

Regional Transportation Plan - Appendix H

REGIONAL HOUSING NEEDS ALLOCATION PLAN

January 1, 2013 – December 31, 2023



**Kern Council
of Governments**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 10, 2014

Mr. Ahron Hakimi
Executive Director
Kern Council of Governments
1401 19th Street, Suite 300
Bakersfield, CA 93301

Dear Mr. Hakimi:

RE: Review of Adopted 2013-2023 Regional Housing Need Allocation (RHNA) Plan

Thank you for submitting the Kern Council of Governments (Kern COG) Fifth Cycle Regional Housing Need Allocation (RHNA) Plan adopted on June 19, 2014 as revised by technical correction made on September 9, 2014. Pursuant to Government Code Section 65584.05(h), the Department of Housing and Community Development (Department) is required to approve RHNA plans for consistency with statutory requirements.

The Department is pleased to approve Kern COG's adopted RHNA Plan upon finding the revised distribution consistent with the Department's December 30, 2013 RHNA Determination of 67,675 housing unit need. Please distribute the RHNA Plan to all local governments to address in their fifth cycle housing element updates due December 31, 2015 covering the 8-year planning period between 2015 and 2023.

In updating their housing elements, the jurisdiction authorized to permit a particular residential development may take RHNA credit for new units approved, permitted, and/or built since the start date of the RHNA projection period, January 1, 2013. Information on the RHNA projection period for each region and housing element update due dates can be found on the Department website at: <http://www.hcd.ca.gov/hpd/hrc/plan/he/>.

The Department is committed to assisting Kern COG's local governments in preparing and implementing updated housing elements. Kern COG housing elements can effectively address the housing need and local land use strategies to conserve land resources, encourage affordable housing, and a variety of housing types, including infill and transit oriented development, where adequate, furthering the State's economic and environmental objectives.

We appreciate Kern COG's efforts in completing the RHNA process and the assistance provided by Mr. Robert Ball, Planning Director, and Rochelle Invina, Regional Planner. If you have any questions, please contact me or Anda Draghici, Housing Policy Senior Specialist, at (916) 263-2911.

Sincerely,


Glen A. Campora
Assistant Deputy Director

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Regional Housing Needs Allocation Plan
January 1, 2013 – December 31, 2023
Scheduled for Adoption
June 19, 2014

Prepared by:



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Note: The Regional Housing Needs Allocation may also be discussed as the Regional Housing Needs Assessment.

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EXECUTIVE SUMMARY

State housing element law assigns the responsibility for preparing the Regional Housing Needs Assessment (RHNA) for the Kern County region to Kern Council of Governments (Kern COG). Kern COG, and other California councils of governments (COGs), undertake the RHNA process prior to each housing element cycle. The current RHNA is for the fifth housing element cycle and covers an 11-year projection period (January 1, 2013 – December 31, 2023).

The Regional Housing Needs Allocation Plan (RHNA Plan) for the Kern Council of Governments (Kern COG) includes the cities of Arvin, Bakersfield, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, Wasco, and Kern County. The purpose of the RHNA Plan is to allocate to the Cities and County their “fair share” of the region’s projected housing need by household income group over the projection period covered by the plan. As the RHNA Plan tables demonstrate, each jurisdiction received one “overall” allocation, which was then divided into four income categories. By distributing the overall allocation into four income categories, which are defined by state law, the methodology reduces the over-concentration of lower income households in one community versus another.

The plan is required by state law (Government Code Section 65584) and is based on countywide housing projections developed by the California Department of Housing and Community Development (HCD). HCD works with regional COGs to determine the amount of housing needed within the region. The determination of housing need is based on existing need and estimated population growth. Need is determined for households in all income categories: very low, low, moderate and above moderate incomes. On December 30, 2013, HCD provided Kern COG its RHNA determination. HCD determined Kern COG’s regional housing need to be 67,675 for the 11-year projection period. Appendix B contains a copy of the HCD determination letter.

Once the total regional need is determined, Kern COG works with local governments to allocate the total need to individual cities and counties. Local governments are then required to plan where and how the allocated housing units will be developed within their communities. This is done through the Housing Element of each local government’s General Plan. The Housing Element Planning Period for this cycle is December 31, 2015 to December 31, 2023. Pursuant to SB 375, the start of the planning period is 18 months from the estimated adoption date Kern COG’s Regional Transportation Plan (RTP) and the end of the planning period was calculated 18 months after the adoption of the second RTP (Government Code 65588)(e)(3)(A).

Table 1: 2013-2023 Final Draft RHNA Allocations by Income Category

Projection Period January 1, 2013 - December 31, 2023		Very Low Income		Low Income		Affordable Allocation (Combined Low + Very Low Income)		Moderate Income		Above Moderate Income	
	Total RHNA Allocation	Units	% of Total RHNA	Units	% of Total RHNA	Units	% of Total RHNA	Units	% of Total RHNA	Units	% of Total RHNA
Arvin	1,168	398	34.0%	239	20.5%	636	54.5%	183	15.6%	349	29.9%
Bakersfield	36,290	9,706	26.7%	5,800	16.0%	15,506	42.7%	6,453	17.8%	14,331	39.5%
California City	1,268	254	20.1%	131	10.3%	385	30.4%	155	12.2%	728	57.4%
Delano	1,462	396	27.1%	277	18.9%	673	46.0%	243	16.6%	546	37.4%
Maricopa	35	11	30.0%	5	14.8%	16	44.8%	6	16.3%	14	38.8%
McFarland	311	93	29.9%	73	23.6%	166	53.5%	66	21.2%	79	25.3%
Ridgecrest	1,346	159	11.8%	131	9.8%	291	21.6%	207	15.4%	848	63.0%
Shafter	2,036	417	20.5%	426	20.9%	843	41.4%	397	19.5%	796	39.1%
Taft	254	52	20.3%	26	10.4%	78	30.7%	30	11.9%	146	57.4%
Tehachapi	496	127	25.6%	64	13.0%	191	38.6%	88	17.8%	216	43.6%
Wasco	1,426	350	24.5%	275	19.3%	624	43.8%	280	19.7%	521	36.6%
Unincorporated County	21,583	4,887	22.6%	3,108	14.4%	7,995	37.0%	3,127	14.5%	10,461	48.5%
Total	67,675	16,850	24.9%	10,555	15.6%	27,405	40.5%	11,235	16.6%	29,035	42.9%

Note: Percentages may not sum to 100 percent due to rounding.

Source: Kern COG

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I. INTRODUCTION

The Regional Housing Needs Allocation Plan (RHNA Plan) for the Kern Council of Governments (Kern COG) includes the cities of Arvin, Bakersfield, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, Wasco, and Kern County. The purpose of the RHNA Plan is to allocate to the Cities and County their “fair share” of the region’s projected housing need by household income group over the 11-year (January 1, 2013 – December 31, 2023) projection period covered by the plan.

The plan is required by state law (Government Code Section 65584) and is based on countywide housing projections developed by the California Department of Housing and Community Development (HCD). HCD works with regional Councils of Governments (COGs) to determine the amount of housing needed within the region. Kern COG is this region’s COG. The determination of housing need is based on existing need and estimated population growth. Need is determined for households in all income categories: very low, low, moderate and above moderate incomes. On December 30, 2013, HCD provided Kern COG its RHNA determination. HCD determined Kern COG’s regional housing need to be 67,675 for the 11-year projection period. Appendix B contains a copy of the HCD determination letter.

Once the total regional need is determined, Kern COG works with local governments to allocate the total need to individual cities and counties. Local governments are then required to plan where and how the allocated housing units will be developed within their communities. This is done through the Housing Element of each local government’s General Plan. The Housing Element Planning Period for this cycle is December 31, 2015 to December 31, 2023. Pursuant to SB 375, the start of the planning period is 18 months from the estimated adoption date Kern COG’s Regional Transportation Plan (RTP) and the end of the planning period was calculated 18 months after the adoption of the second RTP (Government Code 65588)(e)(3)(A).

This RHNA Plan summarizes current housing element law, documents the process for determining the total regional housing need, and describes the allocation methodology and the rationale for each component of the method.

KERN COUNTY PROFILE

Kern County spans across the southern end of the Central Valley, covering 8,161 square miles. Kern County is seen as the gateway to Southern California, the San Joaquin Valley, the Sierra Nevada and the Mojave Desert. The geography of the county is diverse, containing mountainous areas, agricultural lands, and desert areas. The population of Kern County was 839,631 in 2010, making it the eleventh most populous county in the state.

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. There is also a strong aviation, space, and military presence, such as Edwards Air Force Base and China Lake Naval Air Weapons Station.

II. THE REGIONAL HOUSING NEEDS ALLOCATION PROCESS

STATE HOUSING ELEMENT LAW

State law requires each city and county to adopt a general plan. The general plan must contain seven elements, including a housing element. Unlike other mandatory general plan elements, the housing element, which is required to be updated every eight years, per Senate Bill 375, is subject to detailed statutory requirements, housing element law, and a mandatory review by the HCD.

Housing elements have been mandatory portions of general plans since 1969. This reflects the statutory recognition that the availability of housing is a matter of statewide importance. The limitation of the state's housing supply through planning and zoning powers affects the state's ability to achieve its housing goal of "decent housing and a suitable living environment for every California family." A limited housing supply also impacts the state's ability to remain economically competitive.

Housing element law requires local governments to plan for their existing and projected housing need. It is the state's primary "market-based strategy" to increase housing supply. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulations, i.e., zoning, that provide opportunities for housing development, rather than constrain opportunities.

The state is required to allocate the region's share of the statewide housing need to COGs based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. Kern COG serves as the region's COG. Housing element law requires the COG to develop a RHNA Plan. The plan describes the region's allocation method and the actual allocation of housing need to the cities and counties within the region. This document serves as the Kern County's RHNP.

According to state housing law (Government Code Section 65584(d)), the RHNA Plan is to promote the following objectives:

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in all jurisdictions receiving an allocation of units for low and very low-income households.

2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
3. Promoting an improved intraregional relationship between jobs and housing.
4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

SB 375: INTEGRATING LAND USE, HOUSING, AND TRANSPORTATION PLANNING

In 2008, Senate Bill 375 (SB 375) was passed to support the State's climate action goals that were identified in Assembly Bill 32, to reduce greenhouse gas (GHG) emissions through coordinated land use and transportation planning. SB 375 mandates each of the metropolitan planning organizations (MPOs), Kern COG, to prepare a sustainable communities strategy (SCS) as part of its regional transportation plan (RTP). The SCS contains land use, housing, and transportation strategies that, if implemented, would allow the region to meet its GHG reduction targets. Because SB 375 requires better coordination between transportation planning with land use and housing planning, the RHNA process is now integrated to the adoption of every two cycles of the regional RTP/SCS. As a result, RHNA Plans must be adopted every eight years, following the adoption of the update of the RTP/SCS.

