

Regional Housing Needs Assessment - Executive Summary

Government Code Section 65584 requires the Department of Housing and Community Development (HCD) to provide its determination of the region’s projected housing needs to the Kern Council of Governments (Kern COG). It is Kern COG’s responsibility to allocate the projected needs for the unincorporated County of Kern and to each of the 11 incorporated cities.

This document examines the status of housing in Kern County and proposes a housing allocation based upon market forces consistent with Kern COG traffic and air pollution analysis databases for Kern County.

The total state housing allocation to Kern County is 41,640 housing units for the period January 1, 2006 to June 30, 2013. This housing needs assessment proposes the following allocation.

Allocation of New Housing Units Needed January 2006 through June 30, 2013					
COUNTY/CITY	Total	Income Classification			
		Very Low	Low	Moderate	Above Moderate
Arvin	532	129	88	97	218
Bakersfield	27,252	6,626	4,500	4,960	11,166
California City	407	99	67	74	167
Delano	1,817	442	300	331	744
Maricopa	16	4	3	3	6
McFarland	775	188	128	141	318
Ridgecrest	379	92	63	69	155
Shafter	502	122	83	91	206
Taft	62	16	10	11	25
Tehachapi	454	110	75	83	186
Wasco	858	208	142	156	352
Unincorporated	8,586	2,088	1,416	1,563	3,519
County Total	41,640	10,124	6,875	7,579	17,062

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2007 REGIONAL HOUSING NEEDS ASSESSMENT

Introduction

California State Planning and Zoning Law requires that every city and county prepare and adopt a long-term comprehensive general plan for the development of the respective jurisdiction. The general plan is a policy document designed to guide the physical development of the jurisdiction in a manner consistent with its physical, social, economic, and environmental goals. The plan provides a framework of policies and programs with which local decision-makers may direct the growth of the community.

There are seven mandatory elements to the general plan, one of which is the housing element. State law declares that the provision of adequate housing is an issue of statewide concern. Housing elements are the only element of the general plan that is subject to approval or disapproval by the State and the only element that must be updated on a mandatory timeline.

Prior to preparation of a housing element, each jurisdiction is allocated the number of additional housing units necessary to meet state and local housing goals. This allocation also considers the number of housing units needed for specified income classes.

Government Code Section 65584 requires the Department of Housing and Community Development (HCD) to provide its determination of the region's projected housing needs to the Kern Council of Governments (Kern COG). It is Kern COG's responsibility to allocate the projected needs for the unincorporated County of Kern and to each of the 11 incorporated cities.

State Allocation To Kern County

On September 8, 2006 HCD formally transmitted Kern County's housing allocation, for the period from January 1, 2006 to June 30, 2013, to Kern COG.

The allocation was:

Income Category	Housing Units Needed	Percent
Very Low	10,124	24.3%
Low	6,875	16.5%
Moderate	7,579	18.2%
Above Moderate	17,062	41.0%
Total	41,640	100%

The income classes are based upon the 2000 census of population and housing as defined by the California Health and Safety Code.

Income classification	Definition	Income
Median Income	Median for Kern County	\$35,446
Very Low Income	Less than 50% of median	\$0 to \$17,723
Low Income	50 to 80% of median	\$17,724 to \$28,356
Moderate Income	80 to 120% of median	\$28,357 to \$42,535
Above Moderate Income	More than 120% of median	more than \$42,535

Growth In Kern County 2000 – 2006

During the period 2000 to January 1, 2006, the household population increased by 17.7 percent. The greatest numerical growth was in the City of Bakersfield where more than 65 percent of new households located.

Numerical Change 2000-2006			
Jurisdiction	Household Population	Additional Units	Additional Households
Arvin	2,071	385	369
Bakersfield	65,208	19,980	18,894
California City	1,077	327	282
Delano	6,393	1,323	1,260
Maricopa	26	-1	-1
McFarland	2,682	548	537
Ridgecrest	1,329	220	263
Shafter	1,734	383	348
Taft	315	47	43
Tehachapi	1,065	361	315
Wasco	2,845	637	595
Unincorporated	27,127	7,157	5,964
Incorporated	84,745	24,210	22,905

County Total	111,872	31,367	28,869
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Source: California Department of Finance, Demographic Research Unit

