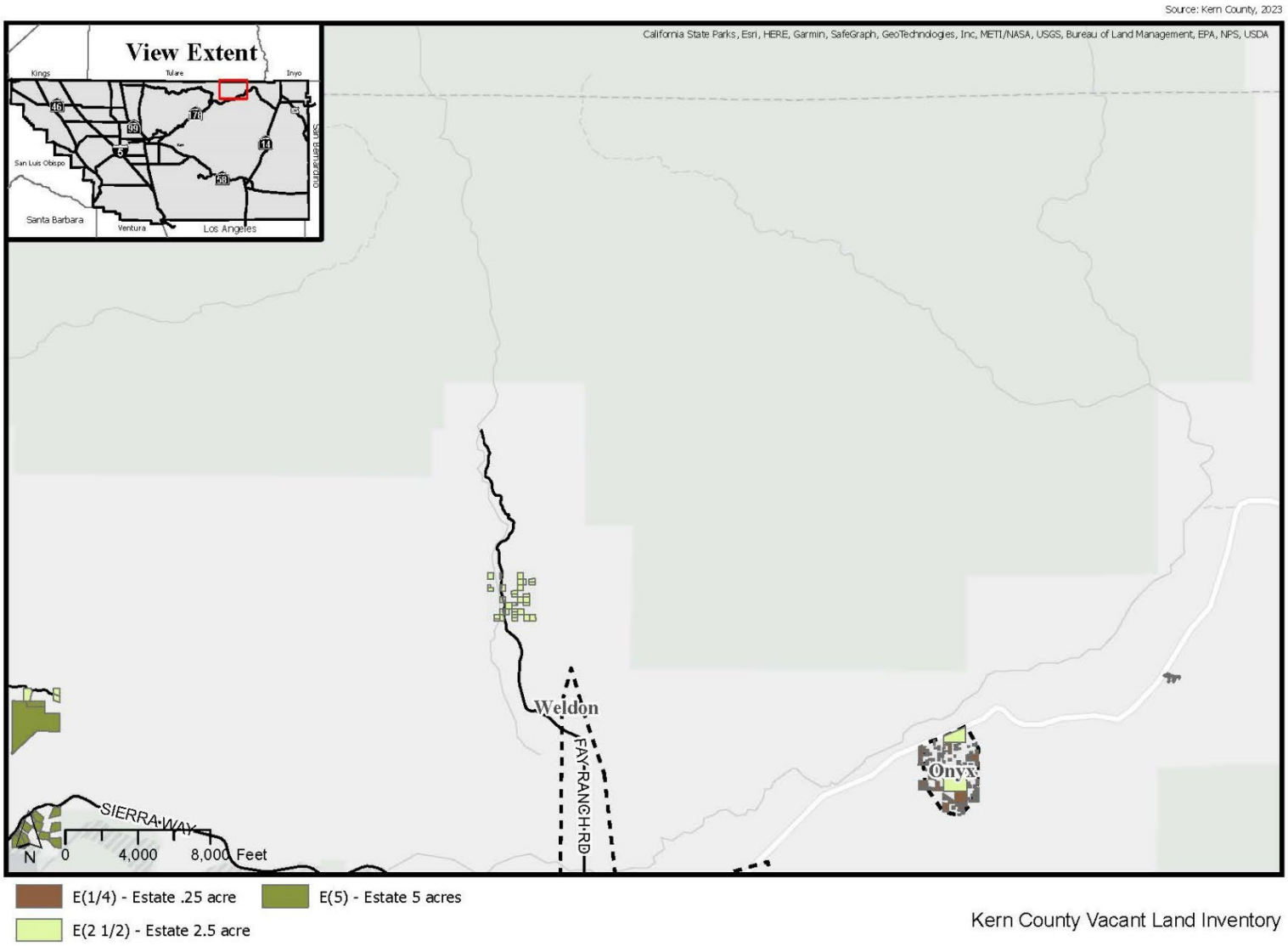


Figure 30: Kern County Vacant Land Inventory 4i

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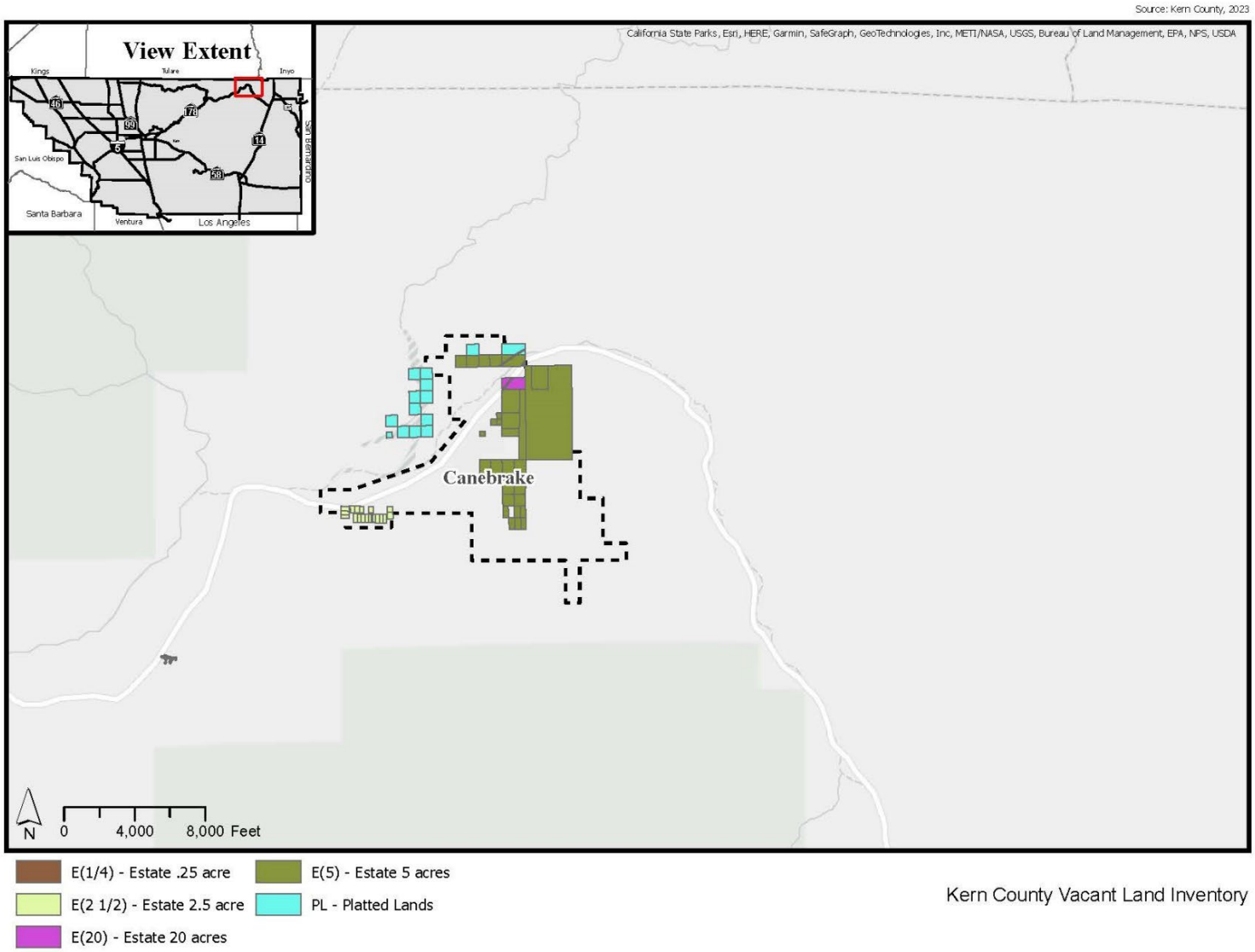


Figure 31: Kern County Vacant Land Inventory 4j

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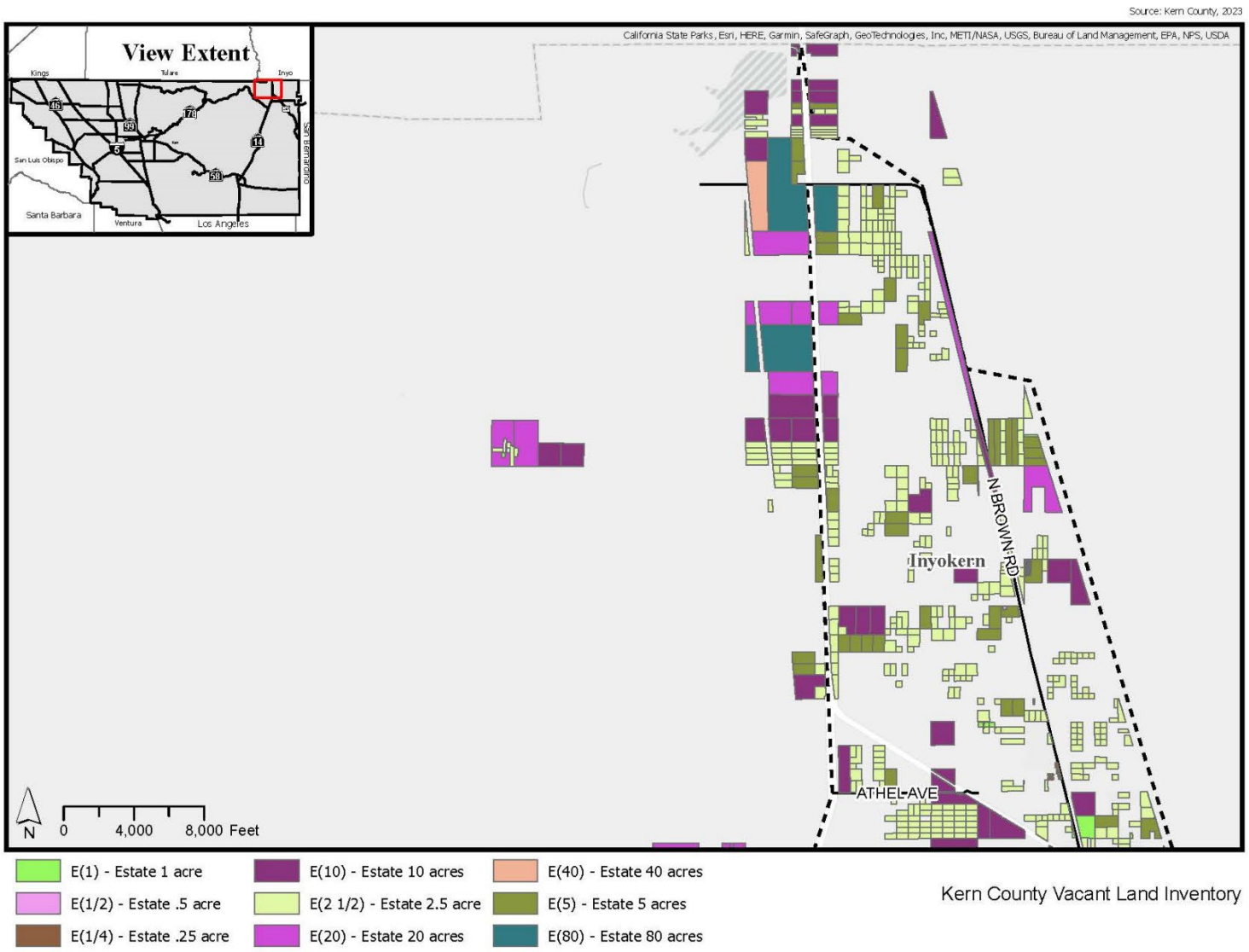


Figure 32: Kern County Vacant Land Inventory 4k

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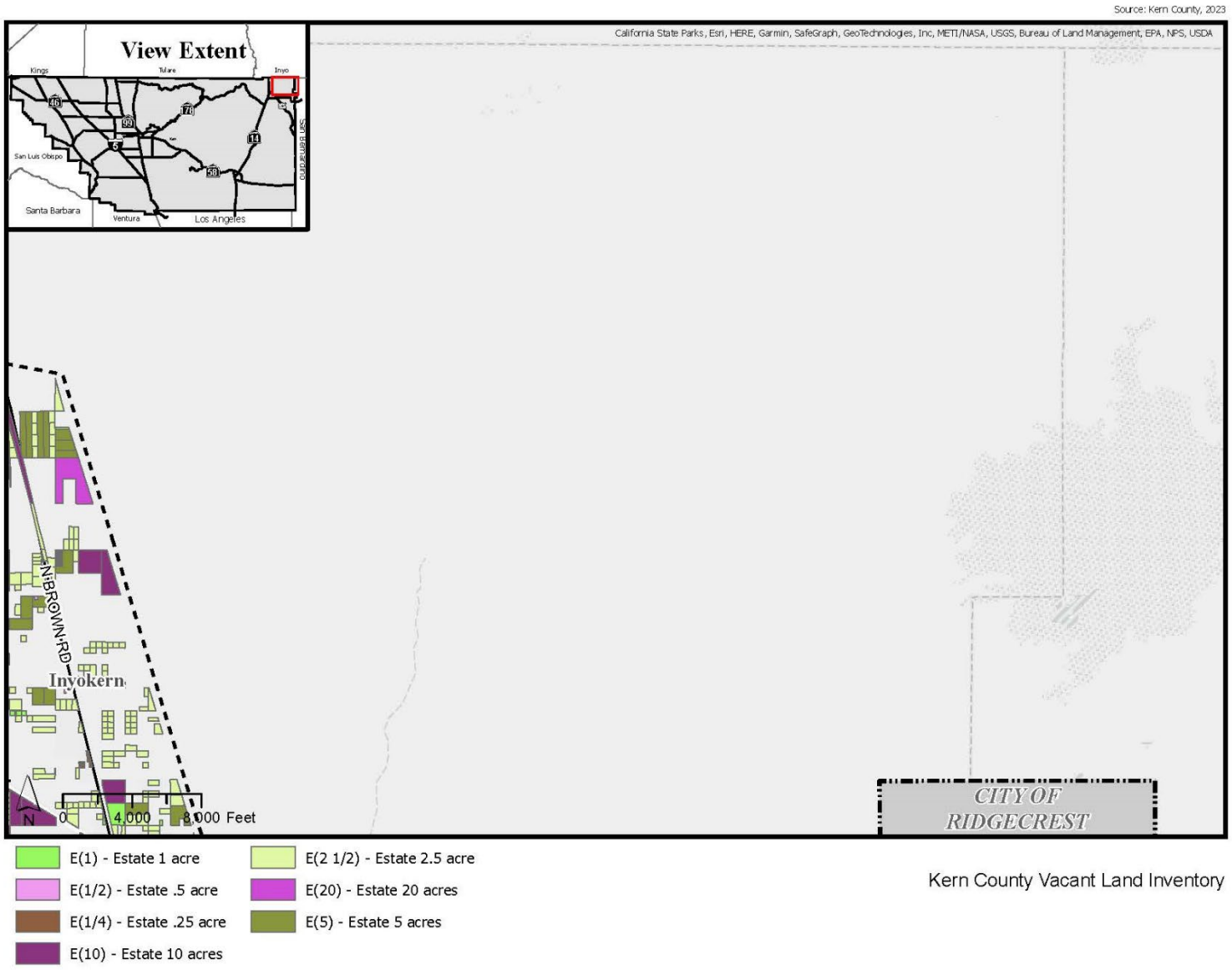


Figure 33: Kern County Vacant Land Inventory 4l

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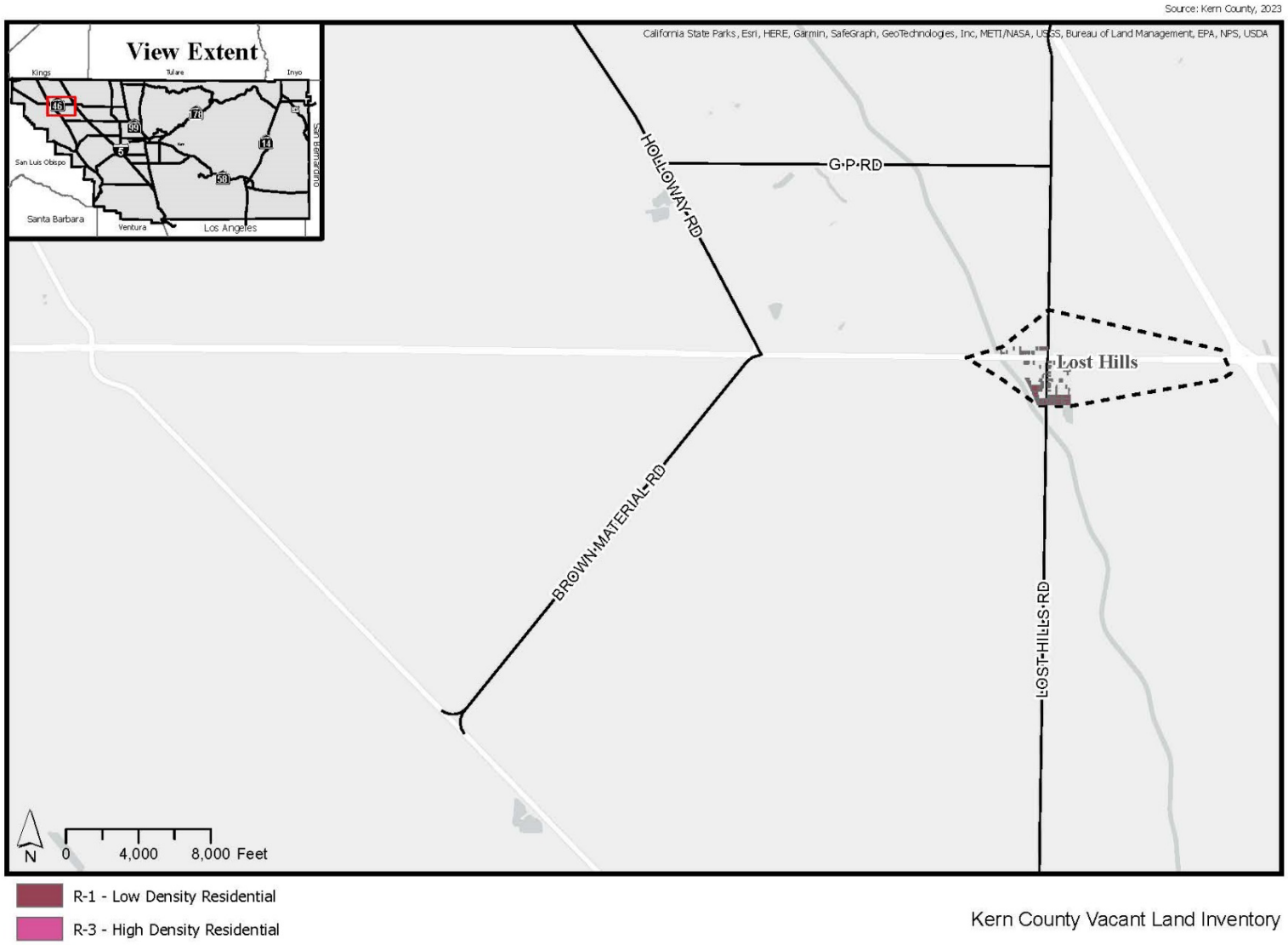


Figure 34: Kern County Vacant Land Inventory 4m

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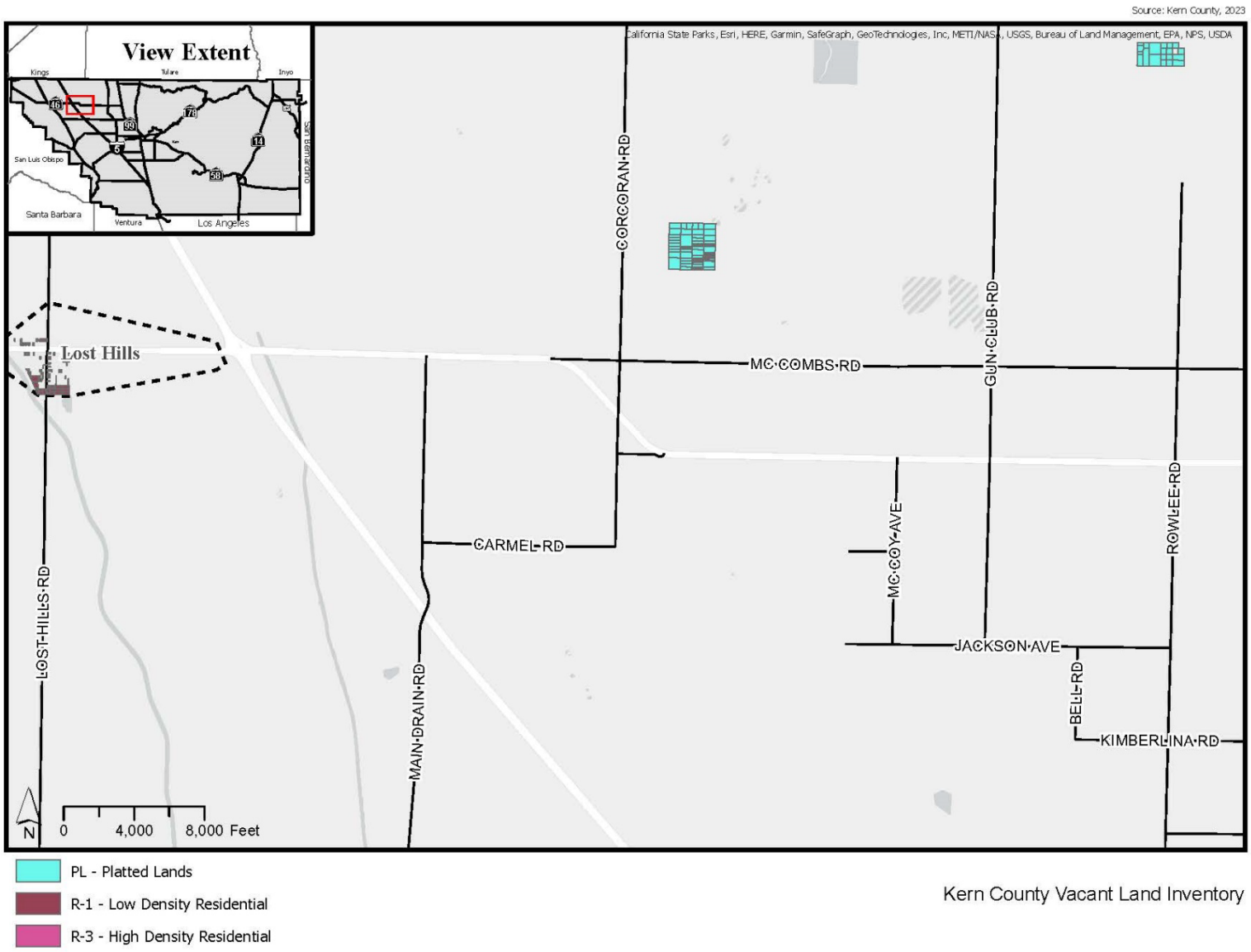


Figure 35: Kern County Vacant Land Inventory 4n

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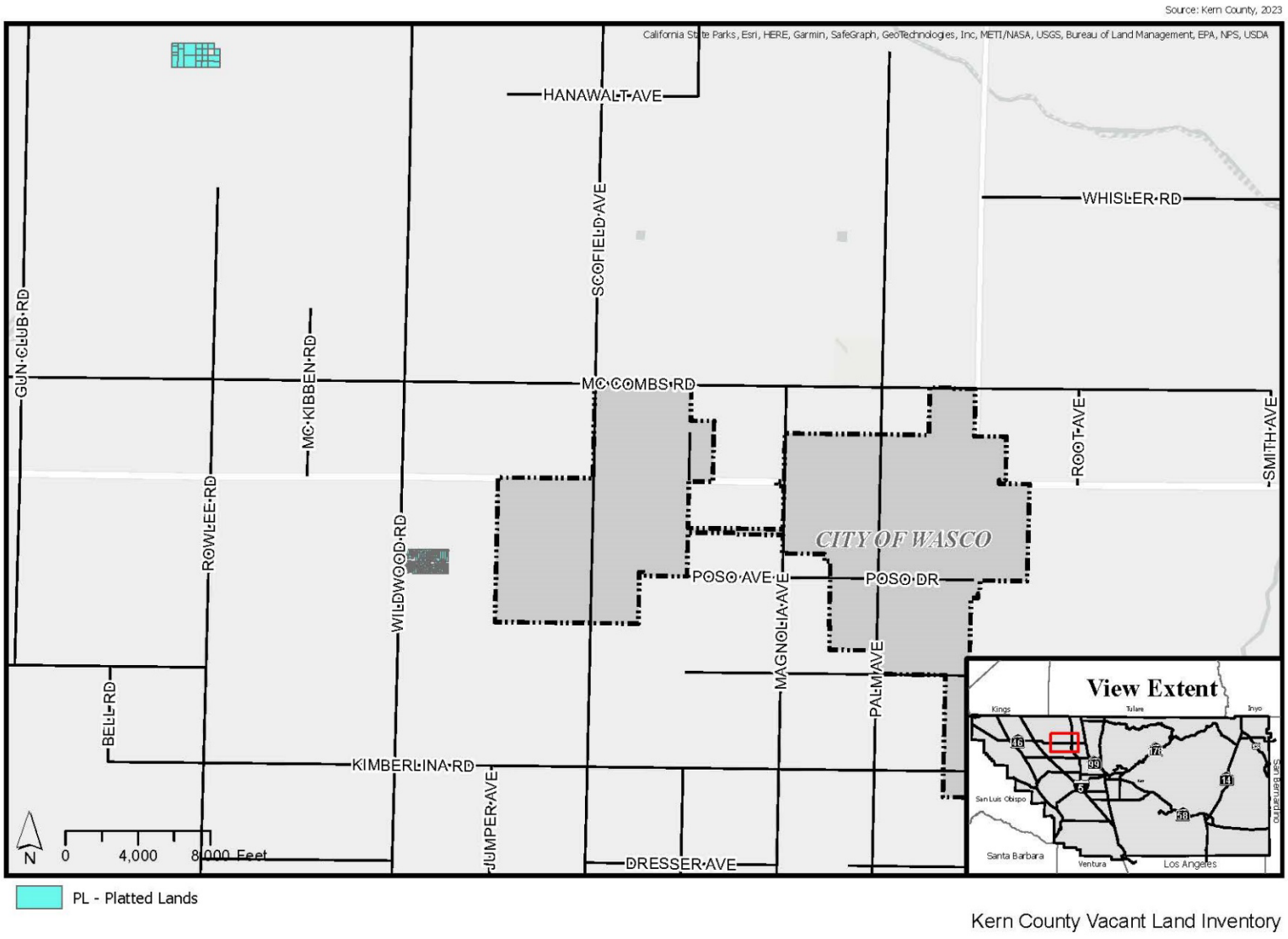


Figure 36: Kern County Vacant Land Inventory 4o

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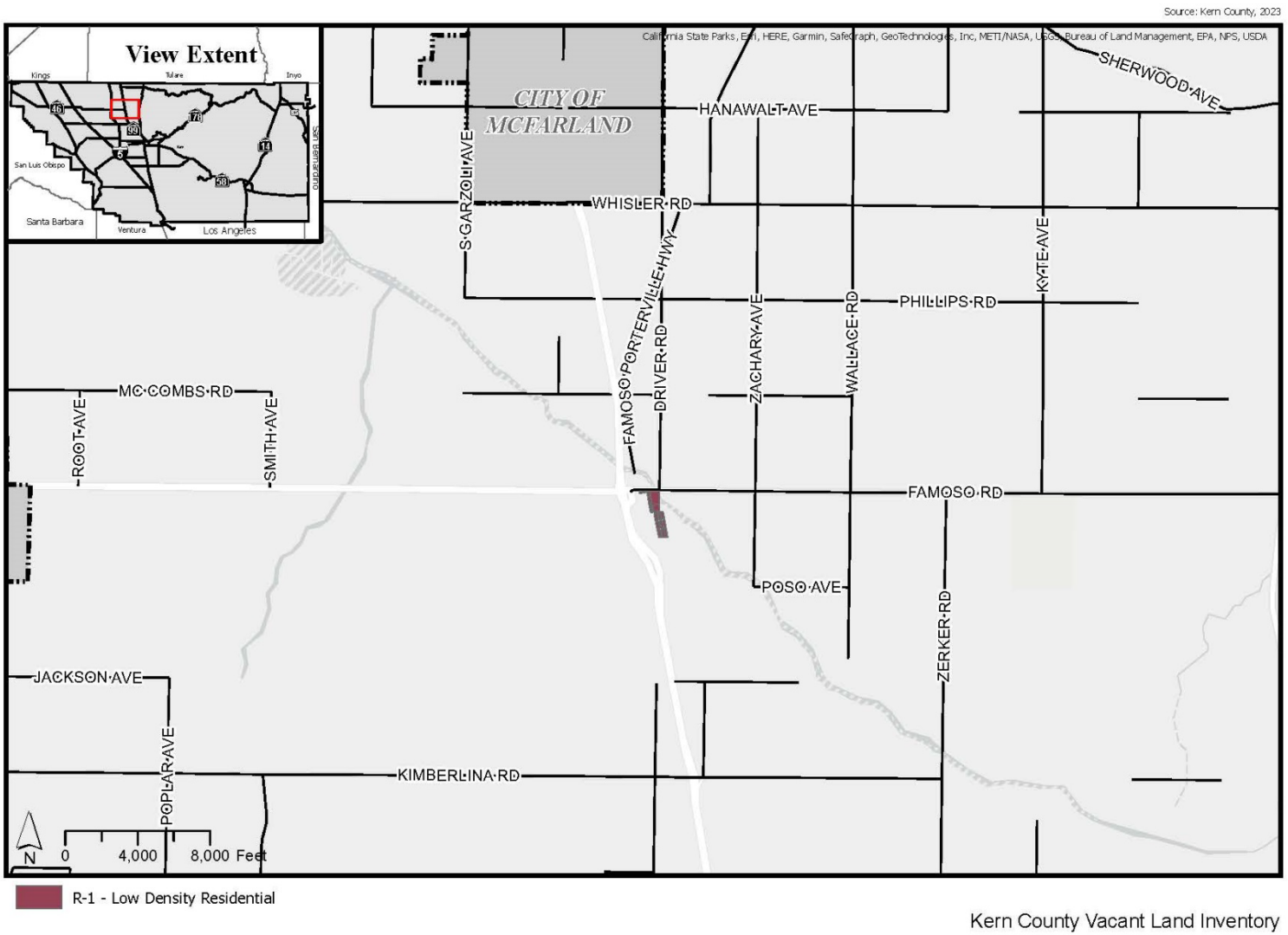


Figure 37: Kern County Vacant Land Inventory 4p

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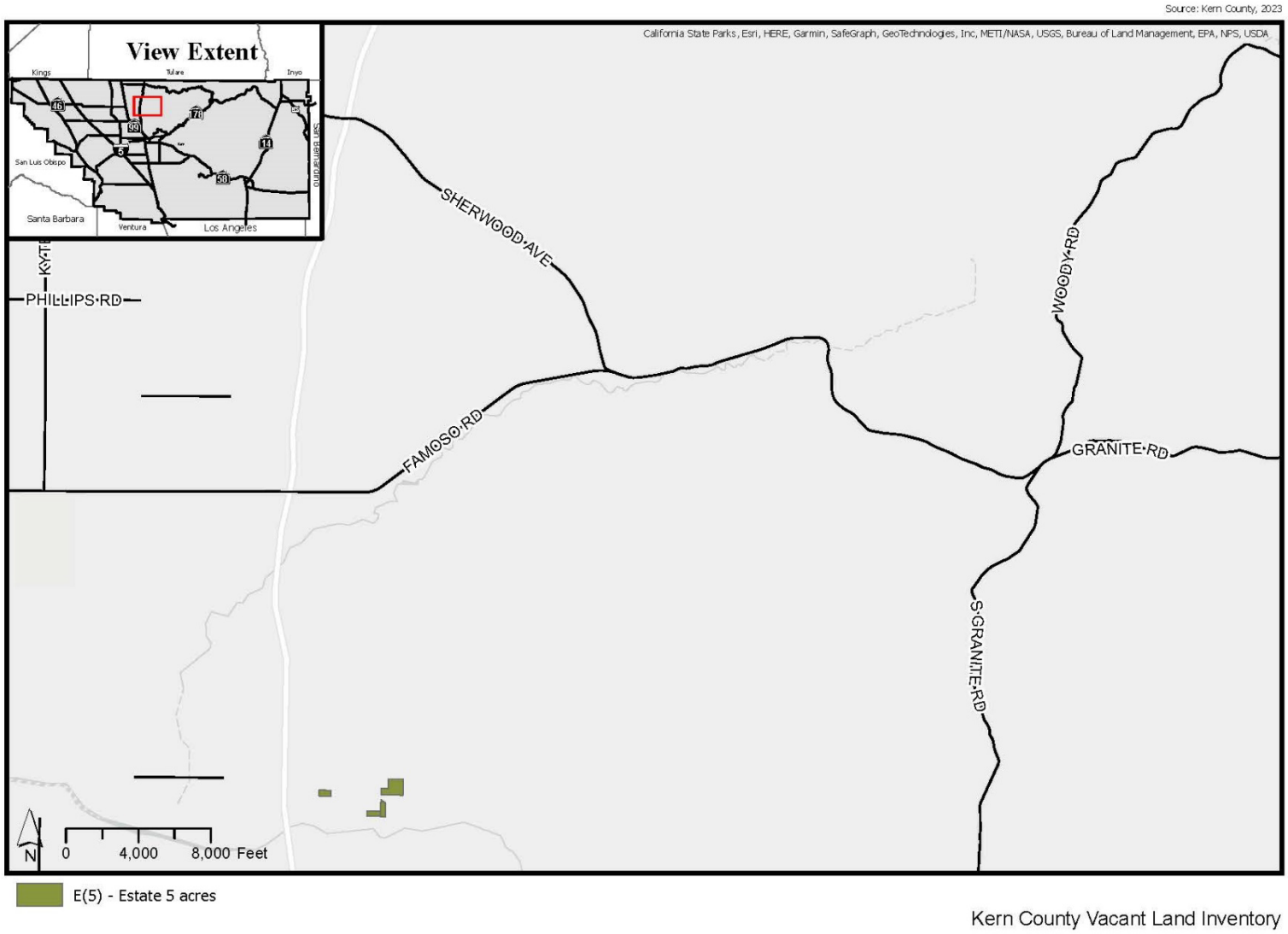


Figure 38: Kern County Vacant Land Inventory 4q

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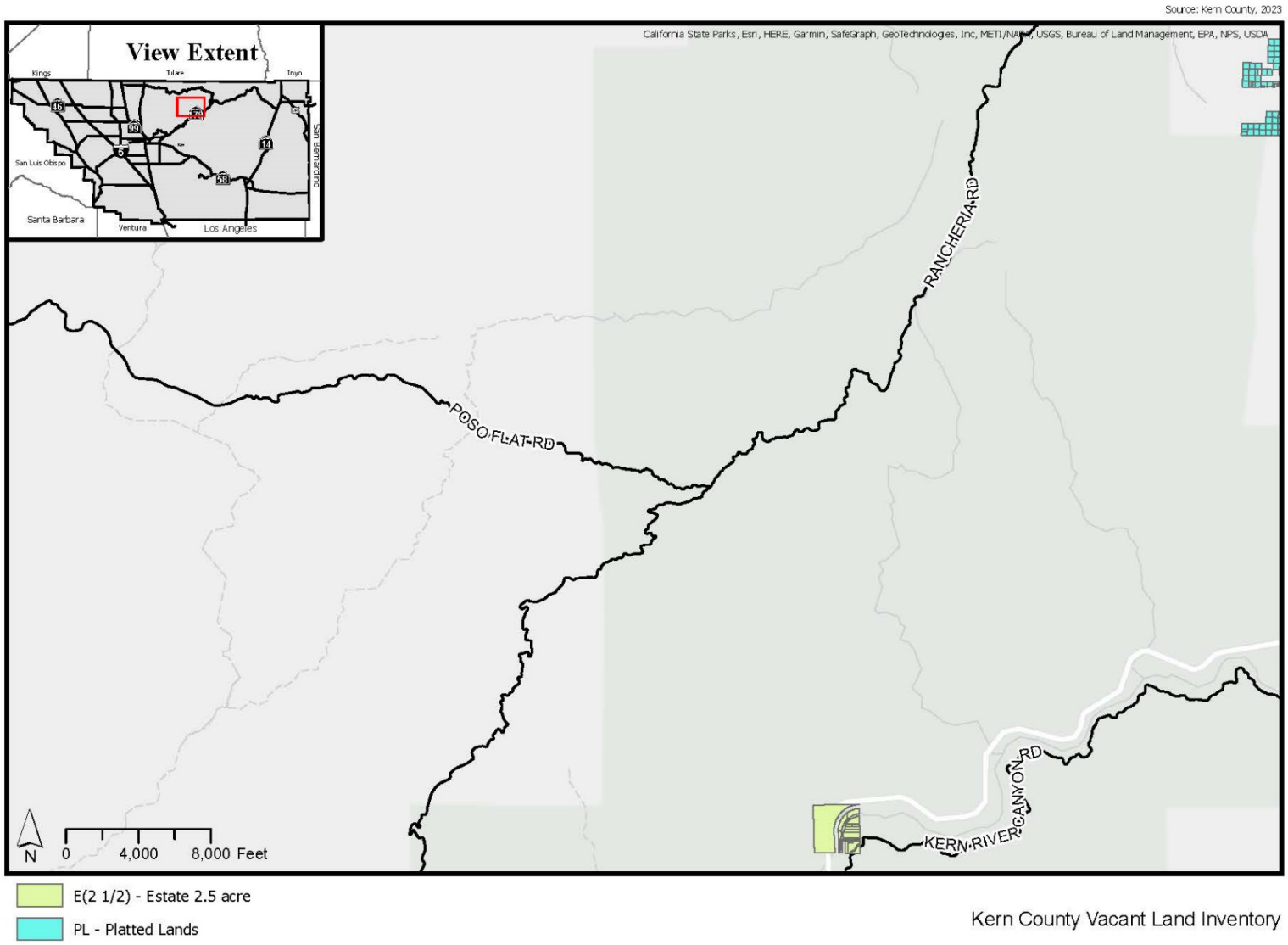


Figure 39: Kern County Vacant Land Inventory 4r

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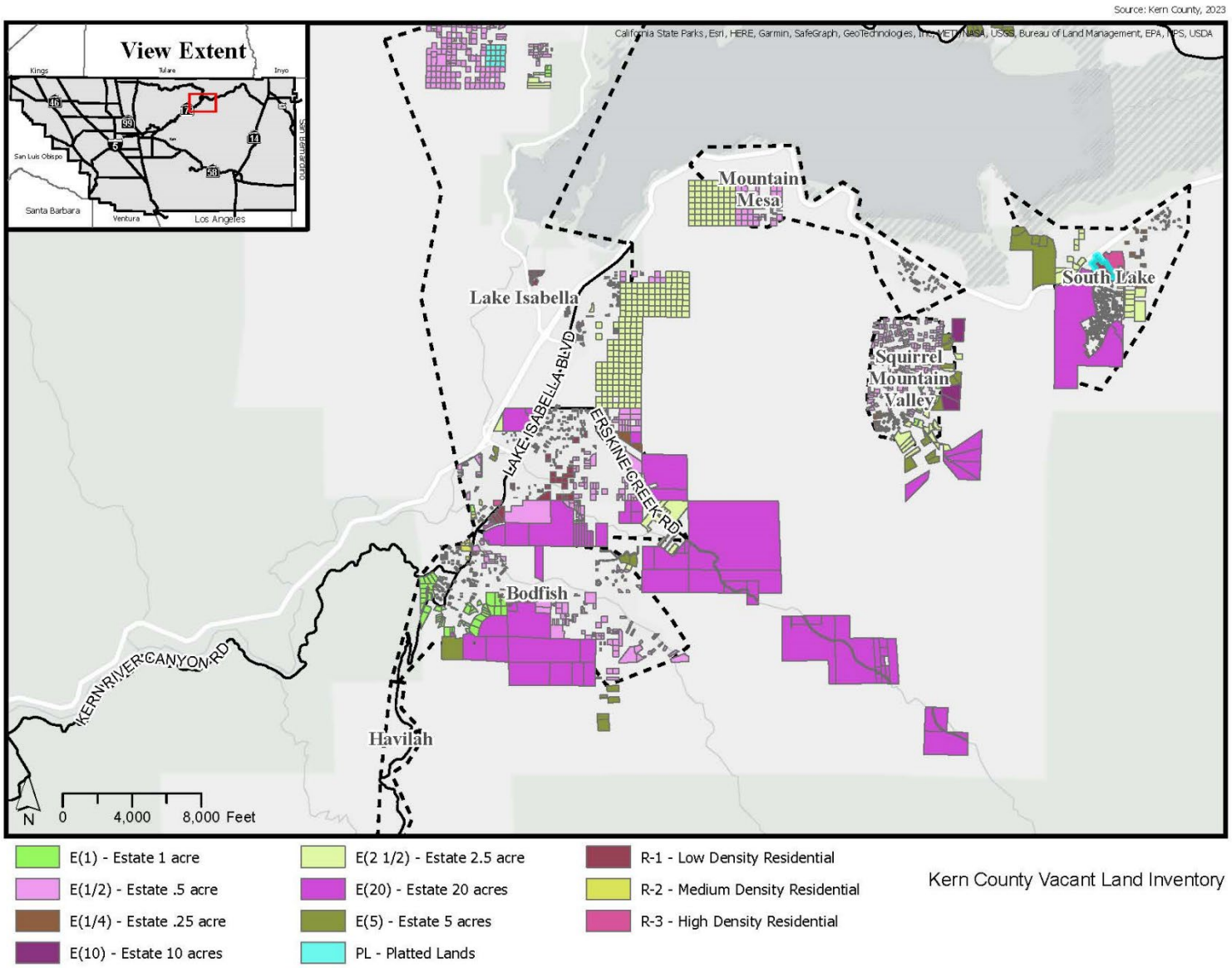


Figure 40: Kern County Vacant Land Inventory 4s

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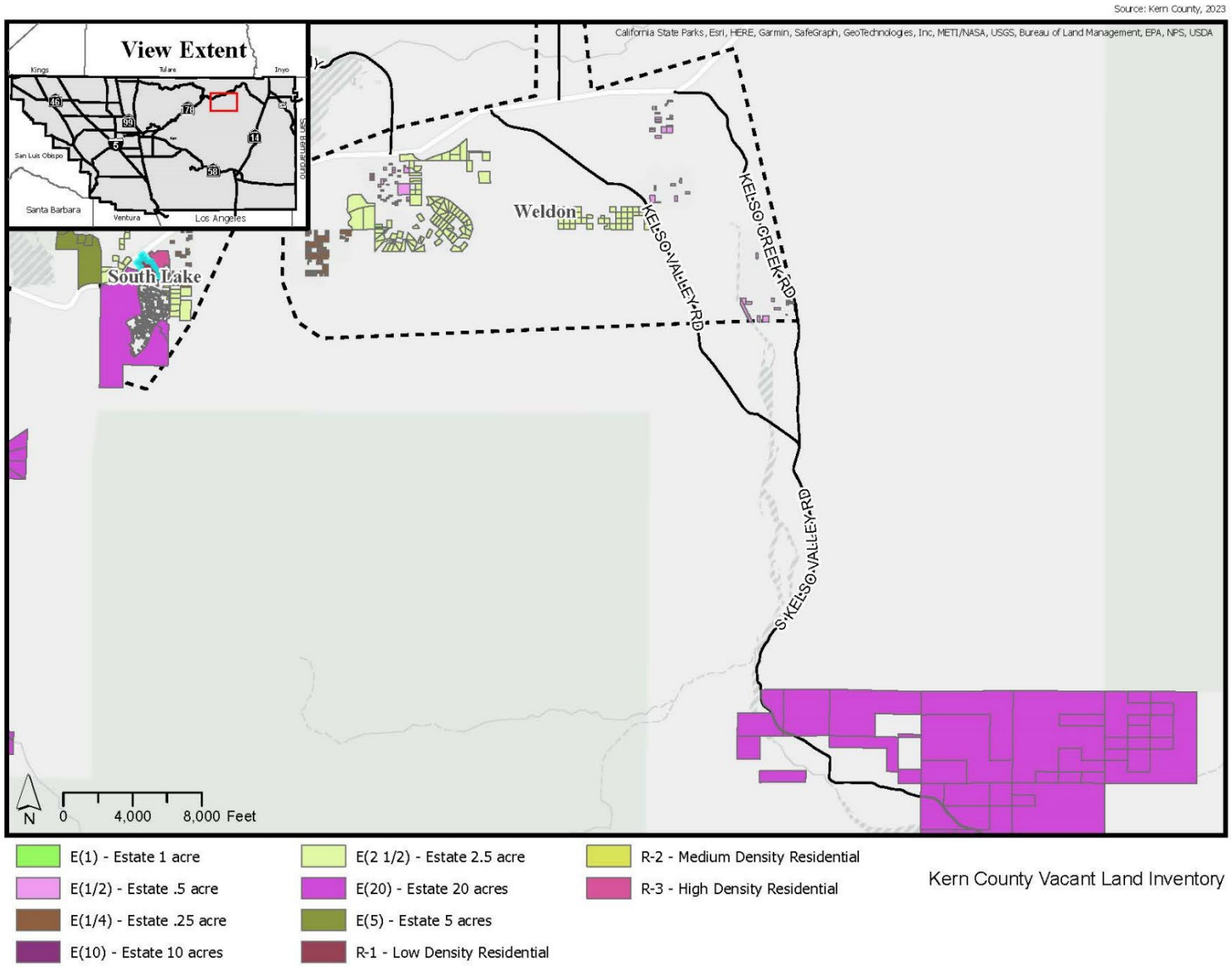


Figure 41: Kern County Vacant Land Inventory 4t

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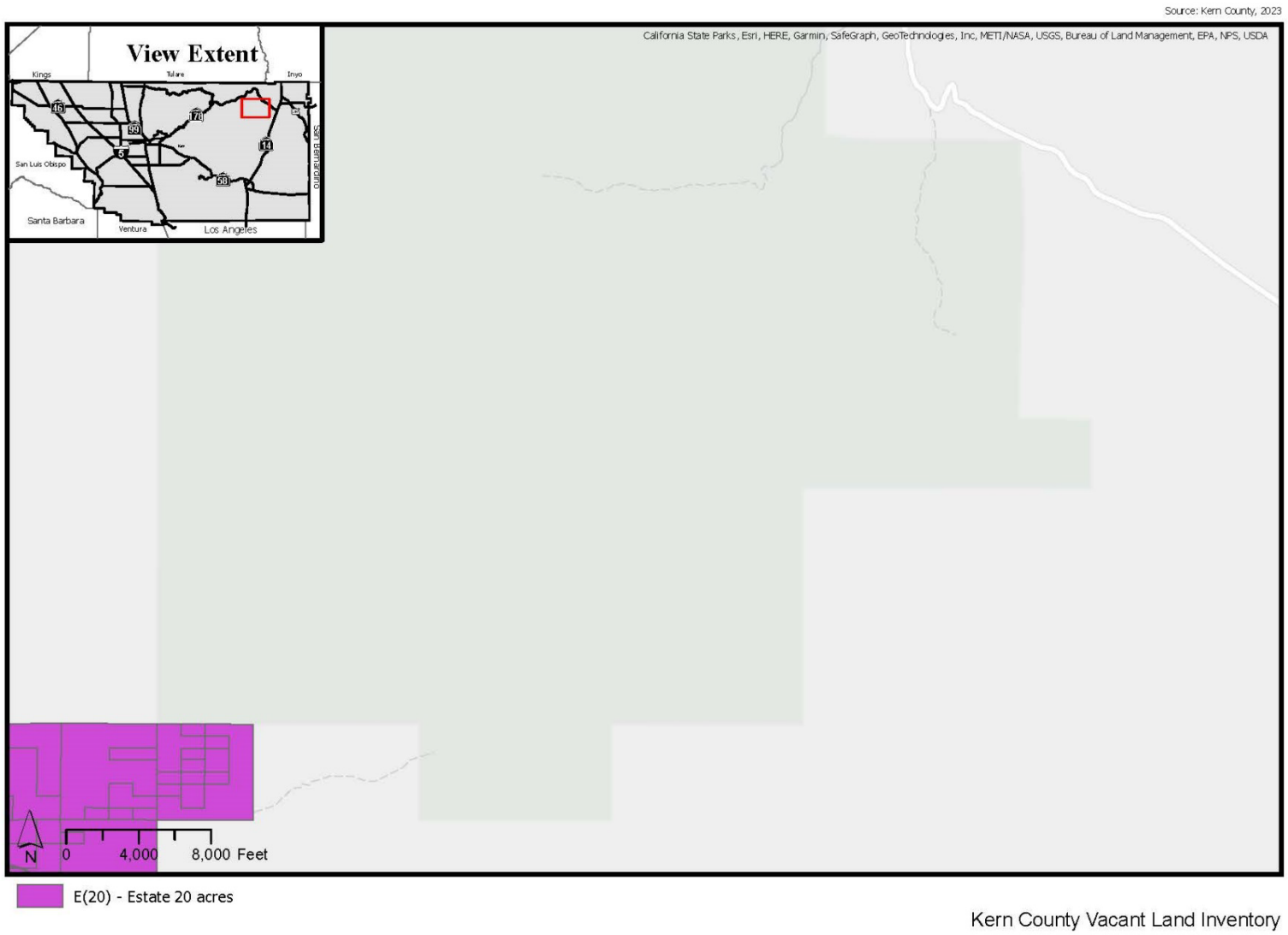


Figure 42: Kern County Vacant Land Inventory 4u

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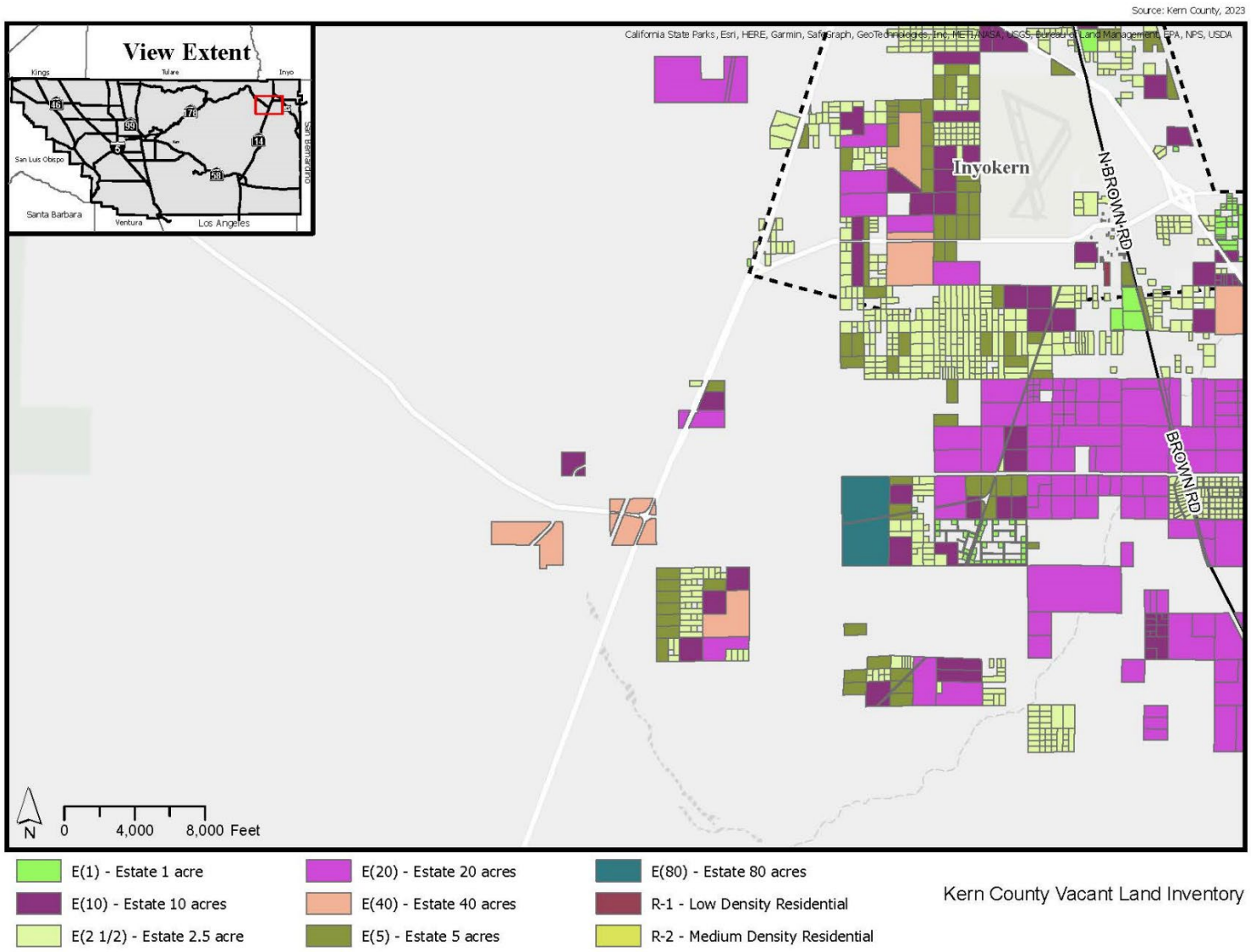


Figure 43: Kern County Vacant Land Inventory 4v

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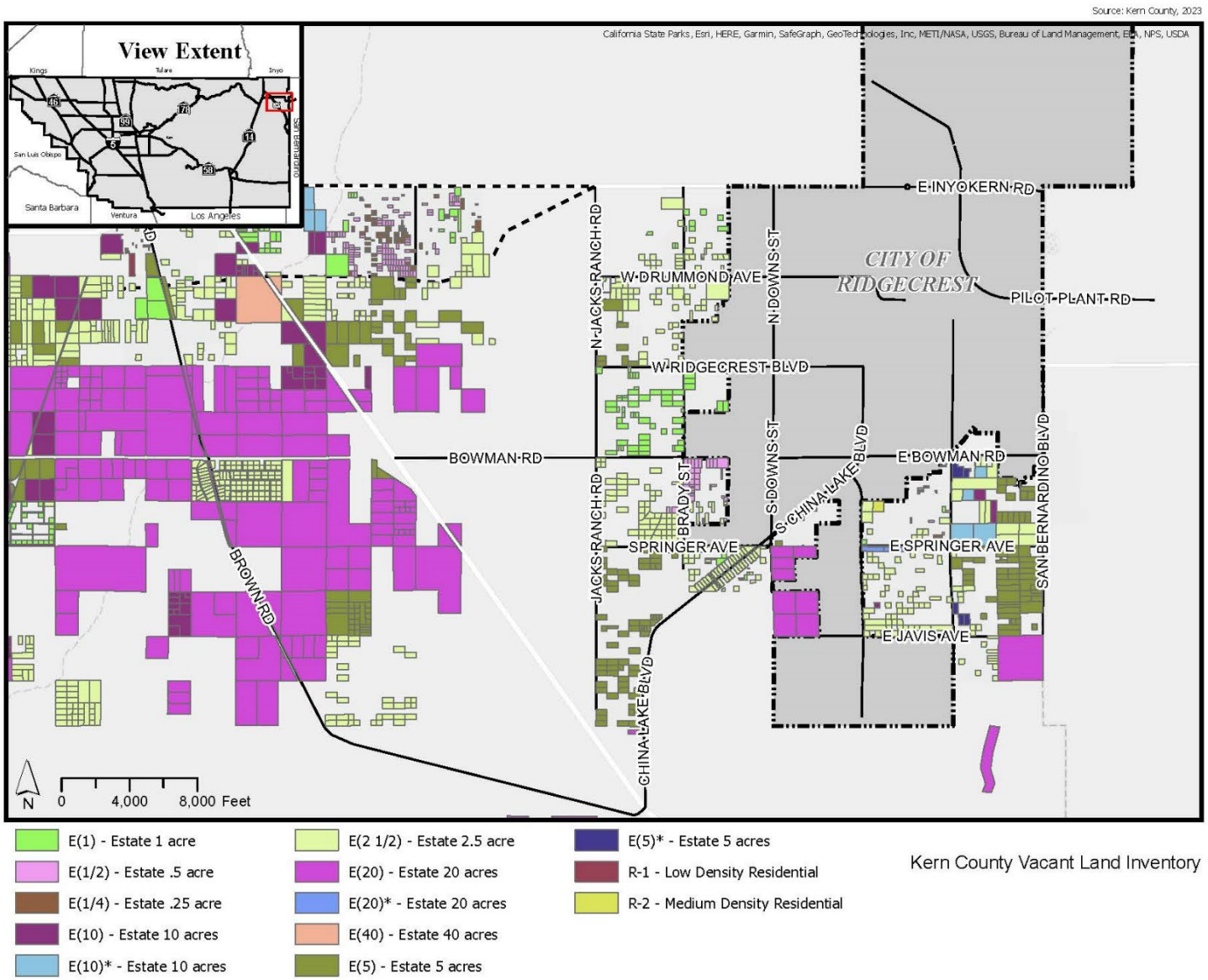