GROWTH PROJECTIONS FOR THE RTP/SCS AND RHNA

The 2014 RTP forecast serves as the basis for the RHNA methodology, allocation share, and for the 2014 Regional Transportation Plan and Sustainable Communities Strategy. The 2014 forecast is a locally-driven study that provides housing unit, employment, and population projections for each jurisdiction in the Kern region through the year 2040. The RTP forecast complies with all applicable statutes and regulations in relation to the RTP, SCS, and RHNA from SB 375 and the California Transportation Commission's RTP Guidelines. Local general plans, specific plans and other community plans, growth trends, and jobs/housing balance were just some of the factors that were considered in the development of RTP forecasted growth pattern. Consultation with local jurisdiction staff, Regional Planning Advisory Committee, and Transportation Modeling Committee was integrated in the development of the RTP forecast and growth pattern. There is a difference between the housing units projected in the 2014 RTP forecast and the HCD RHNA determination because the two projections have different purposes, but still integrate and are consistent with each other in the RHNA process. The 2014 RTP forecast is oriented toward actual housing production, whereas the RHNA determination is focused on planning to meet anticipated housing demand. The RTP forecast reflects the number of

housing units that are likely to be built in the region based on market considerations and other policy factors. Upon completing the RHNA determination, HCD applied methodology and assumptions regarding factors from Government Code Section 65584.01(c)(1), see the Draft RHNA Plan for a copy HCD's Determination Letter to Kern COG.

KERN COUNTY'S REGIONAL SHARE OF PROJECTED STATEWIDE HOUSING NEED

HCD determines the regional share of the state's existing and projected housing needs for Kern County. Kern COG received the determination from HCD to accommodate housing units during the projection period of January 1, 2013 to December 31, 2023.

As required by state law, the county and eleven cities will have to agree to plan for this region's share of housing. The total number of housing units for the region are further broken down by HCD into four income categories:

- **Very Low Income**—Four-person household does not exceed 50 percent of the median family income of the county.
- **Low Income**—Four-person household with income between 51 percent and 80 percent of the county median family income.
- **Moderate Income**—Four-person household with income between 81 percent and 120 percent of the county median family income.
- **Above Moderate Income**—Four-person household with income 121 percent or more of the county median family income.

On December 30, 2013, Kern COG received its 5th cycle regional housing need assessment determination from HCD (Appendix B). HCD is required to determine Kern COG's existing and projecting housing need pursuant to State housing law (Government Code Section 65584, et. seq.). The income category percentages reflect the minimum housing need that the RHNA Plan must address in total and also for very-low, low, and moderate income categories. Below is a table the Regional Housing Needs Determination by Income Category that HCD provided to Kern COG.

Regional Housing Needs Determination by Income Category for Projection Period: January 1, 2013 through December 31, 2023		
Income Category	Percent (minimum)	Housing Units (rounded)
Very-Low	24.9%	16,850
Low	15.6%	10,555
Moderate	16.6%	11,235
Above-Moderate	42.90%	29,035
Total	100.0%	67,675

Source: California Department of Housing and Community Development

KERN COG REGIONAL HOUSING NEEDS ASSESSMENT SCHEDULE

August 2012 – May 2014	RHNA development process commenced. Regular RHNA updates were provided during RPAC meetings.
December 30, 2013	HCD determines Kern County Regional Housing Need
April 19, 2013	Kern COG proposes Draft RHNA Methodology (Start 60-day public comment period)
May 16, 2013	Public hearing held for Draft RHNA Methodology
February 20, 2014	Kern COG approves Final Methodology
February 3, 2014 – April 4, 2014	Kern COG releases Draft Regional Housing Needs Allocation to local jurisdictions for 60-day comment period
March 12, 2014 – May 6, 2014	55-day Public Review of Draft 2015 FTIP, Draft RTP/SCS with Draft RHNA Plan and Draft EIR, Draft Conformity Analysis

April 15, 2014 and April 17, 2014	Public Hearings held April 15, 2014 in California City and April 17, 2014 in Bakersfield for the Draft 2015 FTIP, Draft RTP with Draft RHNA Plan and Draft EIR, Draft Conformity Analysis
June 19, 2014	Kern COG adopts Final Regional Housing Allocation Plan
August 2014	HCD reviews Proposed Final Regional Housing Allocation Plan
December 31, 2015*	Local Governments complete Housing Element Revisions

**Estimated Housing Element Planning Period is December 31, 2015 – December 31, 2023*

REVIEW AND APPROVAL OF THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN

Prior to the approval of a RHNA Plan, specific plan reviews and appeals must be considered. At the very minimum, a 60-day public review period as outlined in subsection (b) of Government Code Section 65584.05 will be provided to local governments. If any local government disagrees with the RHNA allocation as determined by Kern COG, a revision of its share may be considered, which will then trigger the following actions within the time periods outlined below.

- **Revision Request (60 days)**—A jurisdiction may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in Government Code Section 65584(a) within 60 days of receiving the draft allocation. The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation. Any proposed revision to a jurisdiction's housing need will require a compensating adjustment to one or more of the other jurisdiction's housing needs in order to maintain the total housing need within the region. Within this period, a copy of the Draft RHNA may be submitted to HCD requesting a review for consistency with the statewide housing need which may result in revisions to the Draft RHNA to obtain consistency.
- **Kern COG Action on Revision Requests**—Within 60 days of receiving a timely request for revision to the Draft RHNA, Kern COG shall either accept the proposed revision and modify the Draft RHNA or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.
- **Appeal Request and Public Hearing**—A jurisdiction shall have the right to appeal Kern COG's denial of a revision request within 60 days of the date established by Kern COG to file a timely appeal. A public hearing shall be conducted 30–35 days from the date the jurisdiction is notified

when its appeal will be heard. The appealing jurisdiction shall be notified by certified mail, return receipt requested, of at least one public hearing on its appeal

- **Final Determination**—Before making its final determination, Kern COG shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographical restraints on the production of housing. If Kern COG accepts a revision or appeal and modifies its earlier determination, the city or county shall use the revised determination. If Kern COG grants a revised allocation, pursuant to Government Code Section 65584(c)(1), the current total housing need must still be maintained. If, however, Kern COG indicates that the revision or appeal is inconsistent with the regional housing need, the jurisdictions will be required to use the original shares as previously determined.

PUBLIC OUTREACH

Government Code Section 65584.04 (c)(4) states that “public participation and access shall be required in the development of the methodology and in the process of drafting and adopting the allocation of the regional housing needs.” Kern COG’s public outreach effort for the RHNA process encompassed diverse opportunities to obtain public input.

Website Information

Public outreach was integrated with the Directions to 2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) outreach effort and a separate Internet web tab was created and made available on the Kern COG website. The web tab included project background material, anticipated schedule, and public participation and contact information.

Project Steering Committee Meeting

The Project Steering Committee (PSC) includes members of the Regional Planning Advisory Committee that volunteered to participate in the RHNA process and serve as the working group for the RHNA project. The PSC members represent the Cities of California City, Delano, McFarland, Taft, and Wasco. PSC is notified and invited to all meetings related to the RHNA project.

PMC facilitated a Project Steering Committee meeting on August 9, 2012 during the drafting of the RHNA Plan and Regional Housing Data Report. This meeting was to present the Steering Committee with a background on the RHNA and Housing Element process and requirements. PMC also reviewed the project schedule. Representatives from both the City of Wasco and City of California City attended the meeting. PSC members were also invited to Environment and Social Equity Stakeholder Roundtable meetings held on October 17, 2012 and March 1, 2013.

Environment and Social Equity Stakeholder Roundtable Meeting

The Environment and Social Equity Stakeholder group includes varied stakeholders from the environment and social sectors of Kern County. Kern COG hosted two roundtable meetings to receive input from the stakeholder groups. Appendix C of this documents contains a copy of the meeting notes from the Roundtable Meetings.

First Meeting

October 17, 2012 - As part of the Directions to 2050 Cycle 2 stakeholder roundtable meeting, the Regional Housing Needs Allocation (RHNA) process and Regional Housing Needs Data Report were presented and discussed. The presentation included an overview of RHNA requirements and of the data that will be included in the Regional Housing Data Report. The importance of the data report was also discussed; it was pointed out that by completing this report, Kern COG is assisting each jurisdiction with the 5th round Housing Element updates. Housing preference data was also presented to show the public's preferences for housing types in the county.

Comments Received:

- The RHNA data report process must ensure that cities and unincorporated communities affirmatively further fair housing (AFFH). AFFH can provide cities and counties with an incentive and a starting point that will set the stage for AFFH and ensure compliance with Title 6 requirements.
- Some communities are already impoverished and should not be required to build more low-income housing.
- Make sure each city has a fair share.
- Housing must be accessible and affordable.
- Incorporate universal design

Second Meeting

March 1, 2013 – As part of the Directions to 2050 Cycle 2 stakeholder roundtable meeting, the draft RHNA methodology was presented to the participants.

Comments Received:

After a presentation of the RHNA methodology process and housing needs assessment, meeting participants were invited to ask questions and share feedback. Meeting participants provided the following comments:

- Ensure the types of housing meet the market demands
- Address infrastructure in Housing Element updates

Regional Planning Advisory Committee (RPAC)

The Regional Planning Advisory Committee (RPAC) includes local agency planning representatives who provide technical review and recommendation to Kern COG Board of Directors. RPAC meetings are held monthly, two weeks prior to the Kern COG Board/ Transportation Planning and Policy Committee (TPPC). The RPAC was involved throughout the RHNA development process, and review the Draft and Final versions of the 2013 Kern Regional Housing Report, RHNA Methodology, and RHNA Plan.

III. RHNA METHODOLOGY

One of the critical phases in the RHNA process is the development of the methodology for dividing housing units within the region. The meetings of the Regional Planning Advisory Committee, comprised of local government planning staff but open to the public, served as the forum for the technical development of the methodology. In addition, the RHNA methodology was presented to the Environment and Social Equity Stakeholder Roundtable before the RHNA methodology was released for public comment.