Percent Growth 2000-2006			
Jurisdiction	Household Population	Additional Units	Additional Households
Arvin	16.1%	12.2%	12.3%
Bakersfield	26.8%	22.6%	22.6%
California City	12.9%	9.2%	9.2%
Delano	18.9%	15.0%	15.0%
Maricopa	2.3%	-0.2%	-0.2%
McFarland	31.4%	27.0%	27.0%
Ridgecrest	5.4%	1.9%	2.7%
Shafter	14.3%	10.6%	10.6%
Taft	5.4%	1.9%	1.9%
Tehachapi	16.2%	12.4%	12.4%
Wasco	18.9%	15.0%	15.0%
Unincorporated	10.4%	7.1%	6.9%
Incorporated	22.8%	18.5%	18.7%

County Total	17.7%	13.5%	13.8%
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Source: California Department of Finance, Demographic Research Unit

The county's compounded growth rate for household population was 2.9 percent per year. At the same time, the housing stock grew by 2.3 percent as did the number of new households. This is indicative of household sizes becoming larger. The fastest growth rate was in the City of Bakersfield which grew by 3.6 percent per year. Maricopa actually lost housing stock during the period.

Annual Average Growth Rate 2000-2006			
Jurisdiction	Household Population	Additional Units	Additional Households
Arvin	2.6%	2.0%	2.0%
Bakersfield	4.3%	3.6%	3.6%
California City	2.2%	1.6%	1.6%
Delano	3.1%	2.5%	2.5%
Maricopa	0.4%	0.0%	0.0%
McFarland	4.9%	4.3%	4.3%
Ridgecrest	0.9%	0.3%	0.5%
Shafter	2.4%	1.8%	1.8%
Taft	0.9%	0.3%	0.3%
Tehachapi	2.7%	2.1%	2.1%
Wasco	3.1%	2.5%	2.5%
Unincorporated	1.8%	1.2%	1.2%
Incorporated	3.7%	3.0%	3.1%
County Total	2.9%	2.3%	2.3%

Source: California Department of Finance, Demographic Research Unit

Income In Kern County

At the time of the 2000 Census of Population and Housing, the median income for Kern County was \$35,466. This is less than 75 percent of the \$47,493 median income of the State of California.

Households by Income Class					
	Total	Very Low Income	Low Income	Moderate Income	Above Moderate
Arvin	3,010	1,079	712	545	674
Bakersfield	83,601	18,289	11,743	14,082	39,487
California City	3,072	642	350	458	1,622
Delano	8,485	2,598	1,673	1,694	2,520
McFarland	1,977	681	453	382	461
Maricopa	403	118	81	84	120
Ridgecrest	9,888	1,879	1,234	1,599	5,176
Shafter	3,289	920	647	733	989
Taft	2,283	571	359	405	948
Tehachapi	2,539	800	425	350	964
Wasco	3,983	1,139	815	784	1,245
Unincorporated	86,256	22,493	14,846	15,420	33,497
Kern County	208,786	51,209	33,337	36,536	87,704

Source: 2000 Census of Population and Housing – Income data is 1999 household income.

Income within Kern County is not evenly distributed. More than half the households in the eastern Kern County cities of California City and Ridgecrest are above moderate income while nearly half of the households in Bakersfield are above moderate income. Nearly 60 percent of Arvin households have incomes that are less than 80 percent of the county median income (\$28,356). McFarland and Delano both have a majority of households with incomes less than 80 percent of the county median.

Percent of Households in Each Income Class					
	Total	Very Low Income	Low Income	Moderate Income	Above Moderate
Arvin	3,010	35.8%	23.7%	18.1%	22.4%
Bakersfield	83,601	21.9%	14.0%	16.8%	47.2%
California City	3,072	20.9%	11.4%	14.9%	52.8%
Delano	8,485	30.6%	19.7%	20.0%	29.7%
McFarland	1,977	34.4%	22.9%	19.3%	23.3%
Maricopa	403	29.3%	20.1%	20.8%	29.8%
Ridgecrest	9,888	19.0%	12.5%	16.2%	52.3%
Shafter	3,289	28.0%	19.7%	22.3%	30.1%
Taft	2,283	25.0%	15.7%	17.7%	41.5%
Tehachapi	2,539	31.5%	16.7%	13.8%	38.0%
Wasco	3,983	28.6%	20.5%	19.7%	31.3%
Unincorporated	86,256	26.1%	17.2%	17.9%	38.8%
Kern County	208,786	24.5%	16.0%	17.5%	42.0%

Source: 2000 Census of Population and Housing – Income data is 1999 household income.