Figure 44: Kern County Vacant Land Inventory 4w

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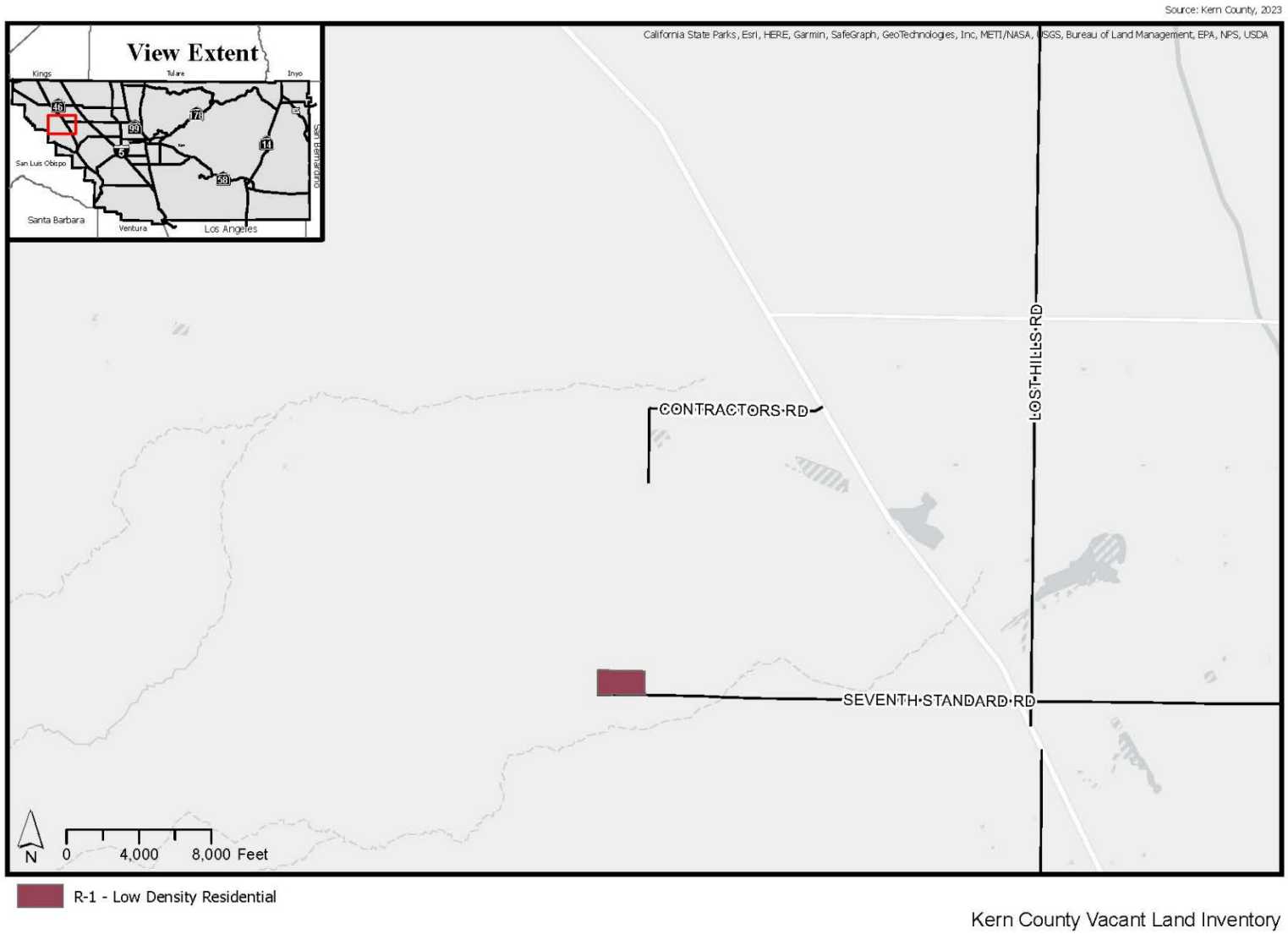


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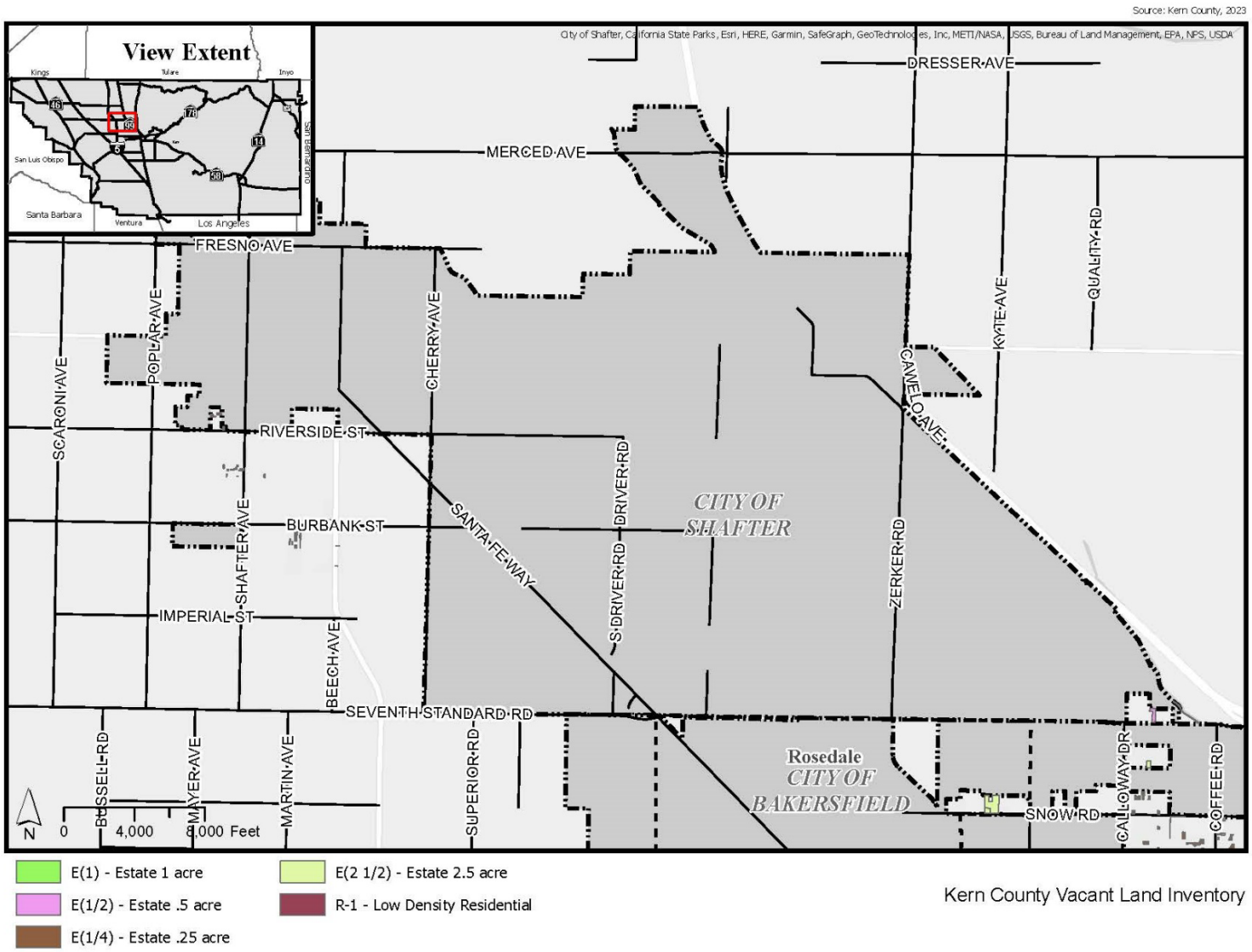


Figure 46: Kern County Vacant Land Inventory 4y

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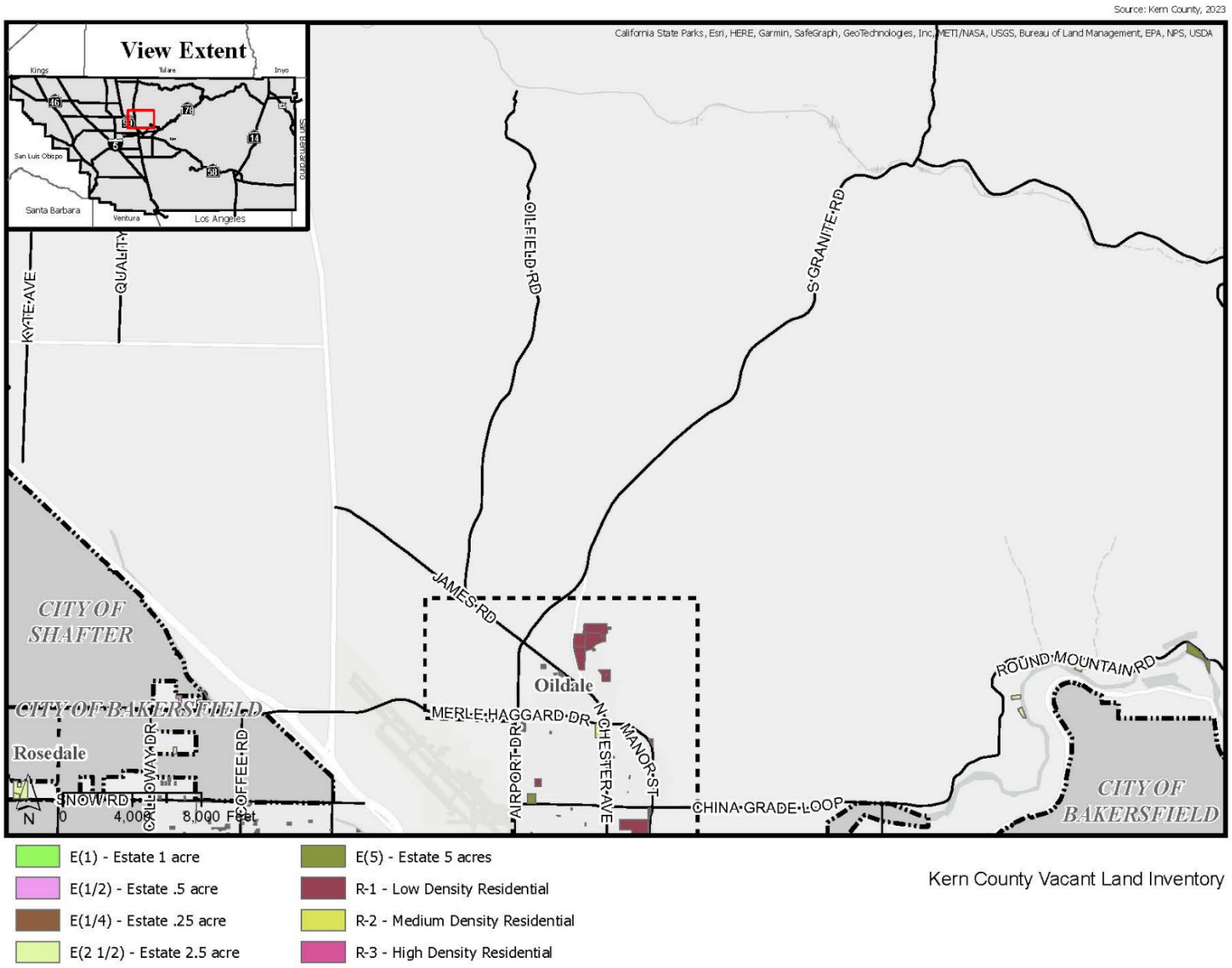


Figure 47: Kern County Vacant Land Inventory 4z

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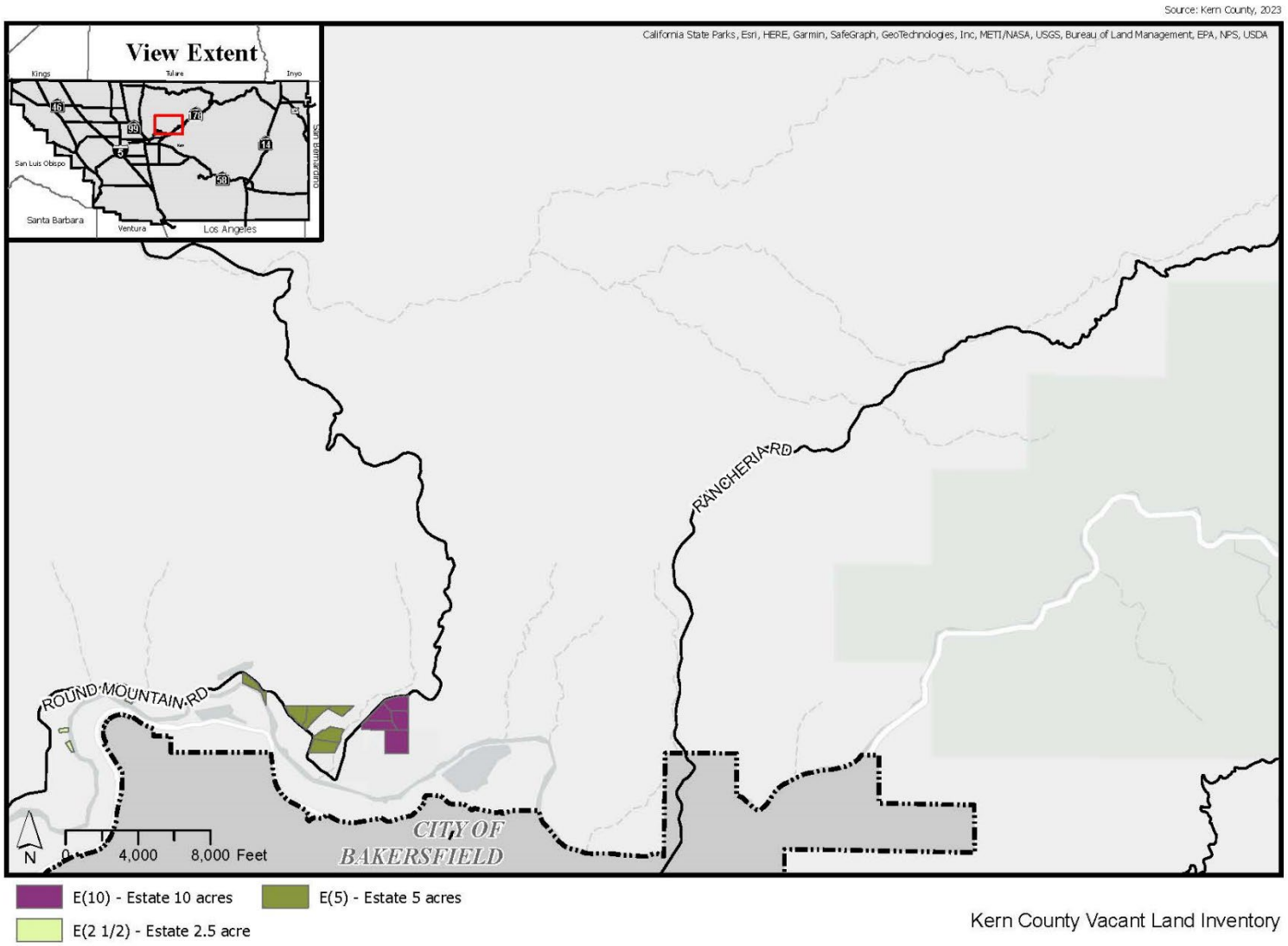


Figure 48: Kern County Vacant Land Inventory 4aa

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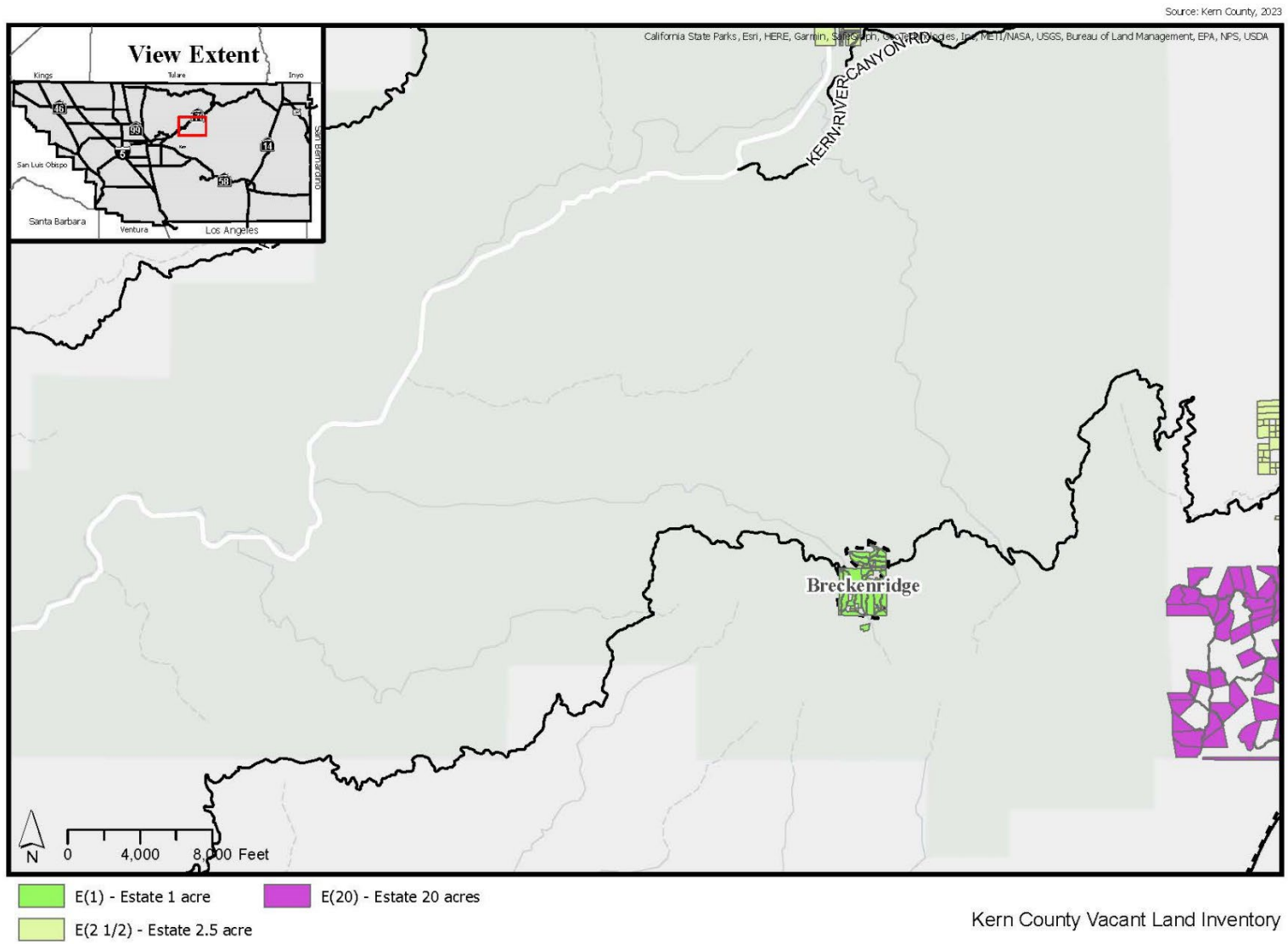


Figure 49: Kern County Vacant Land Inventory 4ab

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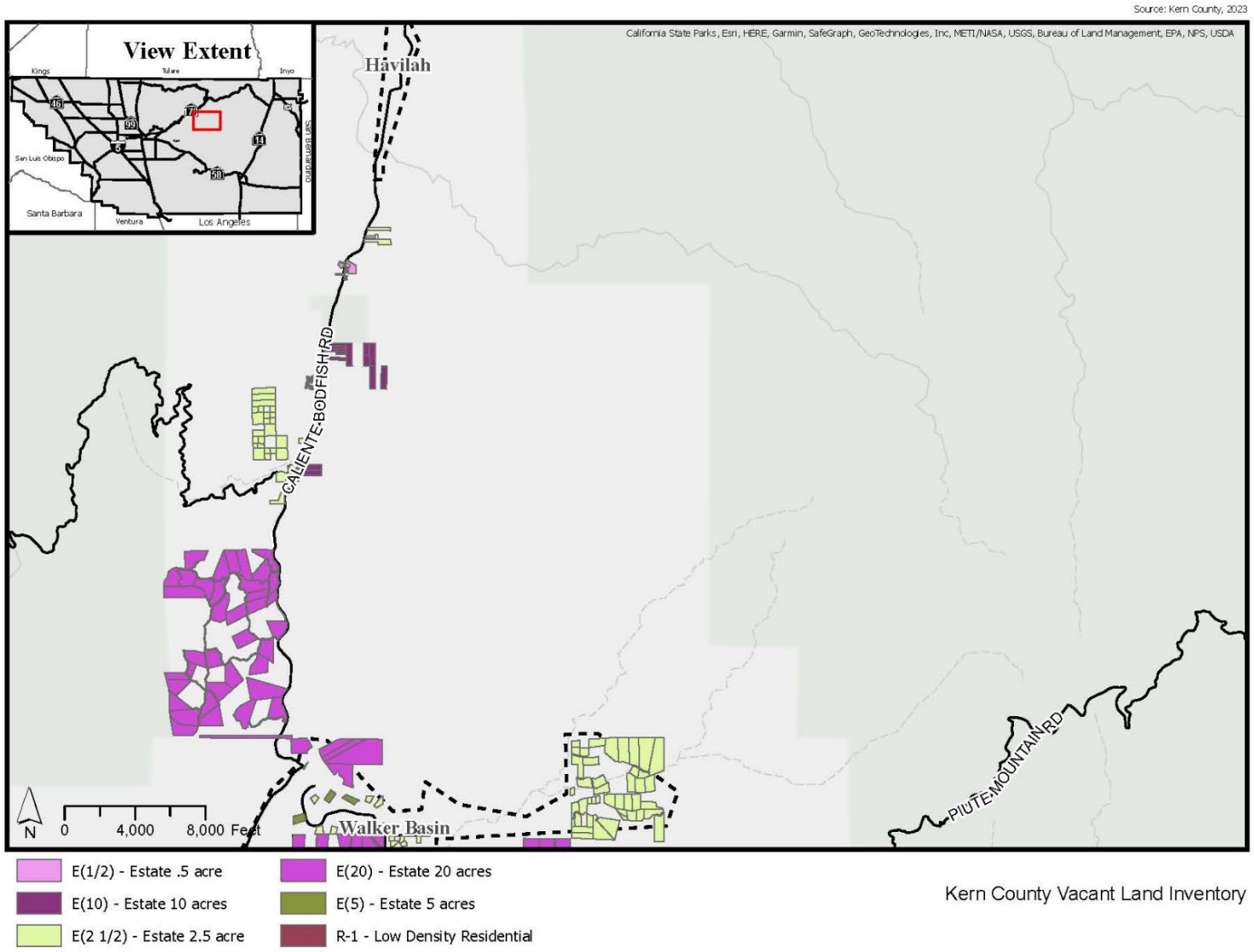


Figure 50: Kern County Vacant Land Inventory 4ac

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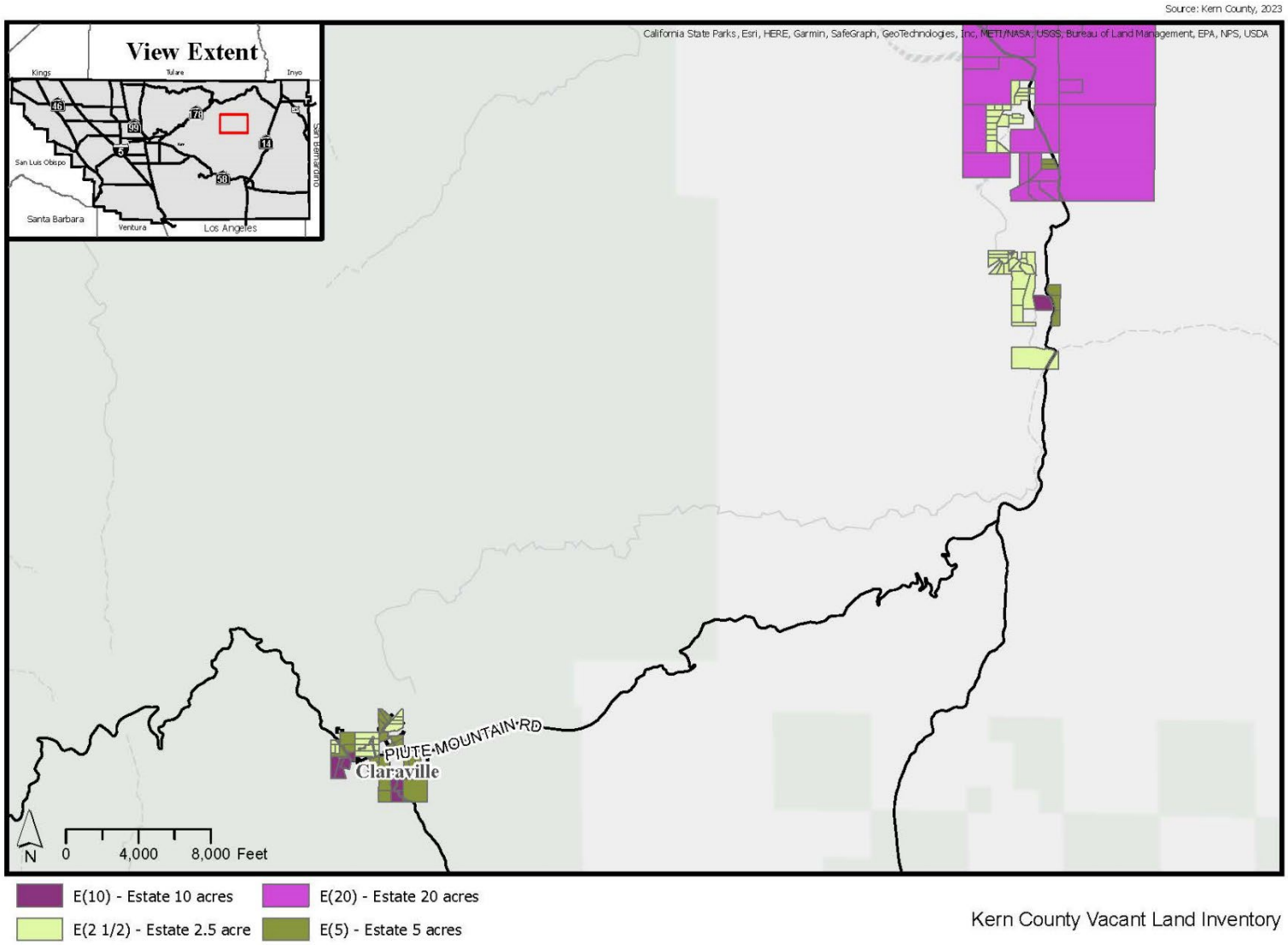


Figure 51: Kern County Vacant Land Inventory 4ad

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Figure 52: Kern County Vacant Land Inventory 4ae

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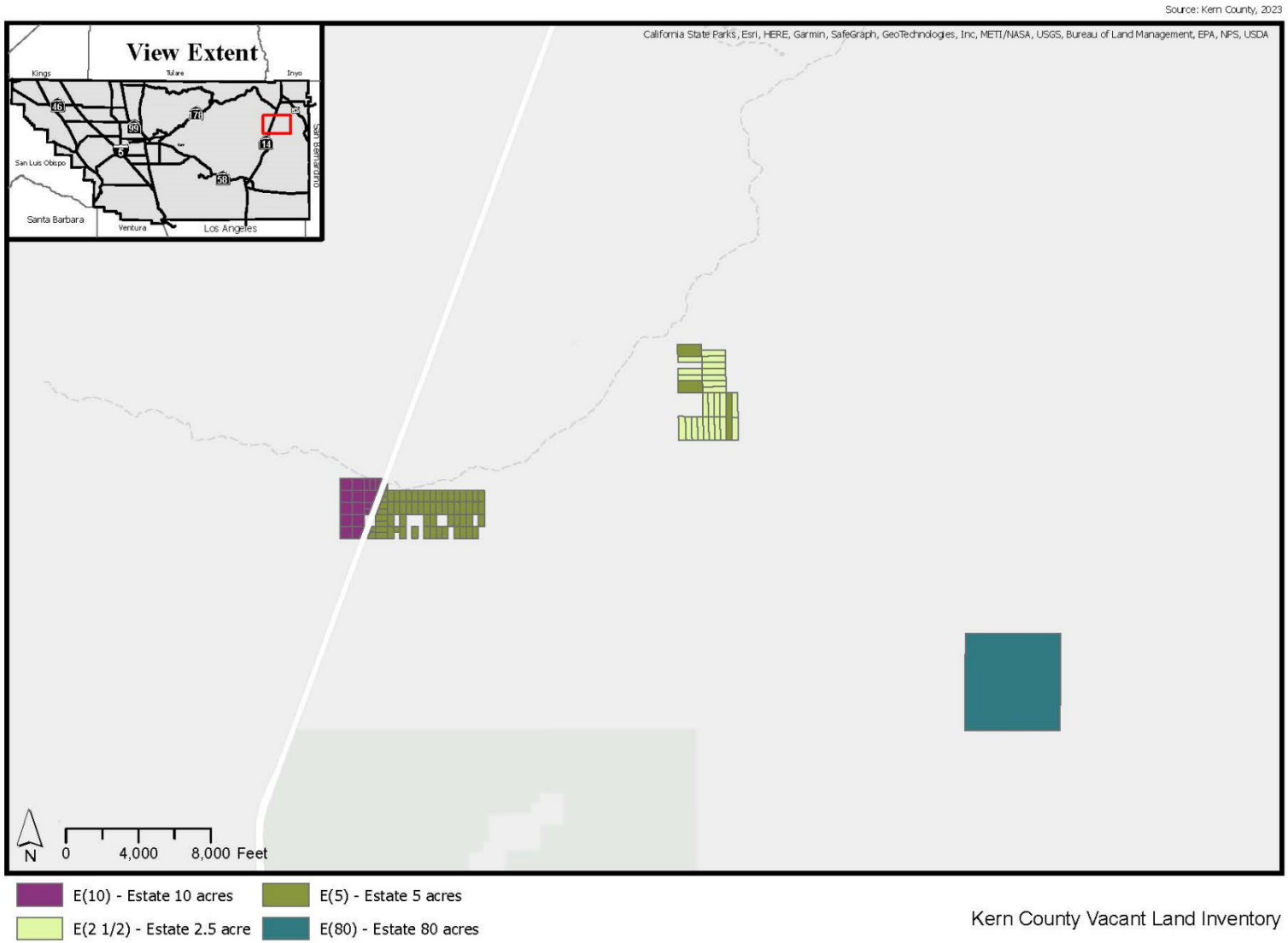


Figure 53: Kern County Vacant Land Inventory 4af

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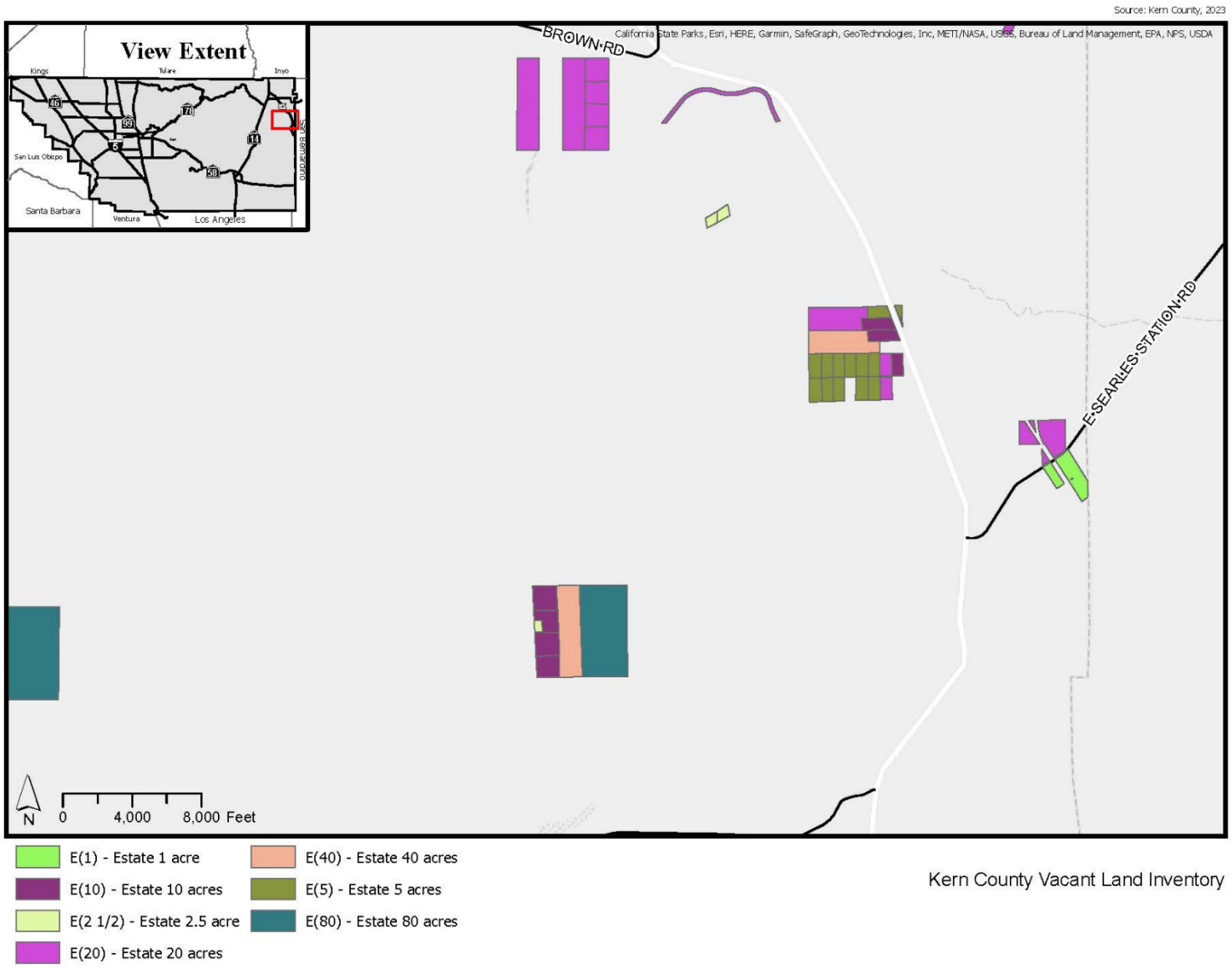


Figure 54: Kern County Vacant Land Inventory 4ag

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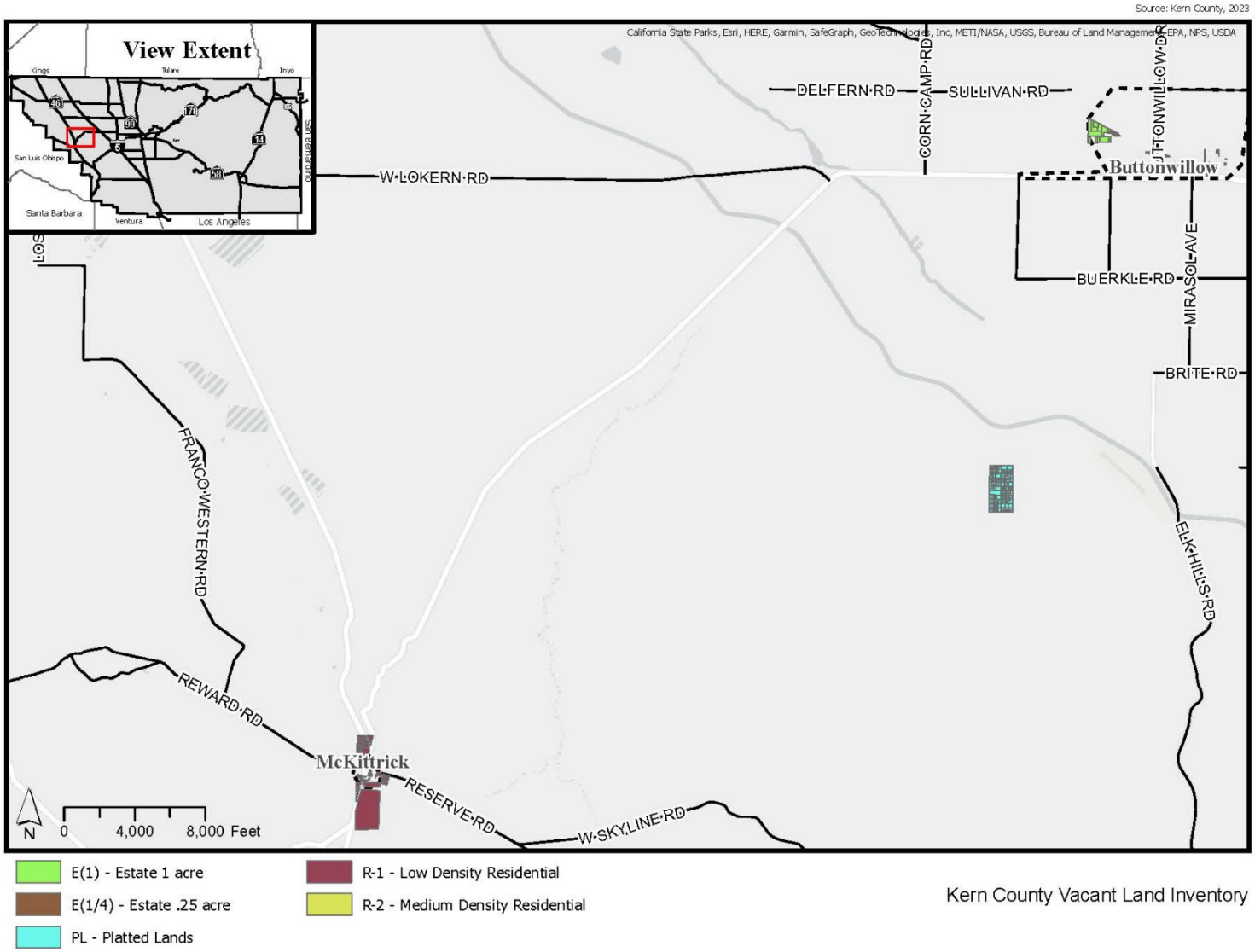


Figure 55: Kern County Vacant Land Inventory 4ah

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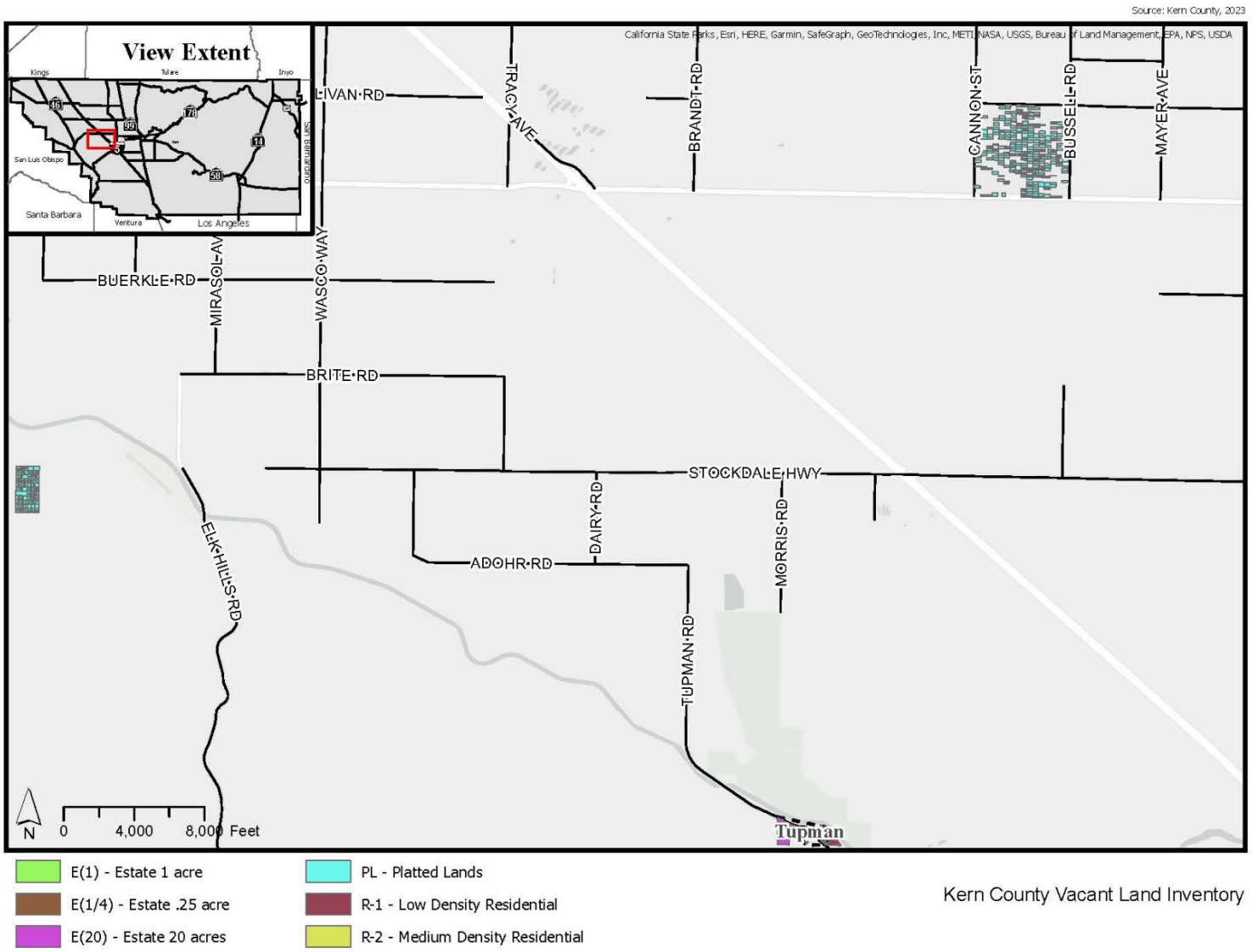


Figure 56: Kern County Vacant Land Inventory 4ai

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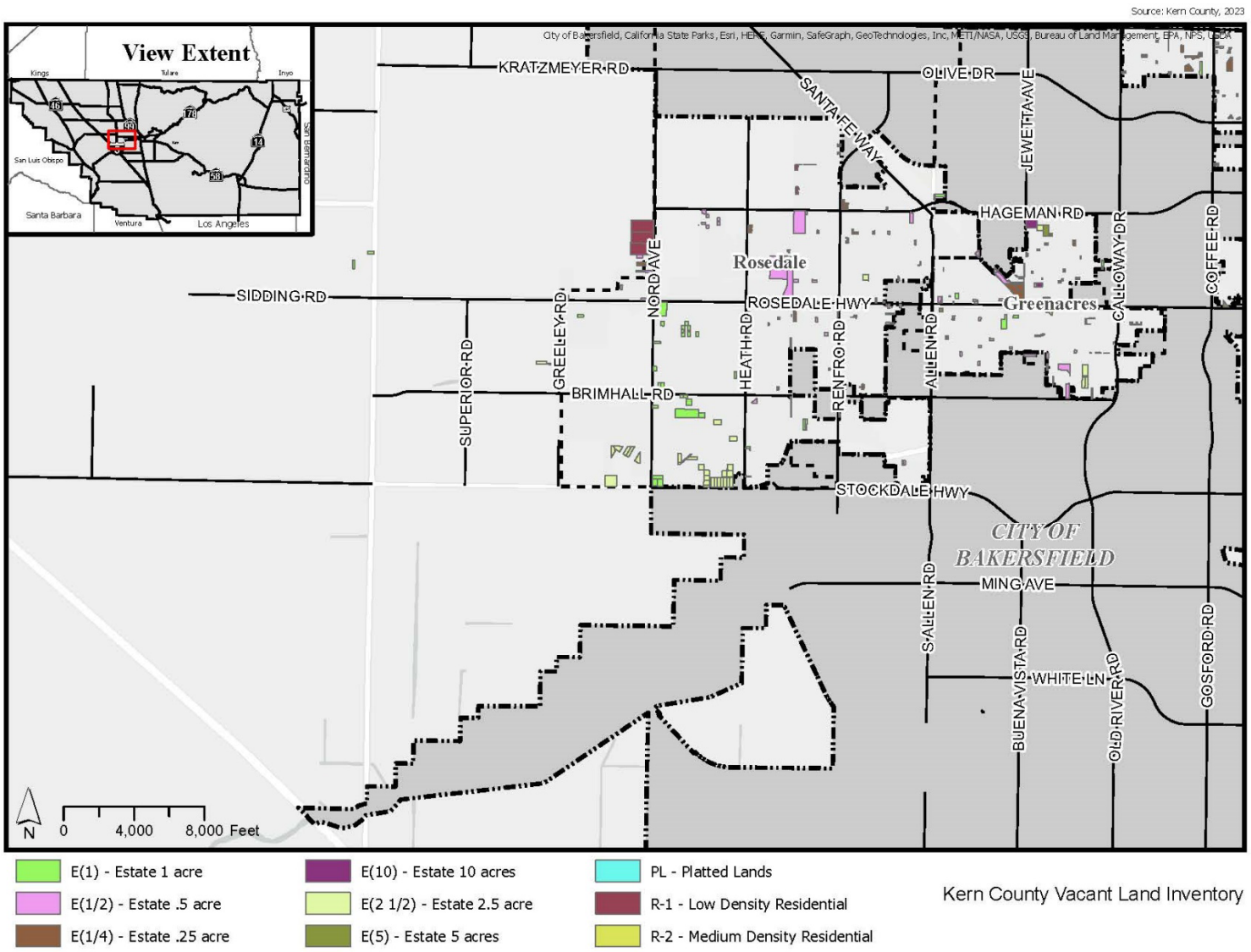


Figure 57: Kern County Vacant Land Inventory 4aj

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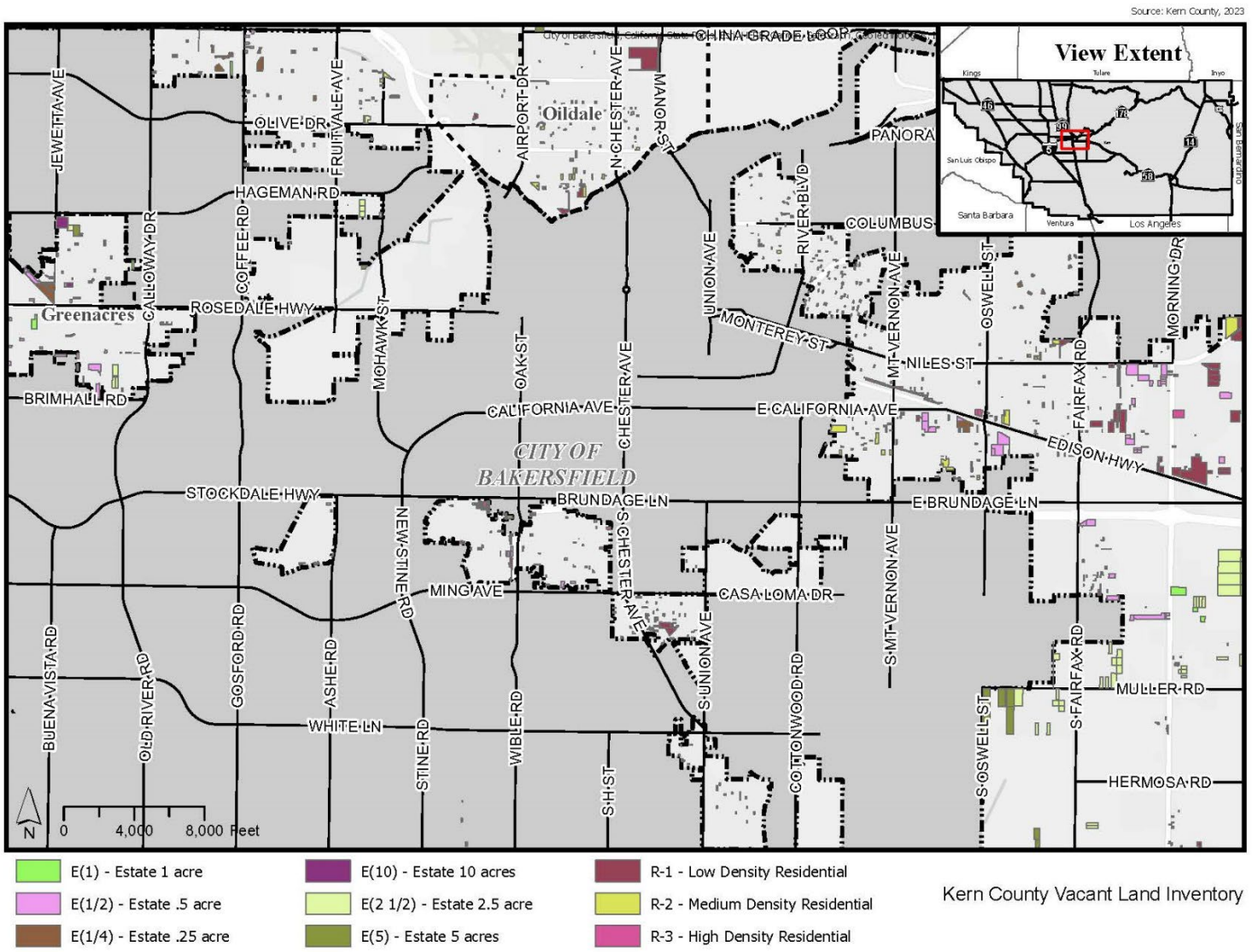


Figure 58: Kern County Vacant Land Inventory 4ak

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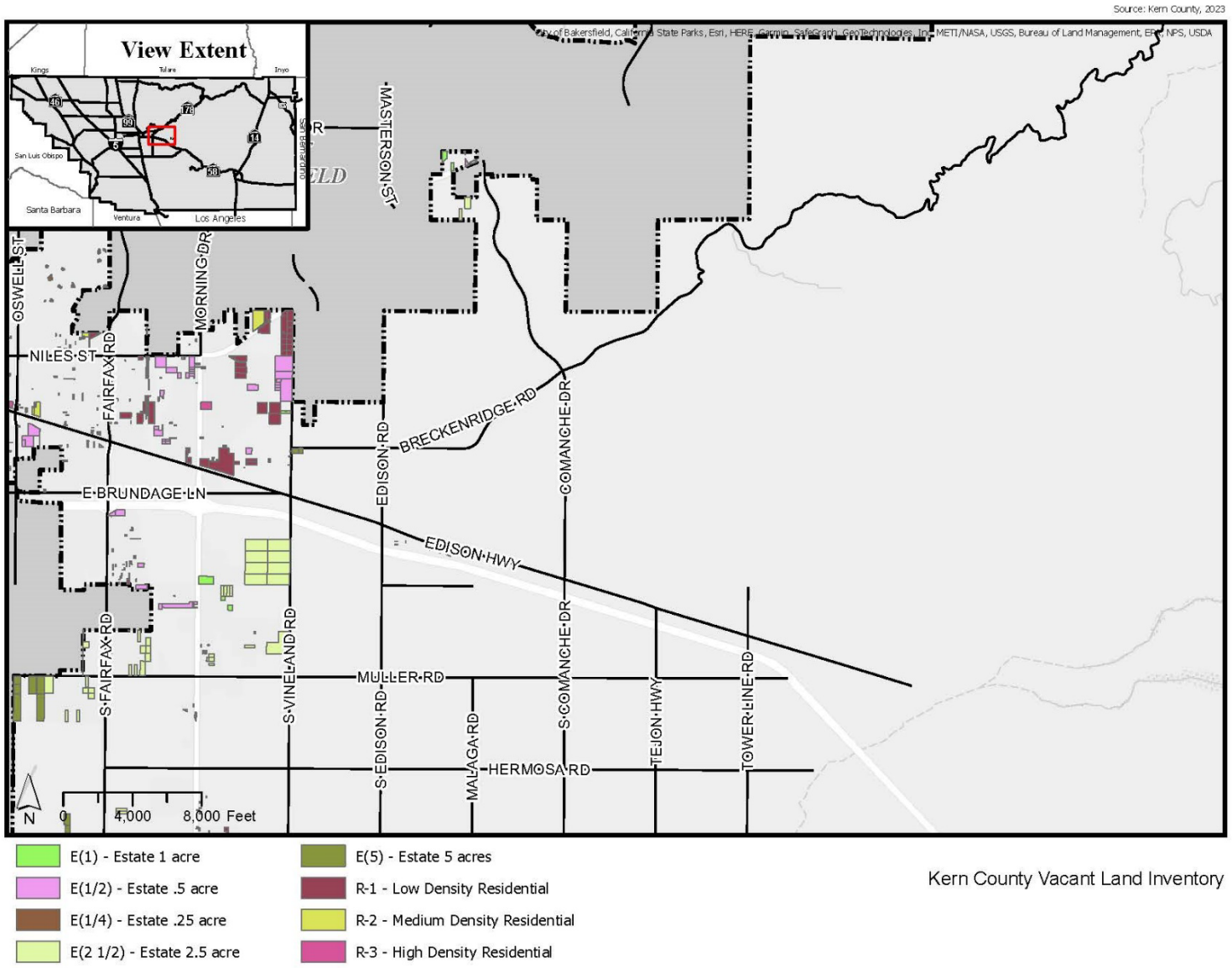


Figure 59: Kern County Vacant Land Inventory 4al

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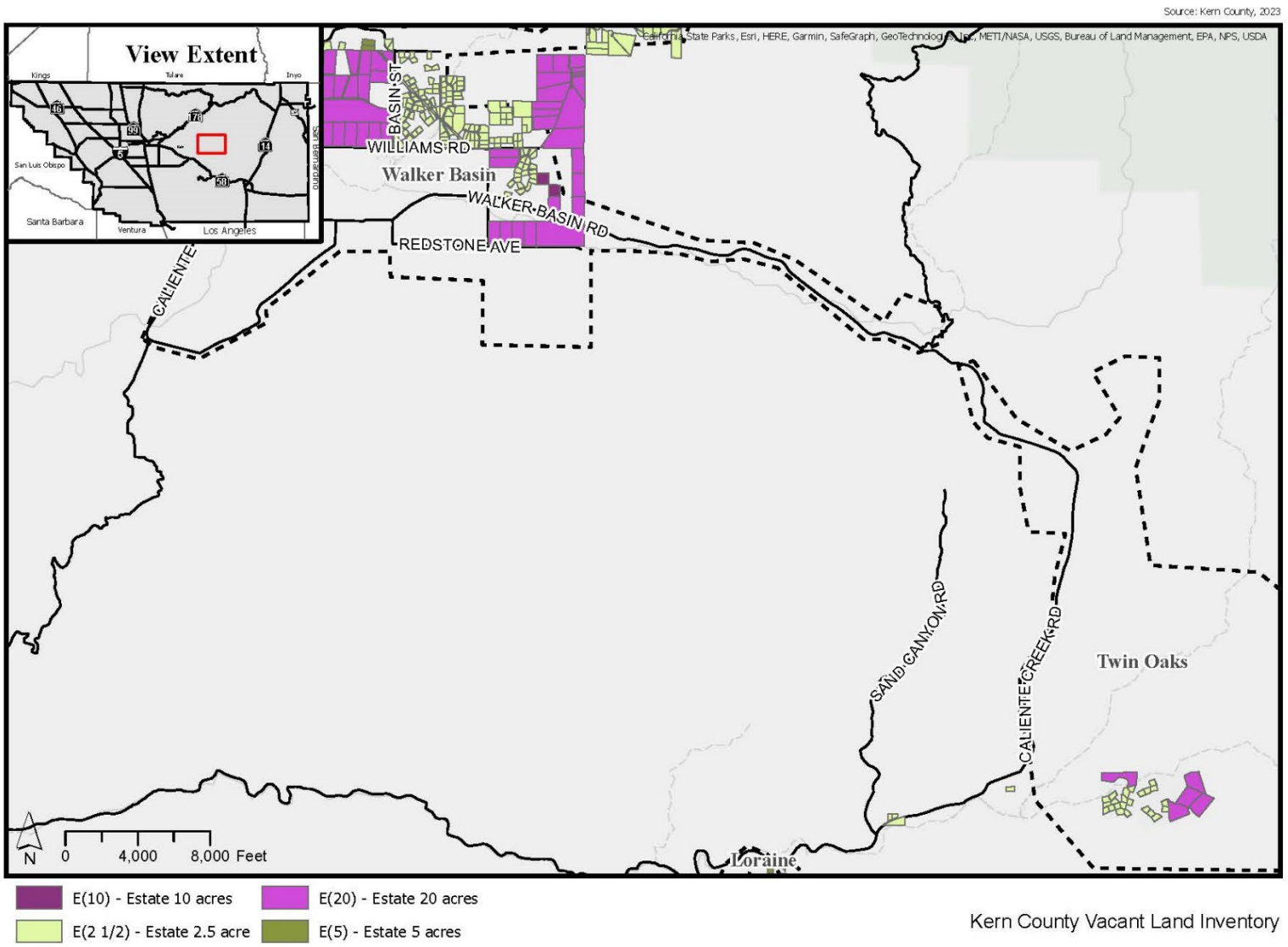