RHNA FACTORS

In the development of the RHNA methodology, state law (Government Code 65584.04(d)) requires Kern COG to consider 10 factors. Kern COG addresses these factors as part of the RHNA determination with HCD, methodology, SCS, and the regional forecast. Kern COG also conducted a Local Government Survey (see Appendix D) where all the local cities and county had the opportunity to address these factors prior to the development of the RHNA methodology. The following section describes how Kern COG addresses the 10 methodology factors as excerpted from the State law:

- 1) Each member jurisdiction's existing and projected jobs and housing relationship ~** The balance between jobs and housing for all jurisdictions was a component in regional forecast process. The RTP/SCS projections represent where growth will likely occur so the RTP forecast was used as the basis for the overall RHNA distribution in the RHNA methodology.
- 2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:**
 - a. 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 necessary infrastructure for additional development during the planning period ~** From the jurisdictions that completed the Local Government Survey, none of the jurisdictions lack capacity for sewer or water service for

- the reasons listed above. The RHNA methodology also addressed this factor through the RTP forecast and SCS. Both the RTP forecast and SCS incorporate the land use in local general plans and community plans. As required by State law, each jurisdiction's circulation and land use element must consider public utilities and facilities, which includes capacity for sewer and water service.
- b. **The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments 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** ~ The RHNA methodology addressed this factor through the RTP/SCS forecasts. As part of the SCS, COG has to identify areas within the region to house all the population and the needs of the areas. The RTP/SCS forecasts considered all jurisdiction's land availability. Table 4-3 of the RTP/SCS demonstrates sufficient land available for suitable development.
 - c. **Lands 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** ~ The RHNA methodology addresses this factor through the RTP/SCS forecasts. The RTP/SCS forecasts considered all jurisdictions' land supplies. The SCS categorizes land preserved or protected from urban development as resource areas (see RTP Figure 4-15). Since this land is not projected to be developed in local land use plans, the SCS assumes no growth on these lands within the RHNA planning period.
 - d. **County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area** ~ The RHNA methodology addressed this factor through the RTP/SCS forecasts. The RTP forecast took into consideration policies in the County's General Plan intended to protect agricultural land.
- 3) **The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure** ~ The RHNA methodology addressed this factor through the SCS. The SCS development process included a distribution of housing and transportation facilities in close proximity to transit service and mixed-used centers as illustrated in Figures 4-8 and 4-9 Transit Priority and Strategic Employment Place Types of the RTP/SCS.

- 4) **The market demand for housing** ~ The RTP forecast (see Appendix G of the RTP) considered the market demand for housing in Kern and the RTP forecast was the basis for the RHNA methodology. In addition, HCD considered this factor in their determination for the housing need for the Kern region.
- 5) **Agreements between a county and cities in a county to direct growth toward incorporated areas of the county** ~ From the jurisdictions that completed the Local Government Survey, the City of Bakersfield has an agreement with the County of Kern to direct growth toward incorporated areas, the Cities of Wasco and Arvin follow Local Agency Formation Commission (LAFCO) policies and have General Plan policies that guide growth and development to existing cities. This factor was addressed through the RTP forecast and SCS by considering the County of Kern General Plan policies that encouraged 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.
- 6) **The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.** ~ Based on local agencies that responded to the Local Government Data Survey, there are no risks in the loss of units contained in assisted housing developments. State law requires housing elements to address the loss of assisted housing development for lower-income households. Multiple programs and funding streams make it difficult for jurisdictions to compute accurate lists of assisted properties in each jurisdiction, especially larger jurisdictions; therefore Kern COG determined the data available is insufficient and cannot be incorporated in the RHNA methodology in a consistent and rationale manner. However, Kern COG requested data of at-risk assisted housing from the California Housing Partnership Corporation and the data will be included in the Housing Data Report .
- 7) **High-housing cost burdens** ~ Based on HCD's RHNA Determination for the Kern Region for the projection period (2013-2023), 40.5% of all units are affordable (i.e., very low- and low-income). These affordable units are the minimum required that need to be addressed in the RHNA Plan and the RHNA Plan meets this minimum. In addition, the income categories of the RHNA are relative to the median income of the Kern region.
- 8) **The housing needs of farmworkers** ~ The RTP forecast serves as the basis of the RHNA methodology and allocation share. The RTP forecast takes into account all residents and allocation of future growth in the Kern region, and complies with all applicable statutes and regulations in relation to the RTP, SCS, and RHNA from SB 375. Farmworker housing and related data is included in the Housing Data Report, and the housing need of farmworkers is required to be addressed by local jurisdictions in the preparation of their housing elements.

- 9) **The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction**
~ A majority of the students that attend California State University of Bakersfield (CSUB) or the private universities in Kern County live at home. However, the SCS assumes appropriate development types adjacent to the local university and college campuses as well as on campus housing.
- 10) **Any other factors adopted by the council of governments.** ~ HCD and other agencies reviewed the initial version of the Housing Data Report and provided feedback and suggestions on additional data sets to include. The final version of the Housing Data Report will include these data sets.

ALLOCATION METHODOLOGY FOR INCORPORATED CITIES AND COUNTY AREAS

The following method was used by Kern COG to allocate the future housing need to the eleven incorporated cities and the unincorporated county. Information used throughout the process, including 2010 US Census household and population counts, 2020 forecasts, and 2030 forecasts from the 2014 Preliminary Regional Transportation Plan (RTP), and estimates for 2013 and 2023 housing units (informed by California Department of Finance (DOF) population and housing estimates for January 2012 (E-5), are provided in **Table 1** for reference. Numbered steps 1–11 correspond to the labeled columns in **Table 2** and steps 12–15 correspond to **Table 3**, **Table 4**, **Table 5**, and **Table 6**.

1. Calculate a compounding annual growth rate for housing units between 2010 and 2020 utilizing the 2010 US Census, and the Kern COG 2014 Preliminary RTP for 2020.
2. Calculate the base year 2013 housing unit count by using results from column 1.
3. Calculate a compounding annual growth rate for housing units between 2020 and 2030 utilizing the Kern COG 2014 Preliminary RTP for 2030.
4. Calculate the forecast year 2023 housing unit counts by using results from column 5.
5. Use the difference between columns 4 and 2 to calculate additional units from 2013–2023.
6. In order to calculate a healthy vacancy adjustment, sum the number of owner-occupied homes and vacant, but sold, homes in 2010. This information comes from the 2010 Census.
7. Apply the HCD-specified vacancy adjustment factor for owner-occupied homes (1.5%) to column 6 to yield these results.

8. As with owner-occupied units, sum the number of renter-occupied and renter-vacant homes in column 8 using the 2010 Census.
9. Apply the HCD-specific vacancy adjustment factor for renter-occupied properties (4%) to column 8 to yield the results in column 9.
10. Sum column 7 and column 9 to produce the total number of additional homes needed to maintain a healthy vacancy rate.
11. Add column 5 and 10 to calculate the vacancy-adjusted housing needs for 2013–2023. These allocations will be broken into allocations by housing income category as described in steps 13–16.
12. To calculate the adjusted minimum additional housing units that is determined by HCD, the percent share must be calculated. Calculate the percent share of additional housing units by dividing the jurisdiction's adjusted additional housing units with the county total from column 11. Apply each jurisdiction's share of additional housing units to HCD's total housing needs determination to yield the results in column 13.
13. Compile the number of households by US Census income range for each jurisdiction. The ranges reported by the US Census are as follows: less than \$10,000, \$10,000 to \$14,999, \$15,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, \$100,000 to \$149,999, \$150,000 to \$199,999, and \$200,000 or more.
14. Using the median income provided by HCD for a four person home in Kern County, calculate the income ranges for extremely low (less than 30% of median), very low (30%–50%), low (50%–80%), moderate (80%–120%), and above moderate (120% or more) income households for each city. Four person is the required base for consideration provided in the California Code of Regulations, Title 25, § 6932.
15. Calculate the number of households from each Census income range that fall into the HCD-defined brackets. By using city-specific Census income ranges and applying them to the countywide HCD-defined brackets, the methodology assures that each City's housing allocation is at par with Countywide income levels. In other words, this methodology attempts to bring each city to the income level of the county as a whole. In nearly all cases, not all homes in a certain census bracket fall into the same HCD bracket. In these cases, the homes which earn more than the HCD bracket in question fall into the next highest HCD bracket. For example, 257 homes in Arvin had a household annual income of less than \$20,000 but the HCD bracket for extremely low income was \$0–\$16,900 per year. An even distribution of incomes was assumed in the Census bracket, leading to a "carryover" of 26 homes. These 26 homes, all of which have

income of less than \$20,000 dollars per year but more than \$16,900, are counted in the next highest HCD income break, very low income.

16. Calculate the percent of total homes which lie in each HCD-defined income bracket and apply that percentage to the vacancy-adjusted housing need for each city to show the number of homes needed in each income category in 2023. These final results are presented in **Section IV**.

Table 1 – Housing Units in Kern COG, 2010–2030

Source	Housing Units				
	2010	2013	2020	2023	2030
	2010 US Census	Kern COG 2014 Preliminary RTP with 2012 DOF benchmark	Kern COG 2014 Preliminary RTP	Kern COG 2014 Preliminary RTP	Kern COG 2014 Preliminary RTP
Arvin	4,476	4,568	5,600	6,000	7,100
Bakersfield	120,725	123,066	155,300	168,300	201,100
California City	5,210	5,226	6,300	6,800	8,100
Delano	10,713	10,831	12,100	12,500	13,500
Maricopa	466	464	500	500	500
McFarland	2,683	2,755	3,000	3,100	3,200
Ridgecrest	11,915	12,088	13,200	13,600	14,700
Shafter	4,521	4,612	6,500	7,200	9,300
Taft	2,525	2,522	2,700	2,800	3,000
Tehachapi	3,539	3,622	4,000	4,200	4,700
Wasco	5,477	5,649	6,900	7,400	8,700
Unincorporated County	112,117	113,221	136,200	139,400	147,300
County Total	284,367	288,624	352,300	371,800	421,200