Allocation Based Upon Growth

In order to get a more accurate picture of housing and household growth in the county, the ratio of each jurisdictions housing and household change was made against the total increase in housing and households for the entire county. The City of Bakersfield accounts for 63.7 percent of new housing and 65.4 percent of new households in the county. Unincorporated areas of the county accounted for 22.8 percent of new housing but only 20.7 percent of new households.

Percent of Total County Growth – April 2000 to January 1, 2006				
COUNTY/CITY	<i>People</i>		<i>Housing</i>	
	Total Number of People	in Households	Total New Housing	New Households
Arvin	1.8%	1.9%	1.2%	1.3%
Bakersfield	54.9%	58.3%	63.7%	65.4%
California City	3.1%	1.0%	1.0%	1.0%
Delano	8.3%	5.7%	4.2%	4.4%
Maricopa	0.0%	0.0%	0.0%	0.0%
McFarland	2.3%	2.4%	1.7%	1.9%
Ridgecrest	1.3%	1.2%	0.7%	0.9%
Shafter	1.5%	1.5%	1.2%	1.2%
Taft	0.3%	0.3%	0.1%	0.1%
Tehachapi	1.3%	1.0%	1.2%	1.1%
Wasco	2.6%	2.5%	2.0%	2.1%
Unincorporated	22.6%	24.2%	22.8%	20.7%

One of the unique things about California housing elements are their relatively short time frame. Most elements of general plans are written with a 20 to 30 year time horizon. Housing elements are written with a seven year time frame. With this type of time frame one method of projection is looking at the past seven years and making the assumption that all else being equal, the trend of the past seven years will extend into the next seven years.

With this assumption, housing could be allocated based upon the percent of total county growth for the past six years. Based upon this premise, allocation of housing would look something like the following table.

Allocation of New Housing Units Needed January 2006 through June 30, 2013 Based upon Percentage of Total New Households 2000-2006					
COUNTY/CITY	Total	Income Classification			
		Very Low	Low	Moderate	Above Moderate
Arvin	532	129	88	97	218
Bakersfield	27,252	6,626	4,500	4,960	11,166
California City	407	99	67	74	167
Delano	1,817	442	300	331	744
Maricopa	-	-	-	-	-
McFarland	775	188	128	141	318
Ridgecrest	379	92	63	69	155
Shafter	502	122	83	91	206
Taft	62	16	10	11	25
Tehachapi	454	110	75	83	186
Wasco	858	208	142	156	352
Unincorporated	8,602	2,092	1,419	1,566	3,525
County Total	41,640	10,124	6,875	7,579	17,062

For the final housing allocation, the Allocation based upon the percentage of Total New Households between 2000 and 2006 was adjusted to provide an allocation to the city of Maricopa. According to State estimates, Maricopa had no housing unit growth during this period. A manual adjustment was made to give Maricopa the same allocation provided in the 2000 Housing Allocation Plan. Thus the proposed allocation is:

Allocation of New Housing Units Needed January 2006 through June 30, 2013					
COUNTY/CITY	Total	Income Classification			
		Very Low	Low	Moderate	Above Moderate
Arvin	532	129	88	97	218
Bakersfield	27,252	6,626	4,500	4,960	11,166
California City	407	99	67	74	167
Delano	1,817	442	300	331	744
Maricopa	16	4	3	3	6
McFarland	775	188	128	141	318
Ridgecrest	379	92	63	69	155
Shafter	502	122	83	91	206
Taft	62	16	10	11	25
Tehachapi	454	110	75	83	186
Wasco	858	208	142	156	352
Unincorporated	8,586	2,088	1,416	1,563	3,519
County Total	41,640	10,124	6,875	7,579	17,062