Figure 60: Kern County Vacant Land Inventory 4am

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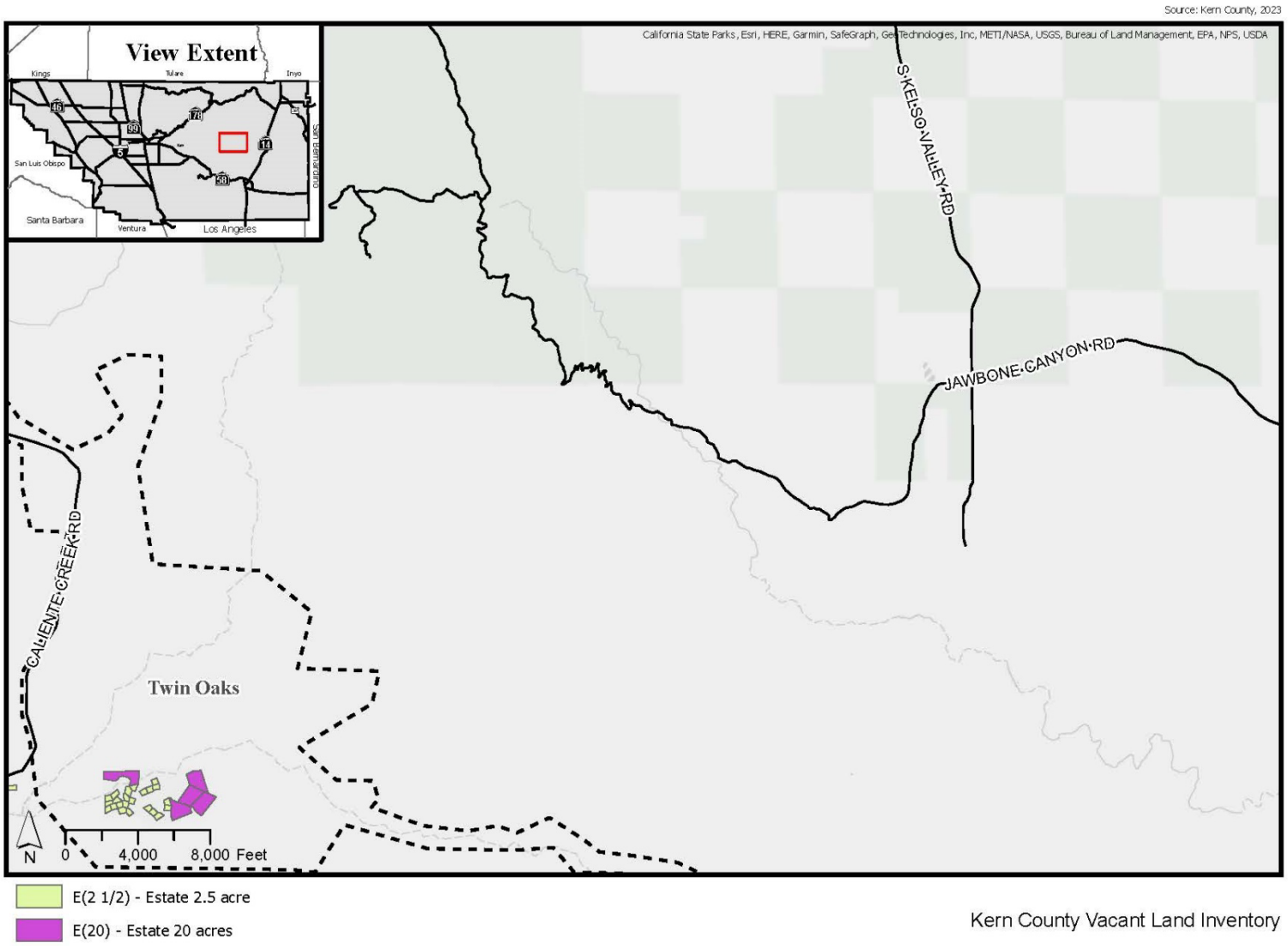


Figure 61: Kern County Vacant Land Inventory 4an

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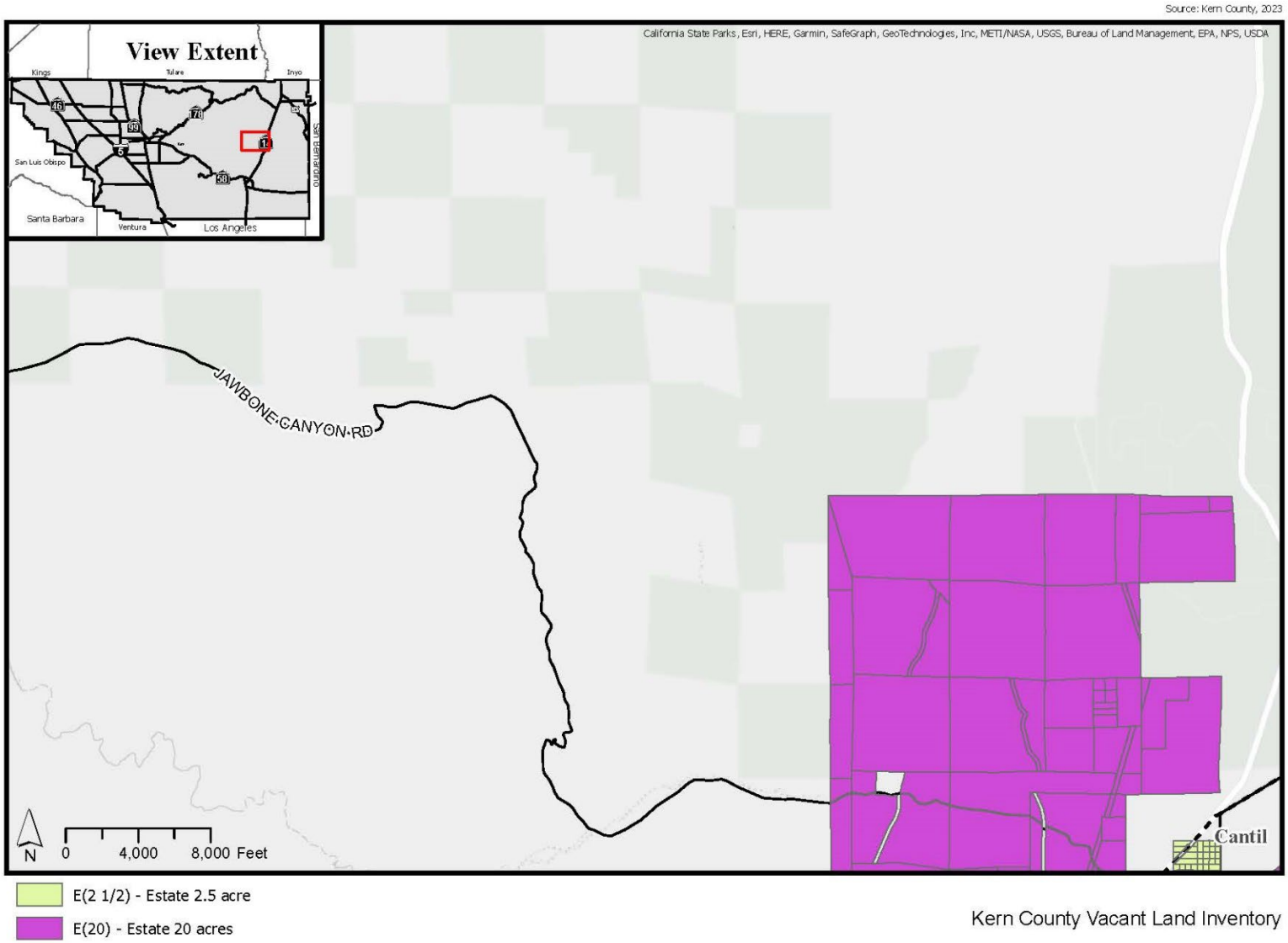


Figure 62: Kern County Vacant Land Inventory 4ao

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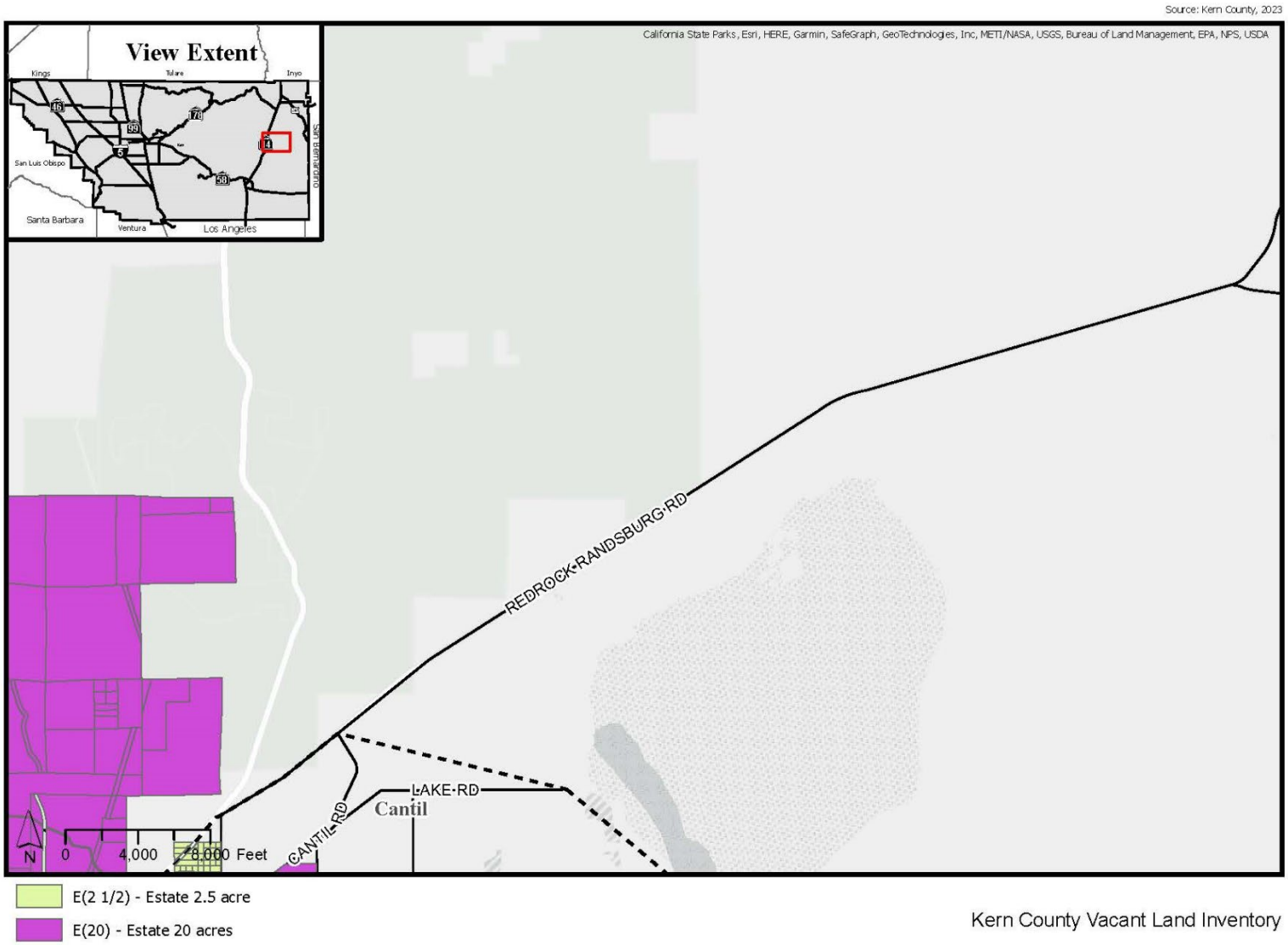


Figure 63: Kern County Vacant Land Inventory 4ap

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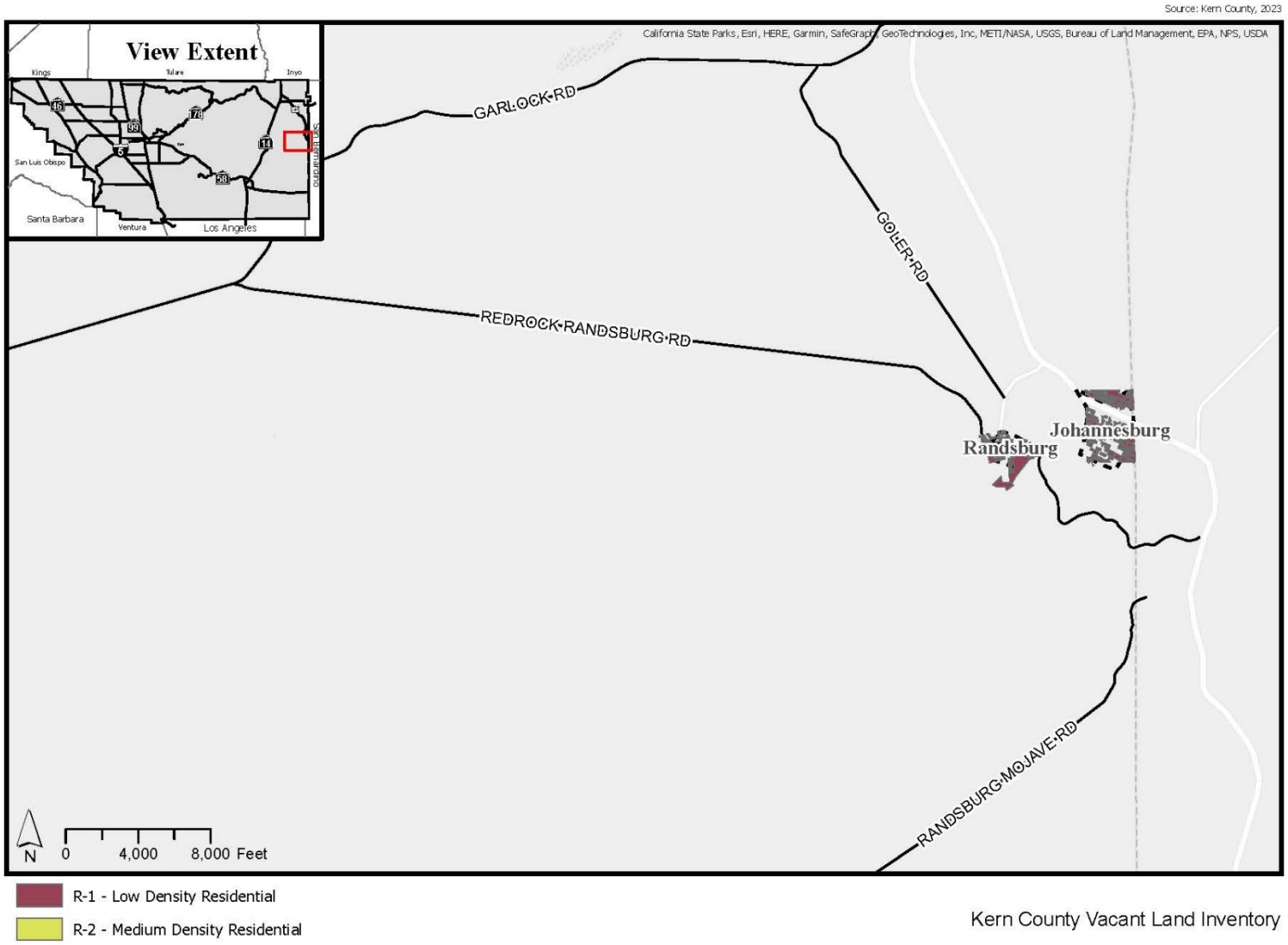


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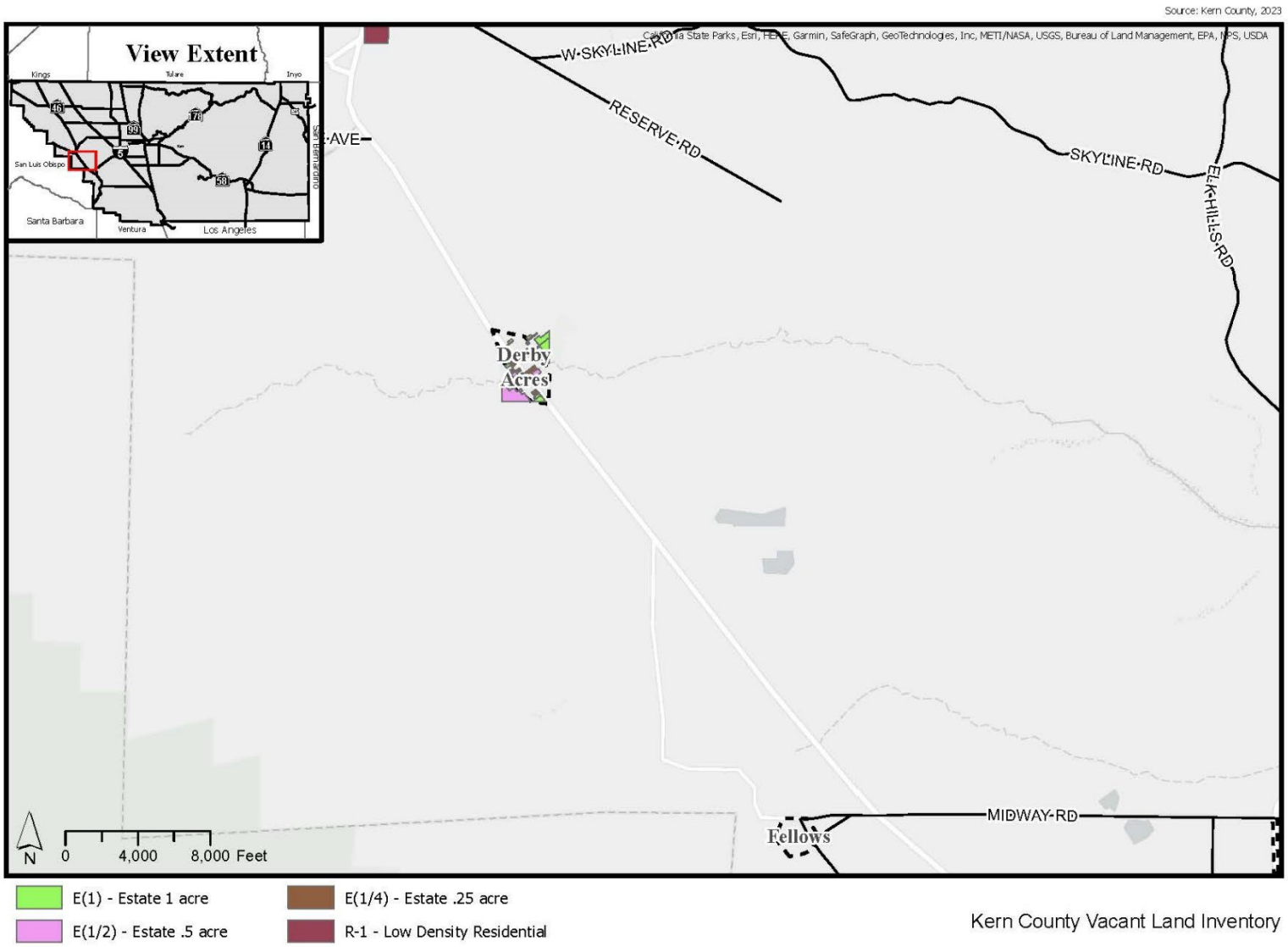


Figure 65: Kern County Vacant Land Inventory 4ar

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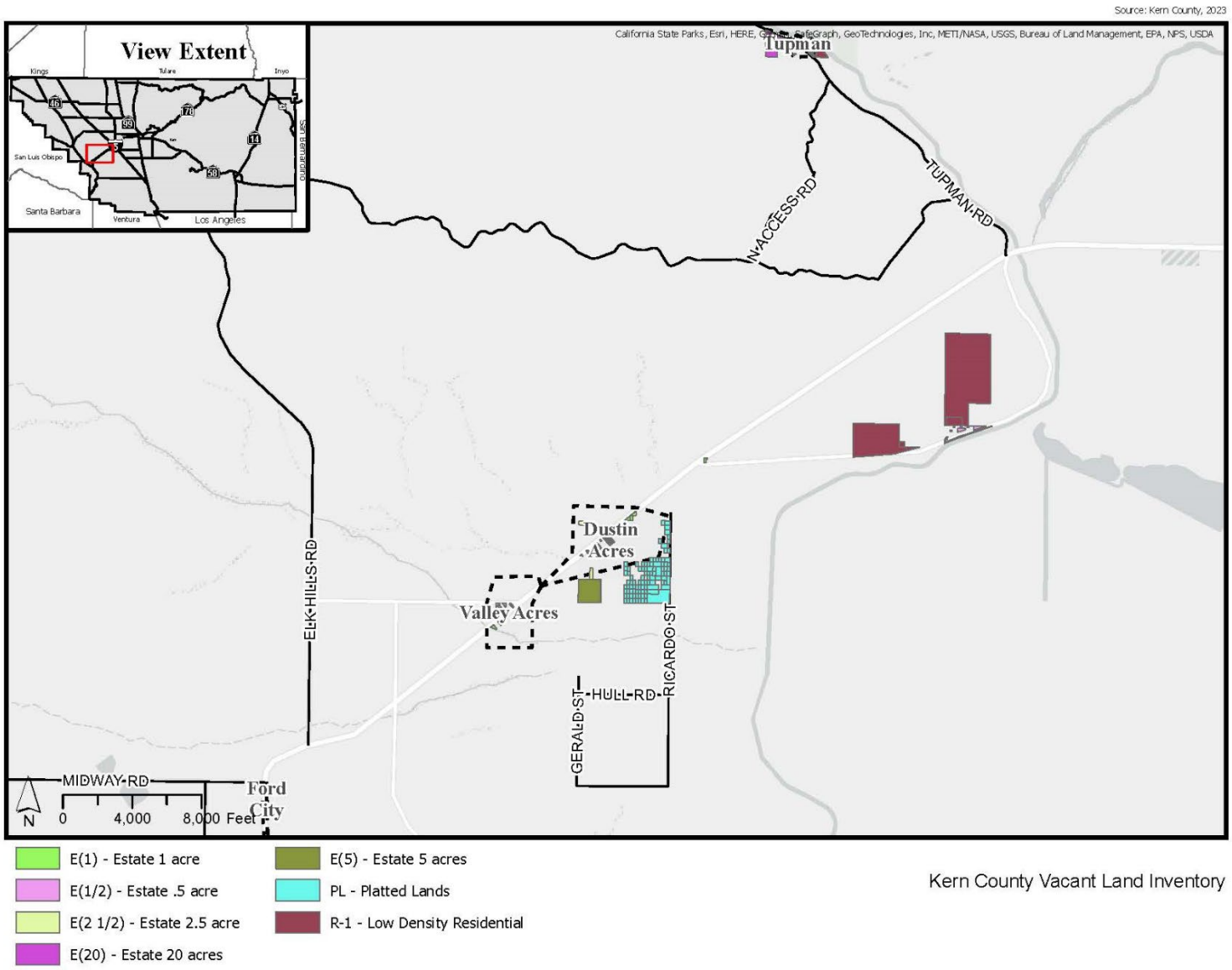


Figure 66: Kern County Vacant Land Inventory 4as

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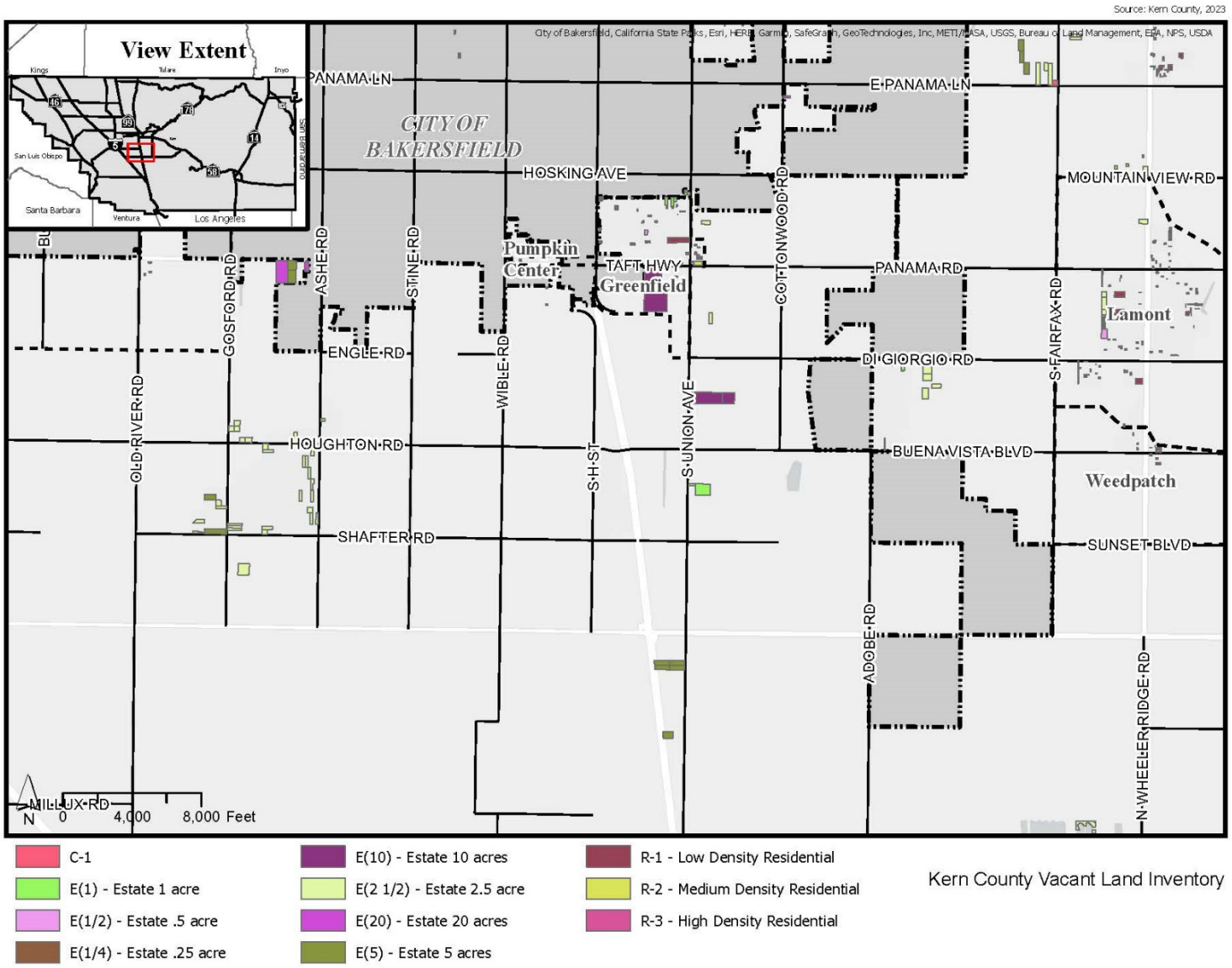


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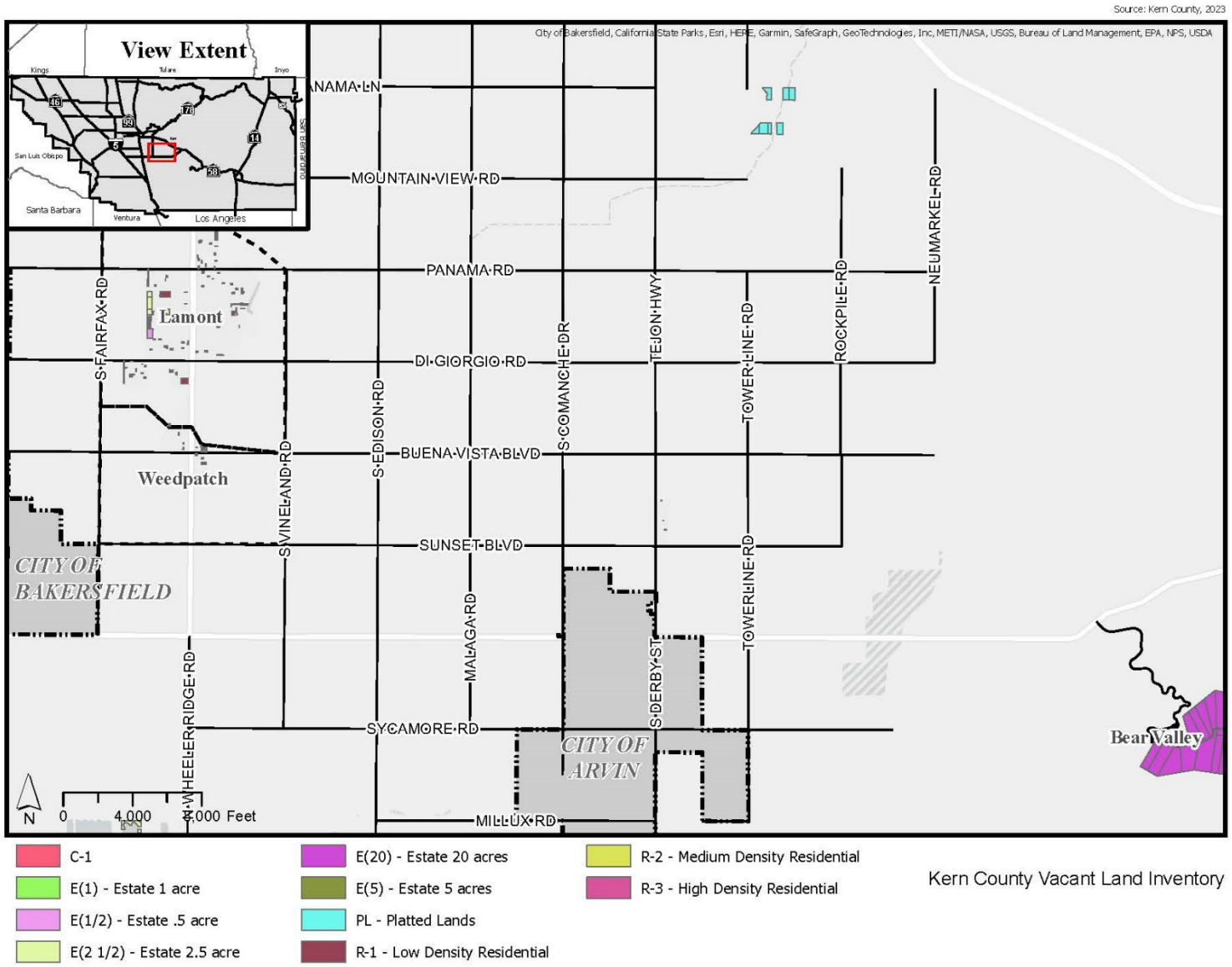


Figure 68: Kern County Vacant Land Inventory 4au

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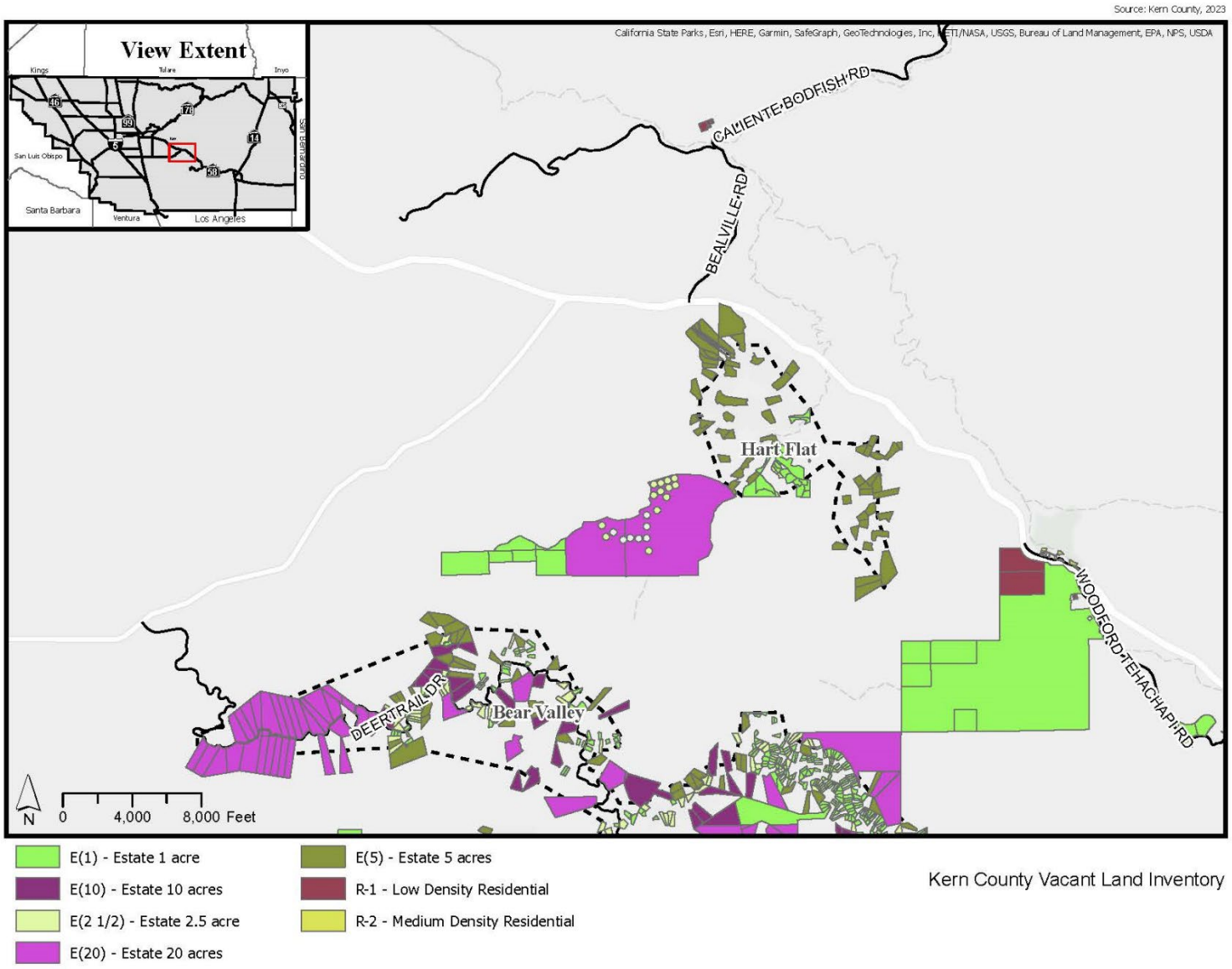


Figure 69: Kern County Vacant Land Inventory 4av

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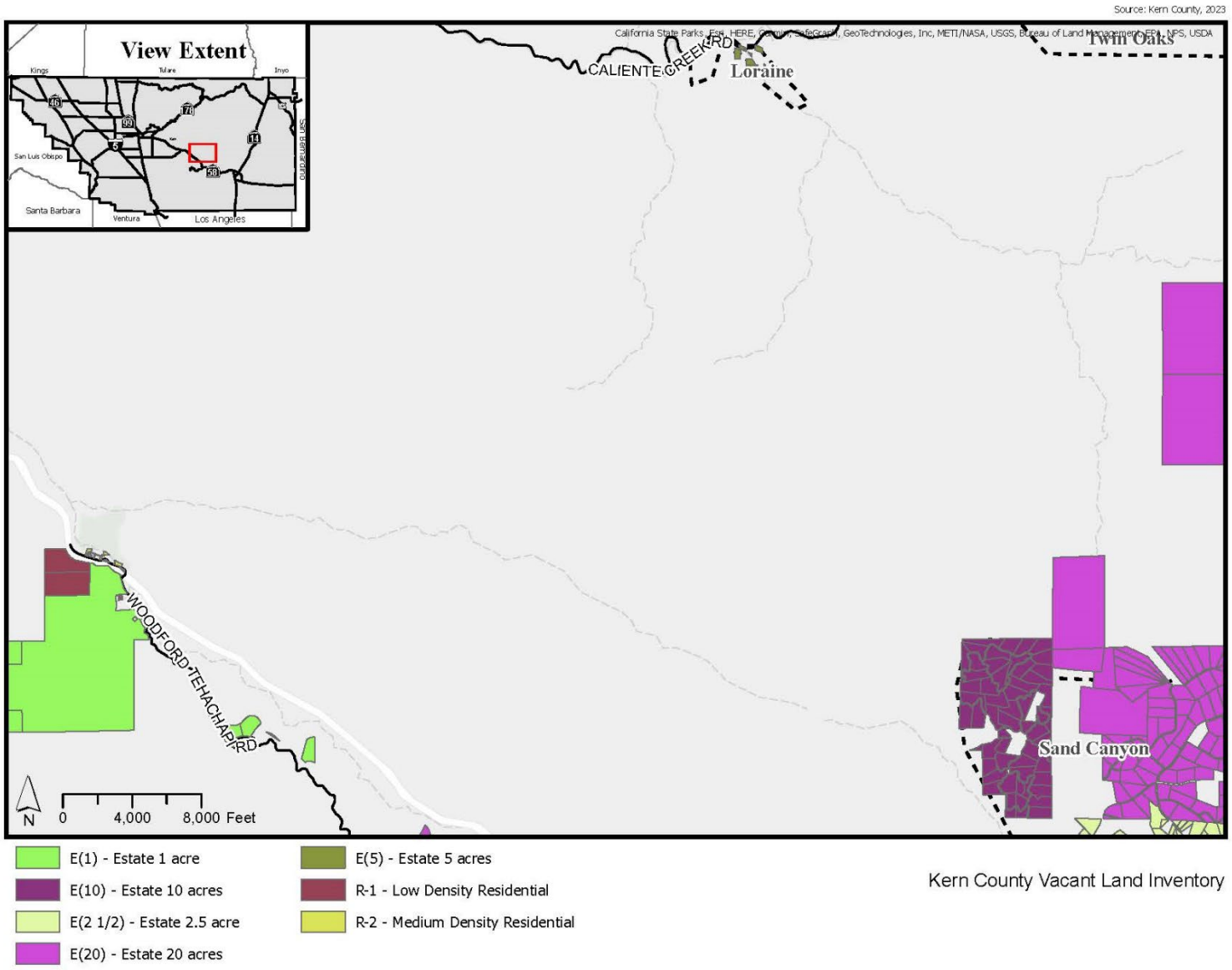


Figure 70: Kern County Vacant Land Inventory 4aw

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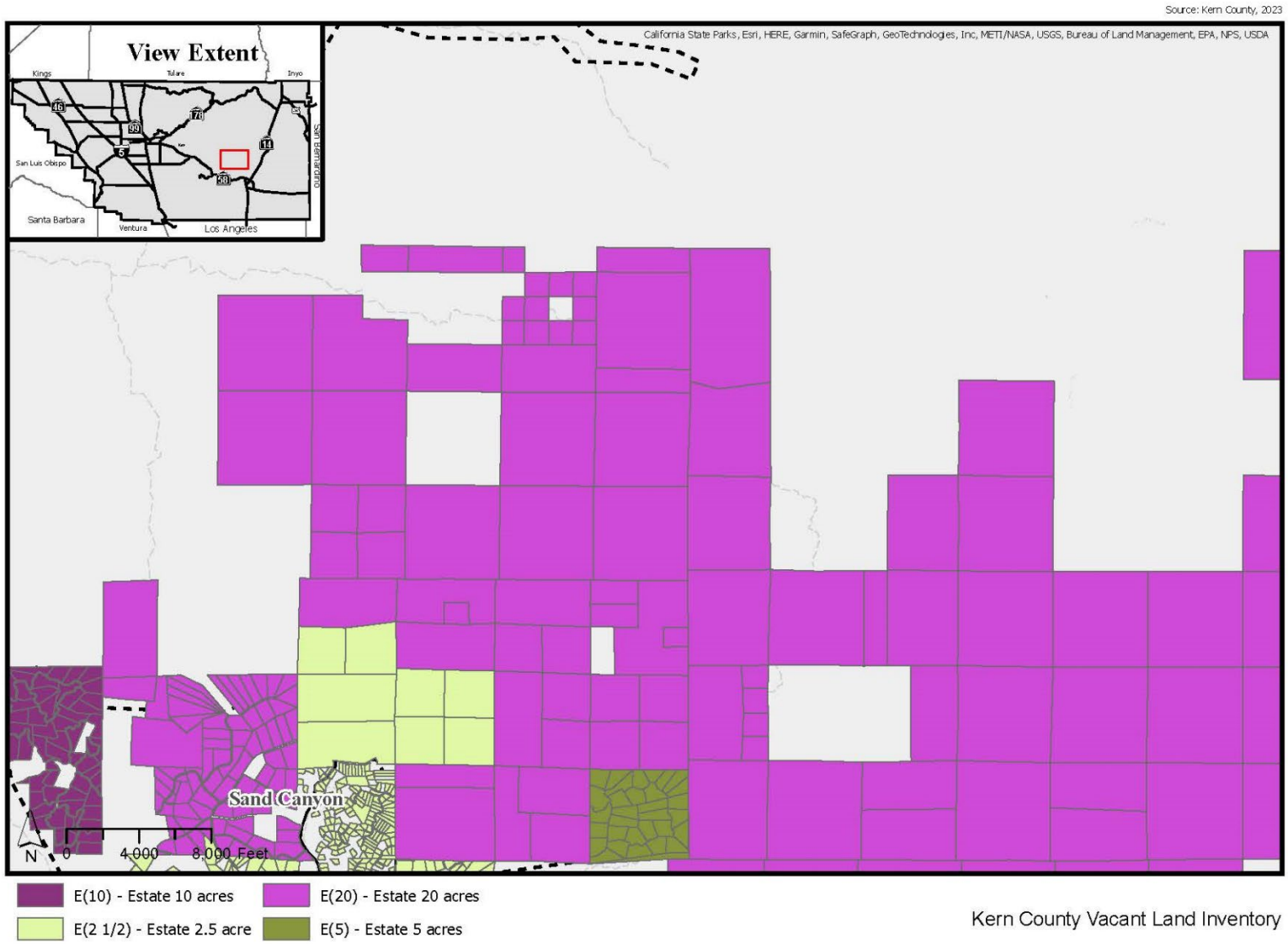


Figure 71: Kern County Vacant Land Inventory 4ax

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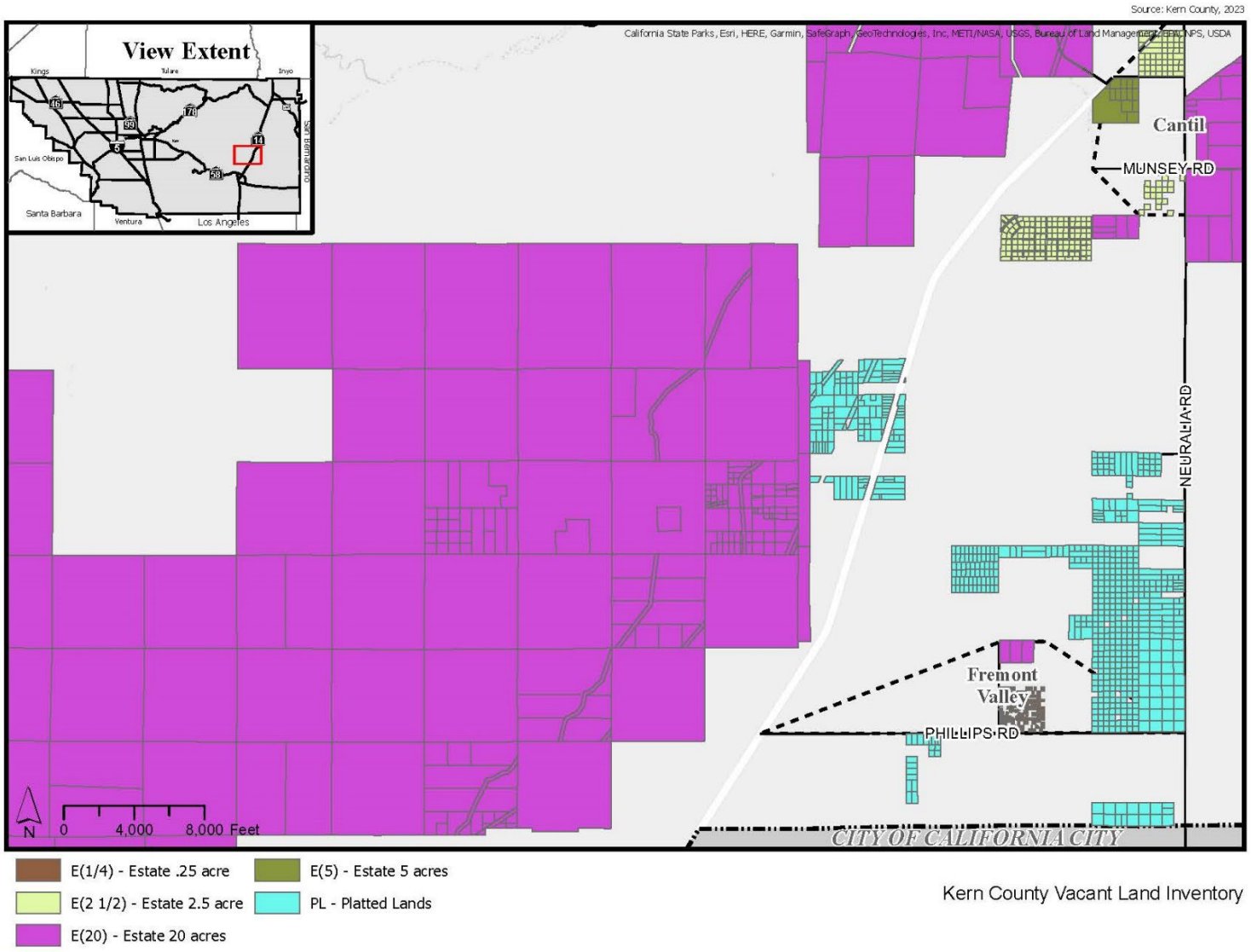


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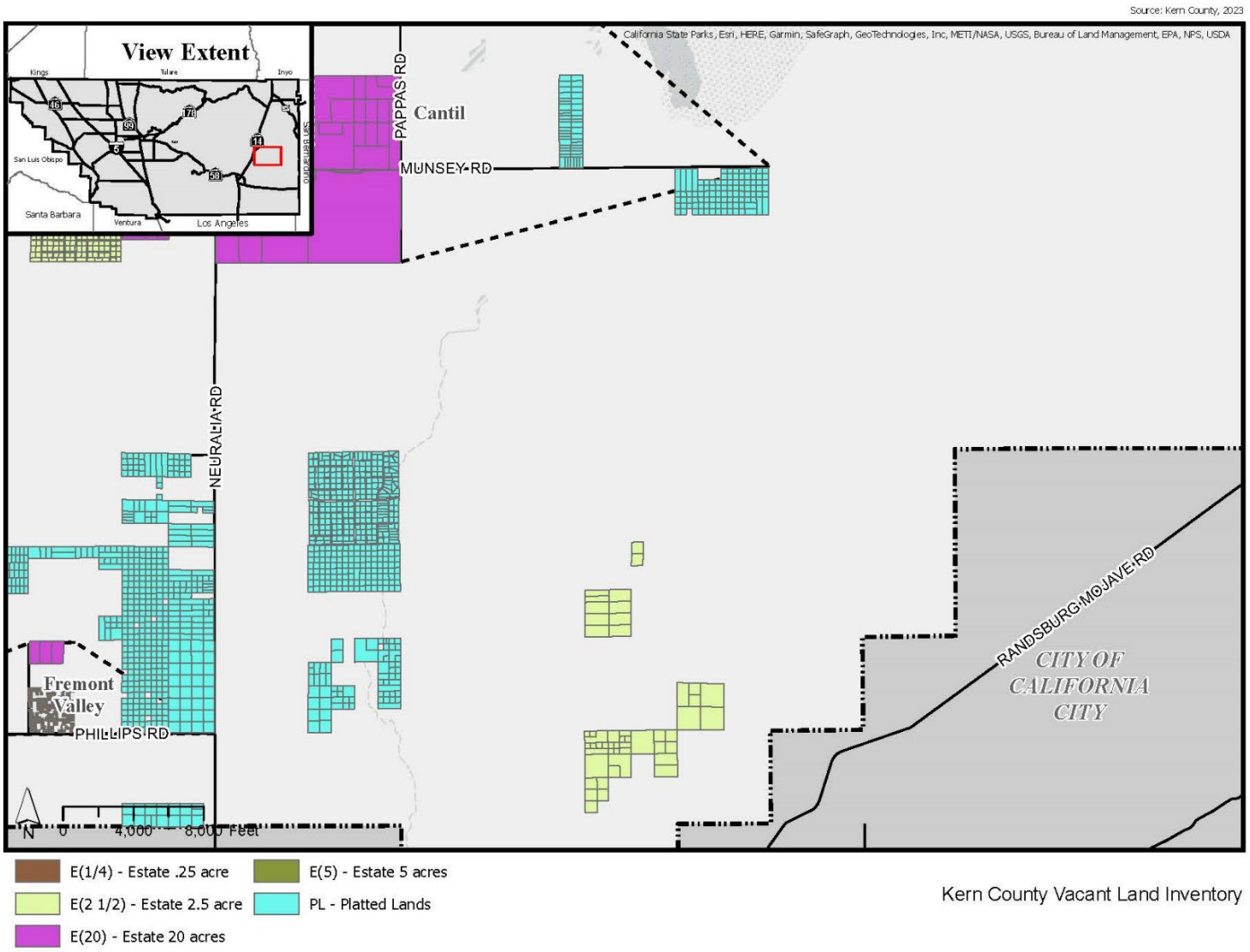


Figure 73: Kern County Vacant Land Inventory 4az

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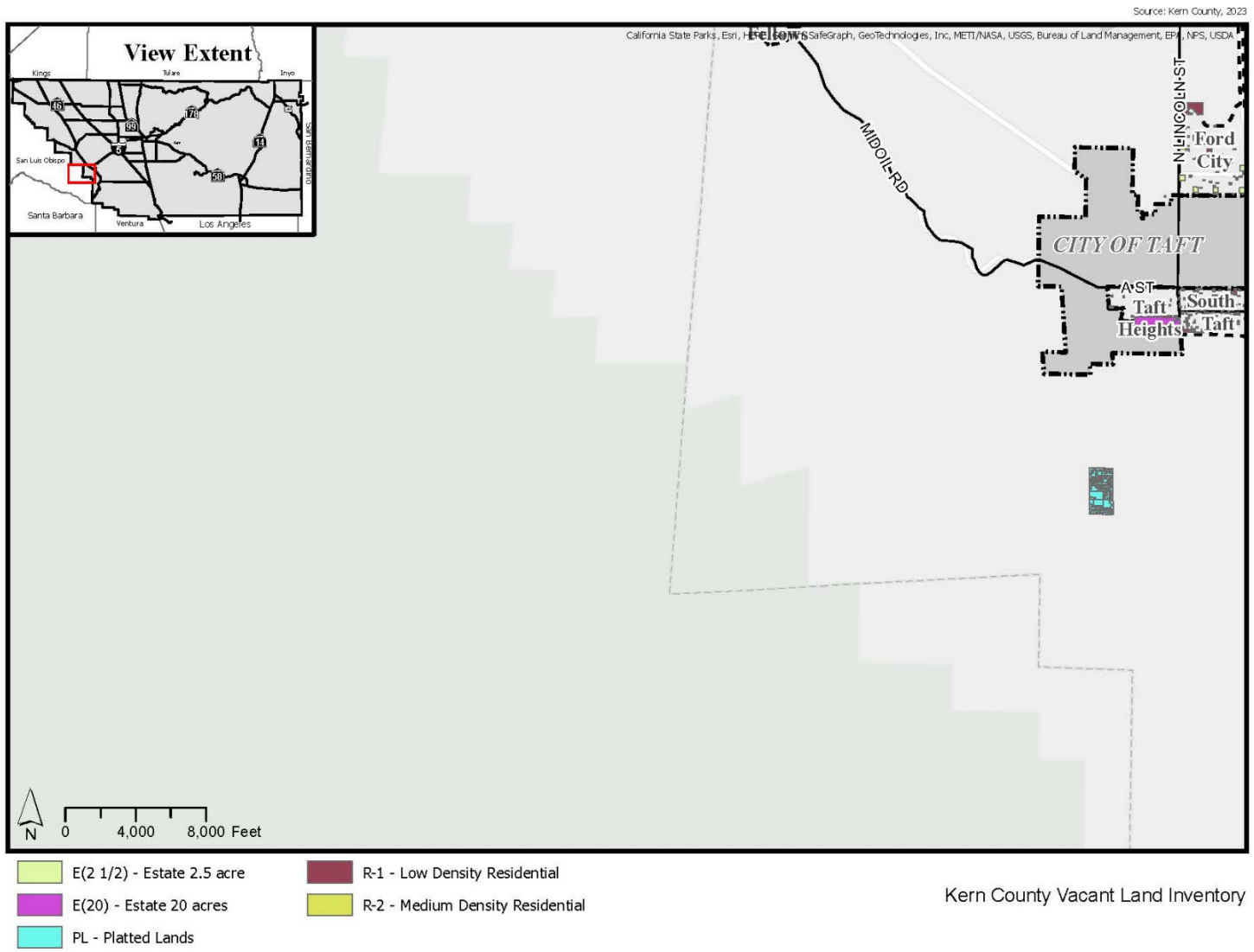


Figure 74: Kern County Vacant Land Inventory 4aaa

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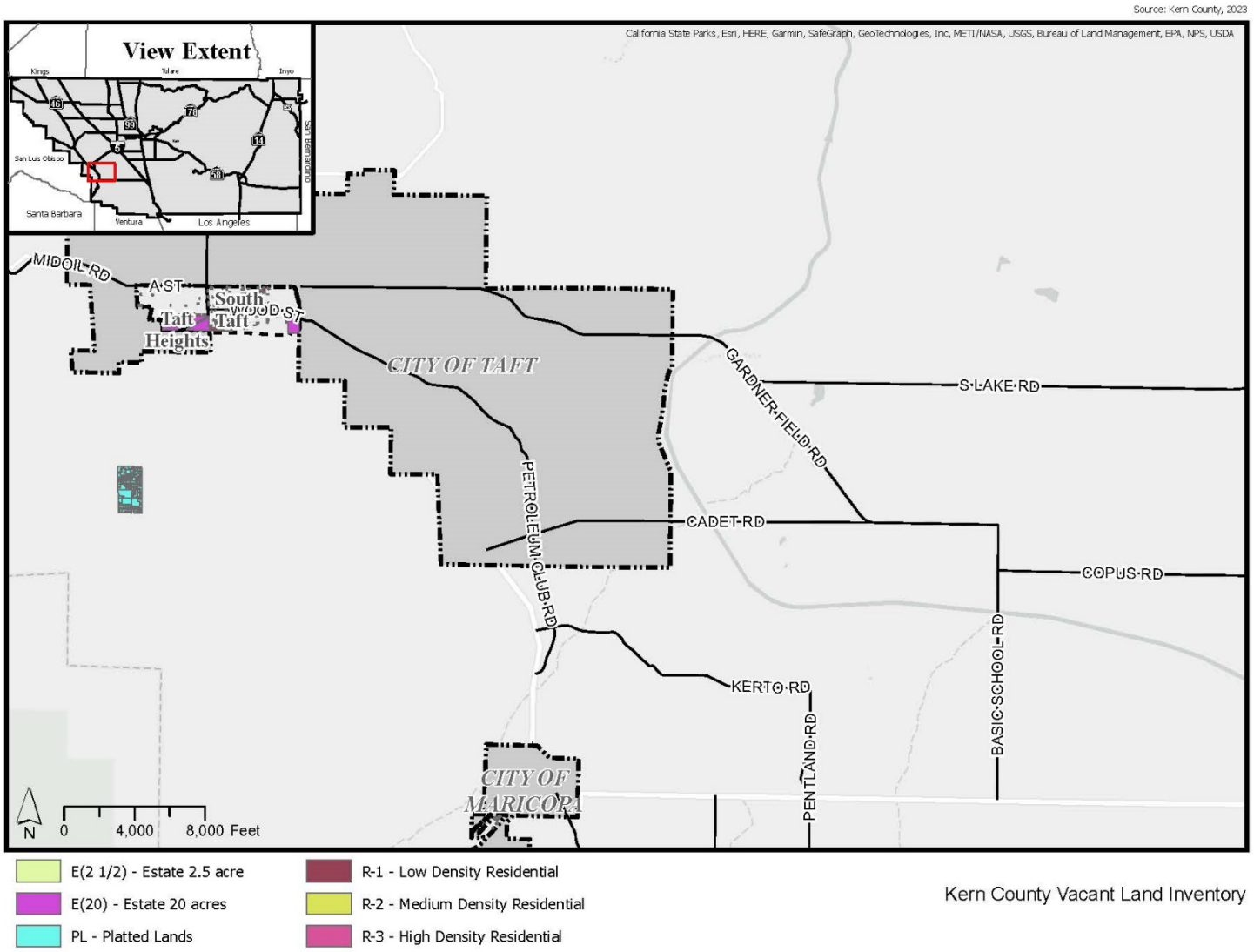