Source: 2010 US Census, Kern COG 2014 Preliminary RTP, CA Department of Finance

Note: Numbers are preliminary

Figure 1 – Housing Units in Kern County, 2010–2030

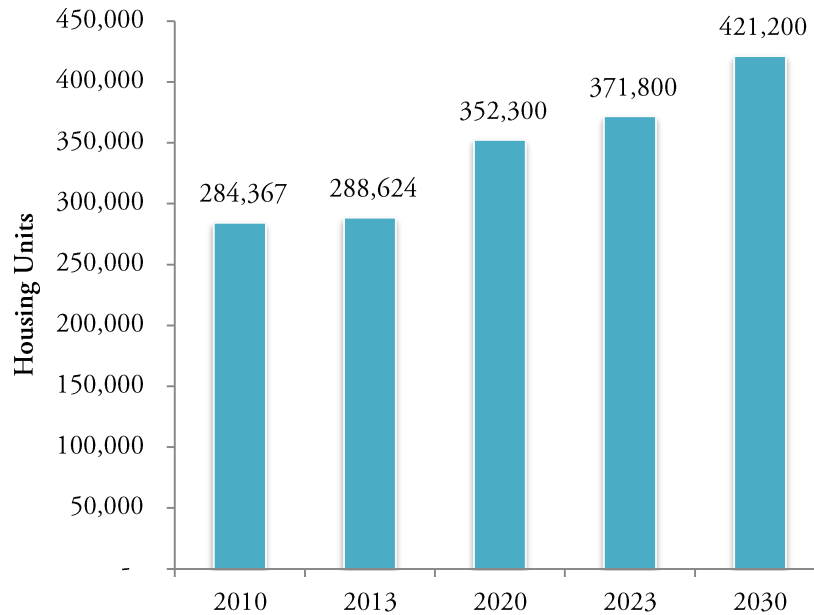


Table 2 – Kern COG Housing Allocation, 2013–2023

Column	1	2	3	4	5	6	7	8	9	10	11	12	13
Information	Housing Unit Growth	Housing Units	Housing Unit Growth	Housing Units	Additional HU	Owner-occ and vacant owned homes	1.5% of Column 6	Renter-occ and vacant rented homes	4% of Column 8	Vacancy Adjustment (column 7 + column 9)	Adjusted Additional HU (Column 5 + column 10)	Percent share of additional HU	HCD-Adjusted Minimum Additional HU
Year	2010-2020	2013	2020-2030	2023	2013-2023	2010		2010		2013-2023	2013-2023		2013-2023
Arvin	2.3%	4,568	2.4%	6,000	1,432	2,273	34	1,974	79	113	1,545	1.72%	1,167
Bakersfield	2.6%	123,066	2.6%	168,300	45,234	66,710	1,001	44,973	1,799	2,800	48,034	53.62%	36,291
California City	1.9%	5,226	2.5%	6,800	1,574	2,533	38	1,641	66	104	1,678	1.87%	1,268
Delano	1.2%	10,831	1.1%	12,500	1,669	5,784	87	4,510	180	267	1,936	2.16%	1,463
Maricopa	0.7%	464	0.0%	500	36	268	4	147	6	10	46	0.05%	35
McFarland	1.1%	2,755	0.6%	3,100	345	1,488	22	1,116	45	67	412	0.46%	311
Ridgecrest	1.0%	12,088	1.1%	13,600	1,512	6,565	98	4,312	172	270	1,782	1.99%	1,346
Shafter	3.7%	4,612	3.6%	7,200	2,588	2,482	37	1,761	70	107	2,695	3.01%	2,036
Taft	0.7%	2,522	1.1%	2,800	278	1,380	21	894	36	57	335	0.37%	253
Tehachapi	1.2%	3,622	1.6%	4,200	578	1,849	28	1,298	52	80	658	0.73%	497
Wasco	2.3%	5,649	2.3%	7,400	1,751	2,680	40	2,457	98	138	1,889	2.11%	1,427
Unincorporated County	2.0%	113,221	0.8%	139,400	26,179	59,787	897	37,204	1,488	2,385	28,564	31.89%	21,581
Total		288,624		371,800	83,176	153,799	2,307	102,287	4,091	6,398	89,574		67,675
Source	2010 Census, 2014 RTP	2014 RTP, DOF	2010 Census, 2014 RTP	2014 RTP	2014 RTP	2010 Census	HCD	2010 Census	HCD				

Note: Numbers are preliminary

The following tables are presented as examples of the analysis completed for all incorporated cities, Kern County, and the unincorporated county. To serve as an example of the calculations performed for those jurisdictions, **Table 3-5** show information for Kern County only. As a caveat, it should be noted that **Table 4** is applicable to all cities within the County and is used in the subsequent analysis for each city. Housing unit totals in **Table 3** and **Table 4** do not match later presentations because the source of information used here is the Census American Community Study which presents an estimate based on a 5-year average.

Table 3 – Kern County Households by Census Income Range

	Kern County
Less than \$10,000	16,811
\$10,000 to \$14,999	18,688
\$15,000 to \$24,999	31,574
\$25,000 to \$34,999	28,807
\$35,000 to \$49,999	35,534
\$50,000 to \$74,999	45,229
\$75,000 to \$99,999	28,284
\$100,000 to \$149,999	30,474
\$150,000 to \$199,999	10,799
\$200,000 or more	6,978
Total Households	253,178
Source: 2008-2012 American Community Survey 5-Year Estimates, Table DP-03	

Table 4 – HCD Income Brackets for Kern County

	Low	High
Extremely Low (<30%)	\$0	\$17,350
Very Low (30%-50%)	\$17,351	\$28,950
Low (50%-80%)	\$28,951	\$46,300
Moderate (80%-120%)	\$46,301	\$69,500
Above Moderate (>120%)	\$69,501	All else
Source: State Income Limits 2013. Department of Housing and Community Development. February 25 2013		

Table 5 – Percent of County Households by HCD Income Bracket

HH in Bracket	Census Income Ranges		Extremely Low		Very Low		Low		Moderate		Above Moderate
			Number	Carryover	Number	Carryover	Number	Carryover	Number	Carryover	Number
16,811	\$0	\$10,000	16,811	1	-						
18,688	\$10,000	\$14,999	18,688	1	-						
31,574	\$15,000	\$24,999	7,421	24,153	24,153						
28,807	\$25,000	\$34,999	-	-	11,380	17,427	17,427				
35,534	\$35,000	\$49,999	-	-	-	-	26,771	8,763	8,763		
45,229	\$50,000	\$74,999	-	-	-	-	-	-	35,280	9,949	9,949
28,284	\$75,000	\$99,999	-	-	-	-	-	-	-	-	28,284
30,474	\$100,000	\$149,999	-	-	-	-	-	-	-	-	30,474
10,799	\$150,000	\$199,999	-	-	-	-	-	-	-	-	10,799
6,978	\$200,000	\$999,999	-	-	-	-	-	-	-	-	6,978
253,178			42,920		35,533		44,198		44,043		86,484
			17.0%		14.0%		17.5%		17.4%		34.2%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group.

Sources: 2008-2012 American Community Survey 5-Year Estimates, Table DP-03; 2008-2010 American Community Survey 3-Year Estimates, Table DP-03, State Income Limits 2013. Department of Housing and Community Development. February 25 2013

IV. REGIONAL HOUSING NEEDS ALLOCATION

In determining the regional housing needs for each jurisdiction, Kern COG applied the allocation formula as detailed in **Section III** of this plan. The applied allocation formula takes into account: (1) growth rate and (2) vacancy rates. **Table 6** represents each jurisdiction's share of the regional housing needs determination. The total number of new housing units to be planned for over the January 1, 2013, to December 31, 2023, planning period is 67,675. Jurisdictions may reduce their allocation by net units developed during the interim period (January 1, 2013, until the date of housing element preparation). To ensure that a mix of housing types serving all income levels is available, the allocation numbers are distributed into income categories. Each jurisdiction must plan for the number of new housing units within each income category. Income categories are defined below:

- **Very Low Income**—Four-person household does not exceed 50 percent of the median family income of the county.
- **Low Income**—Four-person household with income between 51 percent and 80 percent of the county median family income.
- **Moderate Income**—Four-person household with income between 81 percent and 120 percent of the county median family income.
- **Above Moderate Income**—Four-person household with income 121 percent or more of the county median family income.

REGIONAL HOUSING NEED BY JURISDICTION

Table 6: 2013-2023 Final Draft RHNA Allocations by Income Category

Projection Period January 1, 2013 - December 31, 2023		Very Low Income		Low Income		Affordable Allocation (Combined Low + Very Low Income)		Moderate Income		Above Moderate Income	
	Total RHNA Allocation	Units	% of Total RHNA	Units	% of Total RHNA	Units	% of Total RHNA	Units	% of Total RHNA	Units	% of Total RHNA
Arvin	1,168	398	34.0%	239	20.5%	636	54.5%	183	15.6%	349	29.9%
Bakersfield	36,290	9,706	26.7%	5,800	16.0%	15,506	42.7%	6,453	17.8%	14,331	39.5%
California City	1,268	254	20.1%	131	10.3%	385	30.4%	155	12.2%	728	57.4%
Delano	1,462	396	27.1%	277	18.9%	673	46.0%	243	16.6%	546	37.4%
Maricopa	35	11	30.0%	5	14.8%	16	44.8%	6	16.3%	14	38.8%
McFarland	311	93	29.9%	73	23.6%	166	53.5%	66	21.2%	79	25.3%
Ridgecrest	1,346	159	11.8%	131	9.8%	291	21.6%	207	15.4%	848	63.0%
Shafter	2,036	417	20.5%	426	20.9%	843	41.4%	397	19.5%	796	39.1%
Taft	254	52	20.3%	26	10.4%	78	30.7%	30	11.9%	146	57.4%
Tehachapi	496	127	25.6%	64	13.0%	191	38.6%	88	17.8%	216	43.6%
Wasco	1,426	350	24.5%	275	19.3%	624	43.8%	280	19.7%	521	36.6%
Unincorporated County	21,583	4,887	22.6%	3,108	14.4%	7,995	37.0%	3,127	14.5%	10,461	48.5%
Total	67,675	16,850	24.9%	10,555	15.6%	27,405	40.5%	11,235	16.6%	29,035	42.9%

Note: Numbers may not sum up to 100 percent due to rounding.

Source: Kern COG

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APPENDIX A – EXCERPTS FROM HOUSING ELEMENT LAW, CALIFORNIA GOVERNMENT CODE SECTION 65584 AND 65584.04

California Government Code Section 65584

(a)(1) For the fourth and subsequent revisions of the housing element pursuant to Section 65588, the department shall determine the existing and projected need for housing for each region pursuant to this article. For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing need shall include that share of the housing need of persons at all income levels within the area significantly affected by the general plan of the city or county.

(2) While it is the intent of the Legislature that cities, counties, and cities and counties should undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate the entire regional housing need, it is recognized, however, that future housing production may not equal the regional housing need established for planning purposes.

(b) The department, in consultation with each council of governments, shall determine each region's existing and projected housing need pursuant to Section 65584.01 at least two years prior to the scheduled revision required pursuant to Section 65588. The appropriate council of governments, or for cities and counties without a council of governments, the department, shall adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county at least one year prior to the scheduled revision for the region required by Section 65588. The allocation plan prepared by a council of governments shall be prepared pursuant to Sections 65584.04 and 65584.05 with the advice of the department.

(c) Notwithstanding any other provision of law, the due dates for the determinations of the department or for the council of governments, respectively, regarding the regional housing need may be extended by the department by not more than 60 days if the extension will enable access to more recent critical population or housing data from a pending or recent release of the United States Census Bureau or the Department of Finance. If the due date for the determination of the department or the council of governments is extended for this reason, the department shall extend the corresponding housing element revision deadline pursuant to Section 65588 by not more than 60 days.

(d) The regional housing needs allocation plan shall be consistent with all of the following objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in

each jurisdiction receiving an allocation of units for low- and very low income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.

(3) Promoting an improved intraregional relationship between jobs and housing.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

(e) For purposes of this section, "household income levels" are as determined by the department as of the most recent decennial census pursuant to the following code sections:

(1) Very low incomes as defined by Section 50105 of the Health and Safety Code.

(2) Lower incomes, as defined by Section 50079.5 of the Health and Safety Code.

(3) Moderate incomes, as defined by Section 50093 of the Health and Safety Code.

(4) Above moderate incomes are those exceeding the moderate-income level of Section 50093 of the Health and Safety Code.

(f) Notwithstanding any other provision of law, determinations made by the department, a council of governments, or a city or county pursuant to this section or Section 65584.01, 65584.02, 65584.03, 65584.04, 65584.05, 65584.06, 65584.07, or 65584.08 are exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

California Government Code Section 65584.04

(a) At least two years prior to a scheduled revision required by Section 65588, each council of governments, or delegate subregion as applicable, shall develop a proposed methodology for distributing the existing and projected regional housing need to cities, counties, and cities and counties within the region or within the subregion, where applicable pursuant to this section. The methodology shall be consistent with the objectives listed in subdivision (d) of Section 65584.