Jobs Housing Balance

Labor Force 2000			
Jurisdiction	Civilian Labor Force	Employed	Households
Arvin	4,732	3,256	3,010
Bakersfield	111,452	102,001	83,601
California City	1,602	1,396	3,072
Delano	13,361	9,319	8,485
Maricopa	408	354	403
McFarland	3,241	2,442	1,977
Ridgecrest	11,341	10,569	9,888
Shafter	4,355	3,438	3,289
Taft	2,571	2,272	2,283
Tehachapi	2,448	2,252	2,539
Wasco	5,967	4,660	3,983
Unincorporated	106,125	90,502	86,256
Incorporated	161,478	141,959	122,530
County Total	267,603	232,461	208,786

Source: U.S. Census of Population and Housing, 2000

Number of Jobs per Household

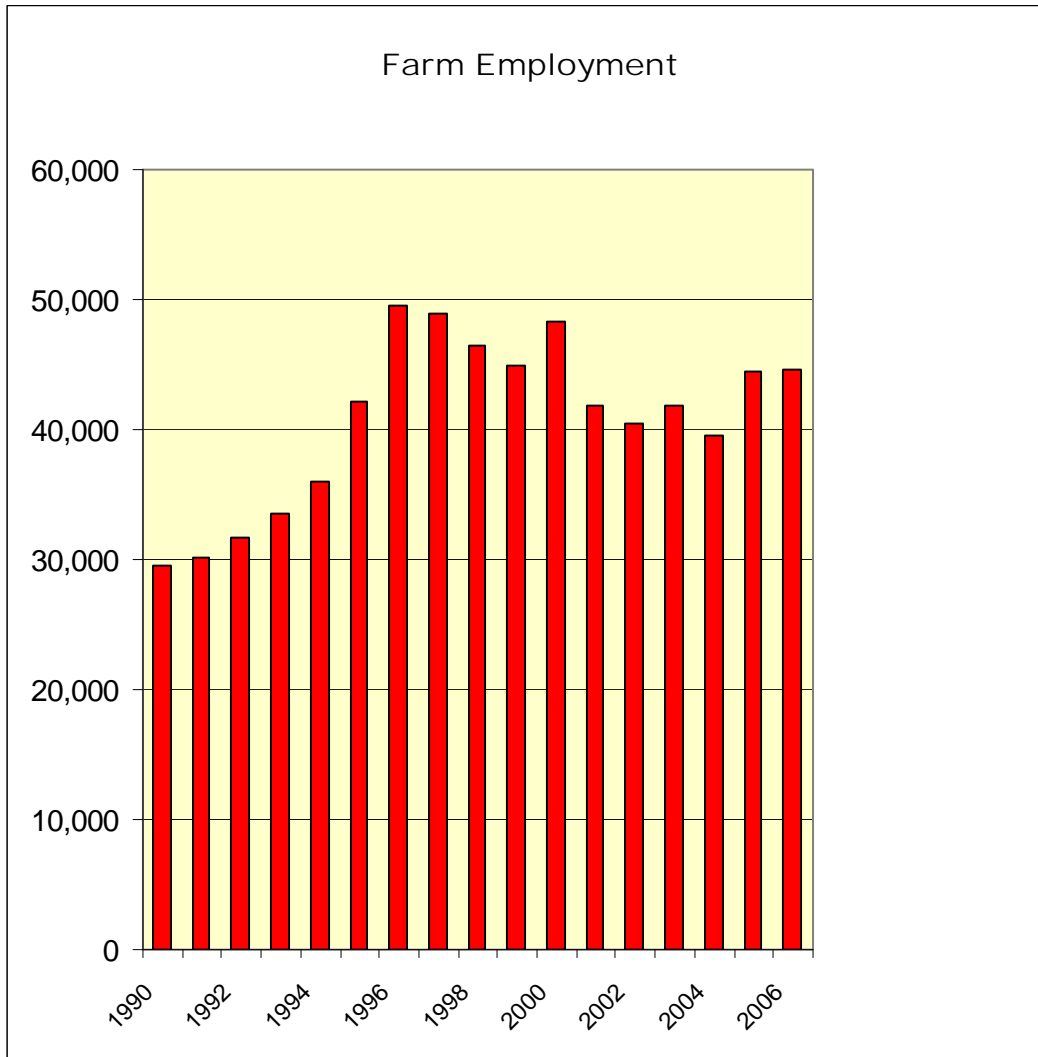
Jurisdiction	Jobs/Households
Arvin	1.57
Bakersfield	1.33
California City	0.52
Delano	1.57
Maricopa	1.01
McFarland	1.64
Ridgecrest	1.15
Shafter	1.32
Taft	1.13
Tehachapi	0.96
Wasco	1.50
Unincorporated	1.23
Incorporated	1.32
County Total	1.28

The projected growth in each jurisdiction is consistent with the projected growth and jobs-housing balance found in the adopted socio-economic data base for the county's traffic model.