Figure 75: Kern County Vacant Land Inventory 4aab

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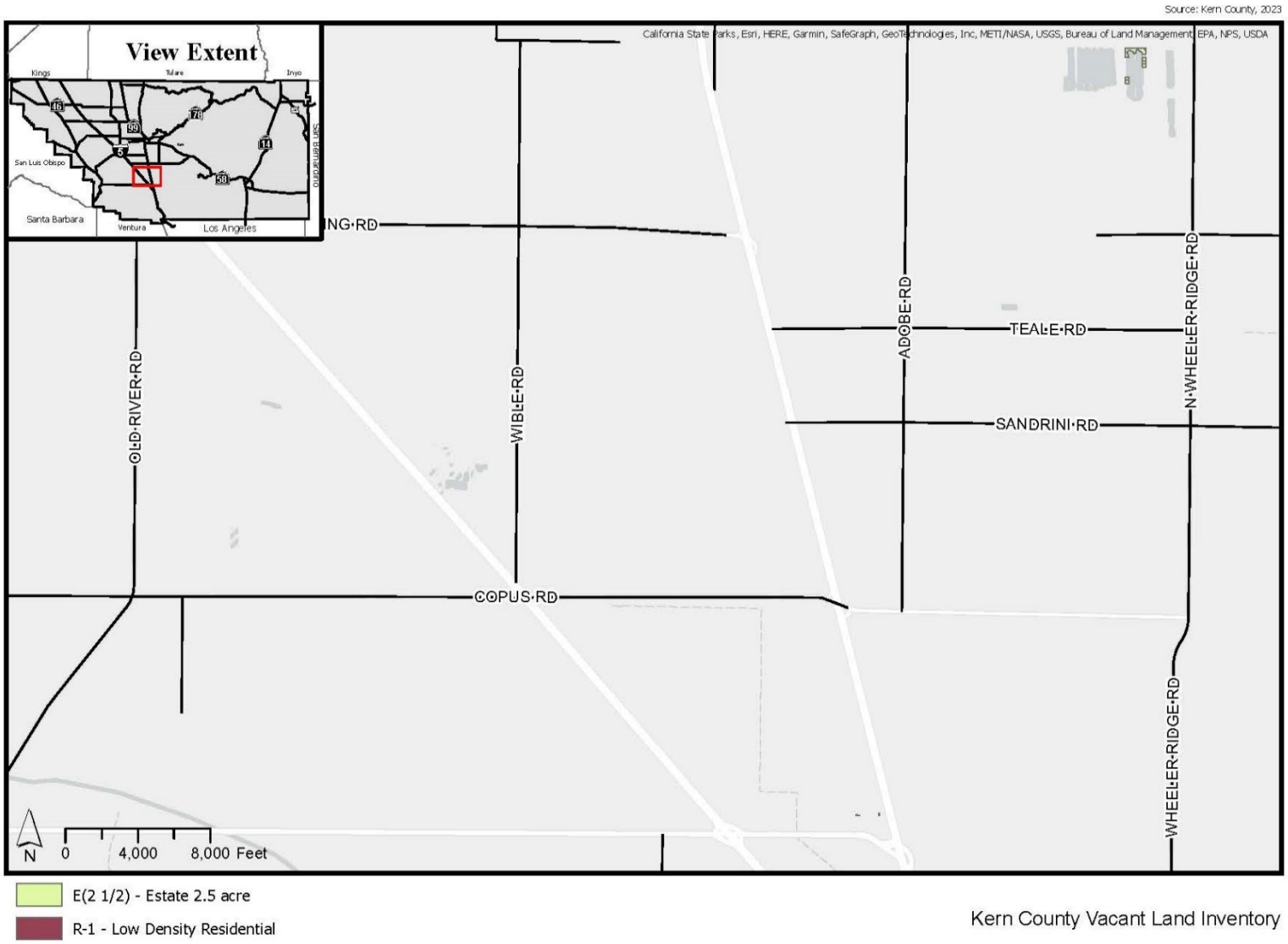


Figure 76: Kern County Vacant Land Inventory 4aac

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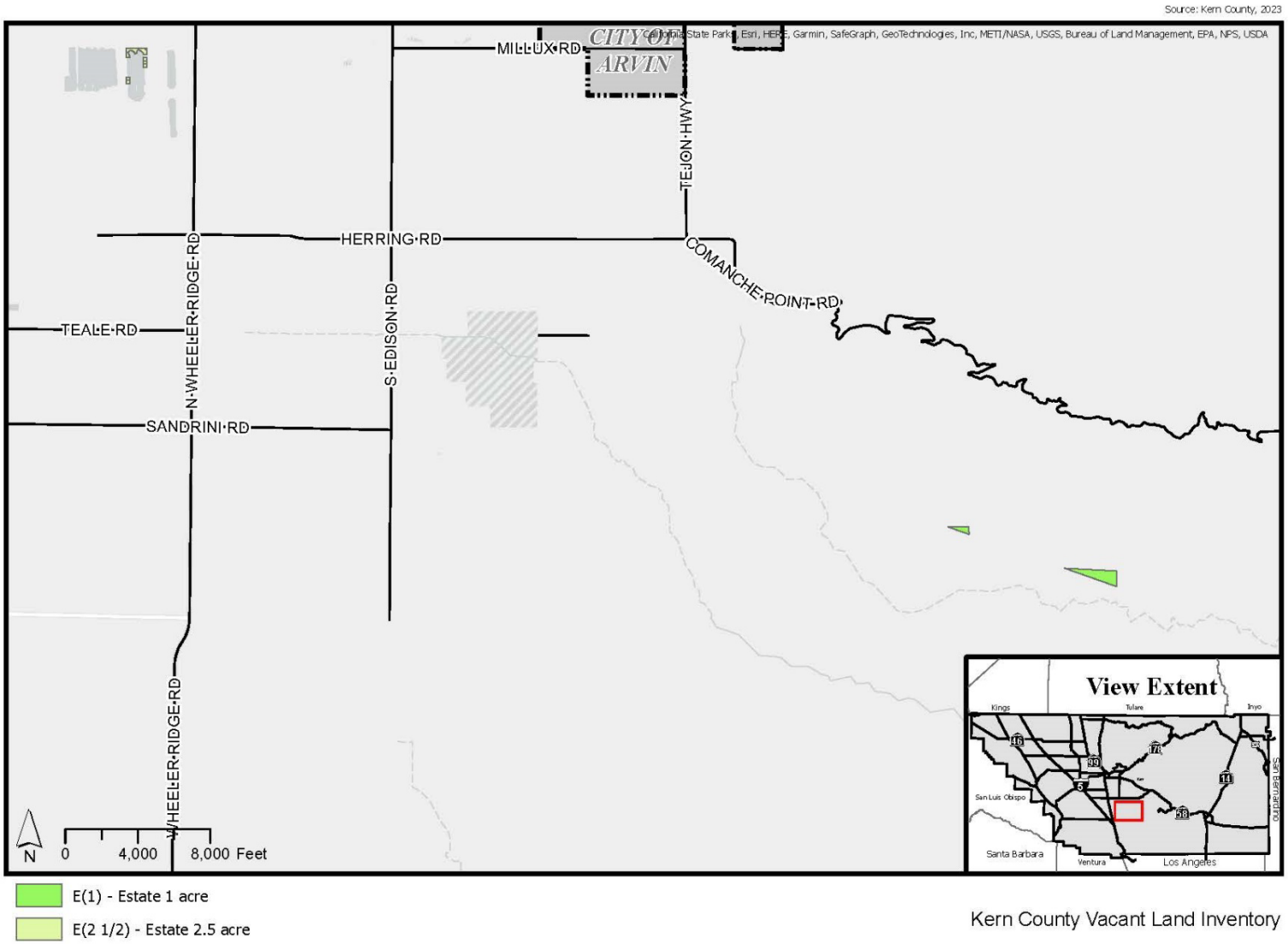


Figure 77: Kern County Vacant Land Inventory 4aad

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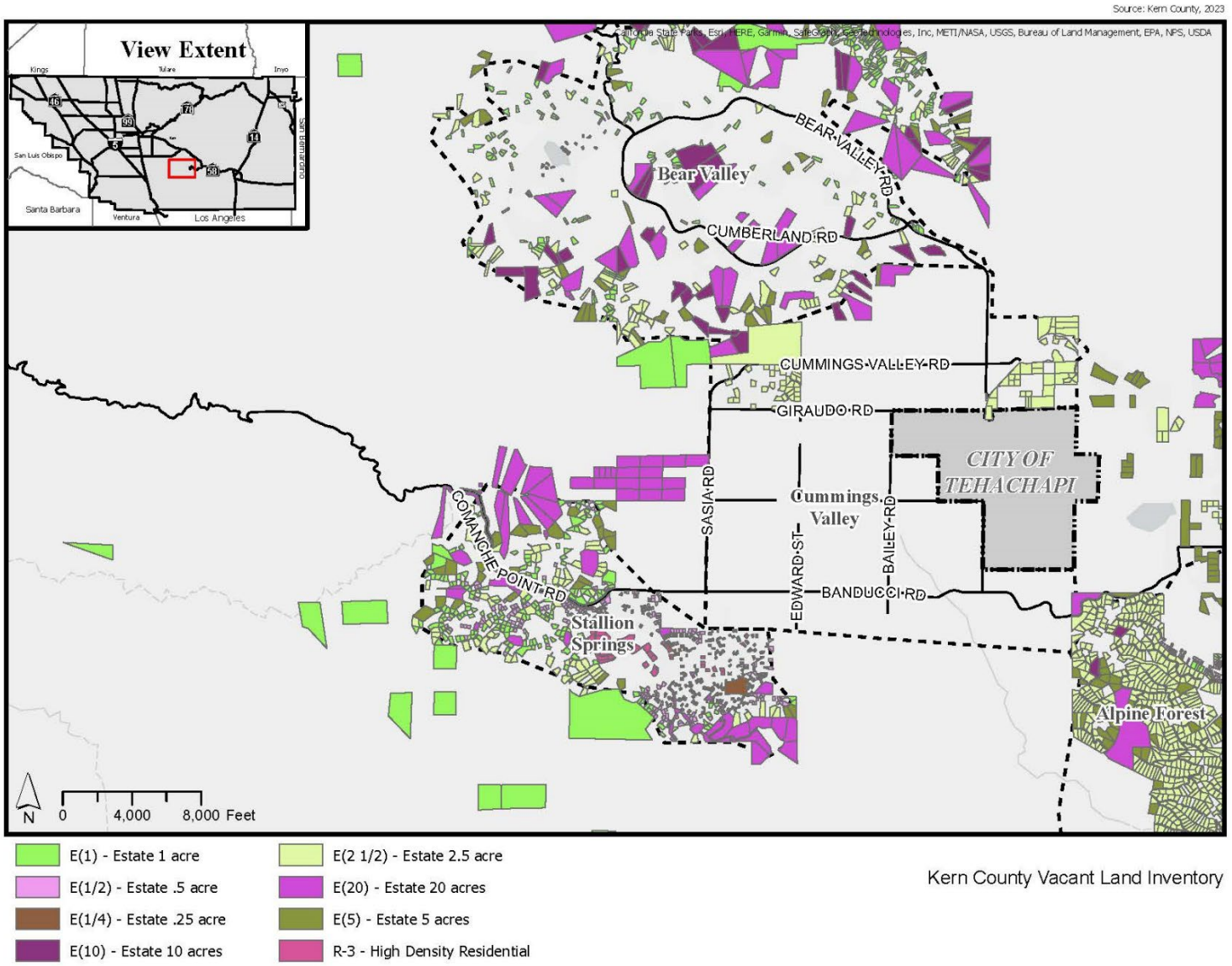


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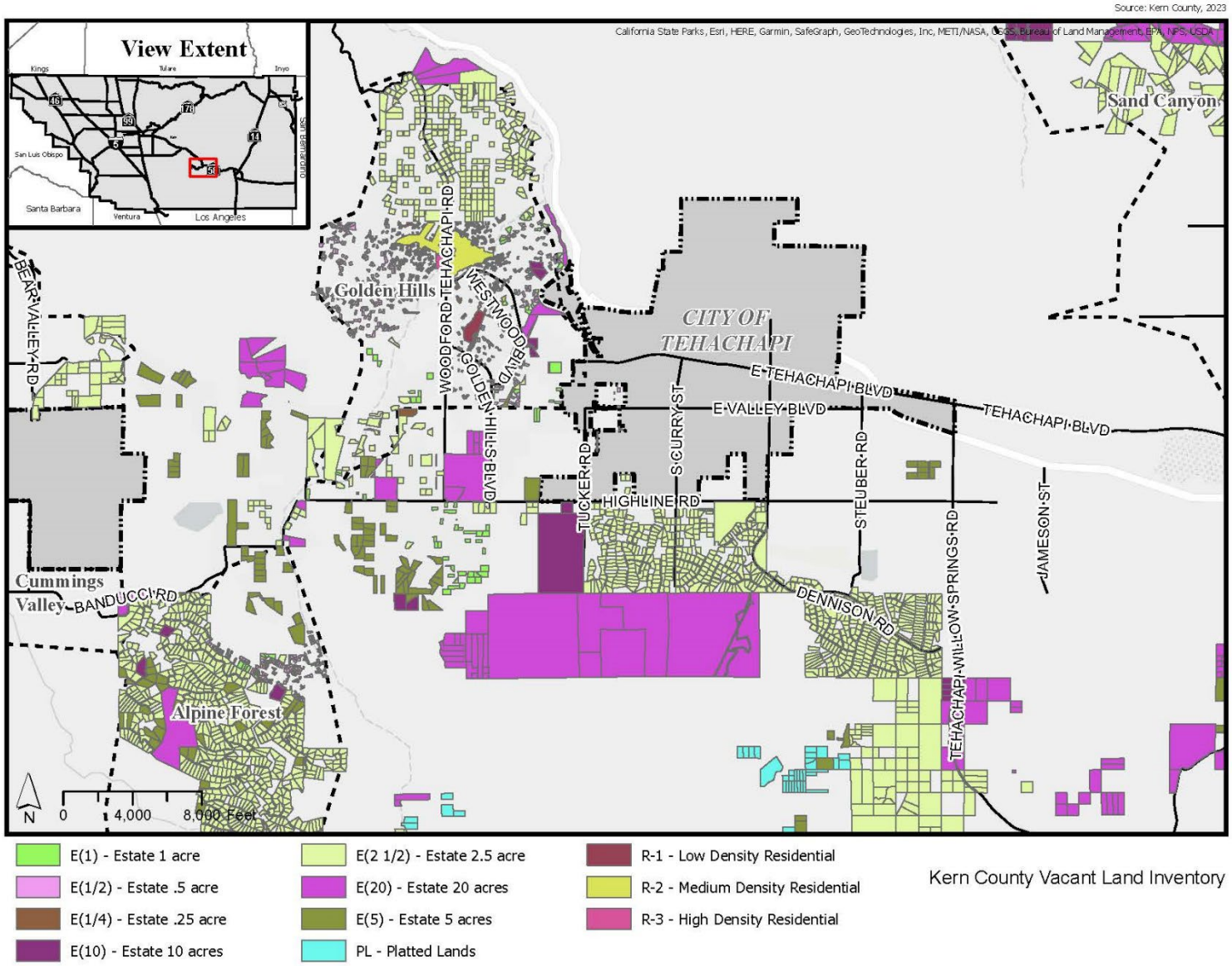


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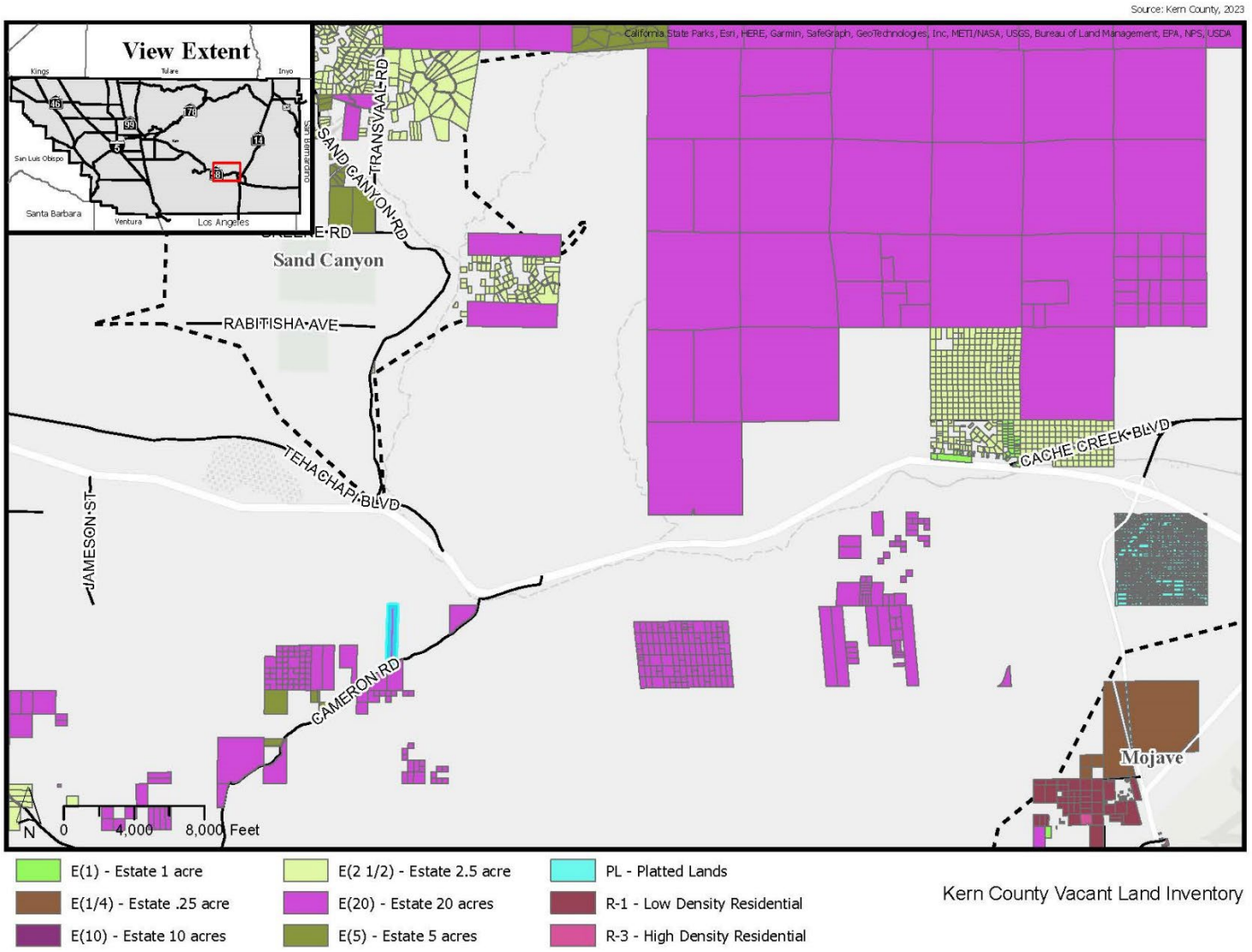


Figure 80: Kern County Vacant Land Inventory 4aag

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Figure 81: Kern County Vacant Land Inventory 4aah

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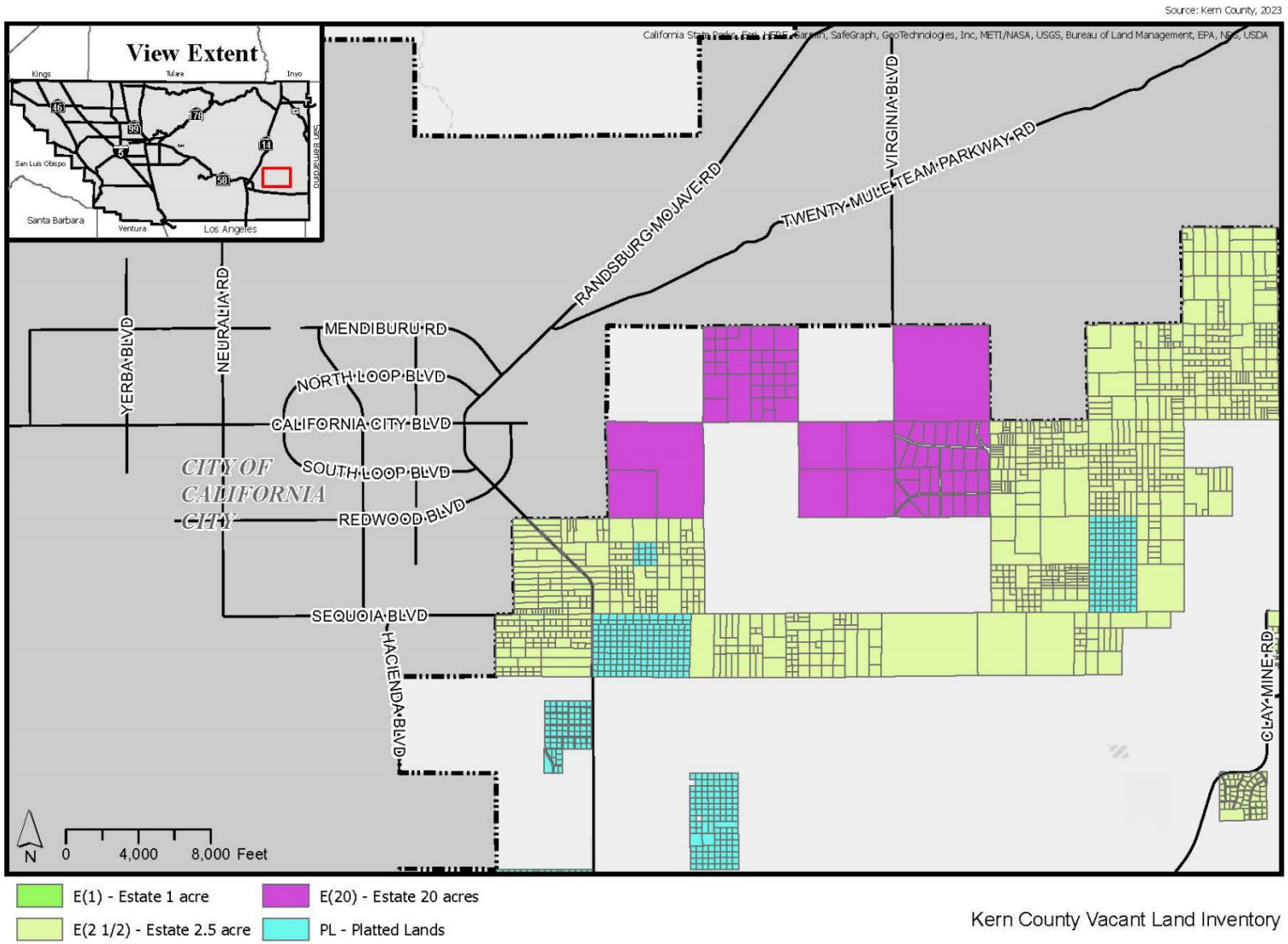


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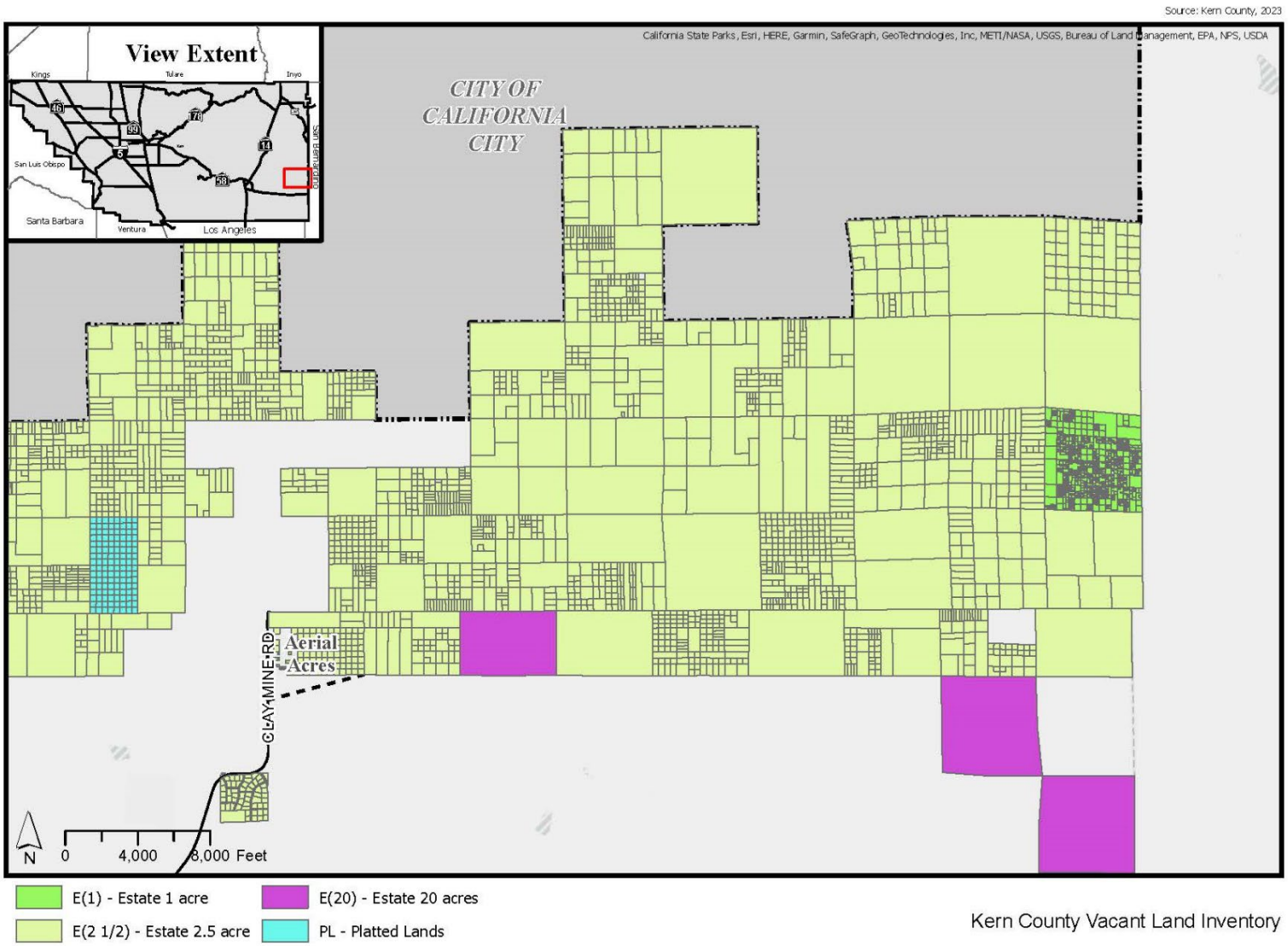


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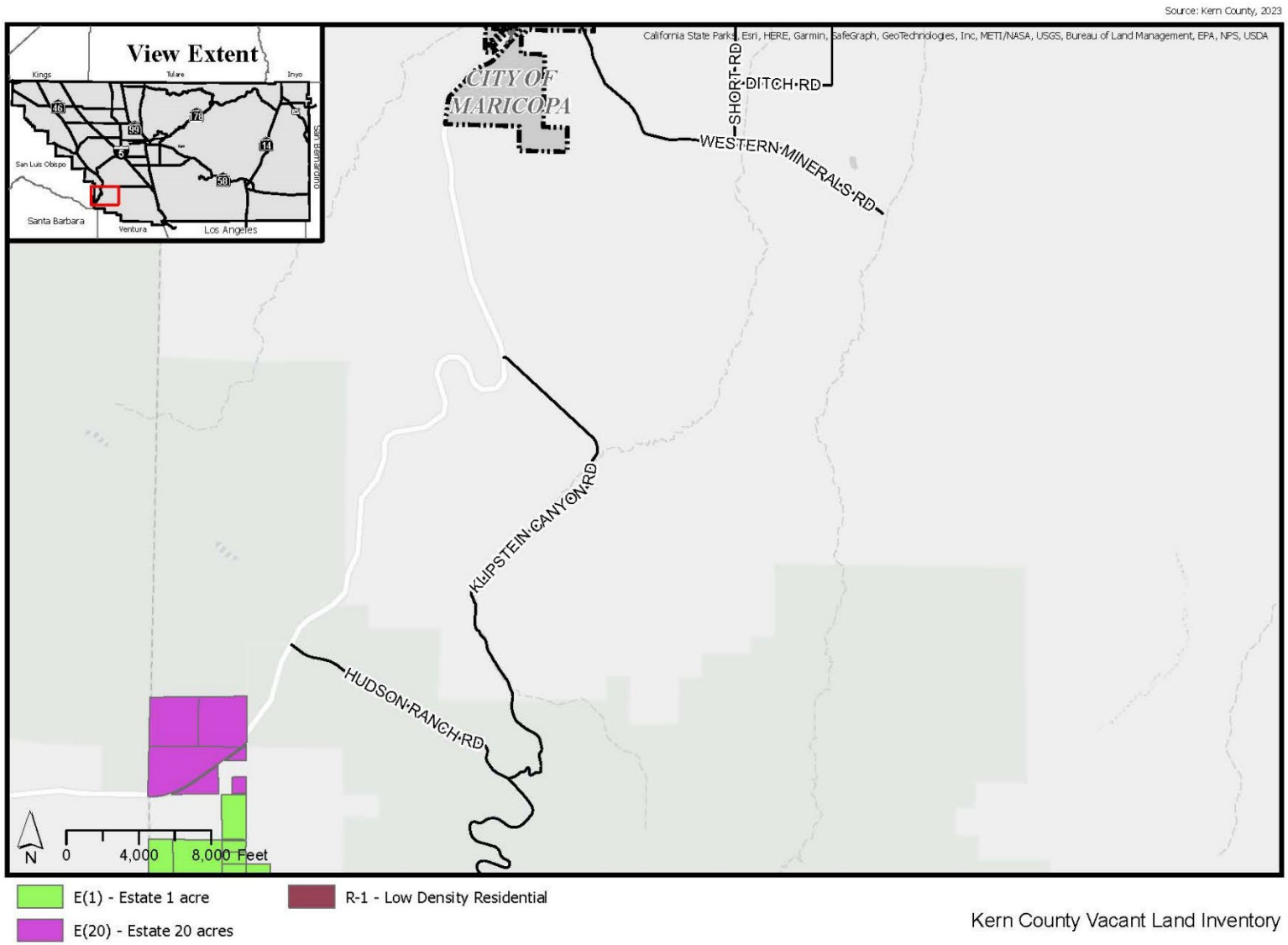


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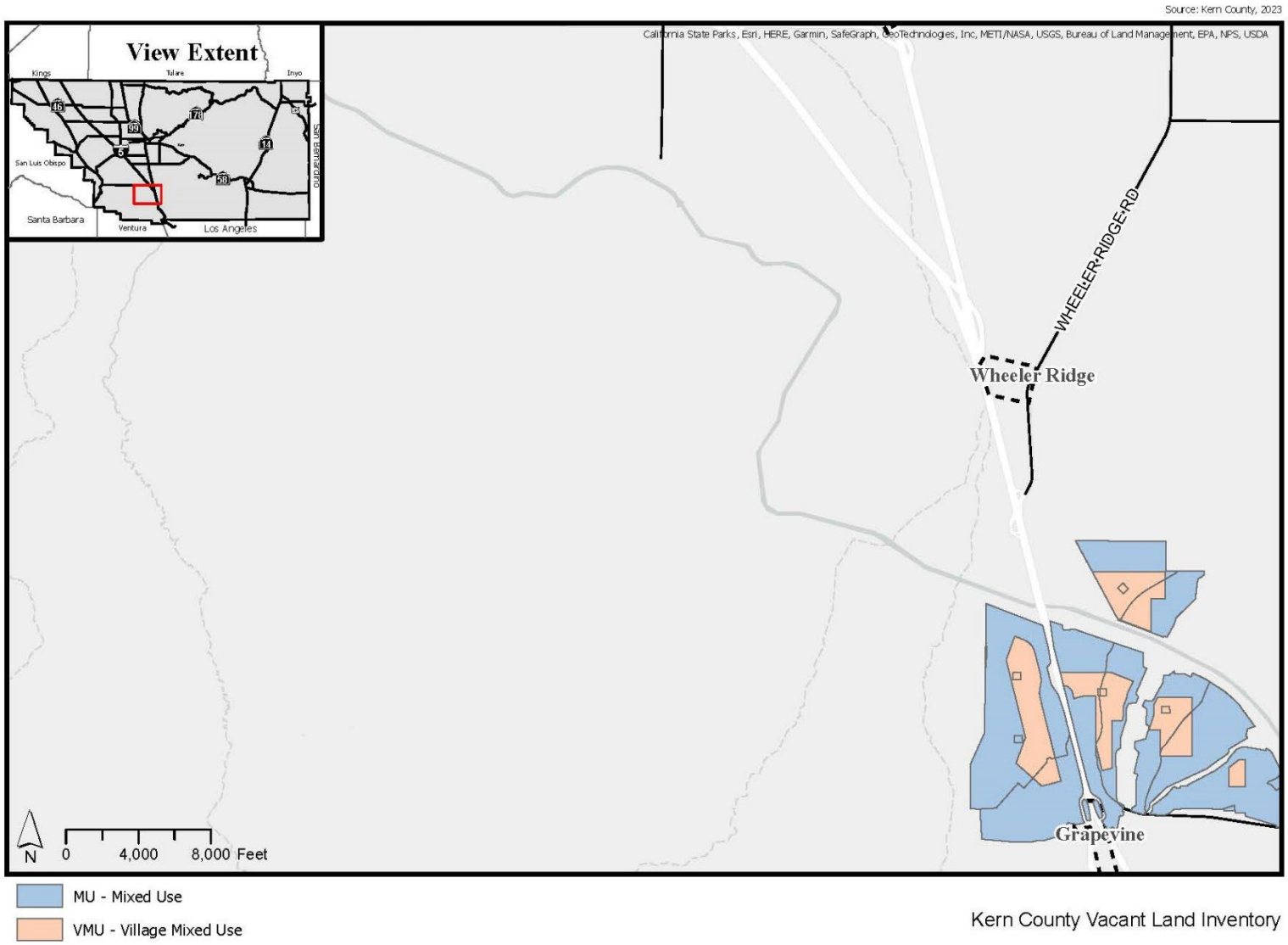


Figure 85: Kern County Vacant Land Inventory 4aal

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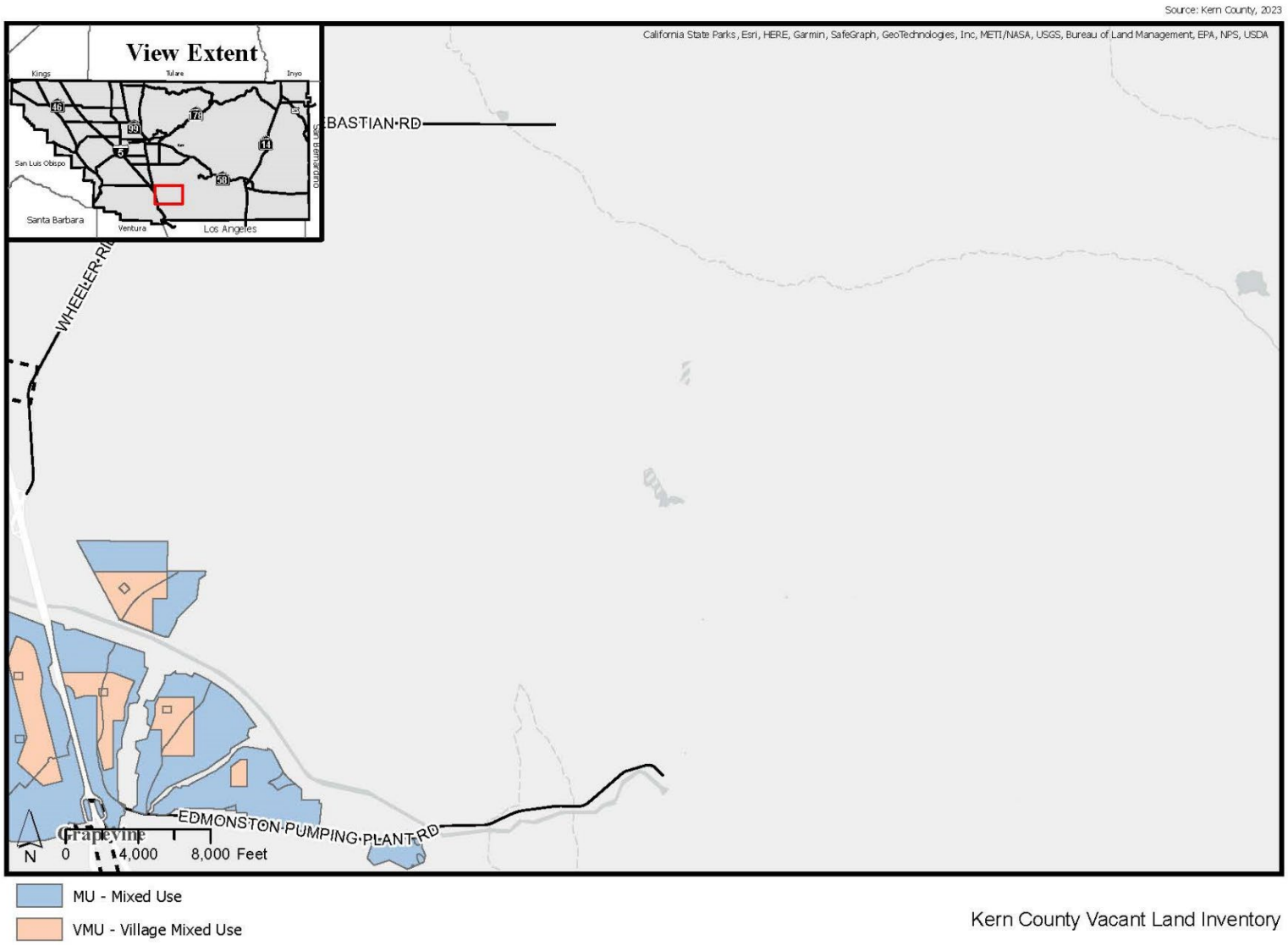


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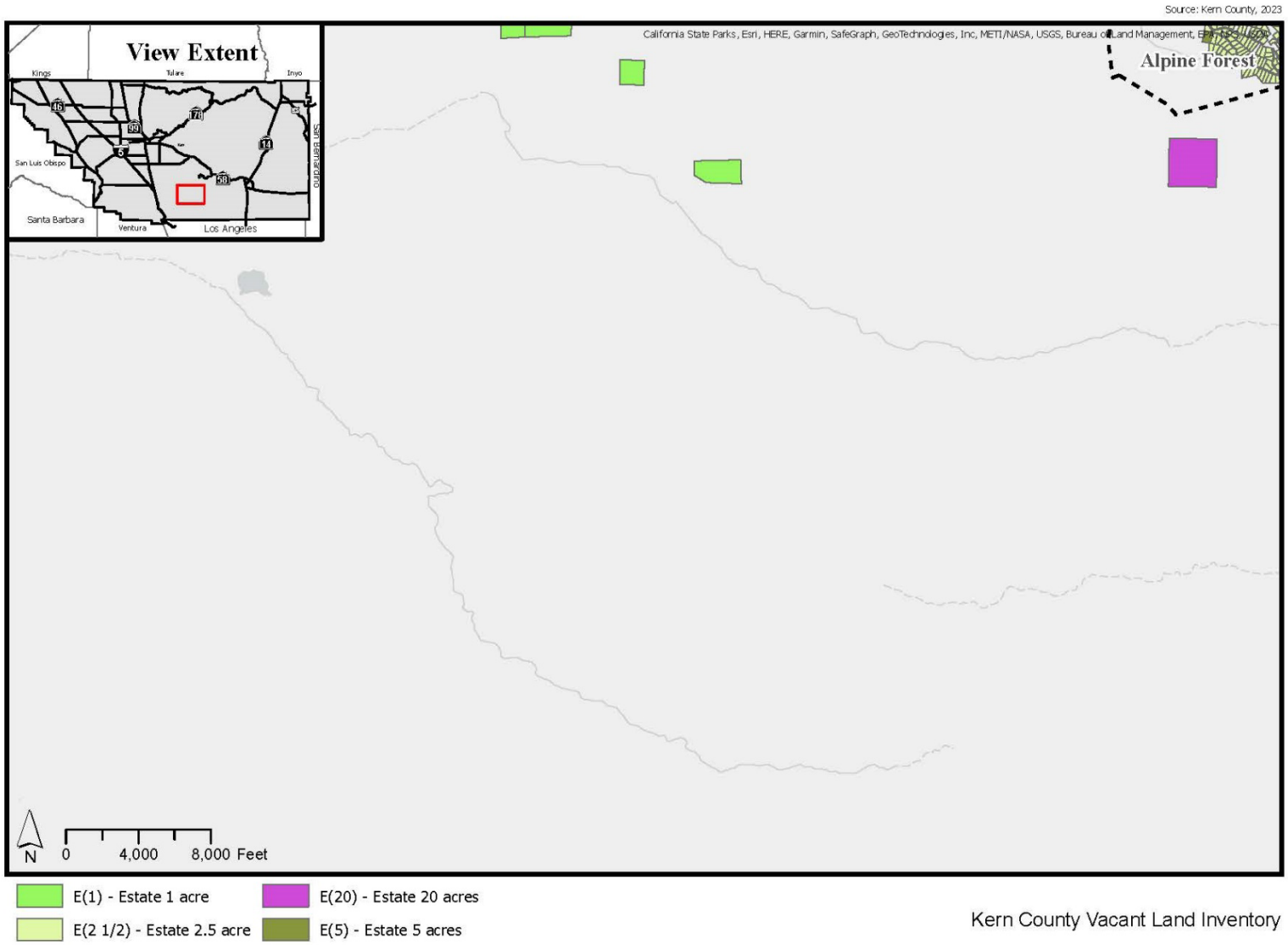


Figure 87: Kern County Vacant Land Inventory 4aan

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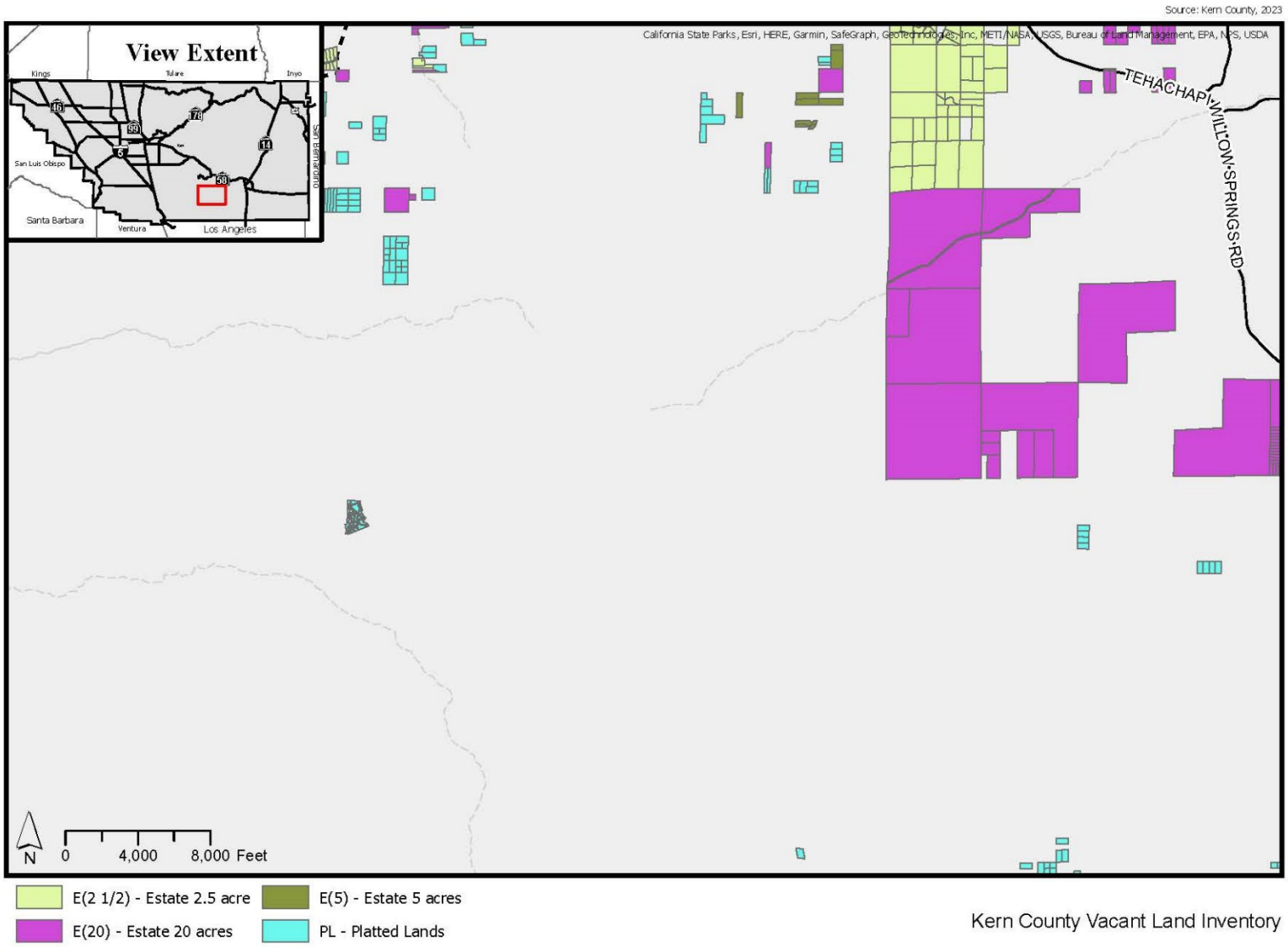


Figure 88: Kern County Vacant Land Inventory 4aao

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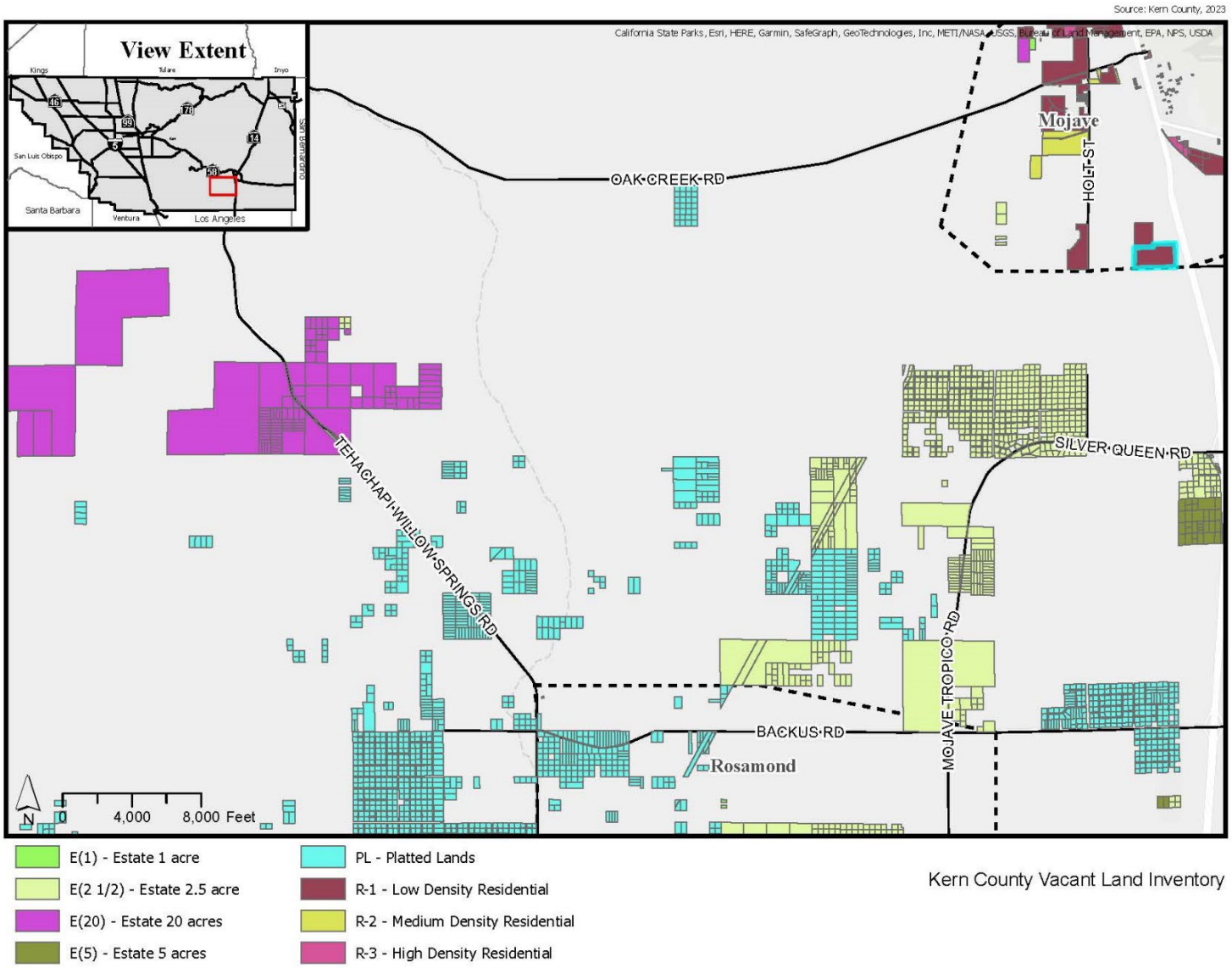


Figure 89: Kern County Vacant Land Inventory 4aap

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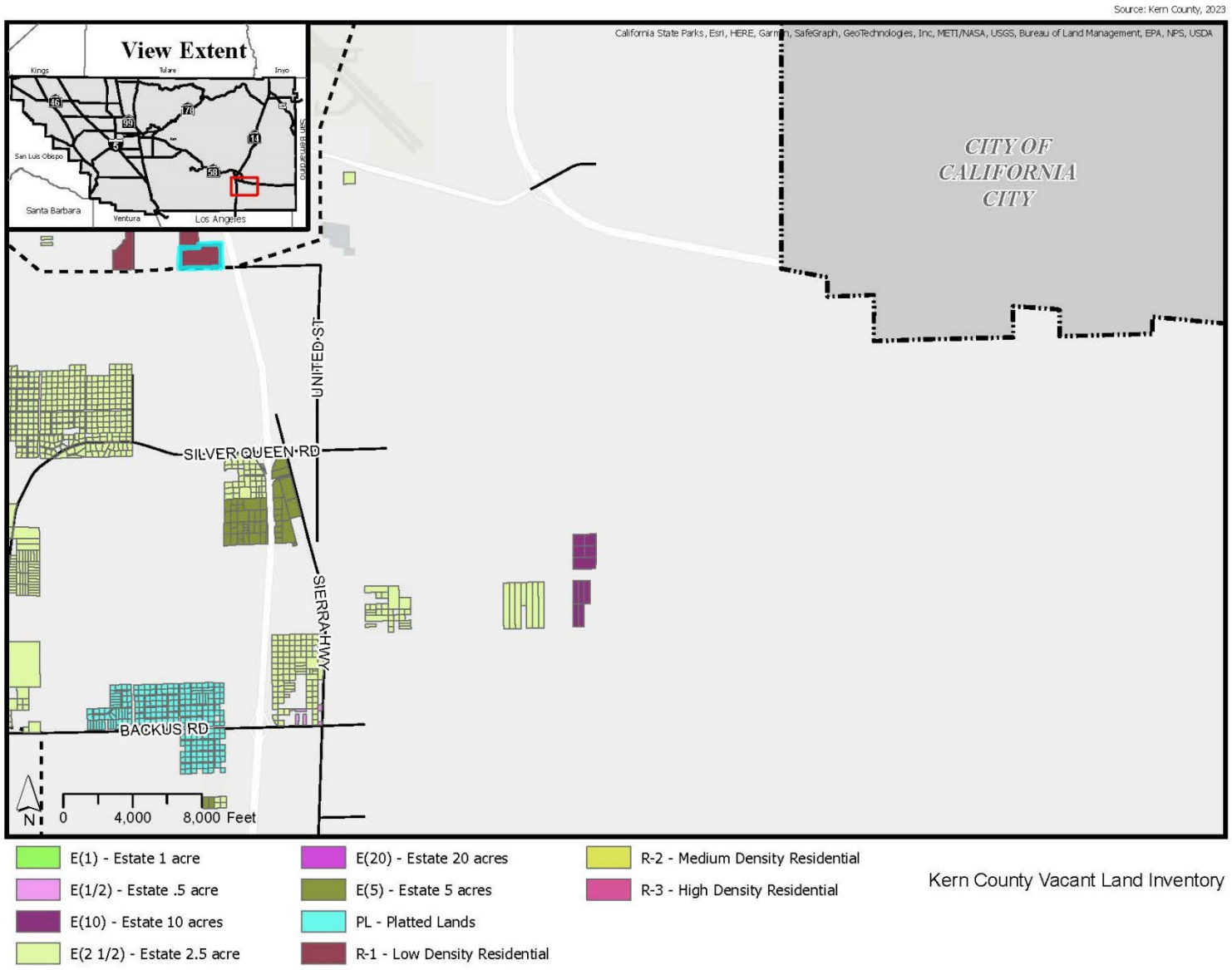


Figure 90: Kern County Vacant Land Inventory 4aaq

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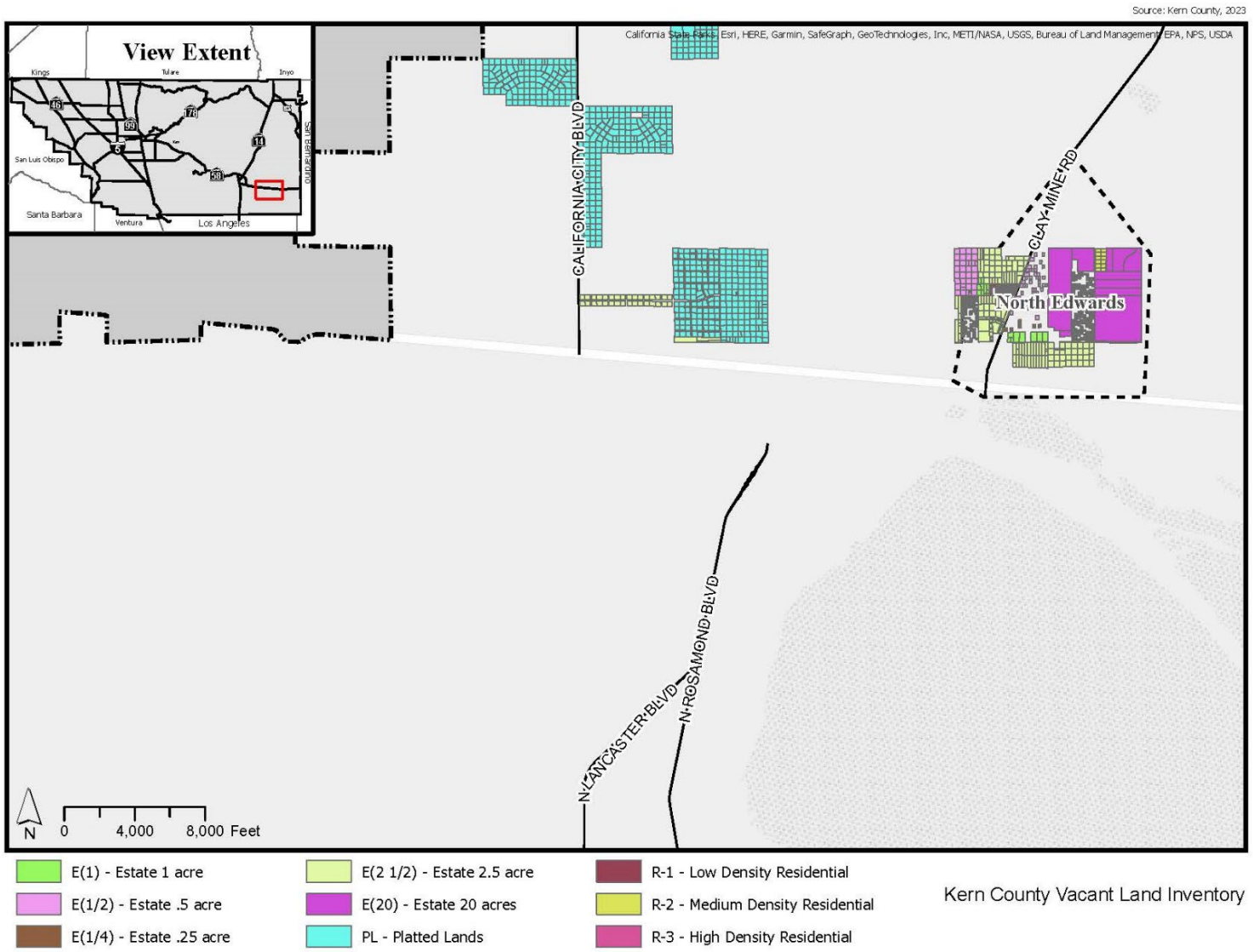


Figure 91: Kern County Vacant Land Inventory 4aar

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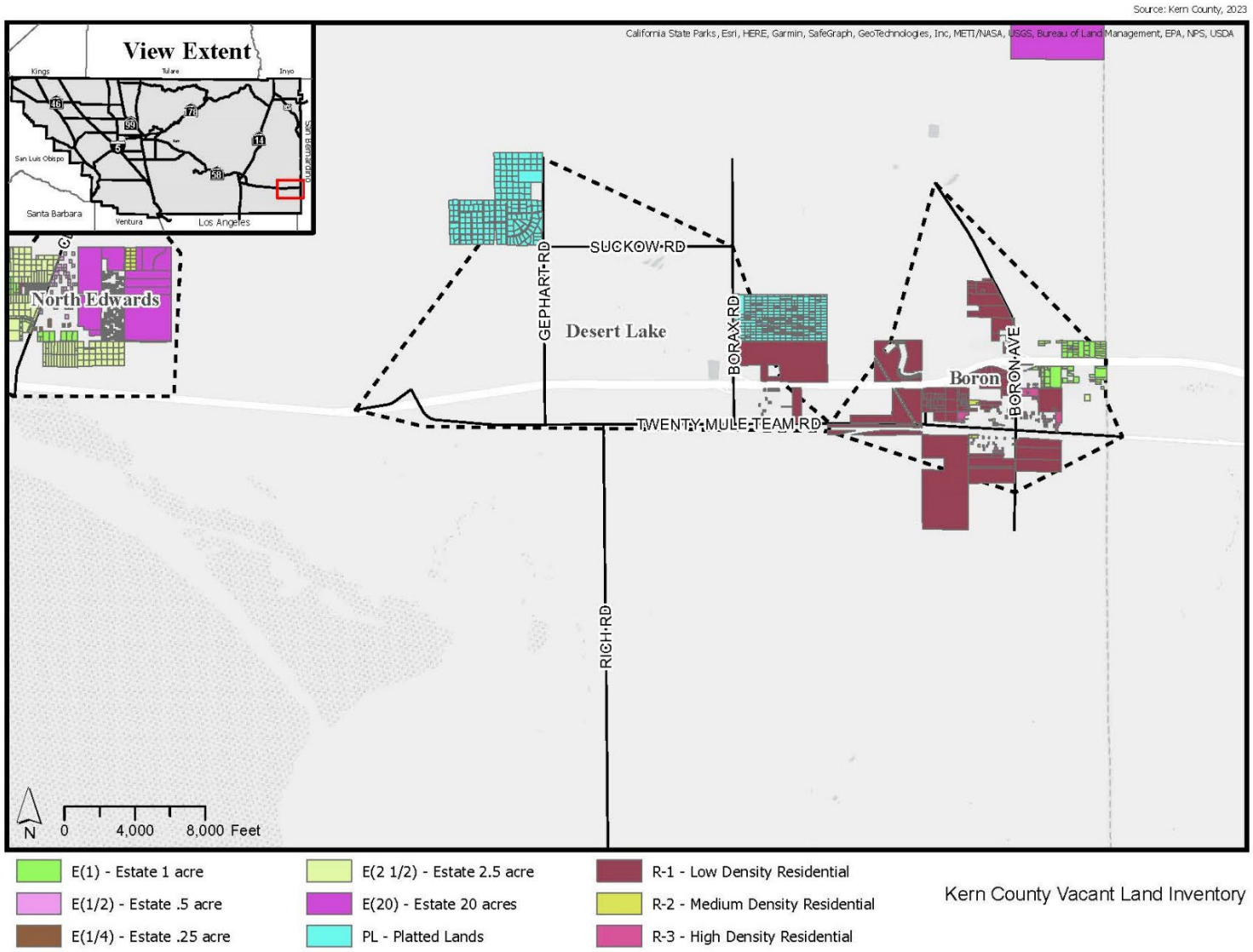


