

Summary of Stakeholder Survey Results

The Kern COG team developed an online community stakeholder survey regarding the housing needs in the Kern community. The three most important factors influencing housing choice were: 1) affordability (in a single-family home format) followed by 2) being near work, and 3) being near recreational opportunities.

While a strong need for single-family homes (including townhomes and condominiums) was expressed, a greater majority noted that more affordable rental housing in the form of duplexes, triplexes, fourplexes, and apartments was most needed.

The lack of affordable rental housing, high rents, and homeless housing were expressed to be the most critical housing issues. The lack of affordable ownership housing and high home prices were also noted as issues of concern. The poor condition of housing was also noted as a concern.

Regarding special housing needs, respondents most frequently cited the need for housing for homeless persons, followed by housing for single-parent households.

Respondents were in relative agreement that “Job/employment opportunities” and “Transportation/transit options and/or frequency of service” were top priorities for communities. The provision of “Educational opportunities” was nearly as important.

Nearly 70 percent of respondents own a home and nearly 30 percent rent. Only 1.8 % of respondents noted that housing was provided for them.

Commute times were less than 15 minutes for 55 percent of respondents and less than 30 minutes for 33% of respondents. This is not surprising given that nearly 70 percent of respondents live in the Bakersfield area.

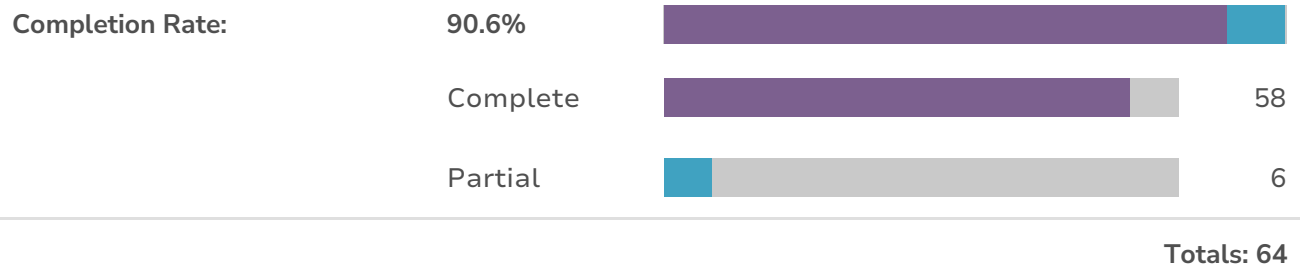
Finally, the responses to the open-ended question on what the County, cities, and housing organizations can do to promote construction of affordable housing revealed a comprehensive list of suggestions and ideas for consideration during the housing element update process. The two responses from the Spanish version of the survey are translated below for reference.

- Generate laws to avoid excessive rent or purchase price increases.
- Know the needs of the community and seek funding for these projects.

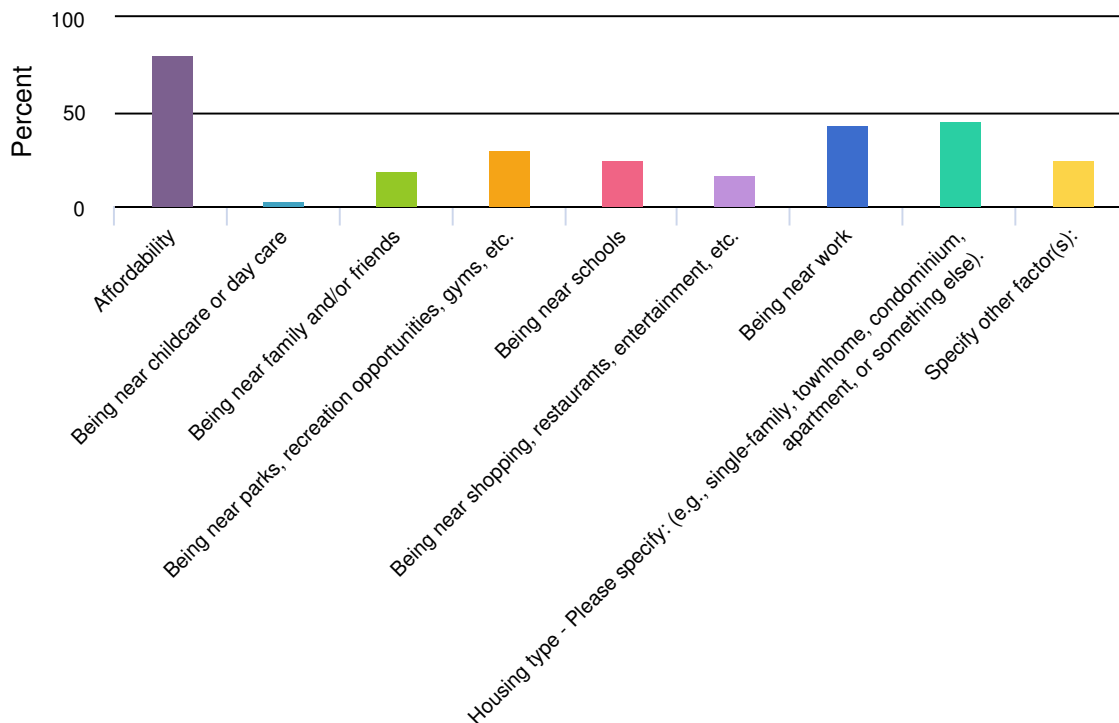
Disclaimer: The results of this online survey reflect the opinions of those willing to take an online survey and may not be representative of the broader public.