Farm Employment

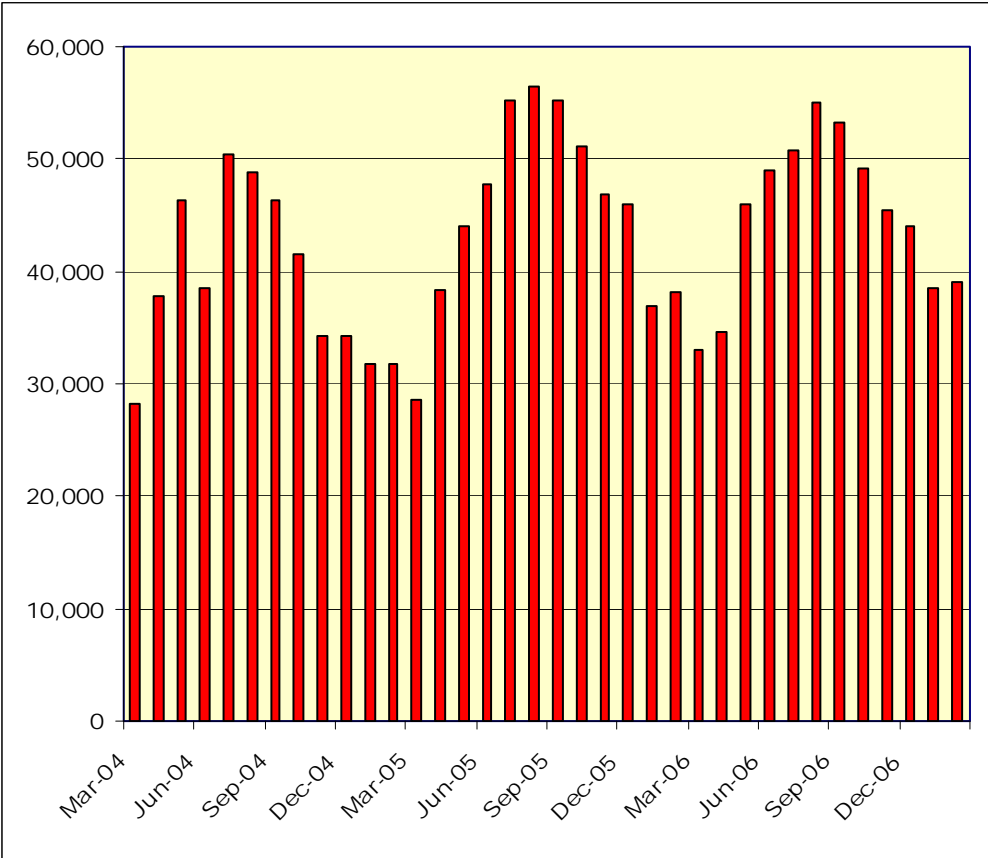
According to statistics collected and published by the Employment Development Department, Labor Market Information Division, farm employment has averaged 40,800 persons since 1990.

The following graph illustrates the variability in annual farm employment within Kern County:



In addition to annual variability in farm employment, there is also seasonal variation in farm employment. The following graph shows farm employment monthly from March 2004 to January 2006. As the graph illustrates, peak employment is in the July-August period of the year and with much less employment in the March-April period.