Figure 92: Kern County Vacant Land Inventory 4aas

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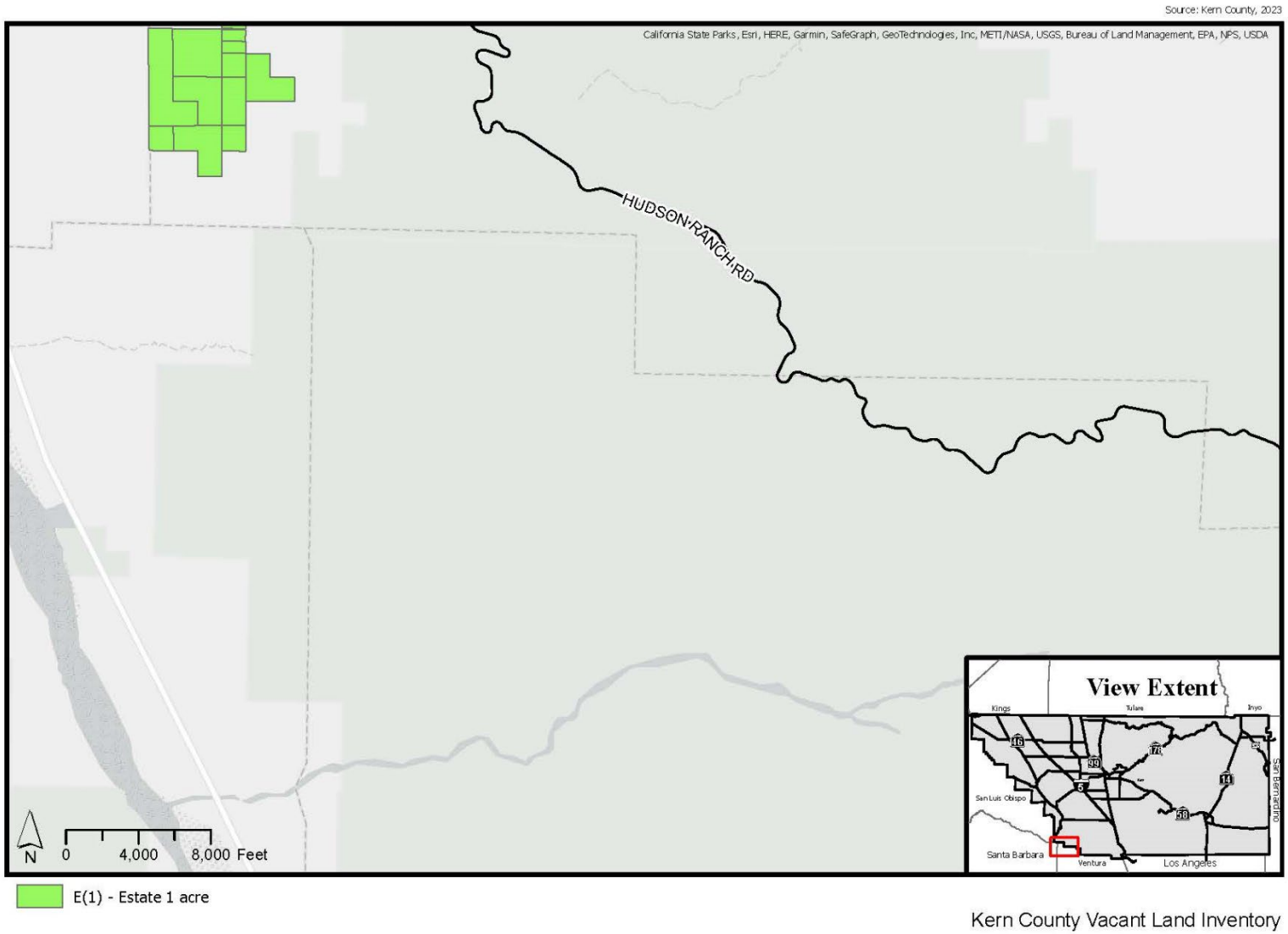


Figure 93: Kern County Vacant Land Inventory 4aat

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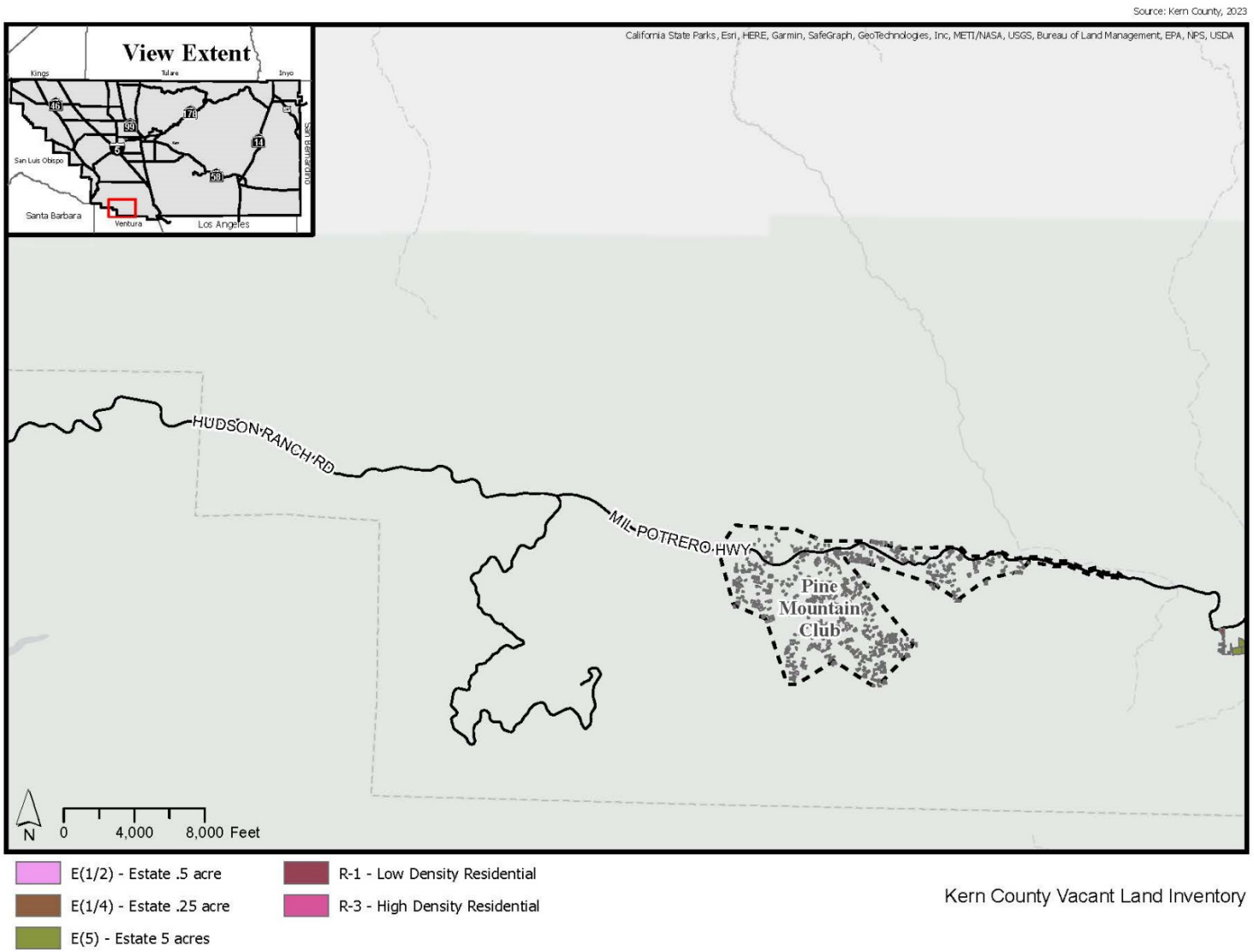


Figure 94: Kern County Vacant Land Inventory 4aau

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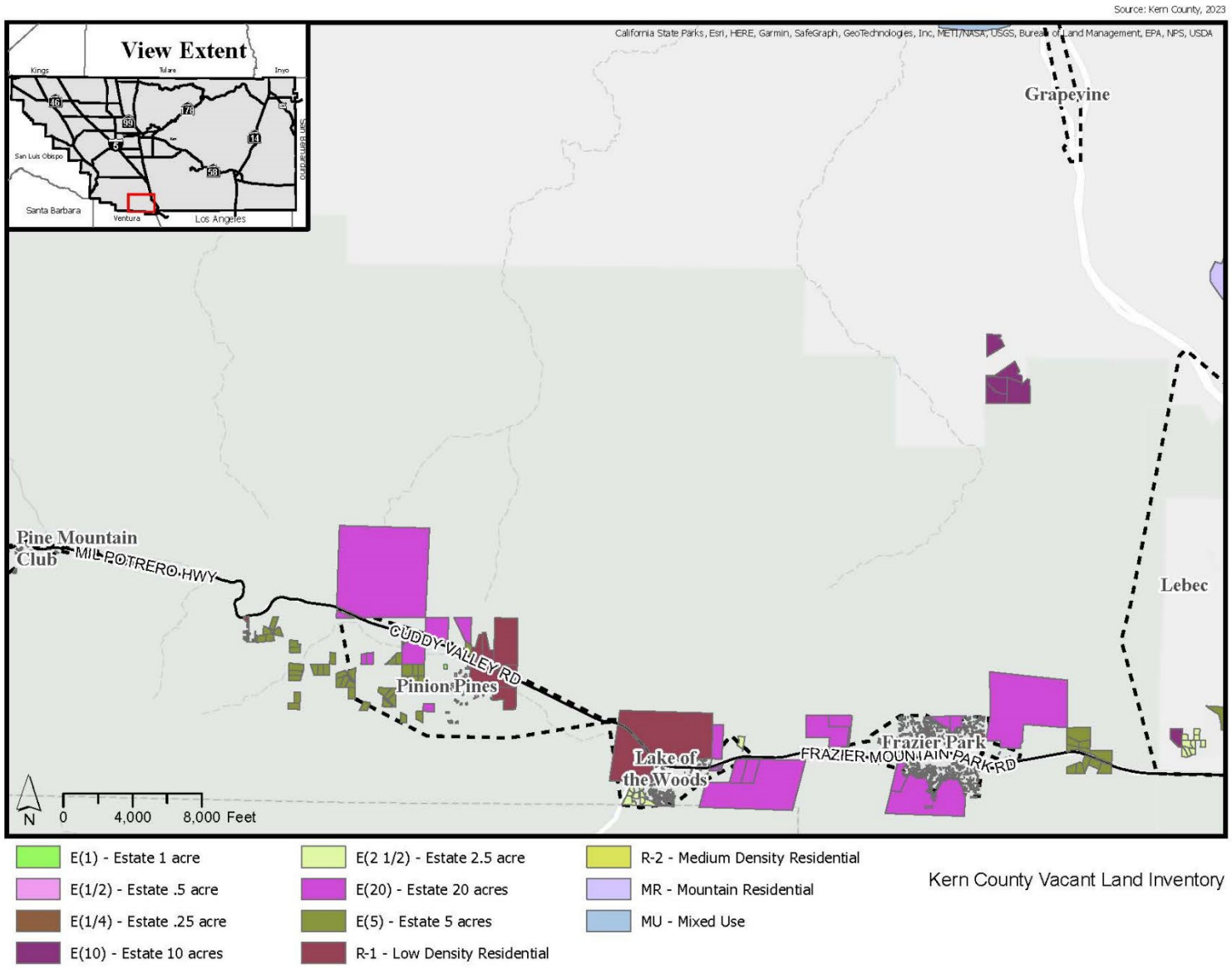


Figure 95: Kern County Vacant Land Inventory 4aav

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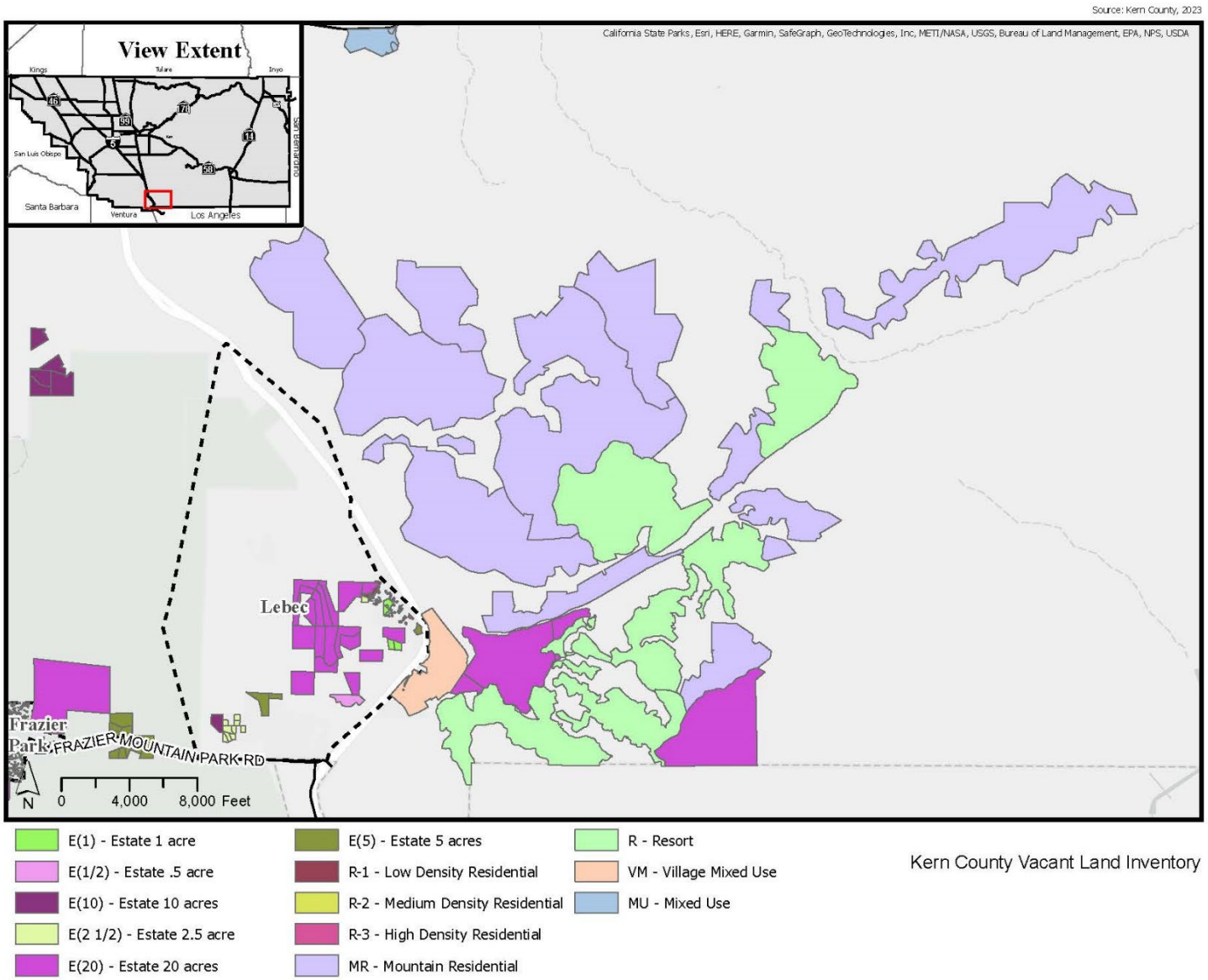


Figure 96: Kern County Vacant Land Inventory 4aaw

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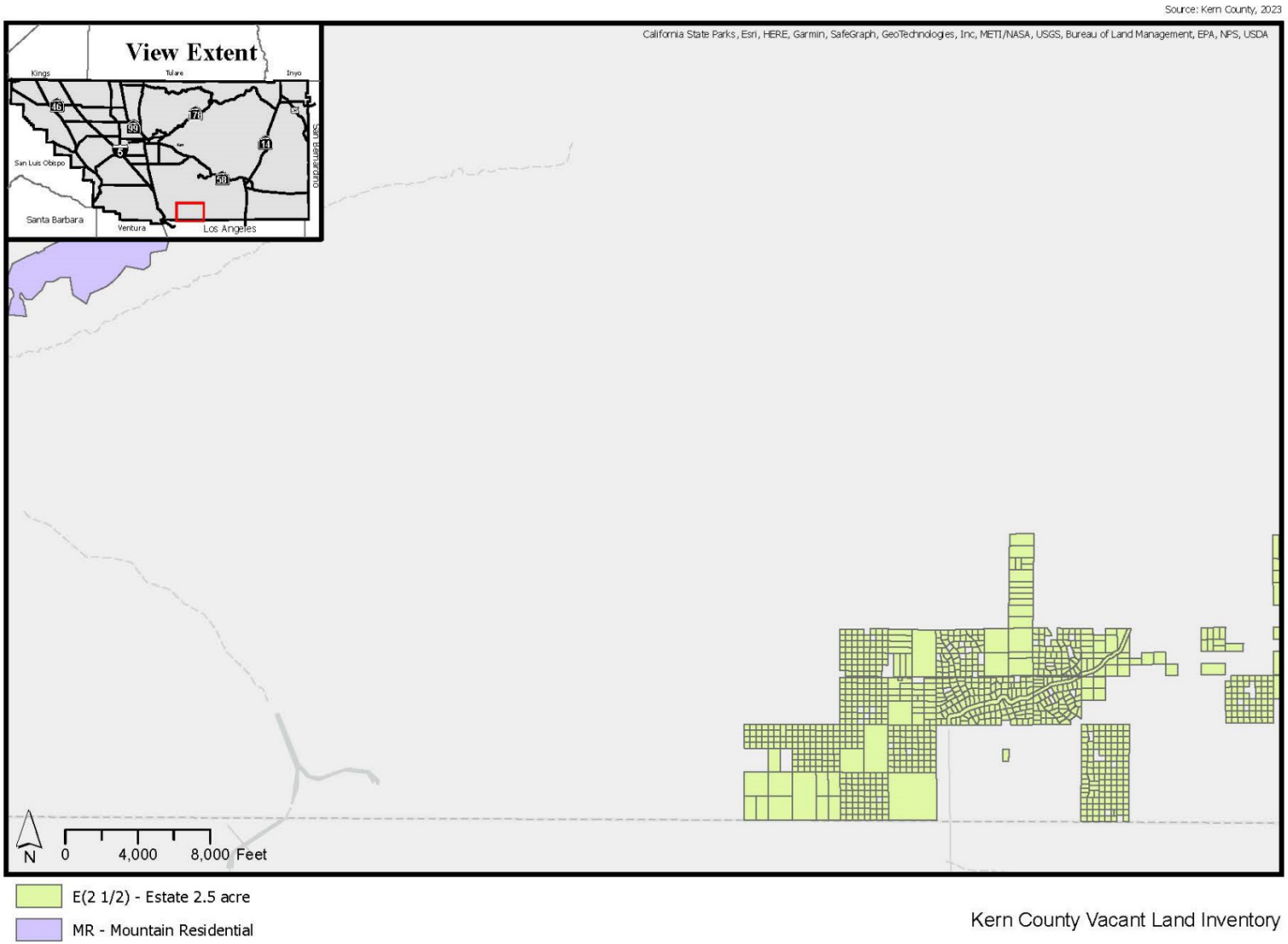


Figure 97: Kern County Vacant Land Inventory 4aax

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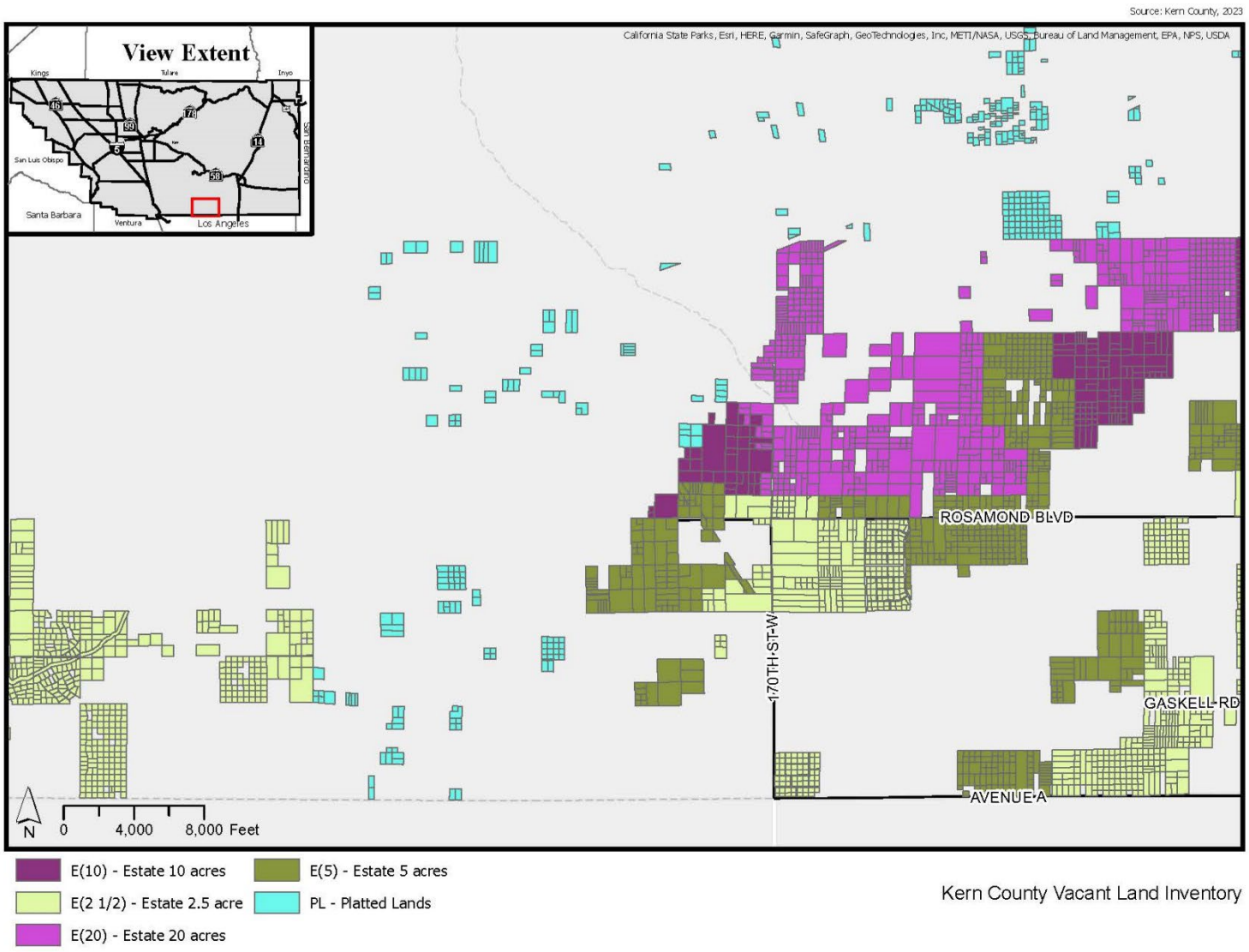


Figure 98: Kern County Vacant Land Inventory 4aay

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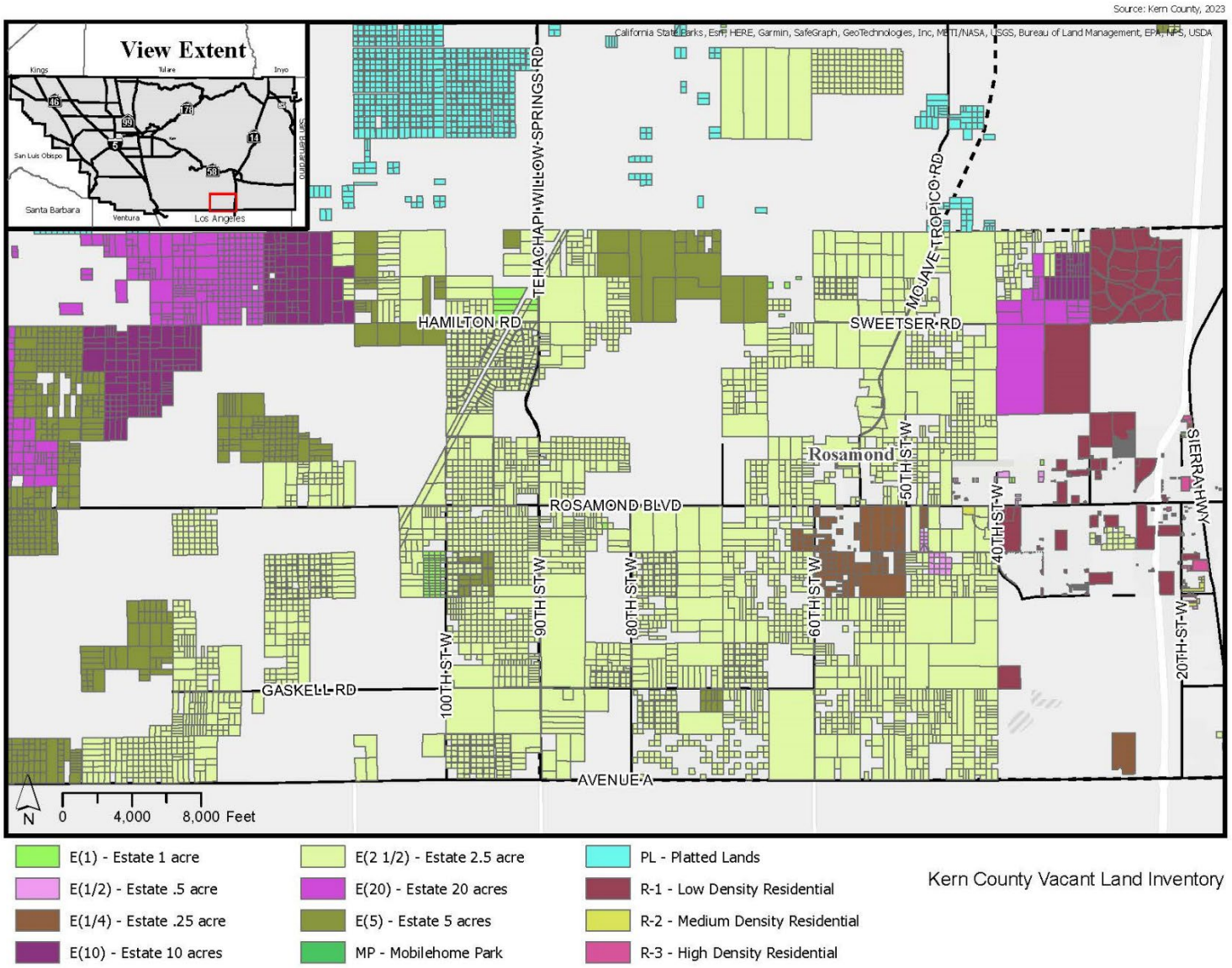


Figure 99: Kern County Vacant Land Inventory 4aaz

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Figure 100: Kern County Vacant Land Inventory 4aaaa

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4.3 FINANCIAL RESOURCES

Financial resources for development of low-income housing are available through state, federal, local, nonprofit, and private-sector sources.

4.3.1 Housing Authority of the County of Kern

Working in close harmony with the Housing Authority of the County of Kern (HACK), Kern County is proactively working to expand housing to individuals and families living with low incomes. Currently, about 20,000 residents are receiving assistance from HACK. About half of these are living in units owned or managed by HACK.

Table 120: Current Inventory, Housing Authority of Kern County

Current Inventory, Housing Authority of Kern County	
Type	Number
Units Owned	1,630
Units Managed	1,547
Total Units	3,177
Senior Housing	573
Homeless	404
Farm Labor	773
Other	1,427

Source: Housing Authority of the County of Kern

Since the beginning of 2022, HACK has completed 161 units, including 12 units for farm labor, 30 units for homeless persons, and 4 units for seniors with extremely low incomes.

Table 121: Recent Acquisitions, Builds, Renovations, Housing Authority of Kern County

Recent Acquisitions, Builds, Renovations, Housing Authority of Kern County					
Name	Location	Type	Occupancy	Number Units	Set-Asides
Stephens Drive Cottages	Bakersfield	New construction	Low-income	12	
Westchester Senior Village	Bakersfield	Acquisition and Rehabilitation	Low-income seniors	27	
Parkside Apartments	Delano	New construction	< 60 AMI	40	12 units for farm labor
Pioneer Cottages	Bakersfield	New construction	< 60 AMI	37	18 units for homeless
Benton Park Cottages	Bakersfield	New construction	< 60 AMI	25	12 units for homeless
22nd Street Lofts	Bakersfield	New construction	Seniors < 30 AMI	20	4 units for homeless seniors

Source: Housing Authority of the County of Kern

In 2023, HACK has completed or has begun the construction or rehabilitation of 246 units. About half of these—126—are at CityServe Network Housing and are for homeless households and transition-age youth.

Table 122: Current Acquisitions, Builds, Renovations, Housing Authority of Kern County

Current Acquisitions, Builds, Renovations, Housing Authority of Kern County					
Name	Location	Type	Occupancy	Number Units	Set-Asides
Glenwood Street Apartments	Delano	New construction	Homeless	5	
6th Street Apartments	Bakersfield	New construction	Homeless	40	
Cornerstone	Bakersfield	Acquisition and Rehabilitation	Homeless or at-risk transition-age youth	34	12 units for farm labor
College Heights Cottages	Bakersfield	New construction	< 60 AMI	29	14 units for homeless
CityServe Network Housing	Bakersfield	New construction	Homeless	126	36 units for transition-age youth
Douglas Street Apartments	Bakersfield	New construction	Low-income	12	

Source: Housing Authority of the County of Kern

The Housing Authority has also announced plans for an additional 454 units. Of these, 254 are rehabilitation units funded through HUD's Rental Assistance Demonstration initiative.

Table 123: Planned and Announced Acquisitions, Builds, Renovations, Housing Authority of Kern County

Planned and Announced Acquisitions, Builds, Renovations, Housing Authority of Kern County					
Name	Location	Type	Occupancy	Number Units	Set-Asides
Oregon Street Apartments	Bakersfield	New construction	Homeless	16	
Infill Housing II	Bakersfield	New construction	Low-income	8	
Pioneer Drive Apartments	Bakersfield	New construction	Homeless	85	
Renaissance at Baker	Bakersfield	New construction	< 60 AMI	85	42 units for homeless
Adelante Vista RAD	Bakersfield	Rehabilitation	Homeless	142	
Delano RAD	Delano	Rehabilitation	Low-income	112	
4th Street Seniors	Bakersfield	New construction	Low-income seniors	16	

Source: Housing Authority of the County of Kern

4.3.1.1 New Construction vs. Rehabilitation Breakdown (Affordable Housing Units)

As specified within this Housing Element, there are currently eight (8) housing projects within unincorporated Kern County that will have affordability requirements expire within the next 10-year period (See Program 1.10 for a complete listing). The total number of affordable housing units within those developments equals 302 units. Programs 1.8, 1.9 and 1.10 as specified within the Chapter 6 Housing Plan outline the various actions the County will undertake to not only make sure renters are aware of possible changes and their affordability provisions and tenant rights, but also explore possible alternatives that would potentially preserve those at-risk units of converting to market rate housing units.

For purpose of comparison, the most recent affordability restricted new construction housing project is the Pioneer Drive Apartments. This project includes a total of 85 apartments, 84 of which are designated low-income. When evaluating this project as a whole, that equates to a cost of approximately 335-thousand dollars for each unit.

The most recent rehabilitation proposed projects within unincorporated Kern include Little Village (Year 2024) and Peach Tree Apartments and Plum Tree Apartments (Year 2023). The Little Village Housing development includes 154 total affordable units. The estimated cost for rehabilitation of those units totals approximately 35.2-million dollars. That equates to a cost of 228-thousands dollar per unit. The Peach Tree and Plum Tree Apartments total 54 units and estimated costs for rehabilitation were estimated at 20.3-million dollars. That equates to a cost of 375-thousand dollars per unit.

As demonstrated by these cost comparisons, the expense of rehabilitating units can sometimes be nearly equivalent to, or even exceed, the cost of constructing new affordable housing. Given these financial realities, the County must carefully evaluate its approach on a case-by-case basis to determine when investment in rehabilitation is the most viable strategy for preserving affordable housing.

While the financial costs of rehabilitation and new construction may be similar, rehabilitation offers the advantage of reducing displacement for existing residents. Maintaining affordable units that are already occupied ensures that tenants remain in their communities without the stress of relocation. Additionally, rehabilitation can often be completed more quickly than new construction, meaning that units remain available without the extended timeline required for new housing developments.

Ultimately, the decision between investing in new construction or preserving existing affordable housing requires careful analysis of financial feasibility, long-term housing needs, and the impact on residents. As affordability restrictions continue to expire in Kern County, the County's housing programs will play a critical role in addressing these challenges and ensuring that affordable housing remains accessible to low-income households.

PROJECT NAME	COST	TOTAL UNITS	COST PER UNIT
NEW CONSTRUCTION			
Pioneer Drive Apartments	$28.2-Million	84 Units	$335-Thousand/Unit
REHABILITATION			
Little Village	$35.2-Million	154 Units	$228-Thousand/Unit
Peach Tree & Plum Tree Apartments	$20.3-Million	54 Units	$375-Thousand/Unit

4.3.2 Community Development Block Grant Funding

The U.S. Department of Housing and Urban Development provides Community Development Block Grant (CDBG) to local communities. These funds may be used for housing-related purposes, including acquisition of real estate, relocation of housing, demolition and rehabilitation of residential and non-residential structures, construction of public facilities and improvements (e.g., water, sewer, streets, neighborhood centers, etc.), some public services, and activities relating to energy conservation and renewable energy resources. The funds can also help private-sector entities carry out economic development and job creation or employment retention activities—all of which help households with low incomes remain in stable, affordable housing. Because CDBG funds may also be used for services to homeless persons,

households with special needs, and other groups, the amount available is far exceeded by the amount requested by public entities and private nonprofit organizations each year.

4.3.3 HOME Investment Partnership Funding

HUD also provides funding to states and local communities through its HOME Investment Partnership Program (HOME). Distributed through a formula format, these funds are available for the creation of low-income housing through grants, direct loans, loan guarantees, rental assistance, security deposit assistance, and other means. HOME funds are highly flexible; they can be used for rehabilitation, new construction, or acquisition of low-income properties, as well as for single-family, multi-family, owner-occupied, and renter-occupied housing.

4.3.4 Emergency Solutions Grant Program

HUD's Emergency Solutions Grant (ESG) funds, distributed through the California Department of Housing and Community Development, provide funding to help persons experiencing homelessness and to help prevent homelessness. Activities such as outreach, emergency sheltering, Rapid Re-Housing efforts, and Homeless Management Information Systems (HMIS) are allowable uses of ESG funds.

Each year, Kern County is required to submit a consolidated plan that identifies intended uses of CDBG, HOME, and ESG funds. Currently, the County has identified the following objectives for fund use.

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

4.3.5 U.S. Department of Agriculture Rural Development Loans

The U.S. Department of Agriculture provides rural development loans and grant programs that can be used for single-family and multi-family developments and for purchase of land or dwellings. Funds may also be used for infrastructure in rural areas.

4.3.6 Low-Income Housing Tax Credit Funding

Perhaps the largest and most utilized low-income housing funding source, the Low-Income Housing Tax Credit program (LIHTC) provides state local agencies with the means to help with the acquisition, rehabilitation, or new construction of rental housing. This is accomplished through providing tax credits to developers in exchange for long-term commitments to provide rents at affordable rates for low-income and extremely low-income households. Projects may include single-family housing, apartment buildings, townhouses, or duplexes. Developers must set aside rental units to be affordable to households at various area median income (AMI) levels.

4.3.7 Housing Choice Vouchers

HUD's Housing Choice Voucher program provides very low-income families and other target populations with housing assistance. The elderly and persons with disabilities also qualify for assistance. Participants find their own housing, which is not limited to geographic areas or housing developments; housing is limited only to units whose landlords have agreements with public housing authorities to accept vouchers.

Rental units are required to meet minimum standards of health and safety. Housing subsidies are paid to the landlord by the housing authority on behalf of the participating family or individual; the householder then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. As of June 2023, there were 3,552 vouchers in use in Kern County, and 11,469 households on the waiting list.

4.3.8 Other Financial Resources

Table 120 provides information summarizing the above major funding options as well as other possible funding.

Table 124: Summary of Major Financial Resources

Summary of Major Financial Resources															
	Dwelling					Homeowner			Renter	Community			Homeless		
	New Construction	Building Acquisition	Rehabilitation	Land Acquisition	Historic Preservation	Homebuyer Assistance	Relocation of Unit	Refinancing of Debt	Rental Assistance	Economic Development	Infrastructure	Public Services	Shelter	Transitional Housing	Supportive Housing
Federal Programs															
Community Development Block Grant (CDBG)		•	•	•		•				•	•	•	•	•	•
HOME Investment Partnership (HOME)	•	•	•			•									
Housing Choice Voucher									•						
Section 811 (Project-Based Rental Assistance)	•	•	•						•						
Section 203(k)			•	•			•	•							
Low-Income Housing Tax Credit (LIHTC)	•	•	•		•										
Capital Fund Program			•												
State Programs															
Multi-Family Housing Program (MHP)	•	•	•		•										
California Housing Finance Agency	•	•	•			•									
CalHOME	•		•			•									
California Self-Help Housing Program	•					•									
CalWorks Homeless Assistance									•				•		
CalHFA Programs	•	•	•	•		•									
Joe Serna, Jr. Farmworker Housing Grant Program (FWHG)	•	•	•	•											
Nonprofit Programs															
National Homebuyers Fund (NHF)						•									

4.4 Administrative Resources

Nonprofit and County organizations have unique roles in housing and related matters in Kern County. Kern County's Planning and Natural Resources Department includes the Housing Division; major nonprofit organizations working to meet housing needs include the Housing Authority of the County of Kern, Golden Empire Affordable Housing, and Self-Help Enterprises.

4.4.1 Kern County Community Development: Housing Division

The Community Development Division at Kern County administers federal HUD grants for the County, including Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Neighborhood Stabilization Programs (NSP) Funds. In addition, the Housing division also provides several programs to assist with housing and fair housing choice. These programs include Fair Housing Counseling, Fair Housing Services, Home Improvement Loan Program, Home Access Grant Program, and others.

4.4.2 Housing Authority of the County of Kern (HACK)

The Housing Authority of the County of Kern is an independent agency whose mission is to improve the quality of life of low-income residents by providing safe, affordable housing and assisting residents towards self-sufficiency and homeownership. HACK's work is overseen by a board of directors, whose members are appointed by the Kern County Board of Supervisors. Two of the seven commissioners reside in public housing or are Housing Choice Voucher participants.

HACK's programs serve families and individuals, including senior citizens, military veterans, persons with disabilities, persons experiencing homelessness, farmworkers, and recently emancipated foster youth. HACK helps meet the housing needs of nearly 20,000 low-income residents, and is an active developer of affordable housing. As of 2023, HACK is working on 246 units for homeless individuals, farmworkers, and youth transitioning out of foster care who otherwise would be homeless. It has also announced plans for an additional 464 units for low-income residents, including 285 units for homeless individuals and families.

4.4.3 Golden Empire Affordable Housing

Golden Empire Affordable Housing, Inc. is a registered 501(c)(3) nonprofit organization that works closely with HACK to increase affordable housing opportunities. Through construction, and rehabilitation, Golden Empire provides safe, sanitary, affordable housing for persons or families living with low or moderate incomes. Among its properties are the Residences at West Columbus (76 units), Park 20th (55 units), Haven Cottages (24 units), Green Gardens (104 units), and the Residences at Old Town Kern (50 units).

4.4.4 Self-Help Enterprises

Self-Help Enterprises (SHE) is a nonprofit housing developer serving nine counties in San Joaquin Valley, including Kern County. With its mission being to work together with low-income families to build and sustain healthy homes and communities, Self-Help Enterprises has improved the condition of more than 65,000 families since its founding in 1965. It accomplishes this mission primarily through sweat equity efforts, wherein future homeowners assist with the construction of new homes—often being able to forego a cash down payment to qualify for a mortgage loan. In addition, SHE constructs multi-family housing projects, provides homebuyer assistance, offers loan counseling, and supplies emergency services such as bottled water, wells, and filtration systems.

4.5 OPPORTUNITIES FOR ENERGY CONSERVATION

High utility costs can be a barrier to affordable housing. As a major energy producer, Kern County enjoys a culture of energy conservation awareness and practice, with many developers voluntarily engaging in green efforts and methods.

As indicated in Chapter 3, Kern County has adopted the California Building Standards Commission's 2022 Building Standards Code, which went into effect January 1, 2023. As allowed, Kern County has made modifications and additions to the code to meet local climate, geological, or topographical conditions. In compliance with state law and regulations, Kern County's Building Code maintains energy efficiency requirements, including new requirements for electric vehicle (EV) charging stations and capacity, EV parking spaces, and modified Building Energy Efficiency Standards. The County has also incorporated voluntary residential measures from Chapter A4 in Title 24, which addresses energy efficiency opportunities such as vertical fenestration, heat pump water heater demand management, and battery storage system controls.

Updated portions of the 2022 Building Energy Efficiency Standards for Residential Buildings include the following.

- Heat pumps, which increase water and space heating efficiency and reduce greenhouse gas emissions, are now the baseline standard in new single-family home construction. Alternatively, developers can provide additional energy efficiency in other aspects of construction. Similar standards exist for multi-family developments.
- Electric-ready new homes are required in anticipation of increased electricity adoption. Electrical circuits for space heating, water heating, cooking, and clothes drying are required in new single-family home construction. Electrical panels, transfer switches, and battery storage availability are also required. Dedicated panels to convert homes from natural gas-based to electricity-based systems are required.
- Solar and energy storage requirements for high-rise multi-family developments have been implemented.

4.5.1 Kern County General Plan

Kern County's Energy Element has three primary objectives: resource management and protection; development standards to provide for the protection of the environment, public health, and safety; and promoting and facilitating energy development. It focuses on four areas:

1. Continue to improve and streamline current energy regulations; and
2. Increase County monitoring and involvement in State and federal energy legislation; and
3. Planning for future energy resource diversification; and
4. Anticipating new opportunities for development of Kern County's energy resources, including oil, natural gas, geothermal, wind and solar power.

The Land Use, Open Space, and Conservation Element of Kern County's General Plan includes policies designed to improve energy efficiency and conservation. The following policies are related to energy conservation.

49. Discretionary development projects should be encouraged to incorporate innovative or "smart growth" land use planning techniques as design features, as follows:

a. Higher density development, where compatible, to maximize the efficient use of land.
b. Mixed use developments that promote reduced vehicle trips by having residential, commercial, and public uses proximate to each other.
c. Variety of housing types, including those using energy efficient design, and densities to address Kern County's housing needs.
d. Master planned communities that feature interconnected roads, transit stops, sidewalks, landscaping, and trails to encourage efficient multimodal movements.
e. Compact development that conserves open space, agricultural land, flood-prone areas, creeks, hillsides, ridge tops, wetlands, and other natural features.
f. Adequate infrastructure (i.e., roads, sewer, water, parks, etc.) is provided as a condition of development approval by the project proponent.
g. Aesthetically pleasing and unifying design features that promote a visually pleasing environment.

Implementation Measures include

BB. Wherever feasible accommodate new growth by infilling development, redeveloping existing sites, reusing vacant buildings and using under-utilized sites more efficiently before developing peripheral agricultural or resource lands.

CC. Promote the creation of innovative development through the use of smart growth principles and various implementing tools including, but not limited to: Community Plans, Specific Plans, Combining Zone districts CL (Cluster), SP (Special Planning), OS (Open Space), Density Bonuses, Transit facilities, etc. Allow the flexibility to assess traffic and safety impacts through means other than Level of Service (LOS) when development utilizes Smart Growth policies that encourage efficient multimodal movements, and is proposed as part of a Community Plan or Specific Plan.

56. Provide for mixed land uses that offer a variety of employment opportunities and enhances the County's economic assets to allow the capture of regional growth.

63. Promote improved public transportation service between major job centers and areas of transit dependency and high unemployment.

4.5.2 Kern County Zoning Ordinance

For many years, the Kern County Zoning Ordinance has permitted solar energy electrical generators by right in every residential zone (assuming permitted or conditionally permitted use of the facility, and that the amount of power generated does not exceed on-site power demand). In addition, Kern County has permitted small wind energy systems by right in residential zones, provided they meet ordinance requirements for setbacks, height, etc.

4.5.3 Kern County Building Codes

The County's Building Code has been updated to include all components of the 2022 California Building Code, which went into effect in January 2023.

4.5.4 Additional Possibilities

Many of the following approaches to conservation of energy and reduction of greenhouse gases have been implemented in Kern County. The County will continue to identify and implement ways to improve in these areas, including those listed below.

- Include energy-efficient features in new residential development and encourage weatherization in existing housing to reduce overall housing costs and the long-range cost of maintenance.
- Simple energy saving features such as site orientation and window placement can optimize passive solar heating and natural daylight at little or no additional cost. Often, features that add to the initial cost of a structure are highly cost effective in terms of the life cycle or operating costs. For example, weatherization of existing housing can usually pay for itself in a short time, resulting in lower utility bills and housing costs. These approaches should be pursued.
- Encourage single- and multi-family projects to meet voluntary levels of energy efficiency through CALGreen Tiers 1 and 2 of the California Building Standards Code with permit incentives.
- Encourage multi-family residential projects to incorporate energy conservation features.
- Encourage use of green building materials and reuse of building materials.
- Consider revisions to County building codes to encourage environmentally sound construction and rehabilitation.
- Encourage the supply of affordable housing to the full range of the county's workforce and community and providing and maintain well-designed, energy efficient, diverse housing close to job centers, shopping, and transportation links. Pursue innovative opportunities to finance workforce housing, promote infill development, and reuse and redevelop underutilized sites.
- Encourage energy conservation in new and existing housing through the Housing Rehabilitation Loan Program that assists in the rehabilitation of older housing units, which can include energy efficiency improvements.
- Continue to partner with Kern Energy Watch and other jurisdictions to identify and participate in programs that are no cost the County but provide new financing or resources to homeowners and businesses seeking to implement energy efficiency financing.
- Work with Kern Energy Watch and utilities to support new types of programs that provide customized marketing for energy improvements in the existing housing stock, with a focus on fostering efficiency in affordable or substandard housing.
- Monitor new funding sources for incentives to encourage voluntary energy efficiency retrofits in the existing affordable housing stock, such as competitive grants for marketing programs provided by the California Energy Commission, the Strategic Growth Council, and other state agencies.
- Provide permit incentives such as fee reductions for developers and builders that voluntarily install renewable energy facilities in new projects, exceeding minimum requirements of Title 24 and other applicable programs such as the Homebuyer Solar Option.
- Implement existing County and state standards to streamline solar photovoltaic facilities in residential development.

- Encourage energy conservation in new and existing housing through appropriate land use policies and development standards that reduce energy consumption, such as promoting more compact, walkable neighborhoods, with housing close to transit, jobs, community facilities, and shopping; encouraging infill development; planning and zoning for multi-use and higher-density development; permitting common walls and cluster development; and promoting passive and active solar design elements and systems in new and rehabilitated housing.
- Promote housing and neighborhoods that contribute to a sustainable community.
- Promote communities that contain a broad diversity of owner-occupied and rental housing types.
- Promote a community in which residents can live, work, and play in proximity and where neighborhoods have easy connections with other neighborhoods and surrounding amenities.
- Promote citizen involvement in the preservation and revitalization of Kern County neighborhoods.
- Preserve and develop high quality, safe, and affordable housing to serve the people who live and work in the county.
- Promote housing that is energy efficient, environmentally sensitive, and blends with the natural surroundings.
- Preserve the quality of existing dwellings and neighborhoods so that people will find the community a healthy, safe, and attractive place to call home today and into the future.
    - Support existing and future housing rehabilitation and neighborhood preservation efforts.
    - Encourage ongoing property maintenance to sustain neighborhood vitality, value, and overall sense of community pride.
    - Seek appropriate resources to revitalize and preserve at-risk single- and multi-family developments.
    - Encourage rehabilitation of historic residential buildings and remodeling of older multi-unit buildings.
    - Continue an active property maintenance, inspection, and code enforcement program in partnership with the community to promote healthy neighborhoods.
    - Leverage state and federal funding opportunities for the preservation of high quality, safe, and affordable housing.
    - Analyze County ordinances and policies that affect housing diversity and availability.
- Seek a variety of housing options that blend with the character of the surrounding community.
    - Maintain quality-driven development review standards for new housing development.
    - Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.
    - Encourage energy efficiency via integration of green building and sustainability programs (or future programs) in new housing design.
    - Support community dialogue to reassess and streamline the development review process so as to encourage creative housing designs.
    - Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.
    - Consider incentives that encourage the development of diverse housing types, including smaller, more affordable units.

5 HOUSING ACCOMPLISHMENTS

The County has achieved most of its intended objectives in the 5th Cycle Housing Element. **Table 121** summarizes the status of each of these policies and programs. It also indicates whether the particular program or policy will be continued, continued with modifications, or discontinued.

Table 113, which begins on page 5-4, specifies results of programs for each of the 5th Cycle Housing Element programs. For example, results for Program 1.1.1 ("Continue to conduct code compliance activities in the unincorporated county areas") are listed by year. Results of all other programs are identified with similar specificity when data are available. In terms of overall success, many of the previous programs were informally tracked through day-to-day department-wide duties. As these efforts were not continually tracked, it is difficult to include specific analysis into the document. While some of the identified programs still fall under such implementation, based on comments received during public outreach, along with the requirements to more specifically and annually quantify implementation of identified programs, most of the proposed 6th Housing Cycle programs have been drafted to include specific timelines by which new programs or actions must be initiated. Unlike cities for example, the County does not manage any water or sewer. The County's role in the development process of affordable housing is more as a supportive endeavor. As such, many of the identified programs are designed to modify or create new policies and or programs to facilitate future development efforts by community partners. With the proposed creation of a dedicated Housing Unit, Staff will be able to more accurately track overall success and the overall effectiveness of each program.

HCD states that part of the analysis of Special Needs Populations from the 5th cycle needs to include a more detailed evaluation of the effectiveness of previously identified goals and programs in terms of meeting the housing needs of Special Needs Populations.

Development of housing for Special Needs Populations is not within the purview of the County of Kern in terms of actual construction and/or operation. Rather, all previously identified goals and programs created to meet the needs of these identified populations assumed the County would be taking an indirect role in the overall development and identification of proposed housing. The role included the facilitation of State and federal funds to local organizations who were directly responsible for providing such services. Since 2015, the County has managed over 46 million dollars of grant funding through Community Development Block Grants (CDBG) and Home Investment Partnerships (HOME) Programs which directly benefited various special needs populations within the County.

With that being said, during this past housing cycle, the County has directly partnered with the Community Action Partnership of Kern (CAPK) to development and operate the "M" Street navigation Center, located at 2900 M Street. This facility is owned by the County of Kern and operated by CAPK. The Center is a 24-hour facility providing shelter beds, meals, laundry services, medical assessment and pet care to unsheltered individuals who face significant barriers to supportive housing care. The Center opened on May 14, 2020.

Additionally, in October 2021 the County initiated actions to authorize the construction of the Supportive Service Village on underutilized County property. The site is located along E. Roberts Lane within the Oildale community. The Supportive Service Village consists of 50 prefabricated Pallet sleeping cabins, two prefabricated Pallet laundry buildings, six prefabricated Pallet toilet/shower buildings, one prefabricated

security and four modular administrative buildings to assist in the placement of special needs populations within the County to permanent housing.

It is the opinion of Staff that serving as an indirect facilitator of funds, the County has been very effective at implementation of the previously identified programs. As specified above, during the past Housing Cycle, the County has facilitated the transfer of more than 46 million dollars to programs and projects within the County which have provided a positive impact in addressing the special needs populations. With that being said, it is clear from public comments submitted from interested persons along with comments from HCD that a more direct and active role in the development and facilitation of housing for special needs population is expected for this upcoming 6th Housing Cycle. To that end, with the development of the M Street Navigation Center and the Supportive Services Village, the County has begun this transformative approach to addressing special needs populations. Further, a number of programs have been proposed to facilitate a more active and participatory role for the County during this next housing cycle.

In previous housing cycles, the Planning Department and the Community Development Department have been separate agencies within the County. The Planning Department was primarily responsible for the implementation of land uses and the Community Development Department was responsible for the facilitation of State and federal funds to local organizations who would address the identified housing needs of special needs populations. While these two (2) agencies were combined prior to the 5th Housing Cycle, programs still considered the role of the County to be more indirect, especially in terms of facilitating development. The proposed programs represent a complete shift in mindset for the upcoming 6th Housing Cycle. The creation of a specialized Housing Unit, the commitment to actively conduct monthly meetings in communities of need, the ongoing maintenance of a vacant housing inventory, the proposed removal of the Precise Development Combing District, which will eliminate required hearings for multi-family housing projects on residentially designated lands will greatly expand and enhance the role of the County when it comes to addressing special needs populations.