(b)(1) No more than six months prior to the development of a proposed methodology for distributing the existing and projected housing need, each council of governments shall survey each of its member jurisdictions to request, at a minimum, information regarding the factors listed in subdivision (d) that will allow the development of a methodology based upon the factors established in subdivision (d).

(2)The council of governments shall seek to obtain the information in a manner and format that is comparable throughout the region and utilize readily available data to the extent possible.

(3)The information provided by a local government pursuant to this section shall be used, to the extent possible, by the council of governments, or delegate subregion as applicable, as source information for the methodology developed pursuant to this section. The survey shall state that none of the information received may be used as a basis for reducing the total housing need established for the region pursuant to Section 65584.01.

(4)If the council of governments fails to conduct a survey pursuant to this subdivision, a city, county, or city and county may submit information related to the items listed in subdivision (d) prior to the public comment period provided for in subdivision (c).

(c)Public participation and access shall be required in the development of the methodology and in the process of drafting and adoption of the allocation of the regional housing needs. Participation by organizations other than local jurisdictions and councils of governments shall be solicited in a diligent effort to achieve public participation of all economic segments of the community. The proposed methodology, along with any relevant underlying data and assumptions, and an explanation of how information about local government conditions gathered pursuant to subdivision (b) has been used to develop the proposed methodology, and how each of the factors listed in subdivision (d) is incorporated into the methodology, shall be distributed to all cities, counties, any subregions, and members of the public who have made a written request for the proposed methodology. The council of governments, or delegate subregion, as applicable, shall conduct at least one public hearing to receive oral and written comments on the proposed methodology.

(d)To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs:

(1)Each member jurisdiction's existing and projected jobs and housing relationship.

(2)The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:

(A)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 necessary infrastructure for additional development during the planning period.

(B)The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments 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. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding. (C)Lands 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.

(D)County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

(3)The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

(4)The market demand for housing.

(5)Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.

(6)The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.

(7)High-housing cost burdens.

(8)The housing needs of farmworkers.

(9)The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

(10)Any other factors adopted by the council of governments.

(e)The council of governments, or delegate subregion, as applicable, shall explain in writing how each of the factors described in subdivision (d) was incorporated into the methodology and how the methodology is consistent with subdivision (d) of Section 65584. The methodology may include numerical weighting.

(f)Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by a city or county shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(g) In addition to the factors identified pursuant to subdivision (d), the council of governments, or delegate subregion, as applicable, shall identify any existing local, regional, or state incentives, such as a priority for funding or other incentives available to those local governments that are willing to accept a higher share than proposed in the draft allocation to those local governments by the council of governments or delegate subregion pursuant to Section 65584.05.

(h) Following the conclusion of the 60-day public comment period described in subdivision (c) on the proposed allocation methodology, and after making any revisions deemed appropriate by the council of governments, or delegate subregion, as applicable, as a result of comments received during the public comment period, each council of governments, or delegate subregion, as applicable, shall adopt a final regional, or subregional, housing need allocation methodology and provide notice of the adoption of the methodology to the jurisdictions within the region, or delegate subregion as applicable, and to the department.

(i)(1) It is the intent of the Legislature that housing planning be coordinated and integrated with the regional transportation plan. To achieve this goal, the allocation plan shall allocate housing units within the region consistent with the development pattern included in the sustainable communities strategy.

(2) The final allocation plan shall ensure that the total regional housing need, by income category, as determined under Section 65584, is maintained, and that each jurisdiction in the region receive an allocation of units for low- and very low income households.

(3) The resolution approving the final housing need allocation plan shall demonstrate that the plan is consistent with the sustainable communities strategy in the regional transportation plan.

APPENDIX B – HCD DETERMINATION LETTER

On December 30, 2013, Kern COG received its 5th cycle regional housing need assessment determination from HCD. HCD is required to determine Kern COG's existing and projecting housing need pursuant to State housing law, Government Code (GC) Section 65584, et. seq.. The income category percentages reflect the minimum housing need that the RHNA Plan must address in total and also for very-low, low, and moderate income categories.

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

EDMUND G. BROWN, JR., Governor

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Ave
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December 30, 2013

Mr. Ahron Hakimi
Executive Director
Kern Council of Governments
1401 19th Street, Suite 300
Bakersfield, CA 93301

Dear Mr. Hakimi,

RE: 5th Cycle Regional Housing Need Determination for Housing Element Updates

This letter provides the Kern Council of Governments (Kern COG) its 5th cycle regional housing need assessment (RHNA) determination for the projection period January 1, 2013 through December 31, 2023. The Department of Housing and Community Development (Department) is required to determine Kern COG's existing and projected housing need pursuant to State housing law, Government Code (GC) Section 65584, et. seq..

As you know, Senate Bill 375 (Chapter 728, Statutes of 2008) further strengthened the existing coordination of regional housing and transportation planning. Metropolitan Planning Organizations (MPOs) are now required to develop and incorporate a new sustainable community strategy (SCS) in their Regional Transportation Plans (RTP) to achieve greenhouse gas emission reductions and accommodate the region's housing need. SB 375 amended the RHNA schedule and methodology requiring the due date for local governments to update their housing elements be no later than 18 months from the date Kern COG adopts the RTP.

The Department has prepared Kern COG's RHNA determination based on Kern COG's estimated RTP adoption date of June 19, 2014. Please note that in the event the RTP is adopted on a different date, the RHNA and projection period will not change, but the housing element planning period and element due date will change accordingly. The Department must be notified of any change to the RTP adoption date and will reflect RTP adoption date changes on its website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/web_he_duedate.pdf.

For your information, GC Section 65584.01(d)(1) allows 30 days from the date of this letter to file an objection and proposed alternative to the Department's determination (Attachment 1). An objection and proposed alternative must be based on demographic and methodology factors set forth in the statute.

The Department determined Kern COG's regional housing need to be 67,675 for the 11-year projection period, from January 1, 2013 to December 31, 2023. In assessing Kern COG's regional housing need, the Department considered the critical role housing plays in developing sustainable communities and supporting employment growth.

Mr. Ahron Hakimi
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The Department further considered Kern COG's growth forecast, socio-economic base and potential for household formation trends to generate housing demand at a changing pace. Consideration was also given to the extraordinary uncertainty regarding national, State, local economies and housing markets. As a result, for this RHNA cycle only, the Department made an adjustment to account for abnormal vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures.

The Department and representatives of Kern COG completed the consultation process specified in statute through correspondence, meetings and conference calls conducted between February and December 2013. The Department appreciates the assistance provided throughout the consultation process by Kern COG representatives which included Mr. Robert Ball, Planning Division Director, Mr. Peter Smith, Senior Planner, Mr. Ben Raymond, Regional Planner II, and Ms. Rochelle Invina, Regional Planner I. The Department also received assistance from Mr. Walter Schwarm, demographics expert with the Department of Finance's Demographic Research Unit.

In completing Kern COG's RHNA, the Department applied methodology and assumptions regarding the following factors (GC Section 65584.01(c)(1)):

- anticipated household growth associated with projected population increases;
- household size data and trends in household size;
- rate of household formation, or headship rates, based on age, gender, ethnicity, or other established demographic measures;
- vacancy rates in existing housing stock, and for healthy housing market functioning and regional mobility, as well as housing replacement needs;
- other characteristics of the composition of the projected population; and
- relationship and any imbalance between jobs and housing.

Data, assumptions, and draft forecasts of population, employment and housing provided by Kern COG in regards to the above factors were considered. Assumptions regarding the absorption rate of vacant "for sale" and "for rent" housing units before the start of the projection period was determined based on consultation with Kern COG.

Attachments 1 and 2 to this letter describe details of the Department's methodology and RHNA income category for Kern COG to distribute the 67,675 regional housing unit need among all its local governments. Each locality must receive a RHNA share of very-low and low-income units. The distribution of RHNA for lower income, moderate-income, and above-moderate income categories in the aggregate cannot be less than the total for each of these income categories shown in Attachment 1.

Upon receipt of the Department's final RHNA determination, Kern COG is responsible for developing a RHNA distribution methodology and adopting a RHNA Plan for the projection period of January 1, 2013 through December 31, 2023. The RHNA represents the *minimum* amount of residential development capacity all jurisdictions must plan to accommodate through zoning and appropriate planning strategies. RHNA is not to be used within local general plans as a maximum amount or cap of residential development to plan for or approve.

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Housing element law (GC Section 65584, et. seq.) requires Kern COG's methodology and RHNA Plan to be consistent with the following objectives:

- increasing the housing supply and mix of housing types, tenure, and affordability;
- promoting infill development and socio-economic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns;
- promoting an improved intraregional relationship between jobs and housing; and
- balancing the distribution of households by income category.

Pursuant to GC Section 65584.05(h), Kern COG is required to submit its RHNA Plan to the Department for approval within three days of adopting the RHNA Plan. Upon approval by the Department of the RHNA Plan, Kern COG is to distribute to all its local government members their income category shares of new housing needs to be addressed in their housing element updates covering the 2015 - 2023 planning period.

When updating their housing elements, local governments may take RHNA credit for units approved (entitled or permitted) since the January 1, 2013 start date of the RHNA projection period. Localities are also required to describe how units were credited to different income categories based on actual or projected sale price or rent level data. Any city planning to accommodate a portion of RHNA on sites within its Sphere of Influence (SOI) needs to include an annexation program in the housing element. The annexation program needs to demonstrate SOI sites can be annexed early enough in the planning period to make adequate sites available to avoid other rezoning pursuant to GC sections 65583(c)(1)(A), and 65583(f).

Regarding transfers of housing need among local governments, AB 242 (Chapter 11, Statutes of 2008) amended provisions of GC Section 65584.07. RHNA transfers agreed between local governments may occur until adoption of the RHNA Plan. Once Kern COG has adopted its RHNA Plan, transfers meeting specified conditions may only occur from the county to cities within the county. Transfers after the due date of the housing element are restricted to annexations and incorporations and must be completed within specified timeframes. The numbers of units by income to be transferred are determined either based on mutual agreement between affected local governments, or, when no agreement is reached, by the entity responsible for allocating housing need (Kern COG). The Department must be notified of all transfers; jurisdictions affected by RHNA transfers must amend their housing element within the timeframe specified in the statute.

The Department commends Kern COG's efforts to meet the objectives of SB 375 and especially appreciates the assistance provided by Mr. Robert Ball and Ms. Rochelle Invina. We look forward to a continued partnership with Kern COG and its member jurisdictions in planning efforts to accommodate the region's housing need. If you need assistance or have any question, please contact me or Anda Draghici, HPD Senior Specialist, at (916) 263-2911.