Monthly Farm Employment



Special Needs Population – Homeless Persons

The Kern County Homeless Collaboration has conducted two surveys regarding the homeless population in Kern County. On the night of January 30, 2003 a countywide survey resulted in the following tabulation of homeless population in Kern County:

Shelter Status	Persons	Percent of Total
Emergency Shelter	1,198	66%
Metropolitan Bakersfield	1,100	61%
Rural West Kern	85	5%
Rural East Kern	13	1%
Unsheltered Homeless	616	34%
Metropolitan Bakersfield	321	18%
Rural West Kern	119	7%
Rural East Kern	176	10%
Total Homeless	1,814	100%

Source: United Way of Kern County Assessment 2006

The second survey was for Metropolitan Bakersfield only and was taken January 25, 2006. This survey added the class of homeless in transitional housing.

Shelter Status	Persons	Percent of Total
Emergency Shelter	396	39%
Transitional Housing	294	29%
Unsheltered Homeless	330	32%
Total Homeless	1,020	100%

Source: United Way of Kern County Assessment 2006

Details about the location of the homeless in incorporated cities are not available at this time.

Consultation with Member Agencies

Prior to formulation of this proposed methodology, the eleven incorporated cities, the County of Kern, and the Housing Authority of the County of Kern were consulted. (See Appendix A for the specific consultation questions). Two cities, the County of Kern, and the Housing Authority responded with written comments. The comments are summarized below:

California City:

1. California City is a bedroom community with little retail and few jobs. Many of the residents are active duty military and commute long distances to work.
2. California City's sewer system does not service all residents. Original development in California City was not via traditional subdivisions. Development was principally spot lot development.
3. California City has available land suitable for urban development. The City is comprised of approximately 204 square miles. Approximately 10 percent of the land is developed with the balance being raw land.
4. There is a small area of the city that is Desert Tortoise habitat/preserve.
5. California City housing prices are relatively lower than other areas in the region.

City of Taft:

1. Taft is surrounded by unincorporated urban areas , some of which is substandard.

Unincorporated County of Kern

1. The County of Kern has identified several constraints to development in parts of its jurisdiction.

Sewer infrastructure is not in place in many areas of the county.

Each proposed new development must have the availability of ground water supplies.

Much of the unincorporated county is contracted under the Williamson Act to preserve farmland.

Some of the unincorporated county is wildlife preserves, sensitive flora and fauna habitat, or sensitive cultural habitat.

Housing Authority of County of Kern

The Housing Authority of the County of Kern has the jurisdiction to provide low and moderate income housing throughout the county. That agency responded to the survey sent to the incorporated cities and the unincorporated county with the following comments:

1. The unincorporated communities of Lamont and Lost Hills have a significant need for additional housing but lack the necessary sewer and water capacity to accommodate new development at the present time.
2. The Housing Authority perceives that there is suitable land for urban development.
3. Loss of units contained in assisted housing developments occurs occasionally.

The Housing Authority operates the following low and moderate income facilities:

Low Income Public Housing

Rio Vista

9 MacArthur Place, Bakersfield, CA 93308

Manager: Mardi Sharples, 661-392-7125

71 Units, 1-4 bedrooms

Adelante Vista

1104 South Robinson St., Bakersfield, CA 93307

Manager: Marie Everett, 661-324-3088

50 Units, 1-4 bedrooms

Valle Vista

327 Dover Pl., Delano, CA 93215

Manager: Victoria Lopez, 661-725-9676

62 Units, 1-4 bedrooms

Monte Vista

701 Meyer St., Arvin, CA 93203

Manager: Gina DeLaFuente, 661-854-2389

50 Units, 1-4 bedrooms

Little Village

714 Smith St., Bakersfield, CA 93307

Manager: Hattie Glenn, 661-831-4248

155 Units, 1-4 bedrooms

Oro Vista

1104 S. Robinson St., Bakersfield, CA 93307

Manager: Marie Everett, 661-325-9206

92 Units, 1-4 bedrooms

Terra Vista

300 Terra Vista, Shafter, CA 93263

Manager: Maria Corpuz, 661-746-2583

35 Units, bedrooms 1-4

Plaza Towers and Annex

3015 Wilson Rd., Bakersfield, CA 93304

Manager: Mary Alice Lopez, 661-832-3206

199 Units, Studios and 1 bedroom

Parkview

701 Meyer St., Arvin, CA 93203

Manager: Gina DeLaFuente, 661-854-2389

28 Units, 1 bedroom

Homer Harrison

1910 Garces Hwy., Delano, CA 93215

Manager: Hannah Ortega, 661-725-6369

50 Units, 2-4 bedrooms

Haciendas del Sol

701 Meyer St., Arvin, CA 93203
Manager: Gina DeLaFuente, 661-854-2389
36 Single family homes, 2-4 bedrooms

Milagro del Valle
106 -11th St., McFarland, CA 93250
Manager: Claudia Bojorquez, 661-792-1614
46 Single family homes, 2-4 bedrooms