Table 125: Summary of Housing Accomplishments, 5th Cycle

Summary of Housing Accomplishments, 5th Cycle

Goal 1 Conserve and improve the quality of existing housing and residential neighborhoods in the County.			
Program	**Results**	**Success Level**	**6th Cycle Housing Status**
Program 1.1.1: Continue to conduct code compliance activities in the unincorporated county areas. **Responsible Agency:** County Code Compliance **Funding Source:** General Fund **Time Frame:** Conduct at least 500 code compliance inspections annually, pending staff resources.	The County continues to conduct code compliance activities throughout unincorporated areas, exceeding the goal of a minimum 500 code compliance inspections annually: **YEAR** — **# Cases >500/yr** **2015** 2,304 **2016** 2,397 **2017** 2,419 **2018** 2,528 **2019** 2,332 **2020** 2,323 **2021** 2,561 **2022** 2,634 **2023 (to June)** 1,489	Successful The Code Compliance Division within the Kern County Public Works Department continues to be a valuable resource for County residents. This initial investigation is integral to initiate potential land use and development standard violations that occur.	This program will continue as part of the 6th Cycle Housing Element (Program 1.1), however the quantified objectives have been expanded from the previous cycle to specify that an annual review of 50 code compliance actions will occur with identified disadvantaged communities each calendar year.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.1.2: Continue to inform eligible applicants of the availability of County-sponsored rehabilitation programs. The County will promote rehabilitation through periodic mailings and by posting information on the County's website as well as on community boards. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** HOME, CDBG **Time Frame:** Mailings will occur twice annually.	The County website continues to provide information about homeowner rehabilitation programs. A total of 7,497 flyers were mailed or distributed at community meetings between January 2015 and June 2023. Since the beginning of 2015, 232 rental units have been constructed or rehabilitated with partial HOME financing. Since 2015, 19 owner-occupied residences have been rehabilitated with 1,303 total owner-occupied residences rehabilitated since the program began in 1979.	Moderately Successful The adopted program was successful in terms of bringing awareness of potential project and funding opportunities to County residents. Overall, the program could have been more successful if the advertising for this program was part of a larger comprehensive awareness strategy.	This program will continue as part of the 6th Cycle Housing Element (Program 1.2), however the quantified objectives have been expanded from the previous cycle to specify that programs mailings will occur monthly.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.1.3: Continue to sponsor at least one or more "neighborhood cleanup/fix-up" days per year. **Responsible Agency:** Kern County Waste Management **Funding Source:** Solid Waste Enterprise Fund **Time Frame:** Annually	County sponsored cleanup and fix-up activities include the following: **Bulky Waste Collect Events:** 39 since 2015 **Keep Kern Beautiful (est. 2021)**: From 2020 to present, there have been 23 community cleanups across all five (5) supervisorial districts (5 from 2019-2021 & 18 from 2022-June 2023). Of the 5 cleanup days referenced from 2019-2021, there were 75 community areas cleaned up on those days. We held 2 virtual cleanup events in 2020 where community members signed up to clean up their own neighborhoods and parks with their families to encourage social distancing, and we provided the bags, gloves, and vests. https://kernpublicworks.com/education/keep-kern-beautiful/ **Adopt-A-Road Program**: via Encroachment Permits Division; 138 Adopt-A-Road permits have been issued; adopted roads must be cleaned minimum of 4 times/yr	Successful The identified programs were successful in terms of providing County residents with opportunities for beautifying their neighborhoods through various county sponsored programs, etc.	This program will continue as part of the 6th Cycle Housing Element (Program 1.3); however the quantified objectives have been expanded from the previous cycle to specify that a total of 25 program events will occur each calendar year.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.2.1: Provide home improvement and rehabilitation assistance to extremely low-, very low-, low-, and moderate-income households, including seniors, disabled persons, and farmworkers. Continue to advertise program availability through flyers placed at community locations, the County website, newspaper ads, and direct mailings in targeted neighborhoods. The County expects to provide funds to rehabilitate 10 units using HOME funds and 10 units using CDBG funds per year through the planning period. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** HOME, CDBG **Time Frame:** Mailings will occur twice annually.	The County uses CDBG and HOME funds for rehabilitation assistance. The County has flyers for the home access and homeowner rehabilitation programs. County staff periodically provide information at community meetings to make the public aware of the programs. From 2015 to the middle of 2023, 460 total units were assisted through the homeowner rehabilitation loan and home access grant program, of which proportions are subcategorized as follows: • 390 low-income households (below 60 percent of median income) • 460 moderate income households (below 80 percent of median income) • 325 senior households • 441 persons/households with disabilities	Moderately Successful The program was successful in terms of the fact that 460 total units were assisted through the rehabilitation loan and home access grant program.	This specific program as detailed is not being directly implemented as part of the 6th Housing Cycle in its existing form. Such programs are currently dependent on specific State and/or federal funding. Program 3.8 is being added that will require a County-Wide analysis of the existing housing stock to determine the adequacy of existing units and overall rehabilitation needs. Program 3.3 is also being included that will initiate the Commission of a Report to analyze overall costs and needs regarding the establishment of a local first-time homebuyer, vacant building rehabilitation, rental assistance and temporary relocation and eviction legal support program. This report will be presented to the Kern County Board of Supervisors. The use of CDBG and Home funds for various housing related programs will still occur as part of the 6th Housing Cycle.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.3.1: Continue to provide tenant referrals received through the Fair Housing Hotline as well as other inquiries to the Housing Authority (HA) of the County of Kern for Housing Choice Voucher rental assistance. **Responsible Agency:** Housing Authority, Planning and Community Development Department **Funding Source:** General Fund (staff time), HUD, Housing Choice Vouchers **Time Frame:** Annually	The County continues to provide tenant referrals received through the Fair Housing Hotline as well as other inquiries to the Housing Authority for Housing Choice Voucher rental assistance. The Housing Authority opened its Housing Choice Voucher waiting list last year for the first time in nine years, creating new opportunities for rental assistance.	Successful While this program was successful from an internal perspective, it was determined that additional public outreach and local awareness of the programs and referral process could be improved.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs, 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related, include a revamped Fair Housing Referral Program and community-wide awareness program. The referral program will respond to inquiries within 48 hours and referral within seven (7) days of a request.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.3.2: Support Housing Authority as appropriate in preparation of the Annual Public Housing Agency Action Plan to identify and adjust strategies for expanding the use of Housing Choice Voucher rental assistance. **Responsible Agency:** Housing Authority, Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund (staff time), HUD, Housing Choice Vouchers **Time Frame:** Annually	The County supports the Housing Authority as appropriate in preparation of the Annual Public Housing Agency Action Plan to identify and adjust strategies for expanding the use of Housing Choice Voucher rental assistance. The Housing Authority submitted an approved annual plan which included strategies for expanding housing assistance.	Successful Overall communication and support between various housing agencies and the Planning & Natural Resource Department has been successful.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related, include a revamped Fair Housing Referral Program and community-wide awareness program. Programs 1.5, 1.6 and 1.7 specifically state that Planning Staff will meet with HACK at least twice per year and provide two (2) mailings to apartment owners per calendar year.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.3.3: Assist Housing Authority in applying for new Housing Choice Vouchers as available through HUD, including special purpose vouchers targeted specifically for the disabled and elderly populations, through findings of consistency with the County Consolidated Plan. **Responsible Agency:** Housing Authority, Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund (staff time), HUD, Housing Choice Vouchers **Time Frame:** Assist Housing Authority in applying for 15-25 new HUD vouchers per year including housing choice vouchers	The County will assist the Housing Authority as needed in applying for new Housing Choice Vouchers as available through HUD, including special purpose vouchers targeted specifically for the disabled and elderly populations, through findings of consistency with the County Consolidated Plan. The Housing Authority applied for and received 234 EHV vouchers.	Successful Overall communication and support between various housing agencies and the Planning & Natural Resource Department has been successful.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related, include a revamped Fair Housing Referral Program and community-wide awareness program. Programs 1.5, 1.6 and 1.7 specifically state that Planning Staff will meet with HACK at least twice per year and provide two (2) mailings to apartment owners per calendar year.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.3.4: Support Housing Authority as appropriate in maintaining and enhancing Housing Choice Voucher lease-up rates through Housing Authority's marketing of the program to apartment owners and screening Housing Choice Vouchers applicants. **Responsible Agency: Housing Authority**, Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund (staff time), HUD, Housing Choice Vouchers **Time Frame:** If lease up rates fall below 100 percent, the County will promote the Section 8 Housing Choice Voucher program with local property managers and will refer potential Section 8 tenants to the Housing Authority.	The County supports the Housing Authority as needed in maintaining and enhancing Housing Choice Voucher lease-up rates through the Housing Authority's marketing of the program to apartment owners and screening Housing Choice Vouchers applicants. The Housing Authority is utilizing over 98 of available Housing Choice Voucher funding, which is considered full utilization.	Successful Overall communication and support between various housing agencies and the Planning & Natural Resource Department has been successful.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related, include a revamped Fair Housing Referral Program and community-wide awareness program. Programs 1.5, 1.6 and 1.7 specifically state that Planning Staff will meet with HACK at least twice per year and provide two (2) mailings to apartment owners per calendar year.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.4.1: Monitor the 306 at-risk units by maintaining annual contact with property owners regarding their long-term plan for the properties. **Responsible Agency:** Housing Authority, Planning and Natural Resources Department - Community Development Division, USDA Rural Development, Kern County Resource Management Agency **Funding Source:** Housing Authority, HOME, USDA Rural Development, Tax Credits, General Fund **Time Frame:** Annually	No assisted affordable rental housing units have been converted to market-rate units.	Moderately Successful Overall, the program was successful. However, lists for at risk units were generally kept internal which made it difficult for members of the public to verify various county activities regarding the implementation of this program.	This program will continue as Program 1.8, 1.9 and 1.10 of the 6th Cycle Housing Element. The program however has been revised to include a listing of al the various rental projects and their respective end of affordability calendar year. Including these units and affordability dates will within the program will ensue appropriate coordinate occurs and that the public is aware of when these affordability periods may potentially end. Additionally, two (2) mailings per year will be sent out to tenants beginning two (2) years prior to the end of the identified affordability period.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.4.2: Participate in the preservation of the 306 at-risk units by providing available financial and/or technical assistance to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling. **Responsible Agency:** Housing Authority, Planning and Natural Resources Department - Community Development Division, USDA Rural Development, Kern County Resource Management Agency **Funding Source:** Housing Authority, HOME, USDA Rural Development, Tax Credits **Time Frame:** Ongoing, as needed	Using HOME funds, the County partially funded the preservation of 48 units for Hallmark Apartments in Lamont and 48 units for Tulare Arms Apartments in Shafter. Kern County Board of Supervisors approved on February 11, 2020 the issuance of bonds for purposes of the Tax Equity and Fiscal Responsibility Act (TEFRA) for $13,000,000 in multifamily housing revenue bonds by the California Municipal Finance Authority on behalf of Affirmed Housing Group, Inc. for Kristine II Bakersfield LP project, consisting of the acquisition and rehabilitation of a 60 unit affordable multifamily rental housing project located at 2901 Virginia Avenue, Bakersfield. Golden Empire Affordable Housing, Inc., received $2,996,989 from the Portfolio Reinvestment Program (PRP) administered by the California Department of Housing and Community Development (HCD) to preserve 16 units at Park Real Apartments in the County of Kern. Park Real was built in 1973 and needs rehabilitation work. Park Real will use the PRP funds to install new plumbing throughout the site as well as repair the damaged roof.	Moderately Successful Overall communication and support between various housing agencies and the Planning & Natural Resource Department has been successful.	This program will continue as Program 1.8, 1.9 and 1.10 of the 6th Cycle Housing Element. The program however has been revised to include a listing of all the various rental projects and their respective end of affordability calendar year. Including these units and affordability dates will within the program will ensue appropriate coordinate occurs and that the public is aware of when these affordability periods may potentially end. Additionally, two (2) mailings per year will be sent out to various housing agencies beginning three (3) years prior to the end of affordability. These mailing will help to ensure adequate time for the acquisition of potential funding to keep these affordable housing units below market rate.

Program	Results	Success Level	6th Cycle Housing Status
Program 1.4.3: Ensure that property owners of the 306 assisted units at risk of conversion to market rate provide adequate tenant notification by sending an annual mailer that reminds property owners of the correct process, which includes notifying tenants at least one year prior to potential conversion to market-rate housing and providing information regarding tenant rights and conversion procedures should an owner decide to convert his/her property to a market-rate use. **Responsible Agency:** Housing Authority, Planning and Natural Resources Department - Community Development Division, USDA Rural Development, Kern County Resource Management Agency **Funding Source:** Housing Authority, CDBG, USDA Rural Development, Tax Credits, General Fund **Time Frame:** Ongoing	The Housing Division works collaboratively with the Housing Authority of Kern County, who has primary contact with at risk units to provide funding opportunities to those property owners. The Housing Authority's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list is to expand the supply of affordable housing in Kern County through new construction, acquisition and rehabilitation, and the addition of rental assistance vouchers. The Authority is an active developer of affordable housing, and we actively seek funding through competitive grants at the local and State level.	Moderately Successful Overall communication and support between various housing agencies and the Planning & Natural Resource Department has been successful.	This program will continue as Program 1.8, 1.9 and 1.10 of the 6th Cycle Housing Element. The program however has been revised to include a listing of al the various rental projects and their respective end of affordability calendar year. Including these units and affordability dates will within the program will ensue appropriate coordinate occurs and that the public is aware of when these affordability periods may potentially end. Two (2) mailings per year will be sent out to tenants beginning two (2) years prior to the end of the identified affordability period. Additionally, two (2) mailings per year will be sent out to various housing agencies beginning three (3) years prior to the end of affordability. These mailing will help to ensure adequate time for the acquisition of potential funding to keep these affordable housing units below market rate.

Goal 2 Assist in the provision of adequate housing to meet the needs of county residents. Establish a balanced approach to meeting housing needs of both owners and renters.			
Program	**Results**	**Success Level**	**6th Cycle Housing Status**
Program 2.1.1: Encourage the development of affordable housing, and provide financial and/or regulatory incentives where feasible such as giving expedited reviews and fee deferrals/waivers to affordable housing projects. **Responsible Agency:** Public Works Department, Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund, HOME **Time Frame:** As development projects are proposed and ongoing	The County allocated funding to support the creation of 80 affordable housing units known as Pioneer Drive Apartments and 16 affordable housing units known as Oregon Street Apartments Within the Planning and Natural Resources Department, the Community Development Division facilitates the allocation of financial and/or regulatory incentives where feasible during application intake of proposed affordable housing projects. The Housing Division has a dedicated Program Manager and Staff who work directly with the Housing Authority and other non-profit organizations to provide funding and debt financing for affordable housing projects. During the zoning plan check review as part of Building Permit intake process, expedited review remains available for affordable housing projects.	Successful While this program was successful from an internal perspective, housing advocates have indicated that an overall public awareness of various programs was not readily available to residents in need.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related, including Program 2.7 that will create an expediated development review for projects that include housing affordability.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.1.2: Encourage the use of the density bonus program to provide affordable housing for extremely low-, very low-, low-, and moderate-income households by advertising the availability of the program through brochures and on the County website. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** Brochures will be developed, and information placed on the County's website by December 2017; ongoing	The County of Kern has adopted the Zoning Ordinance density bonus provisions (Chapter 19.92) which authorizes 10 - 25 increases in authorized densities for projects that include provisions related to affordable housing, childcare, and infrastructure. The Zoning Ordinance is posted on the Planning and Natural Resources Department website (kernplanning.com) and Staff continues to provide appropriate information during preliminary review of housing projects. Further, the County will continue to encourage the development of affordable housing and will evaluate different regulatory incentives where feasible.	Moderately successful While the program was successful in terms of making density bonus available, not many developers utilized this program.	The use of and availability of density bonus for development projects will continue. However, to address unawareness of the program, the program has been revised as Program 2.8, which will require all written Staff reviews of proposed housing projects to include an eligibility explanation paragraph describing the density bonus program. This is designed to encourage more awareness of the density bonus program among the development community.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.1.3: As needed, review and amend the County's Zoning Ordinance to remain in compliance with state density bonus standards. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** March 2017; review annually afterward	Chapter 19.92, Density Bonuses, of the Kern County Code of Ordinances was amended in 2011 to comply with recent changes to state density bonus law.	Moderately successful While the program was successful in terms of making density bonus available, not many developers utilized this program.	The use of and availability of density bonus for development projects will continue. However, to address unawareness of the program, the program has been revised as Program 2.8, which will require all written Staff reviews of proposed housing projects to include an eligibility explanation paragraph describing the density bonus program. This is designed to encourage more awareness of the density bonus program among the development community.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.1.4: Continue to apply for funds and administer the homeownership assistance program to enable low- and moderate-income households to purchase homes. The County expects to provide homeownership assistance to two households per year within the planning period. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** HOME **Time Frame:** Apply annually	Although program funds are limited, designated funds are made available for development applications that propose the construction of affordable rental housing. As a result of the reduced availability of funding in the HOME program, the County has focused on rehabilitation loans for existing housing stock rather than homebuyer assistance. New programs will be explored as funding becomes available.	Moderately successful The program was successful in terms of the fact that 460 total units were assisted through the rehabilitation loan and home access grant program.	This specific program as detailed is not being directly implemented as part of the 6th Housing Cycle in its existing form. Such programs are currently dependent on specific State and/or federal funding. Program 3.8 is being added that will require a County-Wide analysis of the existing housing stock to determine the adequacy of existing units and overall rehabilitation needs. Program 3.3 is also being included that will initiate the Commission of a Report to analyze overall costs and needs regarding the establishment of a local first-time homebuyer, vacant building rehabilitation, rental assistance and temporary relocation and eviction legal support program. This report will be presented to the Kern County Board of Supervisors. The use of CDBG and Home funds for various housing related programs will still occur as part of the 6th Housing Cycle.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.1.5: Pursue state, federal, and other housing funds such as HOME, CDBG, USDA Rural Development, Joe Serna Jr. Farmworker Housing Grant Program, and other grants funds available through the California Department of Housing and Community Development (HCD) to leverage local funds to maximize assistance offered to low- and moderate-income households. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** HOME, CDBG, General Fund **Time Frame:** The County will assist developers with 1-3 applications per year if opportunities for developers to pursue funding under these programs arise.	The County receives HUD funds on a five-year funding cycle. During 2020-2025, the County expects to receive approximately $4,973,364 annually in CDBG funding, for a five-year total of $24,866,820; approximately $419,432 annually in ESG funding, for a five-year total of $2,097,160; and approximately $2,009,272 in annual HOME funds, for a five-year total of $10,046,360.	Moderately successful Implementation of the various State and federal housing funding programs were successful through the implementation of the CDBG and HOME projects funded and constructed throughout the past funding cycles.	Continuation of this program will occur as part of the 6th Cycle Housing Programs however, quantified objectives have been included within the various proposed programs to ensure appropriate coordination among housing developers, advocates and residents occur to ensure the most effective use of the limited funds.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.1.6: Consistent with Consolidated Plan goals, continue to prioritize funding acquired by the County (grant funds) to projects constructing units for large households. Seek to achieve 100 large family rental units through a combination of new construction, acquisition, and rehabilitation throughout the County's Consolidated Plan jurisdiction. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** HOME, CDBG, General Fund **Time Frame:** Funding sought as NOFAs are released	The Housing Division works collaboratively with the Continuum of Care/United Way/Kern County Homeless Collaborative to assist in the identification and application of new programs or the expansion of existing programs. Due to increases in homelessness in recent years, as well the presence of multi-generational housing trending upward, Staff has identified a greater need for one- and two-bedroom apartments and will continue to explore pathways to address this need such as streamlined permitting for accessory dwelling units, and considering alternative definitions and compositions of what constitutes a "single-family."	Moderately successful While the County was successful in implementing various housing related projects, better tracking of identified units would help to ensure appropriate progress towards the identified goals.	Continuation of this program will continue in the 6th Housing Cycle as Program 2.11. However, the performance standards have been updated to facilitate the creation of 25 large family rental units per year. This change will allow Staff the ability to better track progress towards this goal on an annual basis.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.1.7: Support continued utilization of the Section 515 program by directing prospective affordable housing developers to the USDA and leverage with local funds when possible. **Responsible Agency:** USDA Rural Development, Planning and Natural Resources Department - Community Development Division **Funding Source:** Section 515, General Fund **Time Frame:** Evaluate funding opportunities annually	Two rental projects assisted with HOME funds also received $3.1 million in USDA funding.	Moderately successful While the County was successful in coordinating with various housing developers, which includes the development of two (2) rental projects, it is clear that better tracking of coordination efforts is needed to ensure ongoing compliance.	Continuation of this program will continue in the 6th Housing Cycle as Program 2.12. However, the performance standards have been updated to track contract referrals on an annual basis, with the goal of five (5) contact and referrals to these programs per calendar year.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.1.8: Continue to support the development of self-help housing as a means of moving extremely low-, very low-, low-, and moderate- income renters into homeownership. The County will continue to provide funding assistance to self-help builders to alleviate construction costs and will also continue to offer mortgage assistance to eligible households through the County's homeownership program. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** Sweat equity, HCD, Section 502, and other outside funding sources **Time Frame:** Assist 3 households annually (if projects come forward)	Due to the reduction of available funding in the HOME program, the County has focused on rehabilitation loans for existing housing stock rather than homebuyer assistance. New program will be explored as funding becomes available. Staff is also in the process of developing a framework for potential, future streamlined permit processes for the construction and installation of accessory dwelling units (ADUs) to be modeled off of existing Central Valley based ADU programs implemented by Self Help Enterprises. A future program could include a suite of County-approved "cottage home" designs from which property owners and applicants could request and tailor to fit the minimum County development standards. The Department could grow team of Permit Specialists dedicated to facilitating a conformity review of submitted plans, as well as process flat fees to further streamline the permitting process for residential property owners. https://www.selfhelpenterprises.org/ https://www.selfhelpenterprises.org/programs/financial-assistance-programs/buy-an-adu-in-clovis/ Kern County is within the service area of Self Help Enterprises and Housing Division staff and Management would coordinate to implement this concept should it be approved by the appropriate hearing bodies.	Successful While the County was successful in coordinating with various housing developers, better tracking of coordination efforts is needed to ensure ongoing compliance.	This specific program as detailed is not being directly implemented as part of the 6th Housing Cycle in its existing form. Such programs are currently dependent on specific State and/or federal funding. Program 3.8 is being added that will require a County-wide analysis of the existing housing stock to determine the adequacy of existing units and overall rehabilitation needs. Program 3.3 is also being included that will initiate the Commission of a Report to analyze overall costs and needs regarding the establishment of a local first-time homebuyer, vacant building rehabilitation, rental assistance and temporary relocation and eviction legal support program. This report will be presented to the Kern County Board of Supervisors. The use of CDBG and Home funds for various housing related programs will still occur as part of the 6th Housing Cycle.

Program	Results	Success Level	6th Housing Cycle Status
Program 2.1.9: The County currently implements Health and Safety Code Sections 1267.8, 1566.3, 1568.08 but for purposes of clarity, the County will amend the Zoning Ordinance to allow residential facilities for 6 persons or less in zones that allow single-family residential with a conditional use permit. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** March 2017	The County of Kern has adopted within the zoning ordinance appropriate provisions that authorize rental facilities, serving six (6) or fewer persons in all appropriate zone districts. At this time, no additional revisions are required.	Successful This program was completed in March 2017.	While this program was completed, based on comments from HCD, Programs 3.9, 3.10, 3.11 and 3.12 will require the County to amend the zoning ordinance to ensure that the language matches State housing law.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.1.10: Kern County does not provide the infrastructure that cities typically provide. A number of County Service Areas (CSAs) were established to provide water services to specific small or large developments in the County. Kern County General Plan directs urban growth away from valuable agricultural lands to cities and unincorporated communities where urban services are available or are planned to support such developments. The water services in these unincorporated communities are provided by the County CSAs, Community Services Districts (CSDs), Public Utility Districts, Mutual and private water companies. Besides the County CSAs these are all independent providers, some with their own Board of Directors. When a development is proposed for an unincorporated community, County staff works closely with the developer and the water provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with the various private water providers to ensure adequate infrastructure and services are available to serve proposed development. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** • Continue to coordinate with private water providers to assess development trends, needs for infrastructure and services, and plans for expansion. Communicate with the private water	Planning Staff consults with proposed development project applicants early in the development process to ensure proposed projects will include the appropriate services and infrastructure. Projects that are not able to meet those provisions are not permitted.	Successful County Staff continually coordinates with multiple agencies regarding services needed to complete proposed construction projects.	While this type of coordinate will continue, this specific program is not being proposed as part of the 6th Cycle Housing Element as such measures are universal to all projects and is not specifically related to housing.

providers at least semi-annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA, consistent with housing development trends. • As part of coordination and communication with the private water providers, proactively leverage County available resources and opportunities as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. Seek (at least annually and on-going) and support funding applications by the private water providers for infrastructure and service expansions that are consistent with the County's General Plan and community plan policies. • As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources • Annually explore funding opportunities for community plan updates to promote development within existing communities with active transportation and access to services and amenities. • Provide a copy of the adopted Housing Element to the various private water providers serving the unincorporated areas.			

Program	Results	Success Level	6th Cycle Housing Status
Program 2.2.1: Maintain an up-to-date inventory of potential sites available for future housing development, and make the inventory available to the development community. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund as necessary **Time Frame:** Annually	The adopted Housing Element includes a listing of Staff identified lands that could potentially be utilized for housing. In addition, the County maintains a Geographical Information System (GIS) that allows interested persons	Successful The Planning & Natural Resources Department has created a vacant land housing inventory that is posted and continually maintained on the Department website.	This created vacant land housing inventory will continue as Program 2.13. To date, this has been a welcomed addition to the tools available for housing developers within Kern County.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.2.2: To ensure the availability of appropriately zoned land to meet its remaining 4th cycle regional housing need, rezone sites consisting of 33.57 acres to R-3, which allows up to 29 dwelling units per acre. The sites must have standards applied to them and must be of the right size to meet the following criteria per state law (Government Code Section 65583(c)(1)(A) and (B)): **• Multi-family residential development must be allowed by right. Rezoning must occur within one year of the beginning of the 2015– 2023 planning period or December 31, 2016.** **• Sites must allow at least 16 units per site.** **• Large sites will be subdivided into parcels of 1 to 12 acres in size at the time rezoning occurs.** **• Zoning on the sites must have a minimum allowed density of 20 units per acre.** **• At least 50 percent of the remaining RHNA must be met on sites that allow exclusively residential uses or allow mixed use but allow 100 percent residential in that mixed-use zone (16.79 acres) [per AB 1690]. If the mixed-use option is taken, when development is proposed, at least 50 percent of the floor area of the developed area must allow 100 percent residential. Up to 50 percent of the total acreage may be zoned for mixed use as long as residential is allowed by right in that area as well.** **Responsible Agency:** Planning and Natural Resources Department - Community Development Division, Planning Commission, Board of Supervisors **Funding Source:** General Fund as necessary **Time Frame:** December 31, 2016	On September 27, 2022, the County of Kern re-zoned 290.90 acres of land to R-3 (High density Residential), which allows up to 29 dwelling units per net acre. Subsequently on November 29, 2022, the County initiated changes to the zoning ordinance to establish a minimum density of 20 dwelling units per acre within the R-3 zone district.	Successful The Kern County Board of Supervisors approved appropriate changes to implement this program in November 2022.	This specific program is not being included in the 6th Cycle Housing Element as it was already completed. However, Program 2.5 is included that would initiate changes in the Zoning Ordinance to raise the maximum density for medium density residential (R-2) properties from 16 to 20 units per acre. This is considered an expansion to the successful implementation of Program 2.2.2 as identified in the 5th Housing Cycle.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.2.3: To ensure the availability of appropriately zoned land to meet its remaining 5th cycle regional housing need, rezone sites consisting of 180.57 acres to R-3, which allows up to 29 dwelling units per acre. The sites must have standards applied to them and must be of the right size to meet the following criteria per state law (Government Code Section 65583(c)(1)(A) and (B)): **• Multi-family residential development must be allowed by right. Rezoning must occur within a time frame that will allow the sites to be available during the 2015–2023 planning period.** **• Sites must allow at least 16 units per site.** **• Large sites will be subdivided into parcels of 1 to 12 acres in size at the time rezoning occurs.** **• Zoning on the sites must have a minimum allowed density of 20 units per acre.** **• At least 50 percent of the remaining RHNA must be met on sites that allow exclusively residential uses or allow mixed use but allow 100 percent residential in that mixed-use zone (90.29 acres) [per AB 1690]. If the mixed-use option is taken, when development is proposed, at least 50 percent of the floor area of the developed area must allow 100 percent residential. Up to 50 percent of the total acreage may be zoned for mixed use as long as residential is allowed by right in that area as well.** **Responsible Agency:** Planning and Natural Resources Department - Community Development Division, Planning Commission, Board of Supervisors **Funding Source:** General Fund as necessary **Time Frame:** December 31, 2018	On September 27, 2022, the County of Kern designated and re-zoned nearly 300 acres of land to high-density residential, which allows up to 29 dwelling units per net acre. On November 29, 2022, the County initiated changes to the zoning ordinance to establish a minimum density of 20 dwelling units per acre within the R-3 zone district.	Successful The Kern County Board of Supervisors approved appropriate changes to implement this program in November 2022.	This specific program is not being included in the 6th Cycle Housing Element as it was already completed. However, Program 2.6 is included that would initiate changes in the Zoning Ordinance to eliminate the need for a public hearing on all multi-family residential projects that are consistent with adopted development standards. This is considered an expansion to the successful implementation of Program 2.2.2 and Program 2.2.3 as identified in the 5th Housing Cycle.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.2.4: The County will encourage development of small lots by informing developers and potential applicants about options for developing small lots. The County will also review its zoning standards during the planning period to identify any constraints to small lot development and, if identified, develop recommended revisions to development standards to facilitate small lot development. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund as necessary **Time Frame:** Inform developers and applicants at the Planning and Community Development Department counter. Report annually on accomplishments under this program in the Housing Element annual report.	Staff has reviewed the adopted zoning ordinance. At this time, there is no regulatory impediments to the development of small lots. Planning will be utilized by SB 2 Planning Grant funding to create a Tiny Home transitional housing category for over-the-counter permits.	Successful The Planning & Natural Resources Department has created a vacant land housing inventory that is posted and continually maintained on the Department website.	This created vacant land housing inventory will continue as Program 2.13. To date, this has been a welcomed addition to the tools available for housing developers within Kern County.

Program	Results	Success Level	6th Cycle Housing Status
Program 2.2.5: As part of the next Kern County General Plan Update, Staff shall evaluate Countywide goals, policies and implementation measures related to the following suggestions: **• Increase access to affordable housing in high-opportunity areas, including housing-choice vouchers and sitting decisions for subsidized development projects.** **• Amend zoning for high-density dwelling in areas currently zoned for low density.** **• Increase rental opportunities in areas with high-ownership rates.** **• Examine and/or adopt inclusionary housing policies requiring new developments to reserve a set percentage of units as affordable to low-income persons.** **• Examine and/or adopt policies to facilitate revitalization opportunities of existing infrastructure improvements for underserved Disadvantaged Unincorporated Communities.** **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** Duration of the General Plan Update	The County is continuing to process the General Plan update. The provisions identified within this program are being evaluated at this time. The County has recently entered into a consulting agreement to facilitate the General Plan Framework, which is the first step in developing goals, policies and implementation measures that would be included within the adopted plan. A Draft General Plan Framework and potential Plan are anticipated to be available soon.	Successful Planning & Natural Resources Department Staff have initiated an update to the Kern County General Plan and these discussions have and will continue to occur.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related, including continued coordination regarding the update of the Kern County General Plan and the proposed goals, policies and implementation measures.

Program	Results	Success Level	6th Cycle Housing Status
Program 3.1.1: Continue to review development regulations and permit processing procedures to ensure that they allow for the most efficient development processing possible. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund as necessary **Time Frame:** Review every two years	The Department has utilized SB 2 Planning Grant Funding to implement the Vacant Residential Parcels project, which is a housing focused program, created to address housing needs with expedited processing and encourage innovation for transitional, supportive, and permanent housing. A web-based tool to assist users in locating vacant, residentially-zoned properties and provide permit cost transparence is available on the Planning and Natural Resources Department: https://kernplanning.com/vacantresidentialparcels/ Department Staff is also continuing to explore pathways to facilitate the streamlining of permitting for residential development including accessory dwelling units modeled off of similar streamlined permit processes already implemented by the Department (see Oil and Gas permitting process).	Successful The Planning & Natural Resources Department has created a vacant land housing inventory that is posted and continually maintained on the Department website.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related.
Program 3.1.2: Per state law, amend the County's Zoning Ordinance to allow secondary residential units in all single-family and multi-family residential zones without discretionary review or hearings. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** March 2017	The County of Kern has adopted within the Zoning Ordinance appropriate provisions that authorize secondary residential units without the need for discretionary review or hearings. At this time, no additional revisions are required.	Moderately successful Implementation of this program was completed in March 2017.	A modified version of this program will continue through the establishment of ADU approved plans as included in Program 2.22.

Goal 4 Promote equal opportunity for all residents to reside in housing of their choice.			
Program	**Results**	**Success Level**	**6th Cycle Housing Status**
Program 4.1.1: Kern County Community and Economic Development Department staff will continue to provide fair housing services to county residents by fielding complaints through Code Compliance, referring them to the State Department of Fair Employment and Housing, providing the community with information regarding fair housing through the department's website, flyers, and community meetings, and taking the necessary steps to eliminate any fair housing violations by referring complaints to the state. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** CDBG **Time Frame:** Ongoing	The Housing Division has a full-time Housing Program Manager and Housing Rehab Supervisor who facilitate the provision of informational resources regarding fair housing laws to the public. The number of fair housing phone calls received in 2022 is 177. The number of fair housing phone calls received in 2021 is 436. Of these calls 10 were for housing discrimination, 87 were for code compliance inhabitability, and 3 were referred to another agency as the caller had contacted the incorrect agency.	Moderately successful While this program was successful from an internal perspective, it was determined that additional public outreach and local awareness of the programs and referral process could be improved.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs, 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related, include a revamped Fair Housing Referral Program and community-wide awareness program. The referral program will respond to inquiries within 48 hours and referral within seven (7) days of a request.

Goal 5 Continue to facilitate the provision of housing suited to persons with special housing needs.			
Program	**Results**	**Success Level**	**6th Cycle Housing Status**
Program 5.1.1: Continue to offer zoning procedures that serve to facilitate the provision of transitional housing and emergency shelters, including the granting of parking variances as appropriate. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** Discretionary permit fees or General Fund as necessary **Time Frame:** Ongoing	The County of Kern has adopted within the Zoning Ordinance appropriate provisions for the establishment of transitional housing and emergency shelters. At this time, no additional revisions are required.	Successful This service is performed by all planning staff during informal conversations and during official preliminary review of submitted land use applications.	While this program was completed, based on comments from HCD, Programs 3.9, 3.10, 3.11 and 3.12 will require the County to amend the zoning ordinance to ensure that the language matches State housing law.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.2: Distribute public information regarding local service organizations, homeless and community assistance programs, and emergency shelters/transitional housing options. Distribution will be through periodic mailings and by posting information on community boards. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund as necessary **Time Frame:** Annually	The Kern County Board of Supervisors recently appointed a County Homeless Coordinator who is an active participant in the Kern County Homeless Collaborative, whose mission is to address the growing homelessness in Kern County through collaborative planning and action. The KCHC is designated as the Bakersfield/Kern County CA-604 Continuum of Care, designated to promote community-wide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and state and local governments to quickly rehouse homeless individuals and families. Together the members of KCHC are a collective action, committed to ending homelessness. On May 14, 2020, the County-owned "M" Street Navigation Center, located at 2900 "M" Street, opened and is operated by the Community Action Partnership of Kern. The Center is a 24-hour facility providing shelter beds, meals, laundry services, medical assessment and pet care to unsheltered individuals who face significant barriers to supportive housing care. Overnight guests have a secure area to store possessions while they eat, get a shower, rest, and receive services. Community partners provide core supportive services, including mental health services, medical check-ups and services, and care for companion animals. Public information is posted on community boards and websites monitored by the Planning Department and CAPK.	Successful County has taken appropriate measures to address overall homelessness within the County, including the development of the County-owned Navigation Center.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs, 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related. Further, Program 4.1 requires appropriate resources be maintained on the department website and a yearly mailing to organizations providing services, asking for a review of the posted information to ensure accuracy.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.3: Continue to ensure new developments are compliant with standards outlined in the Americans with Disabilities Act (ADA) for persons with disabilities. **Responsible Agency:** Public Works Department **Funding Source:** General Fund **Time Frame:** Report annually; monitor on an ongoing basis	Every new development project is required to go through a building permit review (if the projects include construction of a structure) and/or site plan review, which screens proposals for the inclusion of all necessary ADA facilities. All projects, including those funded by County Home Program, are required to be in full compliance with ADA compliance.	Successful ADA compliance is part of all building permits reviewed and issued.	This program will continue as Program 4.2. However, the quantified objectives have been included that will require a random 50 project annual audit of permits issued to ensure such standards are continually being implemented.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.4: Preserve the existing stock of publicly owned farm labor housing and support the creation of additional public and private facilities through permissive zoning that allows farmworker housing by right and through funding support (e.g., HOME). To ensure continued compliance with the Employee Housing Act (California Health and Safety Code Sections 17021.5 and 17021.6), the County will review its Zoning Ordinance. If not fully in compliance, the County will amend the Zoning Ordinance to comply with Health and Safety Code Sections 17021.5 and 17021.6 to allow employee housing for farmworkers and other employees for six persons or fewer ministerially in zones allowing single family residential structures and to allow farmworker housing with 12 or fewer units (or 36 beds) permitted by right in all zones allowing agricultural uses. No conditional use permit, zoning variance, or other zoning clearance will be required of this employee housing that is not required of any other agricultural activity in the same zone. **Responsible Agency:** HACK, USDA Rural Development Department, Planning and Natural Resources Department - Community Development Division **Funding Source:** HACK, USDA Rural Development, HOME, General Fund **Time Frame:** The County will assist developers with 1-3 applications per year if opportunities for developers to pursue funding under these programs arise; County will provide funds for farmworker housing if available during the remainder of the planning period and strive to preserve the 454 existing, farmworker housing units managed by HACK. The County will further evaluate Health and Safety Code Sections 17021.5 and 17021.6 and if necessary, amend the Zoning Ordinance to comply with Employee Housing Act by December 2017.	All new buildings are required to obtain a building permit through the Kern County Public Works Department. During review of the submitted building permit, Staff reviews the structure/building to ensure that it is following all adopted Employee Housing Act provisions.	Successful This service is performed by all planning staff during informal conversations and during official preliminary review of submitted land use applications.	While this program was completed, based on comments from HCD, Programs 3.10 will require the County to amend the zoning ordinance to ensure that the language matches State housing law. Further, Program 4.4 and 4.6 are included that encourage developers to build rental housing for large families and farmworkers and an annual presentation to the Kern County Farm Bureau regarding the land use pathway for establishing farm labor housing.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.5: Amend the County's Zoning Ordinance as needed to ensure that there are no constraints to the development of supportive housing types for persons with special housing needs. The review will include but will not be limited to: **• Amendment of the definition of family to eliminate the clause related to a maximum of six persons, per state law;** **• Provision for group homes over six residents, other than those residential zones covered by state law; and** **• Alternate residential parking requirements, including reduction, for developments including housing types for persons with special housing needs.** **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** December 2018	The County of Kern has adopted within the Zoning Ordinance appropriate provisions for supporting housing types and group homes. At this time, no revisions are required.	Moderately successful This service is performed by all planning staff during informal conversations and during official preliminary review of submitted land use applications.	While this program was completed, based on comments from HCD, Programs 3.9, 3.10, 3.11 and 3.12 will require the County to amend the zoning ordinance to ensure that the language matches State housing law.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.6: Continue to utilize the Continuum of Care to identify homeless needs and direct funds toward projects that effectively address the needs. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division, Department of Mental Health Services **Funding Source:** CDBG, ESG, Supportive Housing Program, Shelter Plus Care **Time Frame:** Conduct regular point-in-time homeless counts; increase number of year-round beds for homeless by at least 10 beds per year until homeless need is met; ongoing.	The County continues to utilize the Continuum of Care (CoC) to identify homeless needs and direct funds toward projects that effectively address the needs. The CoC 2023 Point-In-Time count took place on January 25 and there were 1,948 people counted as homeless in Kern County, most of them in Bakersfield. All recipients of Emergency Solutions Grants (ESG) funds through the County participate in the Bakersfield Kern Regional Homeless Collaborative/CoC. The County works closely with the collaborative and participates in the ranking of CoC applications each year.	Successful County has taken appropriate measures to address overall homelessness within the County, including the development of the County-owned Navigation Center and Tiny Home Project Houses for Veterans. These facilities are managed through various organizations in collaboration with the County of Kern.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs, 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.7: Encourage developers to build rental housing for large families and farmworkers by offering incentives such as density bonuses or fast tracking/priority processing. The County will notify developers of these incentives by making printed materials available at the Planning Department counter. The County assumes that approximately 10 units per year will be developed as a result of this program. **Responsible Agency:** Department of Mental Health Services, Planning and Natural Resources Department - Community Development Division, Public Works Department **Funding Source:** General Fund **Time Frame:** Brochures will be developed, and information placed on the County's website by December 2017; ongoing	The Department prioritizes projects, facilitates building permits and educates developers regarding development incentive programs and any available density bonus opportunities.	Moderately successful While appropriate land use provisions are in place making the program successful, not very many developers took advantage of the identified benefits.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs, 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related. Additional Programs 2.7, 2.8, 2.11, 3.5, 3.6 expand the tools utilized by Staff to promote such programs and opportunities.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.8: Pursuant to Senate Bill 2, update the County's Zoning Ordinance definitions of transitional and supportive housing as defined in Government Code Sections 65582(f) and (h). In addition, the County will amend the Zoning Ordinance to allow transitional and supportive housing types in all zones allowing residential uses subject only to the restrictions on other residential uses in the zone. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** March 2017	The County of Kern has adopted within the Zoning Ordinance appropriate provisions for the establishment of transitional and supportive housing. At this time, no additional revisions are required.	Moderately successful This service is performed by all planning staff during informal conversations and during official preliminary review of submitted land use applications.	While this program was completed, based on comments from HCD, Programs 3.9, 3.10, 3.11 and 3.12 will require the County to amend the zoning ordinance to ensure that the language matches State housing law.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.9: Currently, single-room occupancy (SRO) units are included under the definition of a residential hotel. To ensure zoning flexibility that allows for the development of SROs, update the County's Zoning Ordinance to allow SROs in all zones where residential hotels are allowed. SRO units will continue to be allowed with a conditional use permit in the High-Density Residential (R-3), Commercial Office (CO), Neighborhood Commercial (C-1), and General Commercial (C-2) zoning districts. The conditions for these units will continue to be minimal and will only require review by the County Planning and Community Development Director. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** March 2017	The County of Kern has adopted within the Zoning Ordinance appropriate provisions for the establishment of single room occupancy (SRO) units. At this time, no additional revisions are required.	Moderately successful Appropriate changes to the zoning ordinance occurred in March 2017. Additionally, information is provided to potential developers by all planning staff during informal conversations and during official preliminary review of submitted land use applications.	While this program was completed, based on comments from HCD, Programs 3.9, 3.10, 3.11 and 3.12 will require the County to amend the zoning ordinance to ensure that the language matches State housing law.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.10: Continue to prioritize the use of local HOME funds to increase the supply of low-income large family rental units, the majority of which will be occupied by farmworker households in unincorporated Kern County, through a combination of new construction, acquisition, and rehabilitation. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** Annually	The Housing Division works collaboratively with the Continuum of Care/United Way/Kern County Homeless Collaborative to assist in the identification and application of new programs or the expansion of existing programs. The Housing Authority's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list is to expand the supply of affordable housing in Kern County through new construction, acquisition and rehabilitation and the addition of rental assistance vouchers. The Authority is an active developer of affordable housing, and we actively seek funding through competitive grants at the local and State level.	Moderately successful County Staff continually coordinates with multiple agencies regarding services needed to complete proposed construction projects.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs, 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related. Additional Programs 2.15 is included which includes provisions fort Planning Staff to work towards obtaining a Pro-Housing Designation with the State of California that would make various grant applications more competitive.

Program	Results	Success Level	6th Cycle Housing Status
Program 5.1.11: Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. The County will continue to seek and use all available funding programs and other types of housing assistance in an effort to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** Federal HOPWA, CDBG, HOME Investment Partnerships, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups **Time Frame:** The County will assist developers with 1-3 applications per year if opportunities for developers to pursue funding under these programs arise.	The Housing Division works collaboratively with the Continuum of Care/United Way/Kern County Homeless Collaborative to assist in the identification and application of new programs or the expansion of existing programs. The Housing Authority's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list is to expand the supply of affordable housing in Kern County through new construction, acquisition and rehabilitation and the addition of rental assistance vouchers. The Authority is an active developer of affordable housing, and we actively seek funding through competitive grants at the local and State level.	Moderately successful County Staff continually coordinates with multiple agencies regarding services needed to complete proposed construction projects.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs, 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related. Additional Programs 2.15 is included which includes provisions for Planning Staff to work towards obtaining a Pro-Housing Designation with the State of California that would make various grant applications more competitive.

Goal 6 Pursue sustainable development and energy efficiency for new and residential development and existing housing stock.			
Program	**Results**	**Success Level**	**6th Cycle Housing Status**
Program 6.1.3: Continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects, and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and specific plans as appropriate. Since the last Housing Element update the County has modified their Zoning Ordinance to allow solar energy electrical generators which are accessory to a permitted or conditionally permitted used and where the power generated does not exceed the total on-site use. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** December 2017	All new buildings are required to obtain a building permit through the Kern County Public Works Department. During review of the submitted building permit, Staff reviews the structure to ensure that it is in compliance with all adopted Energy Conservation Standards (Title 24).	Moderately successful Title 24 compliance is part of all building permits reviewed and issued.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs, 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related. Additional Programs 5.1 and 5.3 are included which include quantified objectives of having at least two (2) development projects of 75 units be constructed above Title 24 Standards.

Program	Results	Success Level	6th Cycle Housing Status
Program 6.1.4: Consider fee reduction, expedited permit processing, or other incentives for new construction that exceeds Title 24 energy efficiency standards by 10 percent or more and/or incorporates use of renewable (non-fossil-fuel) energy. **Responsible Agency:** Planning and Natural Resources Department - Community Development Division **Funding Source:** General Fund **Time Frame:** December 2017	The County, in the past six years has permitted 10,000 megawatts worth of renewable energy through wind and solar, through a streamlined CEQA process, internal coordination with various department and streamlined review and payments.	Successful Title 24 compliance is part of all building permits reviewed and issued.	Overall implementation of this program will continue. However, the 6th Housing Cycle includes a complete overhaul of the Planning & Natural Department staffing for implementation. Programs, 1.4, 2.1, 2.2, 2.3, 3.1, 3.5 3.6, and 3.7 all relate to the creation of a new dedicated housing unit within the department that will be charged with implementing all things housing related. Additional Programs 5.1 and 5.3 are included which include quantified objectives of having at least two (2) development projects of 75 units be constructed above Title 24 Standards.
Source: Kern County Planning and Natural Resources Department			

6 HOUSING PLAN

6.1 AFFIRMATIVELY FURTHERING FAIR HOUSING STRATEGIES CONSIDERED

In developing the 6th Cycle Housing Element, the County considered many strategies to affirmatively further fair housing.

Planning & Natural Resources Department Staff confirm outreach efforts included a targeted approach to addressing any AFFH issues. As summarized on pages 1-8 through 1-19 of the Housing Element, Staff and the County's retained consultant conducted approximately nine (9) individual meetings with specialized representatives who work daily on addressing housing related deficiencies and further fair housing within Kern County. Additionally, eleven (11) Subject Matter Expert Surveys were administered by the County's retained consultant. Based on those comments, programs were identified by Staff and incorporated into the Chapter 6 Housing Plan to address fair housing issues raised during those outreach efforts. Comments received during these outreach efforts indicated (1) the County did not have a single point of contact available to residents to respond to fair housing concerns; (2) a more targeted approach was needed to ensure that multi-family residential communities were constructed within high resource value areas of unincorporated Kern (3) not enough on-going, in-person, community engagement meetings have historically been conducted within the most impacted communities. Moving forward, Staff is committed to incorporating additional organizations in all future housing-related programs undertaken by the County. Additionally, as specified in Program 2.1 and Program 2.3, Staff will facilitate multiple meetings throughout the year moving forward. Staff will maintain a listing of housing advocates and will utilize those contacts in future housing-related efforts undertaken by the County.

Several programs have been added and or revised to address emerging trends or concerns. The 6th Cycle Element represents a complete shift in overall program commitment by the County to address housing concerns. All of the identified programs, whether new or carried over from previous housing cycles, are specifically designed to allow for policy decision makers to have the flexibility necessary to implement. In short, implementation will create a new unit within the department committed to the implementation of housing programs. These programs were created as a result of extended public input from those organizations most familiar with the overall need and trends occurring within the County.

The following summarizes some of the AFFH key strategies that were deliberated, examined, and reviewed at length.

6.1.1 Mobility-based strategies to provide better access to opportunities for all members of community, particularly protected classes

During the 5th housing cycle, the Planning and Natural Resource Department participated in a countywide rezoning effort that resulted in the up-zoning and reclassification of over 290 acres of land to high density multi-family residential development. As part of the identification of potential rezoning properties, the County reviewed both availability of water and sewer service along with proximity to existing commercial uses such as grocery stores and other service-oriented developments. Further, this Housing Element includes Program 3.4 which will require all future proposed general plan amendments, changes in zone classification, conditional use permits, and precise development plans include a dedicated analysis and findings related to how the proposed project will affirmatively further fair housing or could present

obstacles to the goals. These proposed programs ensure transparency regarding potential impacts and benefits of proposed projects as they relate to fair housing.

6.1.2 Strategies to encourage development of new affordable housing in high resource areas

During the 5th housing cycle, the Planning and Natural Resource Department participated in a countywide rezoning effort that resulted in the up-zoning and reclassification of over 290 acres of land to high density multi-family residential development. These rezoning efforts were done all over the county in both high and low resource areas.

Further, this Housing Element includes Program 2.4, which encourages the use of Enhanced Infrastructure Financing Districts (EIFDs) to proposed projects that include a minimum of 30 units in total project site with 25 percent deed restricted for low and very low-income rental units. Also included in this Housing Element is Program 2.6 which involves the rezoning of multi-family developments to remove the Precise Development Combining District requirement, thus resulting in project streamlining the elimination of formal public hearings for multi-family developments that meet existing development standards.

6.1.3 Place-based strategies to encourage community revitalization, including preservation of existing affordable housing and protecting existing residents from displacement

The County currently administers the Community Development Block Grant (CDBG) program which utilizes State and federal funding to implement various projects countywide. During the last 5th Housing Cycle for the years 2015 through 2023, more than $7.9 million was spent on eighteen (18) projects located in identified Disadvantaged Unincorporated Communities (see table above). Further, these projects do not include other programs administered by the Kern County Public Works Department utilizing non-CDBG funds that focus on sidewalk installation and utility improvements. This funding and identification of projects will continue during the 6th Housing Cycle.

Table 126: CDBG Funds Allocated to Disadvantaged Unincorporated Communities, 5th Cycle

CDBG Funds Allocated to Disadvantaged Unincorporated Communities, 5th Cycle				
	Households	Median Household Income	# Projects or Activities since 2015	HUD Funds Committed or Spent
Bodfish	969	23,061	0	-
Boron	921	54,063	1	348,867
Buttonwillow	317	39,844	3	519,366
Cherokee Strip	58	30,469	0	-
Edmundson Acres	61	56,250	0	-
Frazier Park	1,164	37,662	1	184,528
Fuller Acres	157	32,417	0	-
Kernville	331	39,604	0	-
Lake Isabella	1,424	25,304	3	1,189,204
Lake of the Woods	299	51,133	0	-
Lamont	3,556	40,341	4	1,116,713
Lebec	442	24,198	0	-
Lost Hills	478	39,615	2	307,300
Mexican Colony	123	45,353	0	-
Mojave	1,403	44,757	1	671,757
Onyx	316	32,318	0	-
Pine Mountain Club	1,078	50,588	0	-
Weedpatch	908	19,467	2	253,800
Weldon	1,110	25,727	1	235,000
Wofford Heights	1,123	30,575	0	-
Subtotal			18	$ 4,826,535
Mojave & Buttonwillow Substations				$ 3,086,331
Total				$ 7,912,866

Source: Kern County Planning and Natural Resources Department

6.1.4 Strategies to improve enforcement of fair housing laws, community outreach and engagement capacity and fair housing resources

This Housing Element includes expanded public outreach and community participation programs designed to further fair housing and provide interested persons with available housing resources. Programs 2.1 require the Planning and Natural Resources Department to host semi-annual affordable housing workshops. Program 2.2 involves the creation of a dedicated Housing Unit within the Planning and Natural Resource Department. Program 3.5 includes the requirement to conduct monthly fair housing education and community meeting/workshops at various locations within unincorporated Kern County, Program 3.6 involves the creation of a Planning and Natural Resource Department social media presence on Instagram, Facebook and other appropriate platforms related to fair housing and tenant rights and Program 3.7 includes the creation of a Fair Housing and Resident Complaint Referral Program that would provide a one-stop number for residents to contact with questions or requests for assistance with both discrimination and building deficiencies.

6.1.5 Strategies to stem the tide of displacement, including robust tenant protections

Program 2.2 involves the creation of a dedicated Housing Unit within the Planning and Natural Resource Department and Program 3.3 that will require the County to commission a report, in consultation with the County Administrative Office, to evaluate the implementation needs, cost and known effectiveness of establishing County-initiated first-time homebuyer, vacant building rehabilitation, rental assistance, temporary relocation and eviction legal support programs. Once completed, a copy of the prepared report will be presented to the Kern County Board of Supervisors for public discussion, review, and recommendations for implementation.

6.1.6 Strategies to address wet and dry utility infrastructure and service deficiencies in disadvantaged communities

The County currently administers the Community Development Block Grant (CDBG) program which utilizes State and federal funding to implement various projects countywide. During the last 5th Housing Cycle for the years 2015 through 2023, more than $7.9 million was spent on eighteen (18) projects located in identified Disadvantaged Unincorporated Communities (see table above). Further, these projects do not include other programs administered by the Kern County Public Works Department utilizing non-CDBG funds that focus on sidewalk installation and utility improvements. This funding and identification of projects will continue during the 6th Housing Cycle.

6.1.7 Strategies to mitigate negative environmental, neighborhood, housing and health impacts associated with the siting and operation of "Locally Unwanted Land Uses" (e.g., industrial agricultural, agricultural processing, waste storage and processing, energy production land uses, etc.) in and around disadvantaged neighborhood communities

Kern County is the center of energy development for the State of California, producing 80 percent of the oil and 90 percent of the natural gas in the State. Kern County also produces 60 percent of renewable energy. The commercial scale and distributed generation for industries and businesses countywide consumes over 160,000 acres of land which cannot be used for residential homes. In addition, wind production areas in the desert and mountain areas are not compatible with residential uses. All projects constructed have comprehensive environmental impact reports that mitigate the impacts; however, the removal of available land constrains housing development. Over 42,000 more acres of land is in permit processing for commercial scale solar projects in the Valley and Desert portion of the county.

While commercial-scale wind and solar production locate near transmission substations, which are also needed for housing countywide, oil and gas production in the County is contained in a 2.5-million-acre area of the Valley. Most of the production is contained in the over 100 designated oilfields. These fields are not located in residential neighborhoods, like Southern California fields, but are over 4-5 miles from communities. The exception is the historical Kern River Field, which is adjacent to the City of Bakersfield and small islands of unincorporated communities. Due to litigation the responsibility for oil and gas permitting is with the State of California Department of Geologic Energy Management Division (CalGEM) which is currently responsible for CEQA lead agency status and permitting. At various times Kern County's updated Oil and Gas Ordinance has been in effect with Kern County as Lead Agency and responsibility for permitting. Over 11, 000 permits have been issued since 2016 under the program and all have been required to mitigate their air impacts down to no net increase to the air. CalGEM (or the previously known organization DOGGR) has not required mitigation on permits for criteria pollutants. Of the over 23,000 permits issued over the last 20 years, only seven (7) wells were in residentially zoned areas and required

Conditional Use Permits. Further setbacks for oil well permits have always been established since 1986 in the Kern County Zoning Ordinance as 150 feet and now range up to 600 feet for noise under the updated ordinance and 3,200 feet for the State of California standards still under consideration by the legislature and before the voters. Meeting the RNHA and providing housing will not be constrained by the energy industry in Kern County based on the historical and current policies for oil and gas and renewable energy siting.

6.1.8 Strategies to preserve mobilehome parks

This Housing Element includes Program 3.4 which will require all future proposed general plan amendments, changes in zone classification, conditional use permits and precise development plans include a dedicated analysis and findings related to how the proposed project will Affirmatively Further Fair Housing or could present obstacles to the goals. This proposed program will ensure transparency regarding potential impacts and benefits of proposed projects as they relate to fair housing, including any potential request to re-designate and replace existing mobilehome parks.

6.1.9 Strategies to promote a range of community-based housing options for people with disabilities

The County currently administers the Community Development Block Grant (CDBG) program which utilizes State and federal funding to implement various projects countywide. During the last 5th Housing Cycle for the years 2015 through 2023, more than $7.9 million was spent on eighteen (18) projects located in identified Disadvantaged Unincorporated Communities (see table above). Further, these projects do not include other programs administered by the Kern County Public Works Department utilizing non-CDBG funds that focus on sidewalk installation and utility improvements. This funding and identification of projects will continue during the 6th Housing Cycle.

6.1.10 Strategies to prevent discriminatory evictions (e.g., just cause eviction protections)

This Housing Element includes expanded public outreach and community participation programs designed to further fair housing and provide interested persons with available housing resources. Programs 2.1 require the Planning and Natural Resources Department to host semi-annual affordable housing workshops. Program 2.2 involves the creation of a dedicated Housing Unit within the Planning and Natural Resource Department. Program 3.5 includes the requirement to conduce monthly fair housing education and community meeting/workshops at various locations within unincorporated Kern County, Program 3.6 involves the creation of a Planning and Natural Resource Department social media presence on Instagram, Facebook and other appropriate platforms related to fair housing and tenant rights and Program 3.7 includes the creation of a Fair Housing and Resident Complaint Referral Program that would provide a one-stop number for residents to contact with questions or requests for assistance with both discrimination and building deficiencies.

6.1.11 Adoption of inclusionary housing policies and/or other policies to facilitate the development of deed-restricted affordable housing that is integrated with market-rate housing

Implementation of this Housing Element does not include proposed inclusionary housing policies. That request was considered but rejected as part of the Housing Plan. As specified in data presented within this document, the overwhelming majority of growth occurring in Kern County is located within incorporated cities, which do not have existing inclusionary zoning ordinances in place. Establishment of such an ordinance within unincorporated areas only could result in the unintended consequence of limiting the ability for unincorporated Kern to attract new housing construction within areas directly

adjacent to incorporated cities. Further, such a request is not supported by various affordable housing non-profit organizations or the Home Builders Association due to concerns that such ordinances actually increase the cost of building, financing and facilitating the development of affordable housing. With that being said, this Housing Element does include Program 2.4 which encourages the use of Enhanced Infrastructure Financing Districts (EIFDs) to proposed projects that include a minimum of 30 units in total project site with 25 percent deed restricted for low and very-low-income rental units. Also included in this Housing Element is Program 2.6 which will involve the rezoning of multi-family developments to remove the Precise Development Combining District requirement, thus resulting in project streamlining the elimination of formal public hearings for multi-family developments that meet existing development standards.

6.1.12 Promotion of policies that encourage community ownership and stewardship of land to develop affordable housing, such as Community Land Trust models

In general, the County is not opposed to the use of Community Land Trusts and there are no policies in place that would preclude an appropriate organization from establishing such a program. At the time of this writing, no organizations, including affordable housing non-profit organizations, have indicated a desire to establish such a program within Kern County. Community Land Trusts must be led by the community as this program is for the community. With that same thought, a Community Land Trust must also be established by the community.