Sincerely,



Glen A. Campora
Assistant Deputy Director

Enclosures

ATTACHMENT 1

HCD REGIONAL HOUSING NEED DETERMINATION: Kern COG
Projection Period: January 1, 2013 through December 31, 2023

Income Category	Percent	Regional Housing Need (rounded) ⁽¹⁾
Very-Low	24.9%	16,850
Low	15.6%	10,555
Moderate	16.6%	11,235
Above-Moderate	42.9%	29,035
Total	100.0% ⁽²⁾	67,675 ⁽³⁾

(1) The statutory objective regarding RHNA requires HCD, in consultation with Department of Finance (DOF) and councils of governments (COGs), to determine projected household growth and housing need based on DOF population projections and COG regional population forecasts and requires regional and local jurisdictions to plan to accommodate capacity for all of the projected RHNA. The Legislature recognizes that different assumptions and variances in methodologies can be used that can result in different population projections. Projection of housing need developed by DOF and HCD for RHNA purposes does not consider local government constraints.

For this RHNA cycle only (due to unique conditions not expected to recur to impact future RHNA cycles), the housing need was adjusted downward to account for an estimated 20 percent absorption level of unprecedented high vacancies in existing stock due to extraordinary conditions including high foreclosures and economic uncertainties.

(2) The income category percentages reflect the minimum percentage to apply against the total RHNA decided by Kern COG in determining housing need for very-low, low, and moderate income households. Each category is defined by Health and Safety Code (Section 50093, et seq.). Percentages are derived from the 2007-2011 American Community Survey's number of households by income, over 12 month periods. Housing unit need under each income category is derived from multiplying the portion of households per income category against the total RHNA determination.

(3) The 67,675 allocation (see Attachment 2) reflects Kern COG's projected minimum housing need (rounded) and an adjustment (-7,256) for existing excess vacant units in estimating 80% of vacant units did not get absorbed before the start of the projection period. This column represents the minimum housing need that Kern COG's RHNA Plan must address in total and also for very-low, low, and moderate income categories.

Based on the region's estimated RTP adoption date of June 19, 2014 (subject to change):

5th Update of the Housing Element Due Date: December 31, 2015

ATTACHMENT 2
HCD REGIONAL HOUSING NEED DETERMINATION: Kern COG

1	Population: December 31, 2023 (Kern COG Dec 2023 Pop Projections)				1,124,400
2	<i>less: 2023 Group Quarters Population (based on 2010 Census %)</i>				49,223
3	Household (HH) Population Dec, 2023				1,075,177
	Household Formation Groups	HH Population	HH Formation or Headship Rate	2023 Households	
	All Age Groups (DOF)	1,075,177		342,695	
	Under 15		0.00%		0
	15 - 24 years	161,996	9.11%		14,760
	25 - 34 years	151,368	38.87%		58,833
	35 - 44 years	130,773	48.87%		63,903
	45 - 54 years	111,251	52.75%		58,683
	55 - 64 years	112,276	55.61%		62,436
	65 - 74 years	87,393	58.45%		51,084
	75 - 84 years	40,207	62.08%		24,962
	84+	12,621	0.00%		8,033
4	Projected Households-December 31, 2023				342,695
5	<i>less: Households at Beginning of Projection Period (January, 2013, DOF Projection)</i>				270,170
6	Household Growth: 11- Year Projection Period				72,525
7	Vacancy Allowance	Owner	Renter	Total	
	Tenure Percentage per 2010 Census	60.02%	39.98%		
	HH Growth by Tenure	43,533	28,992	72,525	
	Healthy Vacancy Rate	1.50%	4.00%		
	Vacancy Allowance	653	1,160	1,813	1,813
8	Replacement Allowance (minimum)	0.80%		74,338	593
					74,931
9	<i>less: Adjustment for Absorption of Existing Excess Vacant Units</i>				
	Estimate 20% Absorbed, 80% Not Absorbed by 2013	Effective Vacant Units	Healthy Market Units	Differential	
	Derived (2012 Census, HH Growth, & Vacancy Rate)	(14,961)	6,669	-8292	
	Total 2012 Housing Stock	287,169			
	Existing Vacant Unit (Others) Adjustment	2.63%	2.36%		
	Total Adjusted Existing Vacant Units (Others)	(7,559)	6,780	-779	
	Estimated Total Vacant Units Not Absorbed by 2013	80%		-9,071	-7,256
	Kern COG FINAL REGIONAL HOUSING NEED DETERMINATION				67,675

- 2023 Population:** Pursuant to Government Code Section 65584.01(b), and in consultation with Kern COG, the 2023 population projections used by the Department were provided by the Kern COG as used in its RTP (within 3% Department of Finance Population Projections for December 2023.)
- Group Quarter Population:** Figure is an estimate of persons residing either in a group home, institution, military, or dormitory using based on the 2010 Census group quarters proportion in total population. As this population doesn't constitute a "household" population generating demand for a housing unit, the group quarter population is excluded from the calculation of the household population, and is not included in the housing need.
- 2023 Household (HH) Population:** The portion of population projected to reside in housing units after subtracting the group quarter population from total projected population. The composition by race/ethnicity for the household population was calculated as an average between DOF's and Kern COG's (Planning Center forecast as used in its RTP) population projections' race/ethnicity compositions.
- Projected 2023 Households (HHs):** The December 2023 number of households is derived by applying (to 2023 HH population by age and race/ethnicity) household formation rates calculated applying half of the 1990-2010 change to the 2010 Census - based household headship rates. HH formation or headship rates reflect the propensity of different population groups (age, racial and ethnic) to form households.

ATTACHMENT 2
HCD REGIONAL HOUSING NEED DETERMINATION: Kern COG

- 5 **Households at Beginning of Projection Period:** The baseline number of households at the beginning of the projection period (January 2013) was projected, as a direct effect of amendment to Section 65588(e)(6) specifying the new projection period to start on either June 30 or December 31 whichever date most closely precedes the end of the current housing element period. As such, the 2013 household number reflects the January 1, 2013 DOF-projected number of households.
- 6 **Household (HH) Growth:** This figure reflects projected HH growth and need for (occupied) new units.
- 7 **Vacancy Allowance:** An allowance (unit increase) is made to facilitate availability and mobility among owner and renter units. Owner/Renter % is based on Census 2010 data. A smaller rate is applied to owner units due to less frequent mobility than for renter households. Information from a variety of authoritative sources supports an acceptable range of 1 to 4% for owner units and 4 to 8% for renter units depending on market conditions.
- 8 **Replacement Allowance:** Rate (0.8%) reflects the housing losses that localities annually reported to DOF each January for years 2002-2011.
- 9 **Adjustment for Absorption of Existing Excess Vacant Units:** For this RHNA cycle only (due to extraordinary uncertainty regarding conditions impacting the economy and housing market not expected to similarly impact future RHNA cycles), a new one-time adjustment was made to account for unprecedented high vacancies in existing stock due to unusual conditions including high foreclosures and economic uncertainties. An absorption rate of 20% of existing excess vacant units is assumed to occur in shrinking current excess vacant units before the start of the 2013 RHNA projection period. This results in applying a 80% adjustment to account for units not absorbed, reflected in a downward adjustment of (- 7,256). Existing housing stock consists of two components: (1) housing units for sale and rent in existing housing stock that are above the housing units required to maintain the healthy market condition, calculated as the number of units in housing stock (for sale + for rent + sold, not occupied+rented, not occupied + occupied units), (2) housing units in the "vacant units others" category of existing housing stock above the "normal" rate considered to be at the level of 2000, at 2.36% of total housing units, as provided by the 2000 Census. The Department used 2010 Census Demographic profile data (DP-1) and desirable "normal" vacancy rates by tenure, in conjunction with the region's household growth and proposed household formation rates. The vacancy adjustment is limited to not exceed the differential between the 2010 Census vacant units and the healthy market vacant units rate associated with the region's annual household growth. As the adjustment was below the differential, the adjustment was applied in calculating the RHNA determination.

RHNA Projection Period January 1, 2013 to December 31, 2023: Pursuant to SB 375, the start of the projection period (in effect January 1, 2013) was determined pursuant to GC 65588(e)(6), which requires the new projection period to start on June 30 or December 31 that most closely precedes the end of the current housing element period, which for Kern County region is June 30, 2013. The end of the projection period was determined pursuant to GC 65588(e)(5) to be the end of the housing element planning period. *Note: For projection purposes the end of the projection period is rounded to the end of the month.*

Housing Element Planning Period December 31, 2015 to December 31, 2023: Pursuant to SB 375, the start of the planning period was determined pursuant to GC 65588(e)(5), 18 months from the estimated adoption date of Kern COG's Regional Transportation Plan, as notified to HCD, with the date rounded to the end of month for projection purposes. The end of the planning period was calculated pursuant to GC 65588(e)(3)(A), 18 months after the adoption of the second RTP, provided that it is not later than eight years from the adoption of the previous housing element. If the actual RTP adoption date differs from the estimated date of June 19, 2014, the RHNA determination and the projection period will not change, however the housing element due date, and implicitly, the housing element planning period would change accordingly.

APPENDIX C – MEETING NOTES FROM ENVIRONMENT AND SOCIAL EQUITY ROUNDTABLE

The Environment and Social Equity Stakeholder group includes varied stakeholders from the environment and social sectors of Kern County. Kern COG hosted two roundtable meetings to receive input from the stakeholder groups. Appendix C of this documents contains a copy of the meeting notes from the Roundtable Meetings.



MEMO

To: Becky Napier
Kern Council of Governments

From: Nora De Cuir

Cc: Rob Ball
Robert Phipps
Andrea Nelson
Abby Monroe

Date: March 29, 2013

Re: Draft Summary of *Directions to 2050* Cycle 2 Stakeholder Roundtable Meetings

This memo summarizes *Directions to 2050* Cycle 2 stakeholder roundtable meetings that were hosted by the Kern Council of Governments (Kern COG) on October 16 and 17, 2012, and March 1, 2013, in the Kern COG Council Chambers. This summary provides key findings of the transportation budget areas that received the greatest support from participants in the October meetings and a brief overview of the small group discussions at all three stakeholder meetings.

INTRODUCTION

Directions to 2050 is a regional plan to meet long-term quality of life, transportation, air quality, and energy efficiency goals. All communities in the Kern region are participating in the project. Development of the plan relies heavily on stakeholder participation.

Kern COG identified a variety of stakeholder groups from the business, industry, environmental, and social sectors to participate in small facilitated group discussions. In March 2012, the first series of stakeholder roundtable meetings took place. In September 2012 and March 2013, participants received a second invitation to attend one of three Cycle #2 roundtable meetings:

1. Stakeholder Meeting #1 (Business and Industry): October 16, 2012, 1:00–3:00 p.m.
2. Stakeholder Meeting #2 (Social Equity); October 17, 2012, 9:00–11:00 a.m.
3. Stakeholder Meeting #3 (Social Equity): March 1, 2013, 10:00 a.m.–12:00 p.m.

Approximately 4 people attended meeting #1, 11 people attended meeting #2, and 30 people attended meeting #3.