Maganda Park
312 S. Austin St., Delano, CA 93215
Manager: Claudia Bojorquez, 661-
20 Single family homes, 2-4 bedrooms

Rancho Algodon
327 Dover Place, Delano, CA 93215
Manager: Victoria Lopez, 661-725-9676
62 single Family, 3-4 bedroom rental homes with 2 car garages for very low to moderate income farm labor families or non-farm labor families. Rent is based on 25% of annual gross income.

Farmworker Housing

USDA - Delano: International Village
1910 Garces Hwy., Delano, CA 93215
Manager: Dolores Torrez, 661-725-6369
54 Units, 2-4 bedrooms

USDA - Arvin - Sun Garden
701 Meyer St., Arvin, CA 93203
Manager: Gina DeLaFuente, 661-854-2389
50 Units, 3 bedrooms

USDA - Shafter
300 Terra Vista, Shafter, CA 93263
Manager: Maria Corpuz, 661-746-2583
100 Units, 3 bedrooms

USDA - Ruben J. Blunt Village
8505 Sunset Blvd., Bakersfield, CA 93307
Manger: Lucinda Velasquez, 661-845-7136
50 Units, 2-4 bedrooms

USDA - Lamont H.R. Olson
7823 Emperor Ave., Lamont, CA 93241
Manager: Lucinda Velasquez, 661-845-3951
50 Units, 3 bedrooms

Rancho Algodon
Melcher & Garces Hwy., Delano, CA 93215
Manager: Vicky Lopez, 991-725-9676
62 Units, 3-4 bedrooms

Migrant Labor Centers

Arvin Farm Labor Center #26

8701 Sunset Blvd., Bakersfield, CA 93307
Manager: Otilio Pesina, 661-845-1267
88 Units, 2-4 bedrooms

North Shafter Farm Labor Center #5
17213 Central Valley Hwy., P.O. Box 638, Shafter, CA 93263
Manager: Alfredo Rios, 661-746-2887
84 Units, 2-4 bedrooms

Transitional Housing

Transitional Housing Center - THC
100 & 102 Plymouth Ave., Bakersfield, CA 93308
Manager: Mardi Sharples, 661-631-8500 x1304
8 Units, 2 bedrooms

Senior/Disabled Apartments

These 80-units of affordable, 1 and 2-bedroom rental apartments were developed from the sale of Low Income Housing Tax Credits. Residents must be disabled and/or 62 years of age or older. Golden Empire Affordable Housing, Inc. (GEAHI), owns the development and the Housing Authority of the County of Kern manages it. Along with housing, the development has an on-site manager, security systems, elevators, library, recreational room, gym, and a courtyard.

Park Place Senior Apartments is located at:
2250 R St., Bakersfield, CA 93301
Manager: Angela Annunziata, 661-634-0931

Homeless Persons with Disabilities

Green Gardens is a 104-unit single room occupancy facility that houses formerly homeless persons with disabilities referred to the site by the County of Kern's Mental System of Care. It consists of an exercise room, a community room, a community dining area, a patio, a large courtyard setting with mountain views, and a library.

Green Gardens
2300 South Union Ave, Bakersfield, CA 93307
Manager's Office: 661-397-2024; fax 661-397-1958

Youth Transitional Housing

Building Blocks - Transitional Housing for Emancipated Foster Youth
1801 Belle Terrace, Bakersfield, CA 93307
Resident Manager: David Fimbres, 661-396-9150
14 Units, Single Room Occupancy

Survey

Regional Housing Needs Allocation (RHNA) Plan

The purpose of this survey is to gather information regarding local government infrastructure, housing market, and other local conditions that could influence the development of a methodology for distributing the existing and projected regional housing need to cities within Kern County and to the County itself. None of the information received in response to this survey may be used as a basis for reducing the total housing need established for Kern County. The share of the regional housing need distributed to a jurisdiction represents a planning objective, not a construction quota, to be addressed by the jurisdiction in its Housing Element.