6.1.13 Programs to Assist in Development of Extremely Low-Income Households

Section 6.2, Goals and Programs, includes multiple programs with specific actions and timelines to assist in the development of housing for ELI households. In consultation with existing County housing partners such as the Kern Housing Authority, Cesar Chavez Foundation and the Homebuilders Association, the primary factor besides funding for slowing down the development of affordable housing is the requirement to go through the land use approval process. This Housing Element proposes to remove the site plan discretionary hearing process by amending the adopted zoning ordinance to remove the requirement to process a precise development plan for all multi-family residential projects. Upon request, the County has also further provided multiple concessions to development standards for projects that provide affordable housing. For example, Appendix O includes copies of correspondence prepared by Staff and provided to the Housing Authority to facilitate development of the Pioneer Drive Apartments. Correspondence includes parking reduction authorization, zoning verification and support letters on behalf of this affordable housing project.

6.1.14 Programs to Assist in Development of Accessory Dwelling Units (ADU's)

In accordance with Government Code Section 65852.27, the Kern County Public Works – Building Inspection Division (BID) has 10 preapproved accessory Dwelling Unit (ADU) standard plans, which are available to the public. There are another 3 plans under review and BID anticipates another 11 plans being submitted for consideration in the near future. That has the potential to provide 24 standard plans that will incentivize and promote ADU development for very low, low and moderate income households, capitalizing on the approximate 107 ADU permits issued in 2024 and 90 issued in 2023. Overall, the existing County land use documents, including the adopted Kern County Zoning Ordinance authorize the construction of ADUs in all zone districts, allowing residential without the need for public hearings or discretionary approval, provided the proposed ADU is consistent with State and local requirements. It is also relevant to note that no additional parking is required for ADUs consistent with state law. Once standard plans are completed and the ADU Program has begun implementation. Nonetheless, the Kern

County Planning and Natural Resources Department will prepare and maintain on the department website an informational ADU guideline packet to better serve the public. Program 2.22 has been included to ensure implementation of the identified ADU program.

Program 2.22 Within six (6) months of final approval, Kern County Staff will establish a written ADU Informational Guidelines Document describing the provisions for constructing an ADU in Kern County. This informational document shall also include preapproved standard plans prepared by the Kern County Public Works Department.

Based on the foregoing analysis, fee waivers are not necessary because of other incentives offered by Kern County. Additionally, fees have not prevented ADU development from occurring.

6.1.15 Quantified Objectives

Government Code §65583, subd.(b)(1 & 2) requires that the Housing Element establish the total number of housing units, by income level that can be constructed, rehabilitated and conserved over a five-year time frame. While Kern County's goal is to facilitate the development of all 9,243 housing units identified in its Regional Housing Needs Allocation (RHNA), numerous external factors influence housing development beyond the County's direct control. This is particularly true for affordable and government-subsidized housing, where funding, market conditions, and regulatory policies play critical roles.

Over the last three (3) years, unincorporated Kern County has built 913 (2021), 422 (2022) and 468 (2023) new housing units each year. As stated previously within this document, unincorporated Kern represents only 35% of the total population. Most of the desired growth occurs in and around incorporated cities due to the fact that those areas offer the most desired and necessary services for long-term housing. The ability for the County to actively fund, build and/or administer housing projects is threatened by State climate policy that force the decline of oil and gas production. With over 80% of California's oil production and 75% of its natural gas production concentrated in Kern County, the economic downturn in these industries - coupled with reductions in agricultural production due to State water policies - has contributed to population migration out of the County and a decline in economic vitality. While the Housing Element is designed to accommodate the projected need for 9,243 new housing units, economic trends suggest that a greater share of future residential growth will likely take place in incorporated cities rather than in unincorporated areas of the County.

This Housing Element places greater focus on addressing future housing needs, both in terms of new development, but also in terms of tenant and resident resources and outreach, and housing preservation efforts. It is anticipated that it might take a full three (3) years to fully integrate and see a benefit of these efforts in terms of new housing choices and availability. To ensure a realistic approach to housing development, the Housing Element incorporates an estimated construction and rehabilitation projection table based on:

- Recent housing production building permits
- Planned housing programs
- Overall land availability
- Zone changes to support higher-density development
- Political and economic conditions
- Funding opportunities

- Infrastructure capacity, including water and sewer availability

The following construction/rehabilitation table projections will serve as a guiding framework to meet the requirements of Government Code §65583, subd. (b)(1 & 2) while addressing the housing needs of Kern County's residents in a rapidly evolving economic and regulatory landscape.

	Unit Type	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2025	Combined	25	50	100	200	125	500
	New Construction	25	50	90	200	125	475
	Rehabilitation	0	0	25	0	0	25
	Conservation	0	0	0	0	0	0
2026	Combined	25	50	100	200	125	500
	New Construction	25	50	75	200	125	475
	Rehabilitation	0	0	25	0	0	25
	Conservation	0	0	0	0	0	0
2027	Combined	50	75	100	250	125	600
	New Construction	50	75	75	250	125	575
	Rehabilitation	0	0	25	0	0	25
	Conservation	0	0	0	0	0	0
2028	Combined	50	100	150	300	125	725
	New Construction	45	100	84	300	125	654
	Rehabilitation	5	0	25	0	0	30
	Conservation	0	0	41	0	0	41
2029	Combined	50	100	150	400	125	825
	New Construction	45	90	78	400	125	738
	Rehabilitation	5	10	25	0	0	40
	Conservation	0	0	47	0	0	47
						Total	**3,150**

6.2 GOALS AND PROGRAMS

The above considerations and lessons learned from the 5th Cycle Housing Element have informed plans for the 6th Cycle. Many of the new plans are continuations of current efforts; some are newly developed. **Table 108** through **Table 112** identify Kern County's 6th Cycle goals and programs.

To facilitate implementation and to meet Government Code section 65583, subdivision (c)(1-6), Staff have revised 6th Cycle programming to include (1) a description of the County's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials.

Note that Identified Sites in **Table 112** are available for ELI development as well as other households. **Table 109** indicates that one-half of the 1,551 very low income units (or 776) are designated for ELI households. These ELI-eligible sites are discussed further in 4.2.3, Vacant Land Inventory, Identified Sites, and AFFH.

Table 127: 6th Cycle Housing Element Goals and Programs: Goal 1

6th Cycle Housing Element Goals and Programs: Goal 1

Goal 1: Conserve and improve the quality of existing housing and residential neighborhoods in the County.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
1.1	Continue to conduct code compliance activities in the unincorporated County areas.	Respond to inquiries	Per year	Conduct and or respond to fifty (50) code compliance actions within identified disadvantaged communities.	None
1.2	Continue to inform eligible applicants of the availability of County-sponsored housing programs. The County will promote programs through periodic mailings and by posting information of the County's website as well as on Community Boards.	Directly responsible for implementation	Per year. Frequency at least once per month.	12 program mailings	None
1.3	Continue to sponsor various programs such as, but not limited to, Bulky Waste Clean-Up, Keep Kern Beautiful and Adopt-a-Road. The Annual General Plan and Housing Element Report shall include a listing and location of all events undertaken during the calendar year.	Directly responsible for implementation	Per year	25 events	None
1.4	Continue to provide tenant referrals received through the Fair Housing Hotline as well as other inquiries to the Housing Authority of the County of Kern (HACK) for Housing Choice Voucher rental assistance.	Direct	See Program 2.2	Response within 48 hours Referral within 7 days of request	Housing Authority of the County of Kern (HACK)
1.5	Support HACK as appropriate in preparation of the Annual Public Housing Agency Action Plan to identify and adjust strategies for expanding the use of Housing Choice Voucher rental assistance.	Support as necessary	Per year	Meet with HACK twice a year	HACK
1.6	Assist HACK in applying for new Housing Choice Vouchers as available through HUD, including special purpose vouchers targeted specifically for	Supportive	Per year	Meet with HACK twice per year	HACK

Goal 1: Conserve and improve the quality of existing housing and residential neighborhoods in the County.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
	the disabled and elderly populations, through findings of consistency with the County Consolidated Plan.				
1.7	Support HACK as appropriate in maintaining and enhancing Housing Choice Voucher lease-up rates through HACK's marketing of the program to apartment owners and screening Housing Choice Voucher applicants.	Supportive	Per year	Two (2) mailings to apartment owners	HACK
1.8	Monitor at-risk units identified in program 1.10 by maintaining annual contact with property owners regarding their long-term plan for the properties. A summary of these annual reviews will be included in the Annual Update and General Plan Report beginning in 2025 and continuing thereafter.	Directly responsible for implementation	Continuous Per year	Annual review with mailing and contact	Affordable housing organizations
1.9	Participate in the preservation of at-risk units by providing available financial and/or technical assistance to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling.	Directly responsible for implementation	Continuous Per year	Posting of information on website on technical resources	Affordable housing organizations
1.10	Ensure that property owners of the assisted units at risk of conversion to market rate provide adequate tenant notification by sending an annual mailer that reminds property owners of the correct process, which includes notifying tenants at least one year prior to potential conversion to market-rate housing and providing information regarding tenant rights and conversion procedures should an owner decide to convert his/her property to a market-rate use. Below is a listing of HOME Rental Projects, including the total units and date when affordability provisions are scheduled to end. Aldea Park 41 Units (11 HOME Units) - 2028 Springwood Court (formally Summerset) 40 Units (11 HOME Units) – 2029 Griffith Apartments/Griffith Place 7 Units (7 HOME Units) – 2029 Villa Hermosa	Directly responsible for implementation	Annually Per year	Annual mailer	None

Goal 1: Conserve and improve the quality of existing housing and residential neighborhoods in the County.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
	40 Units (11 HOME Units) – 2030 Shafter Farm Worker Housing 50 Units (50 HOME Units) – 2031 Building Blocks 15 Units (15 HOME Units) – 2032 Vineyard Apartments 65 Units (11 HOME Units) – 2032 Sunrise Villa 44 Units (11 HOME Units) – 2033 El Mirage Apartments 34 Units (11 HOME Units) – 2035 Rancho Algodon 62 Units (62 HOME Units) – 2036 Ruben J. Blunt Village 23 Units (11 HOME Units) – 2036 Village Congregational Community Apartments 60 Units (59 HOME Units) – 2040 Case Hernandez Apartments 80 Units (11 HOME Units) – 2040 Mountain View Village 41 Units (11 HOME Units) – 2041 Govea Gardens 150 Units (60 HOME Units) – 2041 Pioneer Cottages 37 Units (17 HOME Units) – 2042				

Goal 1: Conserve and improve the quality of existing housing and residential neighborhoods in the County.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
	Village at Tehachapi 80 Units (11 HOME Units) – 2042 Benton Park Cottages 25 Units (12 HOME Units) – 2043 Stephens Drive Cottages 12 Units (11 HOME Units) – 2043 Douglas Street Apartments 12 Units (10 HOME Units) – 2044 Camellia Village (Cottonwood Village) 86 Units (11 HOME Units) – 2046 Camellia Court (Cottonwood Court) 86 Units (11 HOME Units) – 2047 Edison Village Apartments 81 Units (11 HOME Units) – 2049 Solinas Village 52 Units (52 HOME Units) – 2050 Caliente Creek 46 Units (11 HOME Units) – 2055 Rancho Lindo (formally Lamont Village) 44 Units (11 HOME Units) – 2065 Descanso Place 54 Units (11 HOME Units) – 2065 Di Giorgio Family Apartments 80 Units (11 HOME Units) – 2065 Lamont Family Apartments 64 Units (11 HOME Units) – 2065				

Goal 1: Conserve and improve the quality of existing housing and residential neighborhoods in the County.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
	Rosamond Gateway Apartments 81 Units (11 HOME Units) 2065 Camellia Place 45 Units (11 HOME Units) – 2066 Rosamond United Park Apartments 73 Units (11 HOME Units) – 2066 Eucalyptus Village Apartments 32 Units (22 HOME Units) – 2067 McFarland Village Apartments 80 Units (11 HOME Units) – 2067 Hallmark Apartments 48 Units (11 HOME Units) – 2068 Rembrandt Village 34 Units (11 HOME Units) – 2071 Almond Village 81 Units (11 HOME Units) – 2072 Tulare Arms Apartments 48 Units (11 HOME Units) – 2072 Camellia Place II 16 Units (11 HOME Units) - 2074				
Source: Kern County Planning and Natural Resources Department					

Table 128: 6th Cycle Housing Element Goals and Programs: Goal 2

6th Cycle Housing Element Goals and Programs: Goal 2

Goal 2: Assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
2.1	The Planning & Natural Resource Department shall semi-annually (January & July) host affordable housing workshops. The purpose of the workshop is to provide information to affordable housing advocates regarding opportunities for development and answer land use related questions regarding specific project sites. The first workshop shall be held in January of 2025.	Directly responsible for implementation	Q1 2025 January – 2026 – 2031 Per year	Two (2) workshops per year	None
2.2	The Planning & Natural Resources Department shall create a dedicated Housing Unit within the department. This unit will manage various Staff dedicated to housing related activities and serve as the primary point of contact for implementation of the Housing Element and other housing related programs within the County. This unit shall be created by March of 2025.	Directly responsible for implementation	March 2025	Creation of a Housing Unit with staff of Division Chief, Supervising Planner and 2 Staff planners or equivalent as determined by the department	None
2.3	The Housing Unit shall send an invitation once a year to our list of stakeholders and interested parties in building housing to register for Kern County Tax Sales notification at http://kern.mytaxsale.com/. When a new builder or provider contacts Staff they will be added to our stakeholder list and receive future invitations.	Directly responsible for implementation	Per year	Once per year and ongoing	None

Goal 2: Assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
2.4	The County will encourage the use of Enhanced Infrastructure Financing Districts (EIFDs) as a tool to support the development of low and very low rental units as outlined below: Enhanced Infrastructure Financing Districts (EIFDs) can be used to finance infrastructure projects to support affordable housing projects including transportation infrastructure, water and wastewater facilities, solid waste facilities and community amenities including parks, libraries, and childcare centers as well as the actual construction of the housing. Such tax increment financing, under the jurisdiction of the Board of Supervisors, should be used to incentivize the inclusion of deed restricted low and very low rental units in market rate multi-family projects or upgrading of County incorporated areas for other multi-family projects. The following are minimum standards for consideration of establishment of an EIFD. a) Construction of a minimum of 30 units in the total project site with 25% deed restricted for low and very low income rental units of the total number of units in the project. b) Single family homes on individual lots are excluded from this Housing Element policy. c) Larger areas are encouraged but 50% of the area is required to be multi-family housing, excluding parking lots, sumps, and easements from the calculated area. d) The County Administrative Officer (CAO) has the final determination of the feasibility of the EIFD plan and recommendation to the Board of Supervisors for establishment and operation. e) The Planning and Natural Resource Director has final approval on the plan's consistency with the Housing Element and concurrence with the CAO recommendation.	Directly responsible for implementation	Within 6th Housing Cycle, Per year	Two (2) mailings to housing developers and, three (3) in-person workshops to present and discuss the program, with the goal of establishing two (2) housing projects per year utilizing the EIFD Program within identified high areas of opportunity and within identified disadvantaged communities	None
2.5	The Planning & Natural Resources Department shall process for consideration by the Board of Supervisors appropriate changes in land use documents necessary to raise the maximum density in medium-residential zones from sixteen (16) to twenty (20) dwelling units per acre.	Directly responsible for implementation	Initiate necessary amendments by the end of Q1 2025	Complete the necessary amendments by the end of the	None

Goal 2: Assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
				2025 calendar year	
2.6	The Planning & Natural Resources Department shall process for consideration by the Kern County Board of Supervisors an amendment the text of the adopted Kern County Zoning Ordinance, Chapter 19.56 (Precise Development Combing District) to remove the PD Plan hearing requirement for all multi-family zone districts. Development within those classifications will still be subject to a formal site plan review and be required to meet all development standards.	Directly responsible for implementation	Initiate necessary amendments by the end of Q1 2025	Complete the necessary amendments by the end of the 2025 calendar year	None
2.7	The Planning & Natural Resources Department shall coordinate with other county departments to facilitate expedited development review for projects that include affordability. A Housing Affordability Expedited Review Application Form shall be created within 120 days of Housing Element adoption.	Directly responsible for implementation	120 days	Complete the necessary review applications and initiate implementation of the program within 120 days	None
2.8	Encourage the use of the density bonus program to provide affordable housing for extremely low, very low, low and moderate-income households. A standard density bonus eligible explanation paragraph will be included on all applicable application forms within 120 days of Housing Element adoption.	Directly responsible for implementation	120 days Per year	Include the standard density bonus eligibility explanation in all application forms within 120 days, with the goal of facilitating six (6) projects utilizing the density bonus provision annually and at least one (1) project within identified	None

Goal 2: Assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
				disadvantaged communities	
2.9	On the Planning & Natural Resources Department website, the County will maintain a listing of known (non-County) program administers/opportunities to assist first time homeowners.	Directly responsible for implementation	Per year	Maintain and update the list annually	Multiple, based on available programs
2.10	Pursue state, federal and other housing funds such as HOME, CDBG, USDA Rural Development, Joe Serna Jr. Farmworker Housing Grant Program and other grant funds available through the state Department of Housing and Community Development (HCD) to leverage local funds to maximize assistance offered to low and moderate income households.	Directly responsible for implementation	Annually and ongoing Per year	Apply for a total of fifteen (15) grants for eligible home rehabilitation projects and six (6) ADA road projects annually, with the goal of facilitating 350 total units built by 2031	Multiple
2.11	Prioritize funding implemented by the County (grant or Federal HOME funds) to projects constructing units for large households. Seek to achieve 100 large family rental units though a combination of new construction, acquisition and rehabilitation during this housing cycle.	Direct and supportive	Per year	Facilitate a total of twenty (20) large family rental projects per year, with half of the projects occurring within identified disadvantaged communities	Multiple, based on grant opportunities
2.12	Support continued utilization of the Section 515 program by directing prospective affordable housing developers to USDA and leverage with local funds when possible.	Direct and supportive	Per year	Initiate five (5) contacts and referrals to the	Multiple

Goal 2: Assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
				identified project per year	
2.13	Maintain an up-to-date inventory of potential sites available for future housing development and make sure the inventory is available to the development community.	Directly responsible for implementation	Continuous and yearly	Conduct annual field visits to all multi-family zoned parcels within identified disadvantaged communities to make sure that the properties are being appropriately maintained and to confirm the adequacy of the site for potential development. On-line data will be updated monthly through coordination with the Assessor's Office.	None
2.14	Continue to monitor State legislation and amend the County Zoning Ordinance as necessary to ensure local compliance with State mandated provisions.	Directly responsible for implementation	Annually Per year If applicable, update by December 2025	Complete the necessary amendments by the end of each calendar year	None

Goal 2: Assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
2.15	Within six (6) months of final approval, Kern County will submit the required application materials to the State and continually pursue the goal of receiving HCD's Pro-Housing Designation.	Directly responsible for implementation	First report for 2025	HCD Pro-Housing designation achieved	None
2.16	The Kern County Planning & Natural Resources Department shall annually review adopted policies of sewer and water providers within unincorporated Kern County, to ensure compliance with State requirements to prioritize low-income affordable housing construction and associated rates.	Directly responsible for annual review, supportive in terms of coordination with sewer and water providers	Annual review of adopted policies	Complete the necessary review by December of each calendar year and include a summary of findings within the Housing Element Annual Report that is submitted to HCD.	Various sewer and water providers
2.17	The Planning & Natural Resource Department will coordinate with various sewer and water providers and include them in annual meetings and workshops conducted by the Department to discuss housing plans, challenges and solutions. Additionally, Staff will conduct a separate workshop for all providers located within identified disadvantages communities to discuss specific challenges and solutions for these underserved communities.	Directly responsible for coordinating annual meetings and supportive in terms of providing assistance to sewer and water providers	Coordination meetings shall be conducted on an annual basis.	Complete the necessary coordination meetings by December of each calendar year and include a summary of findings within the Housing Element Annual Report that is submitted to HCD.	Various sewer and water providers

Goal 2: Assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
2.18	The Kern County Sanitation District and Ford-City Taft Sanitation District (only providers under the jurisdiction of the County) shall provide service for twenty-five (25) new low-income dwelling units per calendar year over the 6th Cycle Housing Element period.	Directly responsible for implementing in coordination with proposed housing projects.	Annually	Connect twenty-five (25) new low-income dwelling units per year	
2.19	The Planning & Natural Resource Department shall develop a vacant commercial and industrial land use inventory. This inventory will be available to the public. Future development on these vacant lands could include both commercial and industrial development or emergency shelters.	Directly responsible for implementation	December 2031	Complete the necessary vacant commercial and industrial land use inventory by December of 2031 and continually maintain this list on a quarterly basis.	Kern County Assessor's Office
2.20	Within six (6) months of final approval, Kern County Staff will establish written procedures for the implementation of SB 35 Streamlined Ministerial Approval Process. These procedures will be posted on the department website.	Directly responsible for implementation	Within six (6) months of final Housing Element approval by HCD	Complete the necessary SB 35 Streamlined Ministerial Approval written procedures in accordance with Chapter 366, Statutes of 2017.	
2.21	Within one (1) calendar year of final approval, Kern County Staff will initiate the preparation of a Special Housing Needs Strategic Plan. This Strategic Plan will include coordination with both community care providers and interested persons in development of analysis and formation goals and policies for consideration by the Kern County	Direct, in coordination with various community service providers	Initiation of the strategic plan within (1) calendar year and formal consideration by December 2026.	County to meet the initiation and completion dates for the	Multiple community care providers

Goal 2: Assist in the provision of adequate housing to meet the needs of County residents by implementing all State-mandated land use and zoning laws and reducing potential governmental constraints to housing production and affordability.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
	Board of Supervisors. This plan will evaluate the major special housing needs populations which include, Persons with Disabilities, Female Headed Households, Large Households, Agricultural Workers, Homeless Persons, and Military Personnel. The target for completion of this Strategic Plan is by December 2026.			proposed strategic plan.	
2.22	Within six (6) months of final approval, Kern County Staff will establish a written ADU Informational Guidelines Document describing the provisions for constructing an ADU in Kern County. This informational document shall also include preapproved standard plans prepared by the Kern County Public Works Department.	Direct	Within six (6) months of final housing element approval	Have the written informational guideline documents completed and posted within (6) months of final housing element approval.	None
Source: Kern County Planning and Natural Resources Department					

Table 129: 6th Cycle Housing Element Goals and Programs: Goal 3

6th Cycle Housing Element Goals and Programs: Goal 3

Goal 3: Promote equal opportunity for all residents to reside in housing of their choice.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
3.1	The Planning & Natural Resources Department will continue to provide fair housing services to County residents by fielding complaints, making referrals to the state, when appropriate and maintaining readily available information regarding fair housing laws available on the department website.	Directly responsible for implementation	Available information will be maintained on a continuous basis and received complaints will be tracked annually.	Within the first 3 months of each calendar year, Staff will complete annual mailings to cities with appropriate handouts describing Fair Housing responsibilities. Copies of these handouts will also be sent to any landlords that have had a Fair Housing complaint submitted against them within the last two (2) years. Additionally, in coordination with GBLA, the County will host two (2) workshops for tenants.	Greater Bakersfield Legal Assistant, Housing – Civil Rights Department

Goal 3: Promote equal opportunity for all residents to reside in housing of their choice.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
3.2	As part of the annual General Plan and Housing Element Report, Staff will include a yearly summary of median home and rental prices for the calendar year.	Directly responsible for implementation	First report for 2025	To the extent feasible, this report on home and rental prices will be broken down by census track to evaluate emerging trends among community areas	None
3.3	Within two (2) calendar years of final approval, Kern County will commission a report in consultation with the County Administrative Office and other affected departments, to evaluate the implementation needs, cost and known effectiveness of establishing a County initiated first-time homebuyer, vacant building rehabilitation, rental assistance, temporary relocation, and eviction legal support programs. Once completed, a copy of the prepared report will be presented to the Kern County Board of Supervisors for public discussion, review, and recommendations for implementation.	Directly responsible for implementation	Within 2 calendar years and then reviewed on an annual basis	Report and public hearing complete within the identified timeframe. Thereafter, conduct an annual update before the Kern County Board of Supervisors regarding changing laws and review of any implemented programs	None
3.4	Upon formal adoption of the 2024-2031 Housing Element, all Staff Reports prepared by the Planning and Natural Resources Department for proposed projects that include General Plan Amendments, Changes in Zone Classifications, Conditional Use Permits or Precise Development	Directly responsible for implementation	Continuously per year	Appropriate analysis will be included in every staff	None

Goal 3: Promote equal opportunity for all residents to reside in housing of their choice.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
	Plans will include a dedicated analysis and findings related to how the proposed project will Affirmatively Further Fair Housing or could present obstacles to the goals.			report presented at the Planning Commission, Directors Hearing or Board of Supervisors	
3.5	Within six (6) months of formal adoption of the 2024-2031 Housing Element, Planning and Natural Resource Department Staff will begin conducting monthly fair housing education to incorporated cities and conduct community meetings/workshops at various locations within unincorporated Kern County to provide fair housing information and share various resources for providing tenant support. Further, a quarterly meeting will be held in Bakersfield at the same location every three (3) months to provide support.	Directly responsible for implementation	Within six (6) months Per year	A total of twelve (12) meetings (one per month) will be conducted, each within a different community. Four (4) additional meetings will be conducted per year in Bakersfield.	Multiple
3.6	Within three (3) months of formal adoption of the 2024-2031 Housing Element, the Planning and Natural Resources Department shall establish a social media presence on Instagram, Facebook, and other appropriate platforms, dedicated to providing information related to fair housing and tenants' rights. The social media platforms will be continually maintained and updated on a bi-weekly basis.	Directly responsible for implementation	Within three (3) months Per year	Social media presence created and maintained	None
3.7	Within three (3) months of formal adoption of the 2024-2031 Housing Element, the Planning and Natural Resource Department shall establish a dedicated Fair Housing and Resident Complaint Referral Program. A dedicated phone number and email will be provided through multiple media sources. The purpose of this referral program would be to provide a one-stop number for residents to contact with	Directly responsible for implementation	Within three (3) months Per year	Fair Housing and Resident Complaint Referral Program established with the goal	None

Goal 3: Promote equal opportunity for all residents to reside in housing of their choice.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
	questions or requests for assistance with both discrimination and building deficiencies, with the goal of responding to all calls within 48 hours. For all inquiries that fall outside of the ability for the County to adequately respond, Staff will provide appropriate referrals.			of returning all calls within 48 hours and providing appropriate referrals and responses within seven (7) calendar days.	
3.8	Within six (6) months of formal adoption of the 2024-2031 Housing Element, the Planning & Natural Resources Department shall initiate the preparation of a County-wide Housing Conditions Study. This study shall evaluate the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. This analysis shall be phased by regions (valley, desert, and mountain) and completed over a period of three years.	Directly responsible for implementation	Within six (6) months Per year	Based on the results of any analysis, a minimum of fifty (50) units identified as in need of rehabilitation and replacement will be further evaluated per year will be by Kern County Public Works Department	None
3.9	Within three (3) months of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department shall initiate the processing of an amendment to the adopted Kern County Zoning Ordinance. This update shall include a review of all zone district chapters to ensure that transitional and supportive housing shall be allowed as in all zone districts that allow residential uses and only subject to those restrictions that apply to other residential dwelling. Additionally, the amendments shall ensure permanent supportive housing is considered a by-right use in zones where multi-family and mixed uses are permitted, including nonresidential zone permitting multi-family uses.	Directly responsible for implementation	Within three (3) months Per year Completed by Dec 2025	Update completed, continuously reviewed and updated for new legislation	None

Goal 3: Promote equal opportunity for all residents to reside in housing of their choice.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
3.10	Within three (3) months of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department shall initiate the processing of an amendment to the adopted Kern County Zoning Ordinance. This update shall include a review of all zone district chapters to ensure that housing for agricultural employees requirements are consistent with the Employee Housing Act that specifies employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings for the same type in the same zone and that employee housing consistent of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.	Directly responsible for implementation	Within three (3) months Per year Completed by Dec 2025	Update completed, continuously reviewed and updated for new legislation	None
3.11	Within three (3) months of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department shall initiate the processing of an amendment to the adopted Kern County Zoning Ordinance. This update shall include a review of all zone district chapters to ensure that identified residential care facilities are treated the same as single-family residential dwelling in terms of land use permitting. This review shall also include consideration as to whether the County should expand allowable zone districts in which residential care facilities consisting of seven (7) or more individuals can be permitted with a Conditional Use Permit.	Directly responsible for implementation	Within three (3) months Per year Completed by Dec 2025	Update completed, continuously reviewed and updated for new legislation	None
3.12	Within three (3) months of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department shall initiate the processing of an amendment to the adopted Kern County Zoning Ordinance. This update shall expand the zone districts in which emergency shelters are permitted by right, including in residential zones as required by Government Code Section 65583(a)(4)(A).	Directly responsible for implementation	Within three (3) months Per year Completed by Dec 2025	Update completed, continuously reviewed and updated for new legislation	None
3.13	Within three (3) months of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department shall initiate the processing of an amendment to the adopted Kern County Zoning Ordinance. This update shall include a review of all zone district chapters to ensure that low barrier navigation centers are identified as by-right uses in all zones where multifamily and mixed uses are permitted pursuant to Government Code section 65660.	Directly responsible for implementation	Within three (3) months	Update completed, continuously reviewed and updated for new legislation	None

3.14	Within three (3) years of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department will develop a “Culturally Specific Housing Design Guide for Kern County" for developers, planners, and community partners aiming to serve diverse populations.	Directly responsible for implementation	Within three (3) years	Reviewed on an annual basis	None
3.15	Within three (3) years of formal adoption of the 2024-3031 Housing Element, the Planning & Natural Resources Department will develop guidelines and fact sheets focused on identifying Special-Purpose Credit Programs (SPCPs) that lending institutions offer to reduce disparities in mortgage lending.	Directly responsible for implementation	Within three (3) years	Reviewed and updated annually for new financial options	None
Source: Kern County Planning and Natural Resources Department					

Table 130: 6th Cycle Housing Element Goals and Programs: Goal 4

6th Cycle Housing Element Goals and Programs: Goal 4

Goal 4: Facilitate the provision of housing suited to persons with special housing needs.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
4.1	The Planning & Natural Resources Department shall maintain on the department website, public information regarding local service organizations, homeless and community assistance programs and emergency shelters/transitional housing options.	Directly responsible for implementation	Annual	Yearly mailing to all organizations providing services asking for a review of information on the website for accuracy and inclusion.	Multiple
4.2	Continue to ensure new developments are compliant with standards outlined in the Americans with Disabilities act (ADA) for persons with disabilities.	Directly responsible for implementation	Currently in place Per year Annual	An annual audit of fifty (50) projects chosen at random and reviewed for compliance	None
4.3	Continue to utilize the Bakersfield/Kern Regional Homeless Collaborative and the Bakersfield/Kern Continuum of Care to identify homeless needs and support the direction of funds toward projects that effectively address the needs, and work to establish 2,136 Permanent Supportive and 1,945 Rapid Re-Housing units by the end of the 6th Housing Cycle, which equals an average of 680 new units per calendar year. A summary of the progress towards this effort will be included in the yearly annual report presented to the Kern County Board of Supervisors.	Supportive	Currently in place Per year	Designated Staff from Housing Division to attend CoC meetings and received feedback.	Multiple

Goal 4: Facilitate the provision of housing suited to persons with special housing needs.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
4.4	Encourage developers to build rental housing for large families and farmworkers by offering incentives such as density bonuses.	Supportive	Currently in place Per year	Facilitate a total of twenty (20) large family rental projects per year, with half of the projects occurring within identified disadvantaged communities	Multiple
4.5	Continue to prioritize the use of local HOME funds to increase the supply of low-income large family rental units, the majority ow which will be occupied by farmworker household in unincorporated Kern County, through a combination of new construction, acquisition, and rehabilitation.	Supportive	Currently in place Per year	Facilitate a total of twenty (20) large family rental projects per year, with half of the projects occurring within identified disadvantaged communities	Multiple
4.6	The Planning and Natural Resources Department will make an annual presentation to the Kern County Farm Bureau on the land use pathway for establishing farm labor housing. A copy of the PowerPoint and/or other supplied materials used for this presentation will be maintained on the department's website for review.	Directly responsible for implementation	End of Dec 2025 and each consecutive calendar year	Every year, designated Staff will make a presentation regarding the land use pathway for	Kern County Farm Bureau

Goal 4: Facilitate the provision of housing suited to persons with special housing needs.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
				establishing farm labor housing to the Kern County Farm Bureau. A copy of any presented materials will be included in the annual Housing Element Report	
Source: Kern County Planning and Natural Resources Department					

Table 131: 6th Cycle Housing Element Goals and Programs: Goal 5

6th Cycle Housing Element Goals and Programs: Goal 5

Goal 5: Pursue sustainable development for new and existing residential housing stock.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
5.1	Require energy efficiency in the design and construction of housing developments through implementation of the state Energy conservation Standards (Title 24).	Directly responsible for implementation	Annual Per year	Total annual building permits reviewed	None
5.2	In partnership with PD&E, Southern California Edison, and Southern California Gas Company, the Planning and Natural Resources Department will post on the department website links to various available weatherization and energy conservation programs administered by those identified utilities.	Directly responsible for implementation	December of 2025 and annually per year	Posted materials will be reviewed with the appropriate agency every year and on a continual basis. Appropriate handouts describing these programs will further be printed and brought by Staff to all meetings conducted within identified Disadvantaged Communities	PG&E, Southern California Edison, Southern California Gas

Goal 5: Pursue sustainable development for new and existing residential housing stock.					
Program		**County Role**	**Implementation Timeline**	**Quantified Objectives**	**Other Responsible Agencies**
5.3	The Planning & Natural Resources Department shall coordinate with other county departments to facilitate expedited development review for residential projects that include energy efficiency above and beyond Title 24 Standards. Projects eligible for expedited review shall meet a minimum LEED Gold Certification. A Leadership in Energy and Environmental Design (LEED) Gold Certification Expedited Review Application Form shall be created within 120 days of Housing Element adoption.	Directly responsible for implementation	December of 2025 and annually per year	Within 120 days, County Staff will establish the identified expedited review application process with the goals of implementing two (2) projects per year, totaling 75 annual units.	None
5.4	Continue to identify housing related infrastructure needs, using a number of methods and sources which include, community needs assessments, housing condition surveys, public comments at community meetings, redevelopment implementation plans, community plans and relevant information from various county departments and community services agencies. The Planning and Natural Resources Department will coordinate with and assist various organizations in the pursuit of grant and State funding opportunities to implement identified needs.	Directly responsible for coordination efforts, supportive in the pursuit of funding opportunities, environmental review and other necessary land use actions.	Continuous and ongoing throughout the 6th Housing Cycle	Identification of housing related infrastructure needs with the goal of pursuing funding opportunities for two (2) projects per calendar year.	Multiple
Source: Kern County Planning and Natural Resources Department					

6.3 PUBLIC INPUT PROGRAMS SUGGESTED AND ADOPTED

The following programs were suggested as part of the community outreach and public input efforts. After being analyzed and considered based on cost, proven effectiveness, and likelihood of success, they are being proposed as part of the 2024-2031 Housing Element Plan.

Table 132: Public Input Suggested Programs Recommended for Implementation

Public Input Suggested Programs Recommended for Implementation	
Requested Program	Proposed Highlighted Housing Plan Programs
Expanded outreach regarding fair housing information and tenant rights	See proposed programs 1.2, 3.5, 3.6 and 5.2
Further Affirmative Fair Housing throughout Kern County	See proposed programs 3.4, 3.6, 3.7
County should provide first time homebuyer, rehabilitation, and repairs of existing and abandoned buildings and permanent rental assistance programs	See proposed program 3.3
The County should establish a Housing Resource Hub	See proposed programs 2.2 and 3.7

Source: Kern County Planning and Natural Resources Department

6.4 PUBLIC INPUT PROGRAMS SUGGESTED BUT REJECTED

During the public review of the 2024-2031 Housing Element, several program suggestions were submitted for consideration. While many of the suggestions were included within the Housing Element, as specified in **Table 113**, others were considered and rejected. The following program suggestions were analyzed by Staff for feasibility, cost, and likelihood of success, but were formally rejected.

6.4.1 Rent Control and Just Cause Ordinance

As specified in data presented within this document, the overwhelming majority of growth occurring in Kern County is located within incorporated cities, of which do not have an existing rent control ordinance in place. Establishment of such an ordinance within unincorporated areas only could result in the unintended consequence of limiting the ability for unincorporated Kern to attract new construction and establishment of rental properties within these areas that are located directly adjacent to incorporated cities. Overall, such a proposal is premature and should not be considered until such time as similar programs have been adopted by the majority of incorporated city jurisdictions.

6.4.2 Inclusionary Zoning

As specified in data presented within this document, the overwhelming majority of growth occurring in Kern County is located within incorporated cities, of which do not have existing inclusionary zoning ordinances in place. Establishment of such an ordinance within unincorporated areas only could result in the unintended consequence of limiting the ability for unincorporated Kern to attract new housing construction within areas directly adjacent to incorporated cities. Further, such a request is not supported by various affordable housing non-profit organizations or the Home Builders Association due to concerns

that such ordinances actually increase the cost of building, financing and facilitating the development of affordable housing.

6.4.3 Community Land Trust

In general, the County is not opposed to the use of Community Land Trusts and there are no policies in place that would preclude an appropriate organization from establishing such a program. At the time of this writing, no organizations, including affordable housing non-profit organizations have indicated a desire to establish such a program within Kern County. Community Land Trust must be led by the community as this program is for the community. With that same thought, a Community Land Trust must also be established by the community.

6.4.4 Establishment of a Safe Maximum Indoor Temperature Threshold and Weatherization Program

The County of Kern currently partners with PG&E for the months of June through September to provide cooling stations throughout the County on days when the temperature is expected to exceed 105 degrees. During the 2023 calendar year, a total of ten (10) centers were available to residents throughout all geographic areas of the County. Use of the cooling centers provides an opportunity for all residents in need and is a more effective program for reaching the greatest number of individuals in need. The County will continue to partner with PG&E should future programs and/or funding become available regarding weatherization.

6.4.5 Community Task Force

Establishment of a Community Task Force for a jurisdiction consisting of over 8,100 square miles is a difficult and time-consuming endeavor. As specified in this Housing Element, the overwhelming majority of growth in Kern County is occurring in incorporated cities. Not only would such a unincorporated area task force need to include residents from all geographic regions of the County (valley, mountains and desert), but to be effective, residents would need to have a thorough understanding of housing including the market, land use entitlement and protection laws. Such a task force will most likely result in competition among neighborhoods for limited resources or suggesting programs that would ultimately need to be considered by each individual city.

6.4.6 Rental Registry

Establishment of a rental registry, which would further include the daily monitoring and management of such a registry for a jurisdiction of over 8,100 square miles is not considered an efficient use of Staff resources, nor is the existing data in place to establish and track such a list. Sufficient programs are not only in place to address concerns raised by tenants regarding, but more efficient ways of addressing tenant concerns are being expanded on by the various proposed programs included within this Housing Element.

6.4.7 Funding Resources – Commercial Linkage Fee

The competition to attract various job generating and tax producing businesses within Kern County is fierce. Not only is unincorporated Kern competing with the adjacent incorporated cities, but with surrounding Counties, regions and States. The money produced by the tax generated from reassessment of these commercial businesses directly fund the services that can be offered to residents, which already includes money to address housing issues. Establishment of such a commercial linkage fee would simply result in those businesses being located in other communities. In addition, the County would need to

establish a nexus to collect such a fee. This suggestion resembles that of a Redevelopment Agency, which were dissolved in California in February of 2012.

6.4.8 Expanded Farmworker Housing Programs

Within the adopted Kern County Zoning Ordinance, both temporary farm labor housing for on-site employees not exceeding 120 days and permanent farm labor housing consisting of twelve (12) or fewer employees are authorized uses within the Exclusive Agricultural (A) zone classifications and not subject to any discretionary actions or public hearings. Establishment of a County program to construct such housing would not be appropriate as the needs of individual farming companies may change over time. Existing farming operations are better suited to identify the appropriate locations and construction of farm labor housing facilities. While this updated housing does not include a direct program for the County to construct farm labor housing, it does include a requirement for the County to annually present to the Kern County Farm Bureau a summary of farm labor housing entitlement opportunities and pathways.

6.4.9 Legal Guidance and Services and Attorney Representation

The establishment of a county-wide program to provide legal guidance, services and attorney representation in landlord/tenant disputes would be inappropriate. Such a program would have the potential of subjecting the County to unnecessary and undue litigation.

7 ANALYSIS OF DISADVANTAGED UNINCORPORATED COMMUNITIES

California Government Code Section 65302.10 requires Housing Elements include an analysis of unincorporated communities that may have infrastructure deficiencies in water, wastewater, stormwater drainage, and structural fire protection. Unincorporated communities fall into one of three categories: fringe communities (within a city's sphere of influence), island communities (surrounded or substantially surrounded by one or more cities), or legacy communities (geographically isolated community that has existed for 50 years or more). They must also have at least 10 dwelling units in close proximity. (California Government Code § 65302.10, 2023). In addition, to be considered a Disadvantaged Unincorporated Community (DUC), a community's annual median household income must be below 80 percent of the state's annual median household income. The latest Census Bureau five-year average median household income for California is $84,097; 80 percent of this figure is $67,278.

Aging infrastructure and lack of ongoing public and private investments in DUCs put these communities' public services (water, sewer, fire protection, etc.) at risk. These services are sometimes below the minimum expected level to provide adequate living conditions, particularly for low-income households.

Figure 98 depicts the spheres of influence for each of Kern County's 11 incorporated communities.

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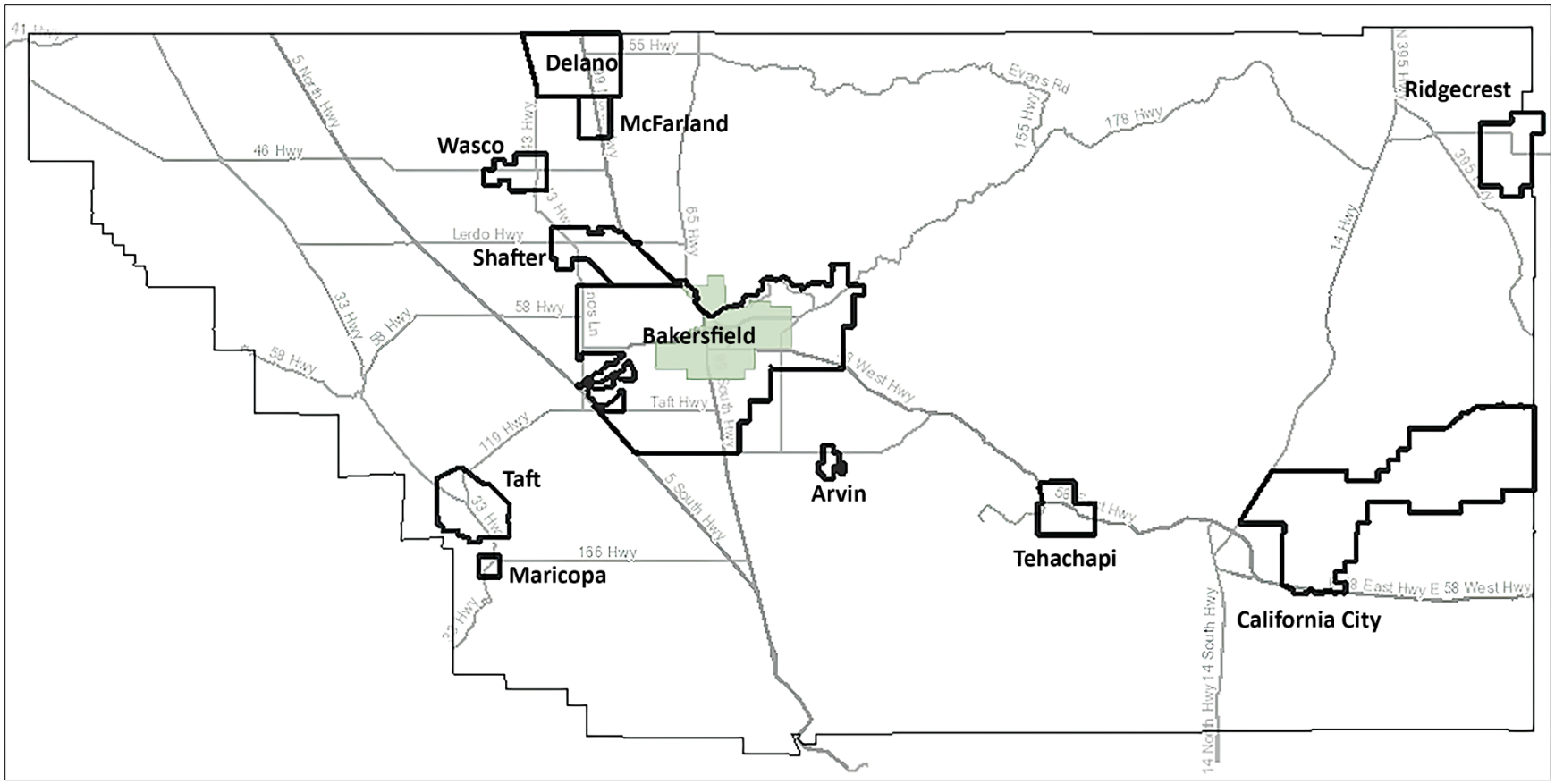


Figure 101: Spheres of Influence, Kern County Incorporated Communities

Source: Kern County GIS

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7.1 DISADVANTAGED UNINCORPORATED COMMUNITIES

Table 129 lists DUCs in Kern County. All Disadvantaged Unincorporated Communities (as defined by law) from the 5th Cycle Housing Element are included, whether they currently meet DUC criteria or have temporarily improved. This is because the County continues to consider all these communities at risk of failing to provide necessary services for all residents.

Four communities were added this cycle: Frazier Park, Kernville, Lebec, and Pine Mountain Club. Median household income data for Johannesburg is not available.

In addition, the communities of Casa Loma, Greenfield and Rexland Acres are identified as Disadvantaged Unincorporated Communities, however per Senate Bill 244 those communities are considered "Island Communities," meaning they are inhabited and unincorporated territories that are surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean. These communities are not specifically listed below as they should be accounted for within the City of Bakersfield Housing Element. However, as unincorporated communities within the jurisdictional boundaries of Kern County, the communities of Casa Loma, Greenfield and Rexland Acres will still be active participants and included in all of the Housing Plan Programs included within the Housing Plan (Section 6.2) of this Housing Element.

Table 133: Disadvantaged Unincorporated Communities, Kern County

Disadvantaged Unincorporated Communities, Kern County		
	Households	Median Household Income
Bodfish	969	23,061
Boron	921	54,063
Buttonwillow	317	39,844
Cherokee Strip	58	30,469
Edmundson Acres	61	56,250
Frazier Park	1,164	37,662
Fuller Acres	157	32,417
Johannesburg	45	not available
Kernville	331	39,604
Lake Isabella	1,424	25,304
Lake of the Woods	299	51,133
Lamont	3,556	40,341
Lebec	442	24,198
Lost Hills	478	39,615
Mettler	57	82,750
Mexican Colony	123	45,353
Mojave	1,403	44,757
Mountain Mesa	303	46,168
Oildale	12,361	42,073
Onyx	316	32,318

Pine Mountain Club	1,078	50,588
Randsburg	44	24,537
Weedpatch	908	19,467
Weldon	1,110	25,727
Wofford Heights	1,123	30,575

Source: U.S. Census Bureau, 2017-2021 ACS, Tables B11016

The following figures depict the locations of these CDPs in relation to incorporated communities.

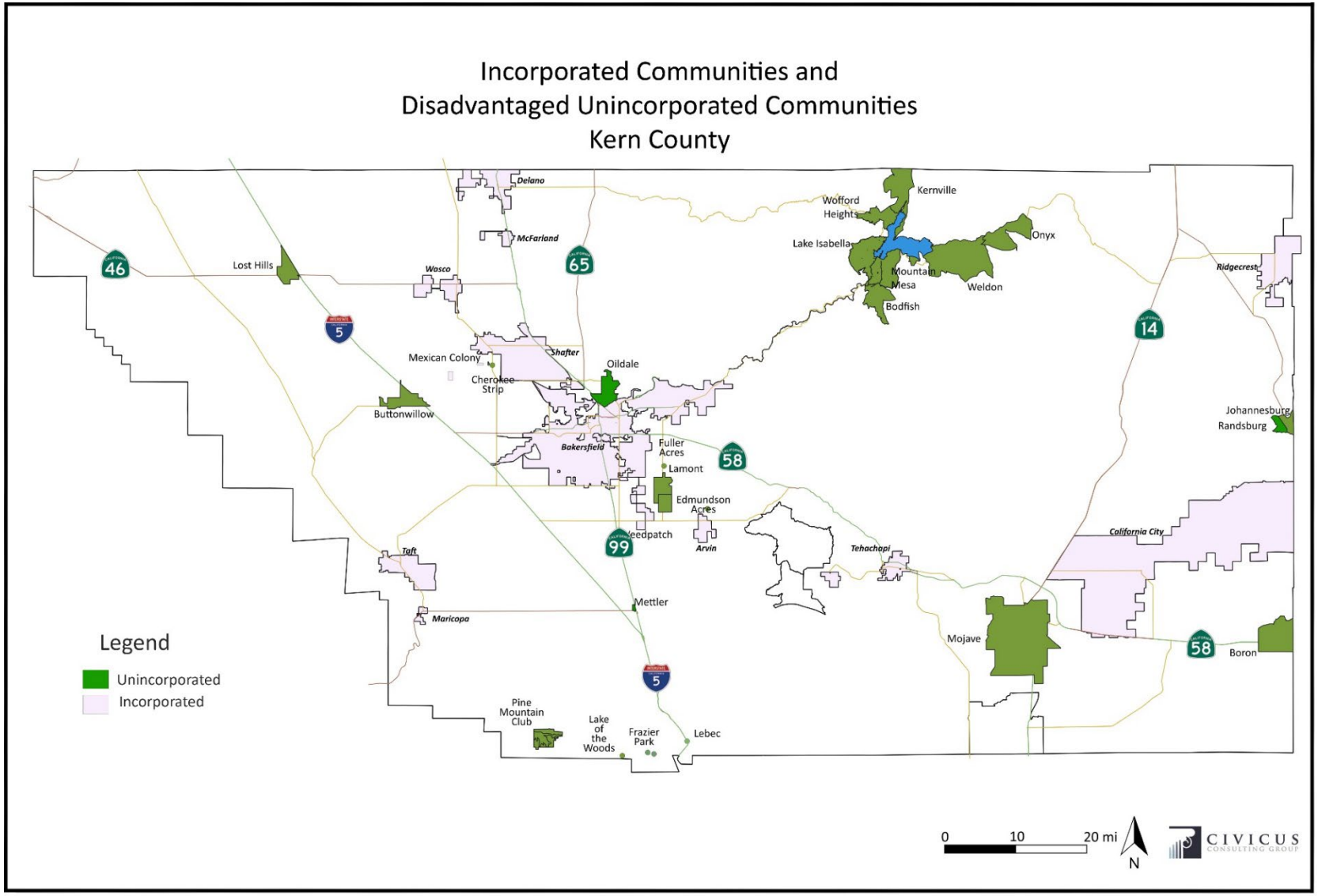


Figure 102: Incorporated Communities and Disadvantaged Unincorporated Communities, Kern County

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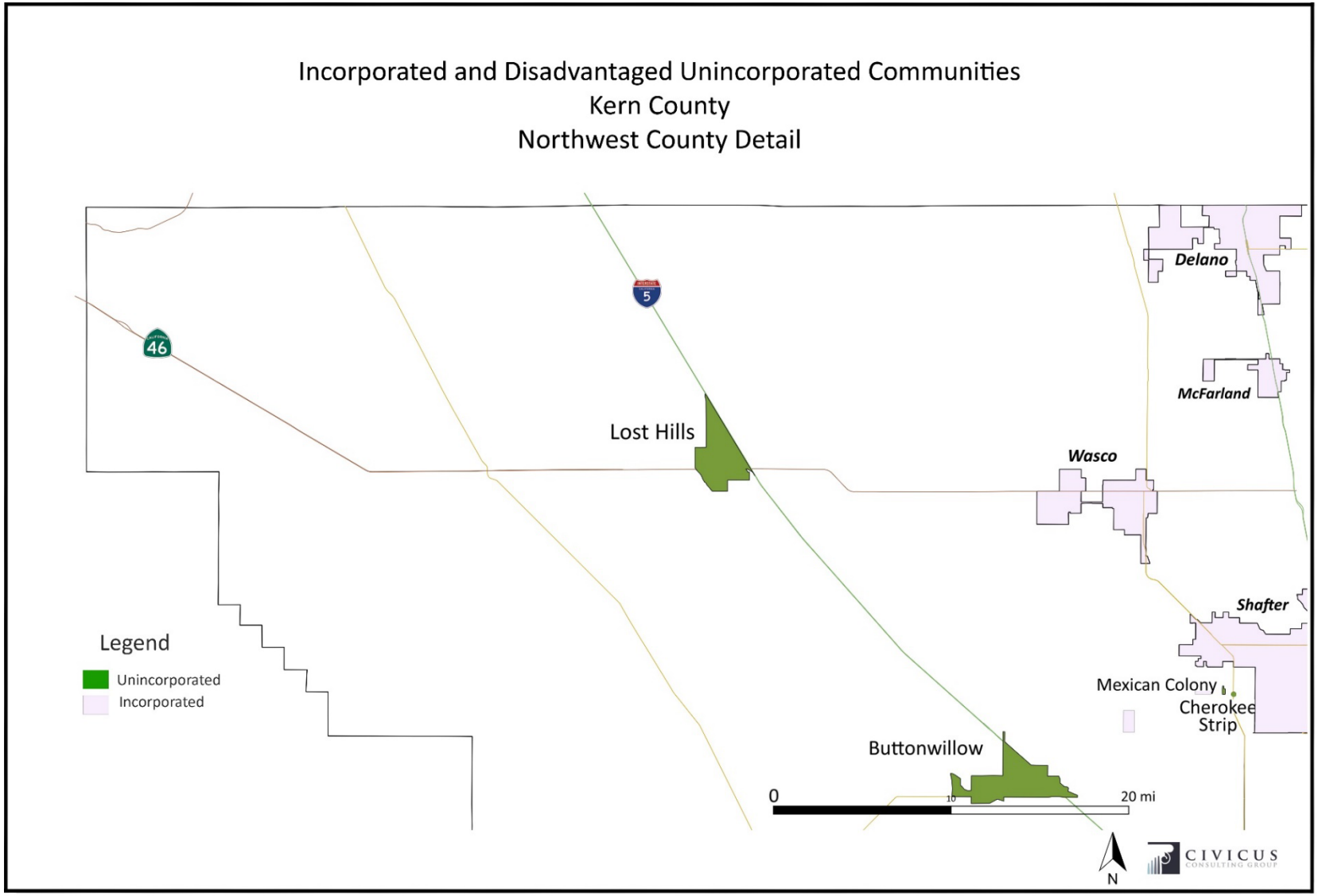


Figure 103: Incorporated and Disadvantaged Unincorporated Communities, Kern County, Northwest County Detail

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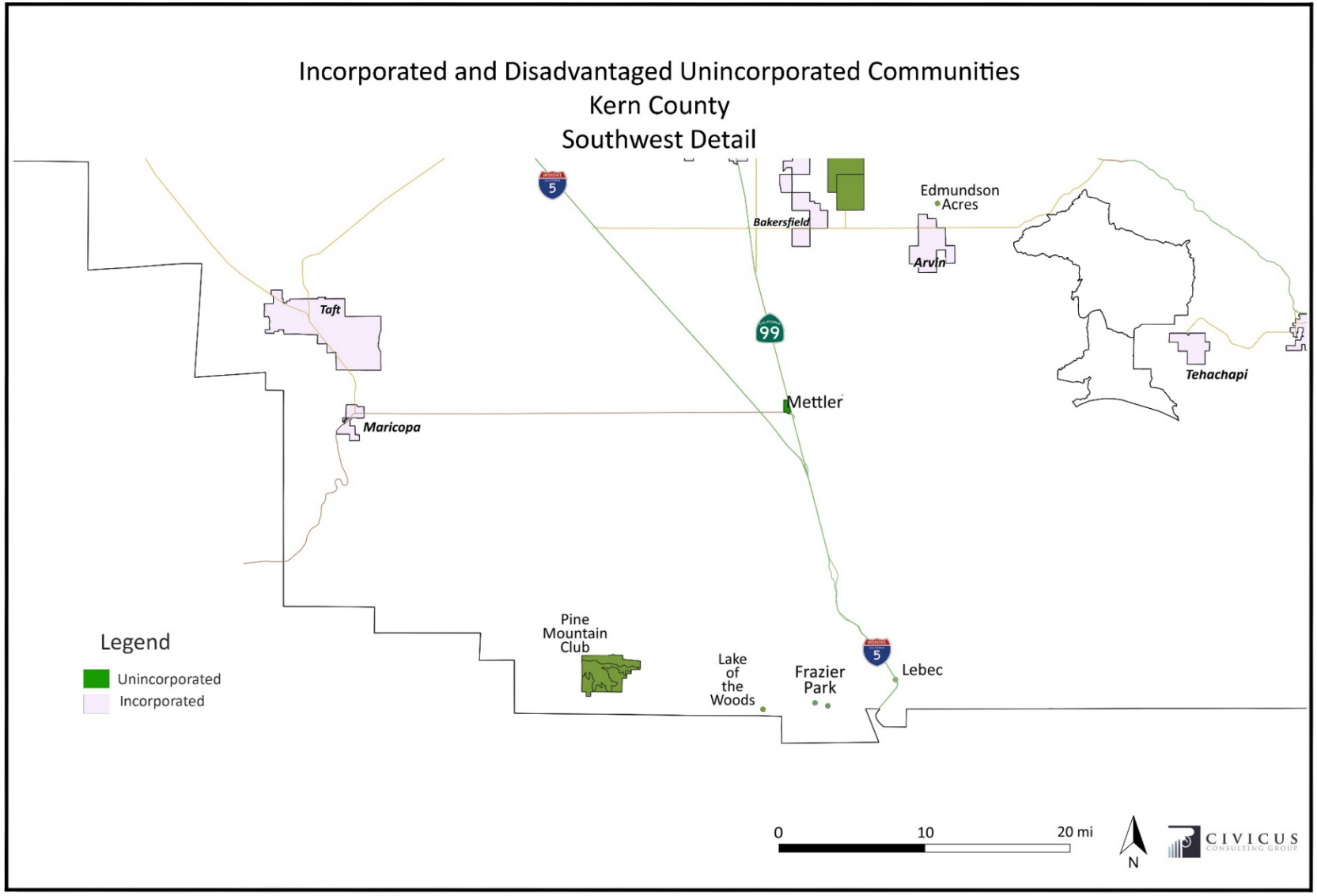