MEETING PURPOSE

The purpose of the Cycle 2 stakeholder roundtable meetings was to:

- Continue to share information about the *Direction to 2050* project and process
- Provide an overview of recent studies conducted by Kern COG

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Cycle 2 Stakeholder Roundtable Meetings – Draft Summary
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- Engage participants in a transportation budgeting exercise using an online game

For the social equity stakeholder group, two additional goals were included:

- Present and discuss the Regional Housing Needs Allocation (RHNA) process
- Present and discuss the environmental justice methodology that will be used in the final RTP/SCS
- Present and discuss performance measures and modeling methodology that will be used in the final RTP/SCS

SUMMARY OF MEETINGS #1 & #2

The following is a summary of stakeholder meeting #1 and meeting #2.

KEY FINDINGS

During the second half of each meeting, participants were asked to join a small group (2–4 people) and play an online game together that demonstrated how different transportation budget choices would impact other spending areas as well as personal priorities. Each group could choose up to six priorities to work with, from the following options:

- Energy Independence
- Improved Air Quality
- Reduced Household Expenses
- Enhanced Economic Vitality
- Increased Public Safety
- Healthy Lifestyles
- Reduced Government Regulation
- Adequate Water
- Access to Community Services

After the group agreed on their collective priorities, they discussed the following budget categories where transportation dollars can be spent:

- Maintain Local Streets and Roads
- Increase Bicycles Lanes, Paths, and Sidewalks
- Add Highway and Freight-Only Lanes
- Encourage Carpools and Bus Trips
- Easy Access to Transit from Housing and Jobs

As the group made transportation budget choices, the game indicated if their priority was being met and how close they were getting to the budget limit. The following is a summary of the small group and large group discussions related to this exercise at both stakeholder roundtable meetings.

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Stakeholder Comments Regarding Transportation Budget Allocation

Stakeholder Roundtable Meeting #1 – Business and Industry

Group #1 Comments	<ul style="list-style-type: none"> • Need to manage freight and highways as best as possible as things move through the county • Could take freight off highways (2) • Chose: air quality, economic vitality, healthy community, water, and community services • Remove barriers to development or make government regulation more appropriate • Economic stimulus is not the only way to improve transportation • Bikes are a cheap mode • Check water needs to respond to land use
Group #2 Comments	<ul style="list-style-type: none"> • We've been focused on air quality for the last 5–7 years • Change culture of single-occupancy vehicle use through marketing campaigns • Utilize freight trains, expensive, but stay within budget • Goal should be to stay within budget
General Comments	<ul style="list-style-type: none"> • Important to change behavior if you want to achieve reduced household expenses • Good to see how little the expense is for gains with transit • Calculate \$ saved for each transportation mode

Stakeholder Roundtable Meeting #2 – Social Equity

Group #1 Comments	<ul style="list-style-type: none"> • This group chose air quality, safety, healthy community, water, and access to community services and struggled with deciding between lower household expenses and increased economic vitality • Water icon was not working • Encourage grow-local produce • Think about logistics planning for less trucks on highways • Limit distribution centers for things not produced locally • Highway spending is too expensive (focus the least on this) • Explore truck-only lanes • Community service access should be better linked to local street improvements
Group #2 Comments	<ul style="list-style-type: none"> • Locally, potholes are an issue that impact everyday lives • More highway lanes = more traffic • Indecision between maintaining roads and highways • Freight lanes are expensive, but impactful (trucks will not drive through towns)

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Group #3 Comments	<ul style="list-style-type: none"> • Focus on bike lanes and paths • Maximize spending on busses, carpooling, and jobs close to transit • Maintaining local streets and roads is expensive • Less focus on new traffic lanes and truck only lanes
Overall Comments	<ul style="list-style-type: none"> • Cars are not an accessible mode of transportation for everyone • You can max out on bike lanes, non-motorized modes, and transit before spending very much • Budget easily met top priorities, but highway projects blow the budget • A choice between local road maintenance and more highway lanes depends on where you live • Include VMT trends in RTP model

Additional Comments on the RHNA Process (social equity stakeholders only)

- RHNA data report process must ensure that cities and unincorporated communities affirmatively further fair housing (AFFH). AFFH can provide cities and counties with an incentive and a starting point that will set the stage for AFFH and to ensure compliance with Title VI requirements.
- Some communities are already impoverished and should not be required to build more low-income housing.
- Make sure each city has a fair share.
- Housing must be accessible and affordable.
- Incorporate universal design.

Stakeholder Priorities

The following section outlines priorities for each stakeholder group that surfaced during the large group discussion and through an analysis of all comments above.

Stakeholder Roundtable Meeting #1 – Business and Industry

1. An understanding that highway projects require significantly more dollars than other improvements
2. A request for attention to fair housing allocation
3. Prioritization of spending on buses, bike lanes, carpooling, and jobs close to transit
4. Attention to the micro-local when it comes to logistics and transportation decisions – even within Kern County, priorities vary by community

Stakeholder Roundtable Meeting #2 – Social Equity

1. Support for taking trucks off highways and better freight management
2. An understanding that personal behavior is a major component of any greater change
3. A desire to stay within budget

ADDITIONAL EXERCISE

In addition to the meeting agenda, a community participation exercise that was utilized at several festival events throughout the county was on display. Meeting participants could again vote for up to three transportation budget areas that were important to them. They could also vote three times for one

Cycle 2 Stakeholder Roundtable Meetings – Draft Summary
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budget area, if that was their preference. The results from both stakeholder roundtable meetings are as follows (15 total participants, with 3 votes each):

- Maintain Local Streets and Roads – 8 votes
- Increase Bicycles Lanes, Paths, and Sidewalks – 14 votes
- Add Highway and Freight-Only Lanes – 4 votes
- Encourage Carpools and Bus Trips – 8 votes
- Easy Access to Transit from Housing and Jobs – 11 votes

MEETING CONCLUSION

At the conclusion of the meeting, staff provided information about next steps, how the meeting results would be used, and how participants could stay involved in the project. Attendees were welcomed to stay and ask questions of staff and also to let the project team know about upcoming events in communities throughout Kern County so that additional opportunities to discuss the project and play the game can be arranged.

SUMMARY OF MEETING #3

The following is a summary of stakeholder roundtable meeting #3.

KEY FINDINGS – ENVIRONMENTAL JUSTICE METHODOLOGY

After a presentation of the RTP/SCS outreach process to date and Title VI requirements and goals, meeting participants were invited to ask questions and share feedback. Meeting participants provided the following comments:

- Provide transportation options for all community members
 - Invest in bicycle and pedestrian
 - Fiscally sustainable
- Include bicycle trips in the mobility performance standards
- Continue to revise the environmental justice methodology to ensure all Kern County residents enjoy the same degree of protection from environmental and health hazards

Additional Comments

- Address trash issues at Hart Park
- Provide opportunities for the free market in Kern County
- Include a measure for highway cleanliness

KEY FINDINGS – REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

After a presentation of the RHNA methodology process and housing needs assessment, meeting participants were invited to ask questions and share feedback. Meeting participants provided the following comments:

- Ensure the types of housing meet the market demands
- Address infrastructure in Housing Element updates

Additional Comments

- Consider academic study that demonstrates that if rats are confined in a small space, they will hurt each other as a metaphor for high-density housing.
- Focus less on increasing density; sprawl is less expensive than dense development.

Cycle 2 Stakeholder Roundtable Meetings – Draft Summary
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MEETING CONCLUSION

At the conclusion of the meeting, staff thanked meeting participants for attending and providing feedback.

APPENDIX D – LOCAL GOVERNMENT SURVEY DATA

Pursuant to Government Code 65584.04, Kern COG must confirm with local jurisdictions certain factors to develop the RHNA methodology. Kern COG sent out the 2013 RHNA Data Survey and table to all cities and county. The cities of Arvin, Bakersfield, Delano, and Wasco completed and responded to the survey and copies of their responses are included



2013 RHNA Data Survey

California Assembly Bill (AB) 2158 requires the Kern Council of Governments (COG) to consider certain factors that can affect a jurisdiction's regional housing needs allocation (RHNA). As part of its development of the proposed RHNA methodology, Kern COG is confirming with and gathering the following information from each jurisdiction as required under Government Code 65584.04 (d):

- 1) Jobs housing balance of each jurisdiction
- 2) 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 sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period
- 3) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land and opportunities for infill development and increased residential densities.
- 4) Lands 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.
- 5) County policies to preserve prime agricultural land within an unincorporated area.
- 6) The distribution of household growth assumed in the Regional Transportation Plan and opportunities to maximize the use of public transportation and existing transportation infrastructure.
- 7) The market demand for housing.
- 8) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.
- 9) The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use
- 10) High-housing cost burdens.
- 11) The housing needs of farmworkers.
- 12) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.
- 13) Any other factors adopted by the Kern COG, i.e. all other tables included in the Kern COG Regional Housing Data Report

Please note that for factor number 1, 6, 7, 10, 11 and 12, the information can be found in the Kern COG Regional Housing Data Report (www.directionsto2050.com/regional-housing-needs) dated March 2013. Please reference the data report to confirm the information presented for these factors (2013 RHNA Data Survey) is correct for your jurisdiction. All other information requested above must be provided by the individual jurisdiction.

If you have any questions, please contact Robert Ball, Planning Division Director, at rball@kerncog.org or Rochelle Invina, Regional Planner, at rinvina@kerncog.org. Please fill out the attached survey and email or mail it no later than April 15, 2013 to:

Kern Council of Governments
Attn: Robert Ball
1401 19th Street, Suite 300
Bakersfield, CA 93301

Kern Council of Governments
1401 19th Street, Suite 300, Bakersfield, California 93301 (661) 861-2191 Facsimile (661) 324-8215 TTY (661) 832-7433 www.kerncog.org

2013 RHNA Data Survey

KERN COUNCIL OF GOVERNMENTS

City/Area: Arvin Contact Person: Karl Schoettler
 Phone Number: (661) 854-6183 Email: karl@weplancities.com

Factor	Input
1. Jobs housing balance of each jurisdiction (Table 2 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 2) <input type="checkbox"/> Revised information below:
2. 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 sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period (2013-2023)	Provide information below: There are no identified constraints in utility systems serving the City of Arvin. The Arvin Community Services District recently completed drilling an additional well to augment existing water service. This well is currently undergoing testing prior to being put in service.
3. The availability of land suitable for urban development of for conversion to residential use, the availability of underutilized land and opportunities for infill development and increased residential densities. (Transit Priority and Strategic Employment Place Types Map)	<input checked="" type="checkbox"/> Correct as in Place Types Map in Draft Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
4. Lands 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. (Resource Areas: Farmland, Habitat, Open Space, and Government Lands)	<input checked="" type="checkbox"/> Correct as in Resource Areas Map in Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
5. County policies to preserve prime agricultural land within an unincorporated area. (Resource Areas: Farmland, Habitat, Open Space, and Government Lands)	<input checked="" type="checkbox"/> Correct as in Resource Areas Map in Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
6. The distribution of household growth assumed in the Regional Transportation Plan and opportunities to maximize the use of public transportation and existing transportation infrastructure. (Table 3 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 3) <input type="checkbox"/> Revised information below:

Please fill out the survey and email to rinvina@kerncog.org or mail it to Kern Council of Governments no later than April 15, 2013.