The methodology used in the development of the RHNA Plan, as with previous RHNA Plans, will be very objective. However, the final distribution of regional housing need may result in part from negotiations among various agencies. Information developed from this survey will be most appropriately utilized during this negotiation period, should it be necessary. Other sources of information will also be utilized including, for example, the Kern COG Traffic Model, which has information on jobs/housing ratios.

In a few instances, it may be difficult to know what the survey question is trying to get at (the questions were derived from statute). Please do not hesitate to contact William Larsen at 661-861-2191 or by email at larsen@kerncog.org to discuss. For the other questions, please utilize only sufficient, readily-available data in support of your answer.

1. Would you say your jurisdiction is different than, or pretty much the same as, other jurisdictions in Kern County regarding existing and projected jobs and housing relationship? If different, indicate how.

2. Opportunities and constraints to development of additional housing:
 - a. Is there a lack of capacity for sewer or water service due to state laws, regulations or regulatory actions, or supply and/or distribution decisions made by a sewer or water service provider other than the local jurisdiction that precludes your jurisdiction from providing necessary infrastructure for additional development during the planning period? If so, please explain.

 - b. Is there available land suitable for urban development or for conversion to residential land use, including underutilized land use and opportunities for infill development and increased residential densities, within your jurisdiction and sphere of influence? If not, indicate why. [Note: In developing the RHNA Plan, COG may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions.]

 - c. Are there lands within your jurisdiction that are preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis? If so, please identify.

 - d. **For Kern County only.** Are there county policies to preserve prime agricultural land within the unincorporated area? If so, what are they?

3. **For Kern COG only.** What is the distribution of household growth assumed for purposes of a comparable period of regional transportation plans and what are the opportunities to maximize the use of public transportation and existing transportation infrastructure?
4. Do you believe the market demand for housing in your jurisdiction, relative to the market demand for housing in other Kern County jurisdictions, will change significantly between January 1, 2006 and July 1, 2013? If so, explain.
5. **For Kern County only.** Do agreements exist between the county and the cities in the county to direct growth toward incorporated areas of the county? If so, please explain.
6. **For Housing Authorities of Kern only.** Has there been a loss of units contained in assisted housing developments that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.
7. Do you think that high housing costs are more of a burden in your jurisdiction than they are in other jurisdictions in Kern County?
8. Do you think that the housing needs of farmworkers are a more serious issue in your jurisdiction than in the other jurisdictions in Kern County?
9. Are there any other factors which in your view should be incorporated into the methodology that allocates regional housing needs to the individual jurisdictions?



Regional Housing Needs Assessment

Public Hearing Summary

Wednesday, May 23, 2007

1:00 p.m. to 3:00 p.m. – Kern Council of Governments Board Chamber
Hearing Officer: Ronald C. Brummett, Executive Director, Kern COG
Staff in attendance, William Larsen, Regional Planner

Those present from Agencies/Public:

City of Bakersfield, Cecilia Griego, Planning
County of Kern, John E. George, Planning

1. Hearing was called to order at 1:03 p.m.
2. Larsen reviewed the document and explained the methodology used to arrive at the tentative allocation of housing amongst the county and cities. Larsen pointed out that the City of Maricopa did not have an allocation in the tentative document, however the city would be allocated housing and Kern COG was currently in discussions with representatives of the city as to how much housing could be reasonably accommodated.
3. Mr. Brummett presented a summary of the Kern COG Quality of Life survey that had just been released by Kern COG.
4. Larsen discussed two homeless surveys that had been conducted in Kern County and Metropolitan Bakersfield since the 2000 Census of Population and Housing.
5. Larsen pointed out some local resources for published survey data.
6. Mr. Brummett explained that the results of the Blueprint process was anticipated to have a close relationship between state funding and the land use and housing decisions made by local jurisdictions.
7. Mr. Brummett and Larsen discussed the potential of the San Joaquin Valley Housing Trust fund that was currently being developed by multiple jurisdictions and public private partnerships.
8. Hearing was closed at 3:00 p.m.