Figure 104: Incorporated and Disadvantaged Unincorporated Communities, Kern County, Southwest County Detail

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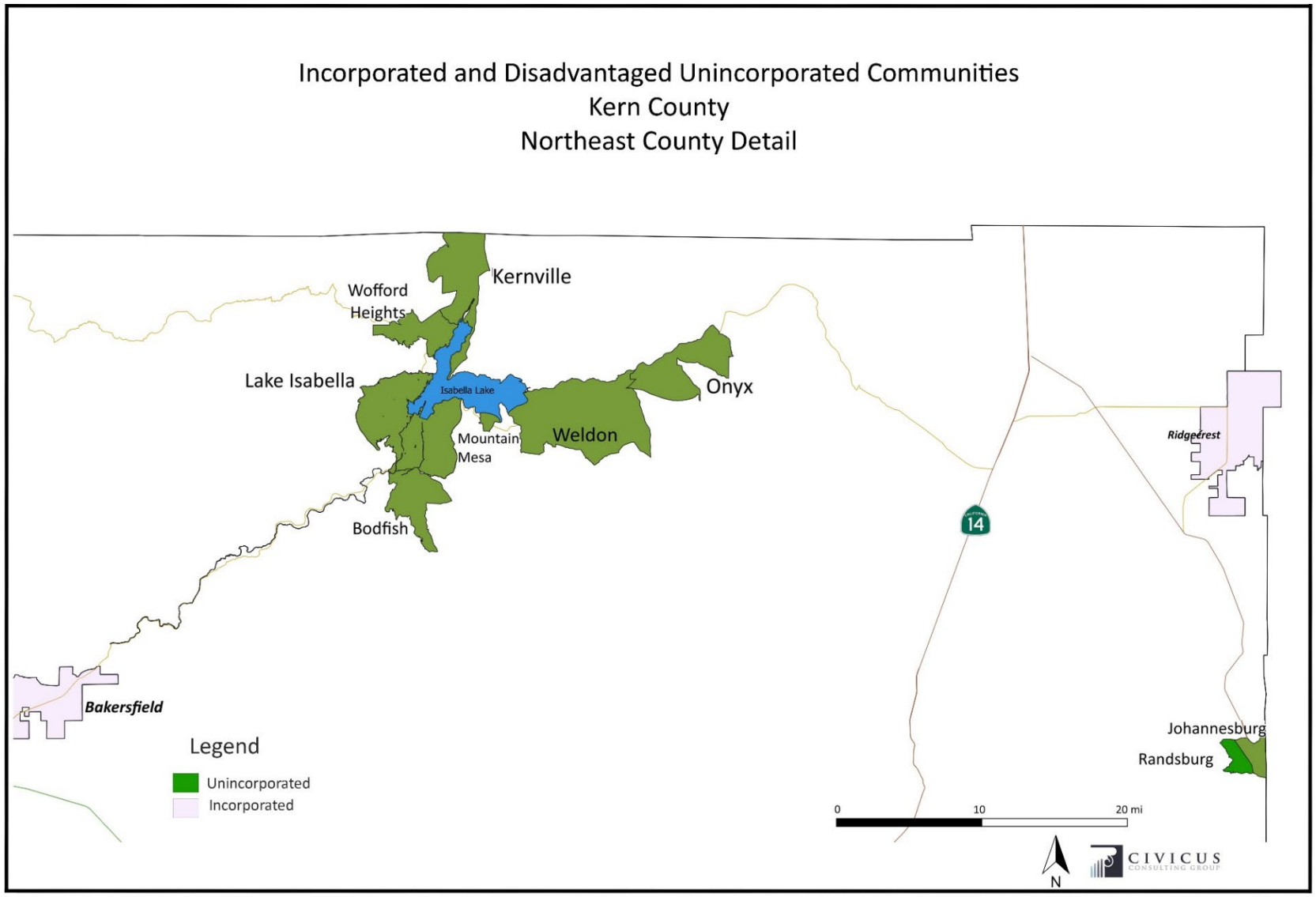


Figure 105: Incorporated and Disadvantaged Unincorporated Communities, Kern County, Northeast County Detail

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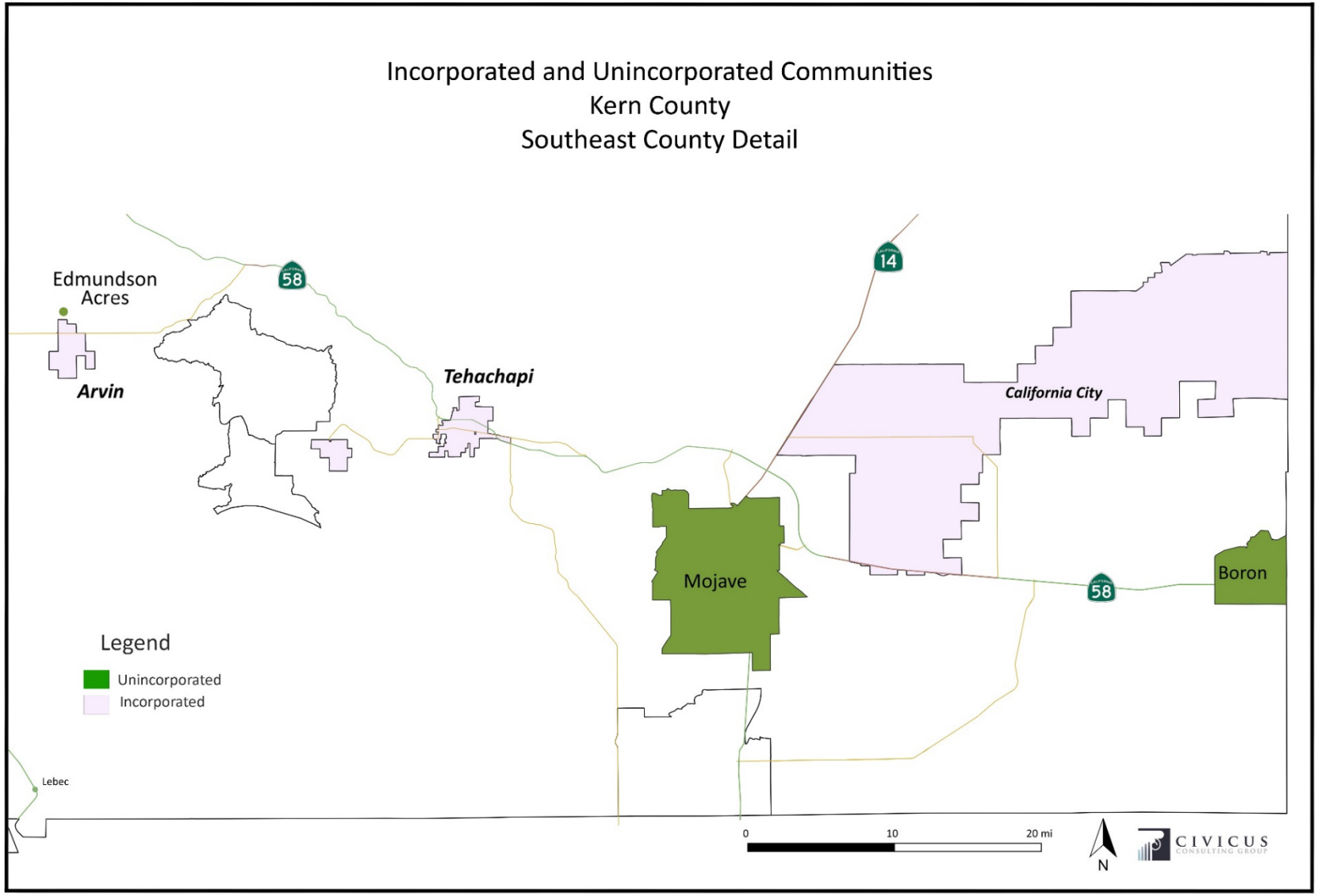


Figure 106: Incorporated and Disadvantaged Unincorporated Communities, Kern County, Southeast County Detail

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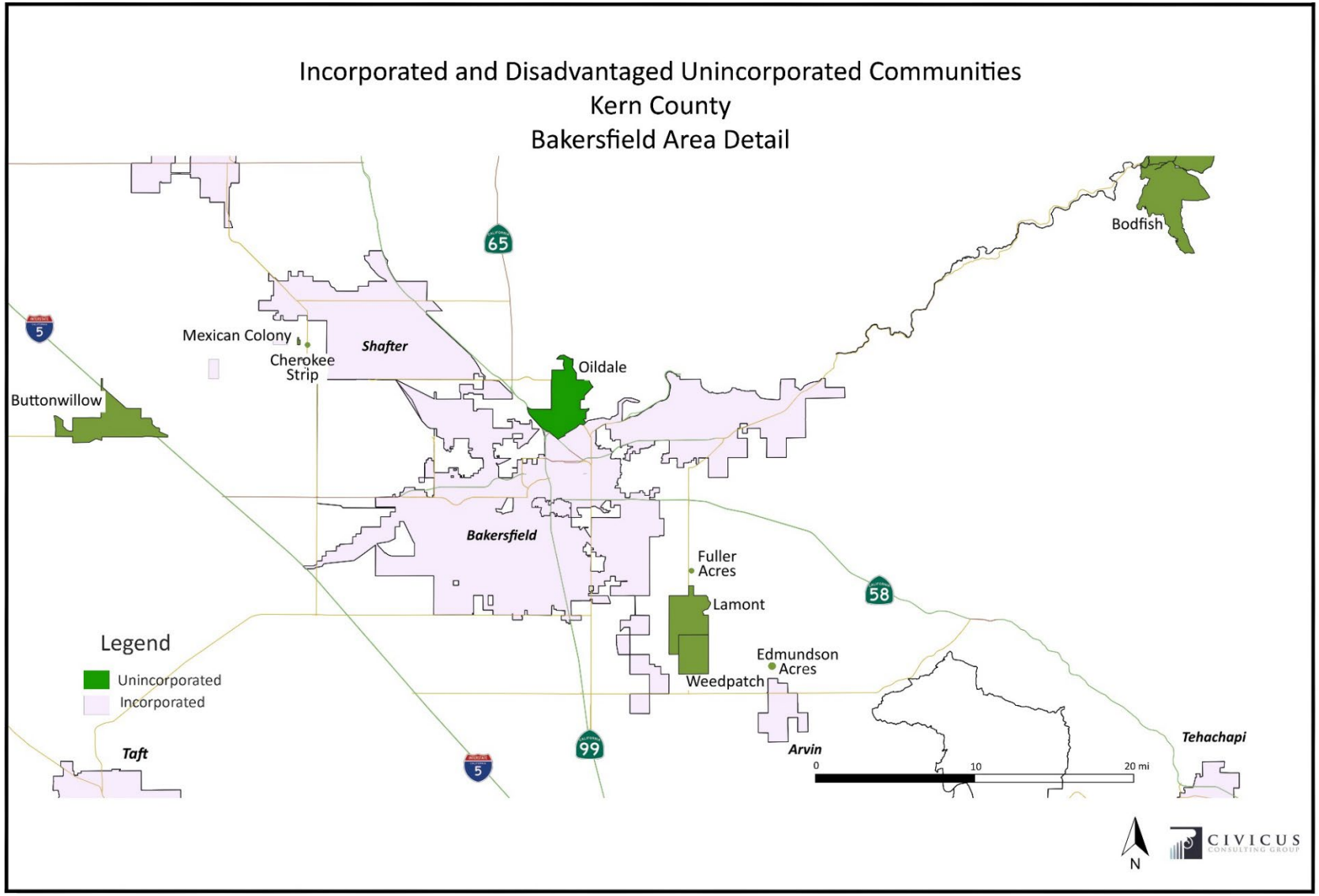


Figure 107: Incorporated and Disadvantaged Unincorporated Communities, Kern County, Bakersfield Area Detail

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7.1.1 Overview of Identified Disadvantaged Unincorporated Communities

Bodfish has a population of about 2,341 in 969 households. The poverty rate is 51.7 percent. Located 32 miles northeast of Bakersfield, Bodfish is south of Lake Isabella and borders the community of Lake Isabella. It is within 10 miles of other DUCs of Kernville, Wofford Heights, Weldon, and Onyx. Bodfish covers an area of about 8.2 square miles. Its median household income is $23,061—slightly lower than the 2013 median household income of $21,461. With about 5,238 acres, Bodfish has 4.7 housing units per acre. Single-family structures (518) are second to mobile homes (549) in type of unit; owners occupy 63 percent of the occupied units.

Boron has 921 households and about 2,418 residents. Located on the border of Kern County and San Bernardino County, it is about 85 miles east of Bakersfield and 65 miles north of Palmdale. Boron includes about 13.7 square miles (8,768 acres). Home to the largest source of boric acid in the world, the community is along SR 58 at the western edge of the Mojave Desert. Housing is in a handful of neighborhoods, including a trailer park, and small motels, which sit on approximately 627 acres. Housing density is 7.2 units per acre, with 856 single-family units, 191 multi-family units, and 93 mobile homes. About 72 housing units are boats, recreational vehicles, vans, etc. The median income in Boron is $54,063. The poverty rate is 25.6 percent.

Buttonwillow is a small community with 317 households and a population of 1,106. About 25 miles west of Bakersfield on SR 58, Buttonwillow sits on 6.9 square miles, or 4,416 acres. Density is 11.8 units per acre, with most of these—317—being single-family units. It has a median household income of $39,844—which is nearly 20 percent lower than the 2013 median household income used in the 5th Cycle Housing Element ($48,856). The poverty rate in Buttonwillow is 35.5 percent. About 85 percent of the housing units are occupied; of these, 44 percent are owner-occupied.

Cherokee Strip is a small Census Designated Place of about 0.1 square miles—only 64 acres. With 70 housing units, the density is 0.9 units per acre; 64 units are single-family units, and six are mobile homes. Located only about two miles to the south of Shafter along SR 43, Cherokee Strip is home to about 58 households. The poverty rate is 81.8 percent, with a median household income of $30,469.

Edmundson Acres is about 20 miles southwest of Bakersfield, and about 2.5 miles north of Arvin. It is home to 61, whose median income is $56,250 (up from $48,856 reported in the 5th Cycle Housing Element). The poverty rate is 27.6 percent. This is a very small community, with about 64 acres; the density is 1.0 housing unit per acre. Most of these are single-family homes. All are occupied, and 77 percent are owner-occupied.

Frazier Park, one of the six communities in the Tejon Pass, has 1,164 households, with a median household income of $37,662. The poverty rate is 31.1 percent. With about 3,328 acres and 1,344 housing units, the density is 2.5 units per acre. About 1,154 of these are single-family units; 182 are mobile homes, and eight are multi-family units. The total population is 3,063.

Fuller Acres is a small community about seven miles southeast of Bakersfield. With a population of 651, there are 157 households. Density is 2.8 units per acre, and about two-thirds of these—119—are single-family units; there are 67 mobile homes. The median household income is $32,417; 44.8 percent of the residents are in poverty.

Johannesburg is approximately 15 miles northeast of California City. Johannesburg has 45 households in 91 housing units—only 49 percent of all units are occupied. One-third of the households in Johannesburg are living in poverty; the other third make between $50,000 and $60,000 annually. The community covers about 2.5 square miles and borders the small community of Randsburg to the west.

Kernville, located about 52 miles north of Bakersfield and just north of Lake Isabella, has 331 households and a median income of $39,604. There are about 11.8 units per acre in this community; 572 are single-family homes, 107 are mobile homes, and six are multi-family units. Just over half—52 percent—of housing units are occupied, and 86 percent of these are owner-occupied.

The community of **Lake Isabella,** on the shores of the recreational reservoir by the same name, has 3,553 residents in 1,424 households. There are about 11.8 units per acre, with a virtual even split between single-family units (960) and mobile homes (980). There are also 144 multi-family units. The median household income is $25,304, and the poverty rate is 34.5 percent.

Lake of the Woods, in the San Emigdio Mountains, is located near the Kern County-Ventura County line—about eight miles west of Lebec and Interstate 5. It has 299 households and 722 residents, with 5.3 housing units per acre. Of these, 305 are single-family units and 104 are mobile homes. About 71 percent of all housing units are occupied; 64 percent of these are owner-occupied. The poverty rate is 12.0 percent.

Lamont is a community of 14,269 about three miles south of Fuller Acres along SR 184, southeast of Bakersfield. Its 3,556 households have a median income of $40,341; 28.3 percent are in poverty. The housing unit density is 0.8 units per acre. Lamont has the most multi-family units of any DUC in this analysis, at 662. It also has 3,015 single-family units and 282 mobile homes. With an occupancy rate of 90 percent, Lamont has many renters: about 55 percent of all occupied units are renter-occupied.

Lebec is a community of 868 residents and 626 housing units. It is near the Kern County-Ventura County line on Interstate 5 and has 442 households. The median income is $24,198; the poverty rate is 34.1 percent. With a population density of 15.6 units per acre, ther are 350 single-family homes, 216 mobile homes, and 60 multi-family units.

Lost Hills is about 50 miles northwest of Bakersfield near Interstate 5 in the northwestern portion of Kern County. Its 478 households have a median income of $39,615; 20.1 percent of the population lives in poverty. While 96 percent of all housing units in Lost Hills are occupied, 60 percent of these are renters. The community has 205 single-family homes, 189 mobile homes, and 105 multi-family units. The unit density is 7.2 units per acre.

Mettler, with a population of 232, has a poverty rate of 12.5 percent. There are 64 housing units and 57 households. Most housing units are single-family dwellings; six are multi-family units, five are mobile homes, and nine are other types of units—motor homes, boats, etc. Located along SR 99 just north of the intersection with I-5, Mettler's median household income has increased significantly since 2015—it is now $82,750. However, about 27 percent of the children, and 26 percent of persons age 65 or older, are living in poverty.

Mexican Colony, just south of Shafter and near Cherokee Strip, comprises only 0.03 acres and has 135 housing units. Of these, 106 are single-family homes, 18 are mobile homes, and 11 are multi-family homes. The 123 households have 363 total residents. There are 0.1 units per acre in Mexican Colony; 91 percent

of all units are occupied, and 56 percent of these are owner-occupied. The median household income is $45,353; 34.7 percent of the residents are in poverty.

Located in the western portion of the Mojave Desert, the community of **Mojave** has 3,620 residents in 1,403 households. It is about 62 miles southeast of Bakersfield, on the eastern side of the Tehachapi Mountains. There are 1,755 housing units in Mojave, with 21.3 units per acre. Of these units, 1,121 are single-family homes, 438 are multi-family homes, and 196 are mobile homes. The median household income is $44,757 and poverty rate is 19.8 percent.

Mountain Mesa, located in northeast Kern County, has about 303 households and a population of 867. Its approximately one square mile is home to 303 housing units. Of these, 227 are single-family units, 32 are multi-family units, 14 are mobile homes, and 30 are other types of dwelling units. About 6.3 percent of the population is living in poverty. The median household income is $46,168; about 35 percent of households earn $75,000 or more per year.

Oildale, which is adjacent to three large oil fields and borders Bakersfield's north side, has more than 34,000 residents in 12,361 households. Founded in 1909, the community has about 13,350 housing units, with 1,253 being mobile homes. Slightly more than 3,500 housing units are multi-family units. The poverty rate in Oildale is 30.5 percent; 38 percent of children in Oildale are living in poverty.

Onyx, a community of about 661 persons in 316 households, is about eight miles northeast of Lake Isabella along SR 178. Its residents live in 425 housing units, with 17.3 units per acre. Of these, 237 are mobile homes and 188 are single-family homes. About three out of four units are occupied, with 84 percent of these units being owner-occupied. The median household income is $32,318 and the poverty rate is 20.9 percent.

Pine Mountain Club, one of the six communities in the Tejon Pass, is home to about 2,124 residents. The median household income is $50,588, and the poverty rate is 19.1 percent. There are 4.8 units per acre in Pine Mountain Club. The community is older (with a median age of 58.1) and more educated (35.9 percent with bachelor's degrees or higher) than Bakersfield (32.1 years and 17.6 percent, respectively). Only 48 percent of the housing units are occupied, with 82 percent of these being owner-occupied.

Randsburg is on the eastern side of Kern County and borders Johannesburg. With a population of only about 78 persons in 44 households, about 61 percent of the households earn between $20,000 and $25,000. Because of the small number of households, the poverty rate is not calculated. Covering only 1.9 square miles, there are only about 41 people per square mile.

Bordering Lamont's south boundary, the Census-Designated Place of **Weedpatch** has a population of 2,833 in 908 households. The median household income is $19,467, and the poverty rate is 45.9 percent. There are 941 housing units, with 694 being single-family units, 169 multi-family units, and 78 mobile homes. Ninety-six percent of these units are occupied, but the vast majority of these—64 percent—are occupied by renters. There are 2.4 housing units per acre in Weedpatch.

At the southeast tip of Lake Isabella sits the community of **Weldon.** Its 2,261 residents are in 1,110 households and have a median household income of $25,727. Nearly 44 percent of Weldon residents live in poverty. About 76 percent of the 1,462 housing units are occupied, and 79 percent of those are owner-occupied. Most of these units—876—are mobile homes; 530 are single-family homes, and 56 are multi-family homes. There are 11.7 units per acre in Weldon.

At the northwest portion of Lake Isabella is **Wofford Heights,** a community of 1,123 households and 1,964 residents. The median household income in Wofford Heights is $30,575, and the poverty rate is 24.2 percent. Most of the community's 1,682 housing units are mobile homes, at 1,220. There are also 394 single-family homes, 18 multi-family homes, and 50 other units (boats, recreational vehicles, etc.). There are 2.4 units per acre in Wofford Heights.

Table 134: Summary of DUC Household and Housing Unit Characteristics

Summary of DUC Household and Housing Unit Characteristics

	House-holds	Popu-lation	Housing Units	Units per Acre	Percent Occu-pied	Percent Owner-Occupied	Single-Family Units	Multi-Family Units	Mobile Home	Other	Poverty Rate
Bodfish	969	2,342	1,111	4.7	87	63	518	44	549	0	51.7
Boron	921	2,418	1,212	7.2	76	48	856	191	93	72	25.6
Buttonwillow	317	1,106	374	11.8	85	44	317	35	22	0	35.5
Cherokee Strip	58	236	70	0.9	83	45	64	0	6	0	81.8
Edmundson Acres	61	250	61	1.0	100	77	56	3	2	0	27.6
Frazier Park	1,164	3,063	1,344	2.5	87	69	1,154	8	182	0	31.1
Fuller Acres	157	651	186	2.8	84	53	119	0	67	0	44.8
Johannesburg	45	90	91	0.1	49	67	91	0	0	0	33.3
Kernville	331	780	686	11.8	52	86	573	6	107	0	17.8
Lake Isabella	1,424	3,553	2,084	6.7	68	50	960	144	980	0	34.5
Lake of the Woods	299	722	420	5.3	71	64	305	0	104	11	12.0
Lamont	3,556	14,269	3,959	0.8	90	45	3,015	662	282	0	28.2
Lebec	442	868	626	15.6	71	63	350	60	216	0	34.1
Lost Hills	478	1,768	499	7.2	96	40	205	105	189	0	20.1
Mettler	57	232	64	0.5	89	89	53	6	5	9	12.5
Mexican Colony	123	363	135	0.1	91	56	106	11	18	0	34.7
Mojave	1,403	3,620	1,755	21.3	80	41	1,121	438	196	0	19.8
Mountain Mesa	303	867	303	0.5	100	82	227	32	14	30	6.3
Oildale	12,361	34,350	13,562	2.7	91	36	8724	3520	1253	65	30.5
Onyx	316	661	425	17.3	74	84	188	0	237	0	20.9
Pine Mountain Club	1,078	2,124	2,254	4.8	48	82	2160	21	73	0	19.1
Randsburg	44	78	125	0.1	35	100	125	0	0	0	n/a
Weedpatch	908	2,833	941	2.4	96	33	694	169	78	0	45.9
Weldon	1,110	2,261	1,462	11.7	76	79	530	56	876	0	43.9
Wofford Heights	1,123	1,964	1,682	2.4	67	79	394	18	1,220	50	24.2

Source: U.S. Census Bureau, ACS 2017-2021, various tables
Note: Margins of error are greater than 10 percent of the totals; use caution in citing or interpreting specific numbers

7.2 WATER

Water in the Disadvantaged Unincorporated Communities is provided through multiple associations, community service districts, public utility districts, and private individuals. The following summarizes the general sources, uses, quality, and availability of water in Kern County's 6th Cycle DUCs.

Both the Kern River Valley District of (California Water Service (referred to as Cal Water) and the Canyon Meadows Water Company serve **Bodfish.** Cal Water is the largest regulated water utility in the Western U.S., and the third largest in the country ("Cal Water: Company Information," 2023). The Kern River Valley District serves lower Bodfish. There are four major contaminants in this water (arsenic, boron, iron, and manganese) that are adequately treated for consumption. The water provided to lower Bodfish meets all primary drinking water standards and secondary drinking water standards. There continues to be adequate water supplies for the service area (*Lower Bodfish System 2022 Water Quality Report*, 2023). The Canyon Meadows Mutual Water Company serves upper Bodfish. Organized as a public water cooperative, it has about 141 residential connections and three active wells with safe water and adequate supplies (SWRCB, 2023).

Boron's water is provided by the Boron Community Services District with both well water and groundwater. In addition, the District also purchases additional water through the Antelope Valley-Eastern Kern Water Agency. With 606 residential connection, tested water has been deemed in compliance with drinking water standards (SWRCB, 2023).

Buttonwillow's water to 374 residential connections is provided by the Buttonwillow County Water District's four active wells. The District also provides water to 41 commercial connections. The quantity of water is adequate, and it meets quality standards (SWRCB, 2023).

The City of Shafter provides water to **Cherokee Strip** residents; this water comes from seven active wells. This small DUC has no room for additional development; water quantity is adequate. There have been no reports of water quality violations (SWRCB, 2023)

With federal funding of about $1.5 million, **Edmundson Acres** is now receiving water from the Arvin Community Services District ("Edmundson Acres Water District Project," 2023). This project was necessitated by continued high levels of arsenic that were deemed too costly and unsafe to mitigate. Arvin Community Services District's water is tapped from seven active wells. Water is deemed safe and the quantity of water is adequate for Edmundson Acres (SWRCB, 2023).

Frazier Park Public Utility District provides 1,267 residential and 51 commercial water connections. With three active wells providing safe water, there are adequate sources for this community (SWRCB, 2023). In the early 2010s, discussions between Lake of the Woods Mutual Water Company and Frazier Park Public Utility District commenced. The purpose was to consider merging in some fashion and obtaining funding to improve water quality and reliability of service. An agreement was reached, and the planning phase of the project began in the fall of 2019. The California State Water Resources Control Board is a partner in the agreement, and the project is being funded by grants from the Safe Drinking Water State Revolving Fund. Final construction and engineering plans are expected to be completed in April 2024, with applications for construction to be submitted in June 2024 ("Frazier Park/Lake of the Woods Regional

Annexation Project," 2023). In 2022, testing indicated high levels of nitrate in some drinking water; this led to changes in operations.

The California State Water Resources Control Board found that water in the **Fuller Acres** Mutual Water Company system were in violation of the 1,2,3-Trichloropropane maximum contaminant level, and issued compliance orders in May 2018 (1,2,3-Trichloropropane is also known as TCP and is a synthetic chemical found in industrial or hazardous waste sites); public meetings regarding consolidation of Fuller Acres Mutual and the Athal Mutual Water Company with the Lamont Public Utility District are now being held (*SWRCB Notice of Public Meeting*, 2023). Consolidation should rectify the water quality concern. Currently, the water is safe.7-25

Johannesburg is provided water by the Rand Communities County Water District, which was formed in 1969. The District encompasses approximately 314 square miles, or 200,900 acres. In addition to serving neighboring DUC Randsburg, it also provides water for Red Mountain and Atolia. The District has two working wells, Prather Well 1 and Prather Well 2, located in Fremont Valley. A third well is still in the construction phase. Water from Prather Well 2 is pumped and lifted approximately 2000 feet to a storage tank located between Randsburg and Johannesburg. There are 41 hydrants and approximately 260 active water meters. Some of the District's distribution system is failing due to age; funding to improve the infrastructure and complete construction of a third well has been applied for but not yet obtained. Water is currently supplied only through Prather Well 2, as the arsenic levels in Prather Well 1 exceed California's current maximum allowed levels. However, samples of water from Prather Well 2 taken in October 2023 tested slightly above the arsenic level limit of 10 ppb, coming in at 11 ppb. The District issued a public statement on 14 November 2023 indicating the following:

- You do not need to use an alternative water supply (e.g., bottled water).
- This is not an emergency. If it had been, you would have been notified immediately. However, some people who drink water containing arsenic in excess of the MCL over many years may experience skin damage or circulatory system problems and may have an increased risk to getting cancer.
- If you have other health issues concerning the consumption of this water, you may wish to consult your doctor. ("Rand Communities Water District Rand CWD Has Levels of Arsenic Above the Drinking Water Standard," 2023).

Kernville is serviced by the California Water System; sources include surface water and well water. There are 1,797 residential service connections in this Northern Kern County community near Lake Isabella. Indicators are that the quality and quality of water is adequate.

Lake Isabella Community Services District provides water to much of the community, with 105 residential and 25 commercial connections. The water comes through consecutive connection with the Erskine Creek Water Company, whose primary source is groundwater and wells. In addition, some residences receive water from the Cal Water and the Kern River Valley Community Services District. Water quality meets safety standards; quantity is adequate (SWRCB, 2023).

Lake of the Woods Mutual Water Company provides 391 residential connections and 10 commercial connections. Water comes from five active wells. The Lake of the Woods Mobile Village, which provides 86 connections to its mobile-home customers, accesses water through its own well. Water capacity for

Lake of the Woods is ample and the water is safe (SWRCB, 2023). Lake of the Woods is working toward annexation/merger with Frazier Park PUD (see Frazier Park, above) to improve services and water quality.

Lamont receives its water through 2,952 residential connections and 211 commercial connections provided by the Lamont Public Utility District. This water comes from six active wells (SWRCB, 2023). In early 2023 the Lamont PUD received a $25.4 million grant from the State Water Resources Control Board to drill three new wells, inactivate three old wells that have exceeded both arsenic and 1,2,3-trichloropropane safety levels, and construct a new water distribution system for nearby El Adobe. This grant is the largest ever received by the PUD (Stanich, 2023). With this additional funding, water supply and quality are adequate and will be for the foreseeable future (SWRCB, 2023).

Lebec residents and commercial enterprises receive water through the Lebec County Water District. The District provides 239 connections to residents and 58 to commercial entities; water comes from three active wells. Water quality and quantity are adequate (SWRCB, 2023)

Lost Hills receives water from the Lost Hills Utility District. Water comes from two wells; 355 residences and 104 businesses have connections from the District. The water is safe and there are no concerns over meeting future needs (SWRCB, 2023).

Mettler's water is provided by the Mettler County Water District. The District's two operating wells supply water to 26 residential connections and 17 commercial connections. Water supply is adequate and that no water quality problems exist.

Mexican Colony, a small area with only 135 housing units and no room for expansion, receives water from the City of Shafter. Water is drawn from seven active wells and is safe (SWRCB, 2023).

Mojave is served by the Mojave Public Utility District. Water is provided through 989 residential connections and 199 commercial connections. Drawn from seven active wells and one consecutive connection to the Boron Community Services District. It is also purchased from the Antelope Valley-East Kern Water Agency in Rosamond. With safe water from these wells and consecutive connections, the quality and quantity of water is considered adequate for future needs (SWRCB, 2023).

Mountain Mesa Water Company operates Ranch Well l#1 and Ranch Well #2 to provide water to 365 residential connections and 11 commercial connections. The 2022 Consumer Confidence Report indicates that although well water tests indicate excessive levels of nitrates and arsenic, both are effectively removed by the treatment plant and no contaminated water is supplied to consumers.

Oildale is provided water by the Oildale Mutual Water Company, which has serviced the community for over 100 years. In 2014, an agreement with North of the River Municipal Water District resulted in the Mutual Water Company's acquisition of approximately 1,800 additional customers. The Company provides drinking water to approximately 12,500 connections. There are currently no concerns for water supply.

Onyx Community Water System owns two active wells and provides 200 residential connections and two commercial connections; water quantity and quality are considered adequate (SWRCB, 2023).

Pine Mountain Club residents receive water from the Mil Potrero Mutual Water Company. The company draws from six active wells. It provides 2,340 residential and 30 commercial connections; water is safe and the supply is ample (SWRCB, 2023).

Randsburg is provided water by the Rand Communities County Water District. This District also serves the small community of Johannesburg, which borders Randsburg to the east. See the summary of water status under Johannesburg for information.

Weedpatch residents receive water from the Lamont Public Utility District, which is currently expanding its distribution capacity, digging more wells, and closing older wells (See Lamont description above).

Weldon residents receive water from several sources. The quantity of water appears to be adequate; recent testing indicates no quality issues.

Table 135: Weldon Water Service Providers

Weldon Water Service Providers				
	Sources		Connections	
	Active Wells	Consecutive Connections	Residential	Commercial
Long Canyon Water Company	2		63	1
Rainbird Valley Mutual Water Company	2		85	
Bella Vista Mutual Water Company	2		46	
Lake Isabella Kern River KOA Campground	1			74
Tradewind Water Association	2		227	
South Fork Women's Club, Inc.	1			1

Source: California State Water Resources Control Board, Drinking Water Watch Report

Wofford Heights is serviced by Cal Water. Quality of water is good and supply is adequate (*Kernville 2020 Water Quality Report*, 2021).

7.3 WASTEWATER

Although some DUCs in the County provide wastewater services through public entities, many residents rely on private septic systems. Kern County Public Health provides standards for the "approval, installation, and operation of onsite wastewater treatment systems (OWTS) within Kern County, consistent with plans, policies, and standards of the California State Water Resources Control Board (CRWQCB) and applicable regional water quality control boards. The standards are adopted to prevent the creation of health hazards and nuisance conditions and to protect surface and groundwater quality" ("Septic Systems / Onsite Wastewater Treatment Systems," 2023). The Public Health Department's website provides applications, forms, siting and design requirements, construction requirements, policies and procedures, septic system user information, samples, designs, and additional resources. All are compliant with state law and regulations.

Following is a summary of wastewater disposition in Kern County's Disadvantaged Unincorporated Communities (DUCs).

Bodfish residents rely on private septic systems for wastewater. Because residential lots are small, siting the systems can be difficult (to comply with offsets) and replacing them presents challenges (due to equipment access). Due to the age of many residences, the septic systems are older.

Boron is serviced by private septic systems. There are no known concerns.

Some **Buttonwillow** residents receive wastewater collection, treatment, and disposal through the Buttonwillow County Water District, while others are required to use private septic systems. Infrastructure appears to be adequate.

Cherokee Strip is one of six communities whose current private septic systems are being replaced by a full-gravity sewer collection system. The $10 million project is expected to be completed in August 2025 ("Strategic Growth Plan: Bond Accountability," 2023).

Edmundson Acres residents are required to install and maintain private septic systems. There are no known concerns with these.

In April 2022, the Kern County Grand Jury issued a report finding deficiencies in **Frazier Park** Public Utility District's detection of nitrate in well water; a contributing factor could be leaks in private septic systems. The report states that

> The entire community uses septic systems and Well 5 is downhill from several residences. If a septic system leaks, possible contaminated water is filtered into the ground and can contaminate a water source. A cursory visual inspection of residences' septic systems located a short distance from Well 5 revealed no visible leaks. Leaks located deeper in the ground cannot be seen. *A sufficient distance between a septic system and well will reduce the risk of nitrate contamination of drinking water at concentrations above that allowed in a public water supply.* (Drinking Water Contaminant – Nitrate, Cooperative Extension, USDA, National Institute of Food and Agriculture, August 23, 2019) (*Frazier Park Public Utility District*, 2022).

Septic system leak tests are ongoing.

Fuller Acres residents rely on private septic systems. There are no known issues.

Johannesburg relies on private septic systems. There are no known issues.

The housing units in **Kernville** utilize private septic systems.

Residents in **Lake Isabella** rely on different sewer systems, depending on location. These include public sewer, private sewer, and private septic systems. Some of these systems are old or otherwise in need of repair or replacement.

Lake of the Woods residents utilize private septic systems. There are no known needs at this time.

Lamont's 14,000 residents are serviced by the Lamont Public Utility District. Wastewater is treated at an 80-acre parcel of 640 owned acres west of Bear Mountain Boulevard and Wildman Road. There are no known issues.

Lebec residents rely on private septic systems. There are no known issues.

Homes in **Lost Hills** have private septic systems. There are no known issues.

Metler residents utilize private septic systems. There are no known issues.

The small community of **Mexican Colony** is on a public sewer system. There are no known issues.

Some areas of **Mojave** are connected to the Mojave Public Utility District sewer system, while others are required to install or maintain private septic systems. There are no known issues.

Mountain Mesa, residents rely on private septic systems. There are no known issues.

Oildale is provided wastewater services by the North of River Sanitary District. A 2023 Master Plan determined the District has sufficient capacity for existing and near-term peak design flow conditions, with the exception of a main line along Lincoln Avenue and Oildale Avenue between Hurrle Avenue and Decatur Street. The District plans to upsize this line before 2028. The Master Plan includes 13 capacity-related projects between 2023 and 2050, at an anticipated cost of more than $556 million (*Sanitary Sewer Master Plan*, 2023).

Onyx residents rely on private septic systems. There are no known issues.

Pine Mountain Club homes utilize private septic systems. There are no known issues.

Randsburg residents utilize private septic systems. There are no known issues.

The Lamont Public Utility Wastewater System services some areas of **Weedpatch.** Other areas require private septic systems. There are no known issues.

Weldon residents use private septic systems. There are no known issues.

Wofford Heights homes utilize private septic systems. Because of the age of many of the homes and systems, as well as the sloping geography, there are some concerns about possible leaching.

7.4 STORMWATER

Stormwater runoff capacity and infrastructure are significant issues in Kern County, particularly because of the diverse topography, major agricultural enterprises, considerable oil and gas production, and climate. Stormwater can transfer fertilizer, bacteria, pesticides, herbicides, and other contaminants that can pollute wells, groundwater, rivers, and lakes. Of course, it can also cause flooding. The following summarizes the stormwater runoff infrastructure in Kern County's DUCs.

Bodfish, which is situated in a 100-year floodplain, has experienced some flooding in recent years. Stormwater runoff infrastructure is limited. Bodfish is in moderate risk of flooding: 158 homes, nine miles of road, and four commercial buildings are in moderate risk sometime in the next 30 years (*Risk Factor Report*, 2023).

Boron, also in a 100-year floodplain, also lacks adequate stormwater infrastructure. The community is experiencing minor risk of flooding (*Risk Factor Report*, 2023).

Buttonwillow has curbs and gutters, storm drains, and a pump station. It has a minor risk of flooding, with housing units, roads, commercial buildings, and social facilities all unlikely to suffer significant flood damage over the coming 30 years (*Risk Factor Report*, 2023).

Cherokee Strip has minimal risk of flood damage over the next 30 years. None of the residential units in this small community are at risk (*Risk Factor Report*, 2023). There is little or no stormwater infrastructure.

Edmundson Acres likewise has minimal risk of flooding (*Risk Factor Report*, 2023). The area has curbs and gutters, storm drains, and drainage basins.

Frazier Park has a major risk of experiencing flooding at some point over the next 30 years, with 282 properties having more than a 26 percent chance of being flooded. About 13 miles of road, 23 commercial properties, and one critical infrastructure at risk (*Risk Factor Report*, 2023). There is limited curb and gutter, and no stormwater runoff infrastructure.

Fuller Acres has experienced flooding from Caliente Creek; however, it has a minor risk of significant flooding in the next 30 years, with only a 1 percent chance of a 100-year flood occurring in any given year, and a 26 percent chance of such a flood in the next 30 years (*Risk Factor Report*, 2023). There is no stormwater runoff infrastructure.

Johannesburg has no stormwater runoff infrastructure in place. However, it has only a minor risk of flooding, with about 30 residential properties experiencing a 26 percent chance of flooding in the next 30 years (*Risk Factor Report*, 2023).

Kernville experienced major flooding in March 2023 that prompted an evacuation order. The Kern River peaked at 17 feet and nearly 45,000 cubic feet of water per second—surpassing records from the past 50 years (Donegan, 2023a). Kernville has limited curbs and gutters and no stormwater drainage infrastructure.

Lake Isabella has stormwater drainage infrastructure, including curb and gutter, storm drain, and drainage basins. There are still some questions about adequate capacity. Being in a 100-year flood plain, the community has a moderate flood risk over the next 30 years, with about 310 residential units, 32 miles of road, and 22 commercial buildings being at moderate risk. Two critical infrastructure facilities have a minor risk, and no social facilities are at risk (*Risk Factor Report*, 2023).

Lake of the Woods lacks significant stormwater runoff infrastructure. The community regularly experiences minor to moderate flooding from Cuddy Creek. It has a major flood risk over the next 30 years. Nine of 21 miles of roads are at severe risk, along with seven out of 10 commercial buildings. About 90 residential units are in major risk (*Risk Factor Report*, 2023).

Lamont has curbs and gutters, storm drains, and drainage basins, although the capacity of the infrastructure may be challenged at times. There is a minor risk of flooding in Lamont sometime in the next 30 years, with only 119 residential units out of about 2,400 being at minor risk (*Risk Factor Report*, 2023).

Lebec lacks curb and gutter storm drains, and other stormwater runoff infrastructure. The community has a major risk of flooding over the next 30 years: 216 residential units and 31 commercial buildings are in a severe risk of flooding, while 39 miles of road have a major risk (*Risk Factor Report*, 2023).

Lost Hills has curbs and gutters, drainage basins, and storm drains. The community has a minor risk of flooding (*Risk Factor Report*, 2023).

Metler is in a 100-year floodplain; about 78 percent of residential buildings are at moderate risk of sustaining flood damage in the next 30 years(*Risk Factor Report*, 2023). Stormwater runoff infrastructure is inadequate.

Mexican Colony has curb and gutter, storm drains, and other stormwater runoff infrastructure. The community has a minor risk of flooding, with only three residential units experiencing minor risk (*Risk Factor Report*, 2023).

Some areas of **Mojave** have stormwater drainage infrastructure in place, and other areas do not. The community has a minor risk of flooding in the next 30 years. Only three residential units, four commercial buildings, and 13 miles of road are in minor risk. There are no critical infrastructure facilities or social facilities that are at risk (*Risk Factor Report*, 2023).

Mountain Mesa residences have only a minor risk of flooding (*Risk Factor Report*, 2023). There is no floodwater runoff infrastructure in place.

Oildale's stormwater runoff infrastructure has improved over the past several years. Curb and gutter, storm drain, and drainage basins are in place. Water runoff capacity can be insufficient in the event of major rain, snowmelt, or other events—2023 proved to provide evidence of flooding in many areas of Kern County. Flood protection measures in Oildale have reduced the flood risk to residential buildings.

Onyx lacks stormwater runoff infrastructure, although it is in a 100-year floodplain. Flash flood watches and warnings have been issued periodically, but the community overall has a minor flood risk over the next 30 years. About 23 residential units have a minor risk, 15 miles of road have a moderate risk, and no commercial buildings, critical infrastructure, or social facilities are at risk (*Risk Factor Report*, 2023).

Pine Mountain Club has no stormwater runoff infrastructure; however, it experiences a major flood risk at some time over the next 30 years, with 584 homes in severe risk. About 26 miles of road are at moderate risk of flooding (*Risk Factor Report*, 2023).

Randsburg is facing only minor risk of flooding, although there is no stormwater runoff infrastructure in place (*Risk Factor Report*, 2023).

Weedpatch has some areas that have stormwater runoff infrastructure, and some areas that do not. The community has a minor risk of flooding. About 205 homes and two miles of road are at minor risk, as are 23 commercial buildings and one social facility (*Risk Factor Report*, 2023).

Weldon, situated in a 100-year floodplain, has no stormwater infrastructure in place. It has a moderate risk of flooding, with 263 homes, 37 miles of roads, and 11 commercial buildings at moderate risk (*Risk Factor Report*, 2023).

Wofford Heights has limited curbs and gutters, but no other significant stormwater runoff infrastructure. It has a major risk of flooding sometime in the next 30 years. About 206 homes and 26 miles of road are at major risk (*Risk Factor Report*, 2023).

7.5 Fire Protection

Fire protection in Kern County is provided by the Kern County Fire Department. In addition, the California Department of Forestry and Fire Protection, also known as Cal Fire, has agreements in place to respond to fire emergencies in certain geographic areas known as State Responsibility Areas (SRAs). In similar

fashion, the federal government as Federal Responsibility Areas (FRAs) for federal lands. The County works seamlessly with Cal Fire and federal resources to provide fire emergency response services.

Bodfish is serviced by Station 72 in Lake Isabella. This station has a service area of 169 square miles. Bodfish is at extreme risk of wildfires in the next 30 years. All homes, commercial buildings, critical infrastructure, and social facilities are at this level of risk. Since 1984, there have been three wildfires, including the Canyon Fire in September 2010 that spread over 45 square miles (*Risk Factor Report*, 2023).

Station 87 is the fire station in **Boron;** its service area is 144 square miles. Boron has a major risk of wildfire over the next 30 years. About 806 of 817 homes, 69 of 89 commercial buildings, six of seven critical infrastructure facilities, and all seven social facilities are in major risk (*Risk Factor Report*, 2023).

Buttonwillow's Station 25, established in 1989, serves 247 square miles. The community has a minor risk of wildfire damage, with about 332 residential properties having some risk in the next 30 years. Commercial buildings, critical infrastructure, and social facilities all have minor risks (*Risk Factor Report*, 2023).

Cherokee Strip is services by nearby Station 32 in Shafter. This station serves 140 square miles. The community has a minor risk of wildfire damage, but all the homes in this small community are at risk due to the small geographic area. There are no critical infrastructure or social facilities at risk (*Risk Factor Report*, 2023).

Station 46 in Lamont provides services to nearby **Edmundson Acres** and 48 square miles. There is a minor risk of wildfire in Edmundson Acres over the next 30 years. Most residential units are in danger areas (*Risk Factor Report*, 2023).

Frazier Park is serviced by Station 57, which was established in 1970. This station covers 59 square miles. Structures in Frazier Park are at extreme risk of wildfire damage in the next 30 years, with every home in the community and every commercial property at risk. Three out of four critical infrastructures and all social facilities are at risk (*Risk Factor Report*, 2023).

Fuller Acres is serviced by Station 46 in nearby Lamont. This community has only a minor risk of significant wildfire damage over the next 30 years. About 168 residential units have a minor risk, but four out of six commercial properties have a moderate risk. Critical infrastructure and social facilities have minor and minimal risks, respectively (*Risk Factor Report*, 2023).

Johannesburg has a moderate risk of wildfire damage in the next 30 years, with every residential property at major risk of damage (*Risk Factor Report*, 2023). Although there were no major wildfire events between 1984 and 2023 in the Johannesburg area, rising projected rising temperatures present a concern.

Kernville's Station 76 was established in 1934 and services 109 square miles. The community has an extreme risk of wildfire over the next 30 years. Virtually all structures—residential, commercial, critical infrastructure, and social facilities—are at extreme risk. There have been five wildfires near Kernville between 1984 and 2021. In August 2014, 60 buildings were damaged or destroyed in a wildfire that engulfed about 16 square miles (*Risk Factor Report*, 2023).

Lake Isabella, like Kernville, is in extreme wildfire risk over the next 30 years. Serviced by its own Station 72, all of Lake Isabella's residential and commercial buildings, 20 of 21 critical infrastructure facilities, and four out of four social facilities are all at extreme risk. Since 1984, there have been six wildfires; in August

2021, 56 buildings were damaged or destroyed by the French Fire that burned more than 111 square miles; it was finally extinguished in October (*Risk Factor Report*, 2023).

Lake of the Woods receives fire emergency response from nearby Frazier Park's Station 57. The community is experiencing extreme wildfire risk. All residential units, all commercial buildings, one of two critical infrastructure buildings, and two out of two social facilities are in extreme risk of damage or destruction by wildfire over the next 30 years (*Risk Factor Report*, 2023).

Lamont's Station 46 covers an area of 48 square miles. Lamont has a moderate risk of wildfire damage in the next 30 years. Most of the homes, commercial buildings, critical infrastructure, and social facilities have a moderate risk (*Risk Factor Report*, 2023).

Station 56 in **Lebec** was established in 1934 and services 234 square miles. Lebec is at extreme risk of wildfire in the next 30 years. All homes, commercial buildings, and social facilities are in extreme risk, while all critical infrastructure facilities are in severe risk. There have been five wildfires in Lebec since 1984, including one that destroyed two buildings in May 2013 as it covered 18 square miles (*Risk Factor Report*, 2023).

Lost Hills' Station 26, established in 1939, has responsibility for 772 square miles. Lost Hills has a minor risk of wildfire, with 260 homes, 14 commercial buildings, and all four critical infrastructure facilities having minor risk (*Risk Factor Report*, 2023).

Mettler's risk of wildfire is minimal. Fire protection services are provided by Cal Fire; Station 72 is the nearest responding station.

Mexican Colony, which is experiencing a moderate risk of wildfire, is serviced by Station 32 in Shafter. All residential units in this small community are at moderate risk (*Risk Factor Report*, 2023).

Station 14, established in 1939, is on Highway 58 in **Mojave** and has responsibility for 427 square miles. Mojave has a major risk of wildfire in the next 30 years. Nearly all residential units, all commercial buildings, and six of eight social facilities are at severe risk; 39 out of 40 infrastructure facilities are experiencing a major risk (*Risk Factor Report*, 2023).

Mountain Mesa is in extreme risk of wildfire, with all residential properties at risk in the next 30 years. In 2016, the Erskine Fire ravaged about 200 acres and destroyed 10 buildings in Mountain Mesa (*Risk Factor Report*, 2023). In 2022, the Mesa Fire destroyed about 222 acres. The area is served by Cal Fire.

Oildale has a major risk of wildfire, with nearly 8,000 residential buildings and 402 commercial buildings having major risk. Additionally, 19 of 21 critical infrastructure facilities have a moderate risk (*Risk Factor Report*, 2023). Kern County contracts with Cal Fire to provide protection to Oildale.

The South Lake Station 71, which is in Weldon, provides services to **Onyx.** This community is at extreme wildfire risk over the next 30 years. All residential and commercial buildings are at extreme risk (*Risk Factor Report*, 2023).

Pine Mountain Club's Station 58, established in 1972, covers 66 square miles. This community is at extreme risk of wildfire over the next 30 years, with all residential, commercial, infrastructure, and social buildings and facilities in extreme risk (*Risk Factor Report*, 2023).

Wildfire risk in **Randsburg** is considered inor, with 23 homes and 3 commercial buildings at minimum risk (*Risk Factor Report*, 2023). Cal Fire provides fire services.

Station 56 in Lamont serves **Weedpatch,** has a moderate risk of wildfire. About one-third of homes (107) and three of 29 commercial buildings are at moderate risk (*Risk Factor Report*, 2023).

Weldon is serviced by Station 71, which has responsibility for 445 square miles. Weldon is experiencing extreme risk of wildfires in the next 30 years. All homes, commercial buildings, critical infrastructure, and social facilities are at extreme risk. Since 1984, there have been three wildfires; the Weldon Fire in June 2016 damaged or destroyed 470 buildings (*Risk Factor Report*, 2023).

Kernville's Station 76 also serves **Wofford Heights,** which is at extreme risk of wildfire, with all homes, commercial buildings, critical infrastructure, and social facilities being in extreme risk. There have been four wildfires in the area since 1984, including the French Fire that damaged or destroyed 77 buildings in Wofford Heights (*Risk Factor Report*, 2023).

7.6 Future Annexations Considered

At this time, the County foresees no annexations.

7.7 Conclusion

Of the 24 Disadvantaged Unincorporated Communities discussed, 13 are considered underserved. However, the County recognizes that all DUCs need improved infrastructure and utility services. Although most DUCs have a level of public service infrastructure, the County strives to improve capacity for future development and improved services as resources are available.

Fuller Acres, Johannesburg and Randsburg are experiencing water inadequacies. Fuller Acres is undergoing a consolidation with Lamont Public Utility District to remedy its water problem.

Bodfish, Cherokee Strip, Frazier Park, Lake Isabella, Oildale, and Wofford Heights lack sufficient wastewater treatment systems—either public or private. Cherokee Strip is currently converting to a complete community sewer system, which should be online in 2024. Oildale's current wastewater inadequacy will be resolved by 2028.

Bodfish, Boron, Buttonwillow, Frazier Park, Kernville, Lake Isabella, Lebec, Mettler, Mountain Mesa, Pine Mountain Club, and Randsburg lack sufficient stormwater drainage infrastructure.

All DUCs have sufficient fire protection, although many are at high risk for wildfires.

Note that **Table 132** provides only a summary of **acceptable levels of infrastructure and services.** The County recognizes inadequacies and works to improve all services within all unincorporated communities—especially disadvantaged unincorporated communities. **All DUCs require improvements.**

Table 136: Summary of DUCs Services and Infrastructure

Summary of DUCs Services and Infrastructure					
		Acceptable?			
	Households	Water	Wastewater Treatment	Stormwater Infrastructure	Fire Protection
Bodfish	969	Y	N	N	Y
Boron	921	Y	Y	N	Y
Buttonwillow	317	Y	Y	N	Y
Cherokee Strip	58	Y	N[1]	Y	Y
Edmundson Acres	61	Y	Y	Y	Y
Frazier Park	1,164	Y	N	N	Y
Fuller Acres	157	N[2]	Y	N	Y
Johannesburg	45	N	Y	N	Y
Kernville	331	Y	Y	N	Y
Lake Isabella	1,424	Y	N	N	Y
Lake of the Woods	299	Y	Y	Y	Y
Lamont	3,556	Y	Y	Y	Y
Lebec	442	Y	Y	N	Y
Lost Hills	478	Y	Y	Y	Y
Mettler	57	Y	Y	N	Y
Mexican Colony	123	Y	Y	Y	Y
Mojave	1,403	Y	Y	Y	Y
Mountain Mesa	303	Y	Y	N	Y
Oildale	12,361	Y	N[3]	Y	Y
Onyx	316	Y	Y	Y	Y
Pine Mountain Club	1,078	Y	Y	N	Y
Randsburg	44	N	Y	N	Y
Weedpatch	908	Y	Y	Y	Y
Weldon	1,110	Y	Y	Y	Y
Wofford Heights	1,123	Y	N	Y	Y

1 Cherokee Strip is currently upgrading its wastewater system from private septic tanks to community sewer

2 Consolidation of Fuller Acres Water Company and Athal Mutual Water Company with Lamont Public Utility District is underway

3 Oildale's Master Sewer Plan calls for adequate improvements over the next five years

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8 POSSIBLE FUTURE STATEWIDE PUBLIC POLICY MEASURES

As of September 2023, California's Office of the Attorney General has certified 11 statewide ballot propositions that will be included in the November 2024 election. Of these, five have possible ramifications to Kern County's planning, zoning, and housing development.

The **Assembly Constitutional Amendment No. 10** would declare a fundamental human right to housing for everyone living in California. It would place housing on the list of Constitutionally enumerated rights of everyone in the State, along with the rights to enjoy and defend life and liberty; acquire, possess, and protect property; and pursue and obtain safety, happiness, and privacy. It would recognize the obligation of state and local governments to respect, protect, and fulfill this right.

The **Senate Constitutional Amendment No. 2** would repeal Article XXXIV of the California Constitution, which requires voter approval for the development, construction, or acquisition of any publicly funded low-rent housing projects.

Initiative 21-0043a1, an amendment to the Living Wage Act of 2022, would increase the state minimum wage to $18 per hour by 2026. The wage would apply to employers with 26 employees or more *and* employers with 25 employees or fewer—a group that has traditionally been exempt from full minimum wage requirements.

Initiative 22-0008, the Justice for Renters Act, would prohibit the State from denying "the right of any city, county, or city and county to maintain, enact or expand residential rent control" by repealing the 1995 Costa-Hawkins Rental Housing Act.

Initiative 23-0011 would amend the California Constitution to specify that city or county ordinances relating to land use planning and zoning would supersede conflicting state laws.

These initiatives and related Legislative Analyst Office reviews are included in Appendix C, D, E, F, and G.

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