Revised: 4/2/2013

KERN COUNCIL OF GOVERNMENTS		2013 RHNA Data Survey	
Factor	Input		
7. The market demand for housing. (Table 10 Draft Kern Regional Housing Data Report)		<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 10) <input type="checkbox"/> Revised information below:	
8. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.		Describe agreements below: There are no agreements – only General Plan and LAFCo policies that guide growth and development to existing cities.	
9. The 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.		Provide information below: The 2008 -2013 Arvin Housing Element identified two assisted housing developments (totaling 82 units) at risk of conversion. Both of these projects are taking action to continue subsidy programs thereby preserving affordability.	
10. High-housing cost burdens. (Table 7 of Draft Kern Regional Housing Data Report)		<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 7) <input type="checkbox"/> Revised information below:	
11. The housing needs of farmworkers. (Table 12 of Draft Kern Regional Housing Data Report)		<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 12) <input type="checkbox"/> Revised information below:	
12. The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction. (Table 12 of Draft Kern Regional Housing Data Report)		<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 12) <input type="checkbox"/> Revised information below:	
13. Any other factors adopted by the Kern COG, i.e. all other tables included in the Kern COG Regional Housing Data Report		<input checked="" type="checkbox"/> Correct as in Draft Data Report <input type="checkbox"/> Revised information below:	

Revised: 4/2/2013

Please fill out the survey and email to rivina@kerncog.org or mail it to Kern Council of Governments no later than April 15, 2013.

2013 RHNA Data Survey

KERN COUNCIL OF GOVERNMENTS

City/Area: Bakersfield Contact Person: Cecelia Griego, Associate Planner
 Phone Number: (661) 326-3788 Email: cgriego@bakersfieldcity.us

Factor	Input
1. Jobs housing balance of each jurisdiction (Table 2 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 2) <input type="checkbox"/> Revised information below:
2. 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 sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period (2013-2023)	Provide information below: The City of Bakersfield does not have a 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 sewer or water service provider other than the local jurisdiction.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land and opportunities for infill development and increased residential densities. (Transit Priority and Strategic Employment Place Types Map)	<input checked="" type="checkbox"/> Correct as in Place Types Map in Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
4. Lands 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. (Resource Areas: Farmland, Habitat, Open Space, and Government Lands)	<input checked="" type="checkbox"/> Correct as in Resource Areas Map in Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
5. County policies to preserve prime agricultural land within an unincorporated area. (Resource Areas: Farmland, Habitat, Open Space, and Government Lands)	<input checked="" type="checkbox"/> Correct as in Resource Areas Map in Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
6. The distribution of household growth assumed in the Regional Transportation Plan and opportunities to maximize the use of public transportation and existing transportation infrastructure. (Table 3 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 3) <input type="checkbox"/> Revised information below:

Please fill out the survey and email to rivina@kerncog.org or mail it to Kern Council of Governments no later than April 15, 2013.

Revised: 4/2/2013

KERN COUNCIL OF GOVERNMENTS		2013 RHNA Data Survey	
Factor	Input		
7. The market demand for housing. (Table 10 Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 10) <input type="checkbox"/> Revised information below:		
8. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Describe agreements below: There is no agreement between the County and the City of Bakersfield to direct growth toward incorporated areas.		
9. The 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.	Provide information below: No losses of units in assisted housing developments are anticipated.		
10. High-housing cost burdens. (Table 7 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 7) <input type="checkbox"/> Revised information below:		
11. The housing needs of farmworkers. (Table 12 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 12) <input type="checkbox"/> Revised information below:		
12. The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction. (Table 12 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 12) <input type="checkbox"/> Revised information below: Does the data report take into account that most college students in Bakersfield live at home with family?		
13. Any other factors adopted by the Kern COG, i.e. all other tables included in the Kern COG Regional Housing Data Report	<input checked="" type="checkbox"/> Correct as in Draft Data Report <input type="checkbox"/> Revised information below:		

Revised: 4/2/2013

Please fill out the survey and email to rinvina@kerncog.org or mail it to Kern Council of Governments no later than April 15, 2013.

2013 RHNA Data Survey

KERN COUNCIL OF GOVERNMENTS

City/Area: City of Delano Contact Person: Mike McCabe, Senior Planner
Phone Number: (661) 720-2226 Email: mmccabe@cityofdelano.org

Factor	Input
1. Jobs housing balance of each jurisdiction (Table 2 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 2) <input type="checkbox"/> Revised information below:
2. 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 sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period (2013-2023)	Provide information below: NONE
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land and opportunities for infill development and increased residential densities. (Transit Priority and Strategic Employment Place Types Map)	<input checked="" type="checkbox"/> Correct as in Place Types Map in Draft Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
4. Lands 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. (Resource Areas: Farmland, Habitat, Open Space, and Government Lands)	<input checked="" type="checkbox"/> Correct as in Resource Areas Map in Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
5. County policies to preserve prime agricultural land within an unincorporated area. (Resource Areas: Farmland, Habitat, Open Space, and Government Lands)	<input checked="" type="checkbox"/> Correct as in Resource Areas Map in Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
6. The distribution of household growth assumed in the Regional Transportation Plan and opportunities to maximize the use of public transportation and existing transportation infrastructure. (Table 3 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 3) <input type="checkbox"/> Revised information below:

Please fill out the survey and email to rinvina@kerncog.org or mail it to Kern Council of Governments no later than April 15, 2013.

Revised: 4/2/2013

KERN COUNCIL OF GOVERNMENTS		2013 RHNA Data Survey
Factor	Input	
7. The market demand for housing. (Table 10 Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 10) <input type="checkbox"/> Revised information below:	
8. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Describe agreements below: NONE	
9. The 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.	Provide information below: NONE KNOWN	
10. High-housing cost burdens. (Table 7 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 7) <input type="checkbox"/> Revised information below:	
11. The housing needs of farmworkers. (Table 12 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 12) <input type="checkbox"/> Revised information below:	
12. The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction. (Table 12 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 12) <input type="checkbox"/> Revised information below:	
13. Any other factors adopted by the Kern COG, i.e. all other tables included in the Kern COG Regional Housing Data Report	<input type="checkbox"/> Correct as in Draft Data Report <input checked="" type="checkbox"/> Revised information below: Data in Table 5 – Housing Tenure is incorrect for City of Delano – figures exceed the total number of City households	

Please fill out the survey and email to rinvina@kerncog.org or mail it to Kern Council of Governments no later than April 15, 2013.

Revised: 4/2/2013

KERN COUNCIL OF GOVERNMENTS

City/Area: WASCO

Phone Number: 661-758-7211

2013 RHNA Data Survey

Contact Person: ROGER MOBLEY

Email: ROMOBLEY@ci.wasco.ca.us

Factor	Input
1. Jobs housing balance of each jurisdiction (Table 2 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 2) <input type="checkbox"/> Revised information below:
2. 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 sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period (2013-2023)	Provide information below: <u>NO LACK OF CAPACITY OR GOVERNMENTAL CONSTRAINTS</u>
3. The availability of land suitable for urban development of for conversion to residential use, the availability of underutilized land and opportunities for infill development and increased residential densities. (Transit Priority and Strategic Employment Place Types Map)	<input checked="" type="checkbox"/> Correct as in Place Types Map in Draft Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below: <u>At scale of map hard to comment</u>
4. Lands 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. (Resource Areas: Farmland, Habitat, Open Space, and Government Lands)	<input checked="" type="checkbox"/> Correct as in Resource Areas Map in Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
5. County policies to preserve prime agricultural land within an unincorporated area. (Resource Areas: Farmland, Habitat, Open Space, and Government Lands)	<input checked="" type="checkbox"/> Correct as in Resource Areas Map in Draft SCS (Chapter 4 of RTP) <input type="checkbox"/> Revised information below:
6. The distribution of household growth assumed in the Regional Transportation Plan and opportunities to maximize the use of public transportation and existing transportation infrastructure. (Table 3 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 3) <input type="checkbox"/> Revised information below:

Please fill out the survey and email to rinvina@kerncog.org or mail it to Kern Council of Governments no later than April 15, 2013.

Revised: 4/2/2013

KERN COUNCIL OF GOVERNMENTS		2013 RHNA Data Survey	
Factor	Input		
7. The market demand for housing. (Table 10 Draft Kern Regional Housing Data Report)	<input type="checkbox"/> Correct as in Draft Data Report (Table 10) <input type="checkbox"/> Revised information below:		
8. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Describe agreements below: <i>LAFCO policies</i>		
9. The 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.	Provide information below: _____		
10. High-housing cost burdens. (Table 7 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 7) <input type="checkbox"/> Revised information below:		
11. The housing needs of farmworkers. (Table 12 of Draft Kern Regional Housing Data Report)	<input checked="" type="checkbox"/> Correct as in Draft Data Report (Table 12) <input type="checkbox"/> Revised information below:		
12. The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction. (Table 12 of Draft Kern Regional Housing Data Report)	<input type="checkbox"/> Correct as in Draft Data Report (Table 12) <input type="checkbox"/> Revised information below:		
13. Any other factors adopted by the Kern COG, i.e. all other tables included in the Kern COG Regional Housing Data Report	<input type="checkbox"/> Correct as in Draft Data Report <input type="checkbox"/> Revised information below:		

Please fill out the survey and email to rivina@kerncog.org or mail it to Kern Council of Governments no later than April 15, 2013.

Revised: 4/2/2013

APPENDIX E – KERN REGIONAL HOUSING DATA REPORT

To comply with Senate Bill 375, the Housing Element planning period has been extended from five years to eight years in some jurisdictions to allow for synchronization with the regional transportation plan; however, jurisdictions that do not meet the deadline (December 31, 2015) for the 2015–2023 Housing Element cycle will revert to a four-year cycle until they have adopted two consecutive revisions by the due date. In addition to providing an analysis of sites and zoning to accommodate the projected housing need as determined by the Regional Housing Needs Assessment (RHNA) Plan, jurisdictions are required to assess their existing housing needs.

Kern COG has processed data from the 2010 decennial Census and the 2008–2012 American Community Survey, along with housing-related statistics from other sources, for the purpose of providing value-added information to member jurisdictions and other stakeholders. Specifically, the purpose of the data sets is to provide information that may help local jurisdictions in preparing housing element updates.

Kern COG also worked with HCD on facilitating the Housing Element data review and approval processes. Kern COG and HCD are developing a regional data review process that would mean data drawn from these data sets would not need to be reviewed again by HCD when the Housing Element is submitted. Kern COG will advise its member jurisdictions when approval is obtained.

The Regional Housing Data Report is available on Kern COG's Regional Housing web page: <http://www.kerncog.org/regional-housing>.