Report for Kern COG Stakeholder Survey

Response Counts



1. What are the three most important factors influencing your housing choice (pick up to 3):



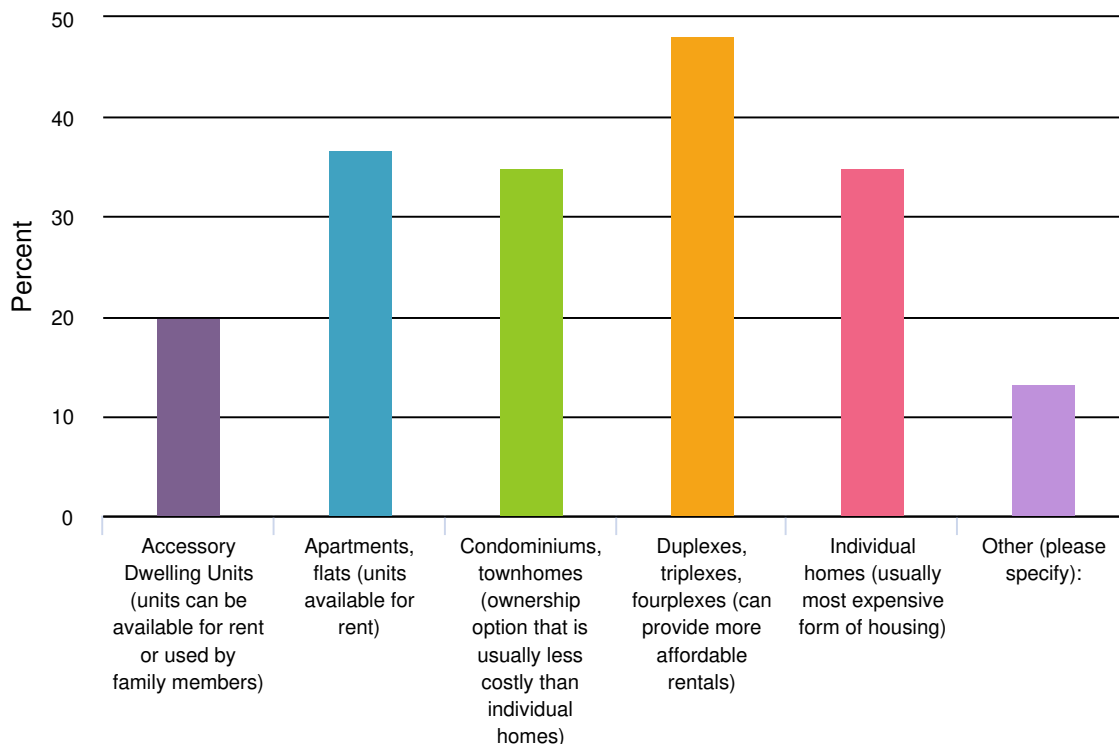
Value	Percent	Responses
Affordability	80.0%	48
Being near childcare or day care	3.3%	2
Being near family and/or friends	18.3%	11
Being near parks, recreation opportunities, gyms, etc.	30.0%	18
Being near schools	25.0%	15
Being near shopping, restaurants, entertainment, etc.	16.7%	10
Being near work	43.3%	26
Housing type - Please specify: (e.g., single-family, townhome, condominium, apartment, or something else).	45.0%	27
Specify other factor(s):	25.0%	15

Housing type - Please specify: (e.g., single-family, townhome, condominium, apartment, or something else).

	Count
single family	5
single-family	5
Duplex	1
Market rate housing	1
More density in general. In particular, missing-middle multi-family types such as four-plex, cottage court, and 2-4 story buildings. No new single-family.	1
Single Family	1
Single family	1
Single family hone	1
Single-family	1
Single-family neighborhood	1
Tiny home/off-grid sustainable living.	1
single familuy	1
Totals	20

Specify other factor(s):	Count
2. being in a safe neighborhood. 3. Being pet friendly (many rentals are not)	1
All of them	1
Meeting the "qualifications" to rent a home isn't realistic anymore. The income limits and qualifications is tough.	1
Neighborhood	1
Neighborhood Intangibles	1
Non- low income	1
Not in California	1
Safe Neighborhoods	1
Safe, crime-free environment for our children.	1
Walkability both in distance and infrastructure to be able to reach jobs and amenities. No cars or parking needed.	1
actual residency to support family/community priorities	1
community safety, willingness to work w/ bad or no credit, and allowing pets	1
near church or entities of involvement	1
rural area	1
safe neighborhood for children to play	1
Totals	15

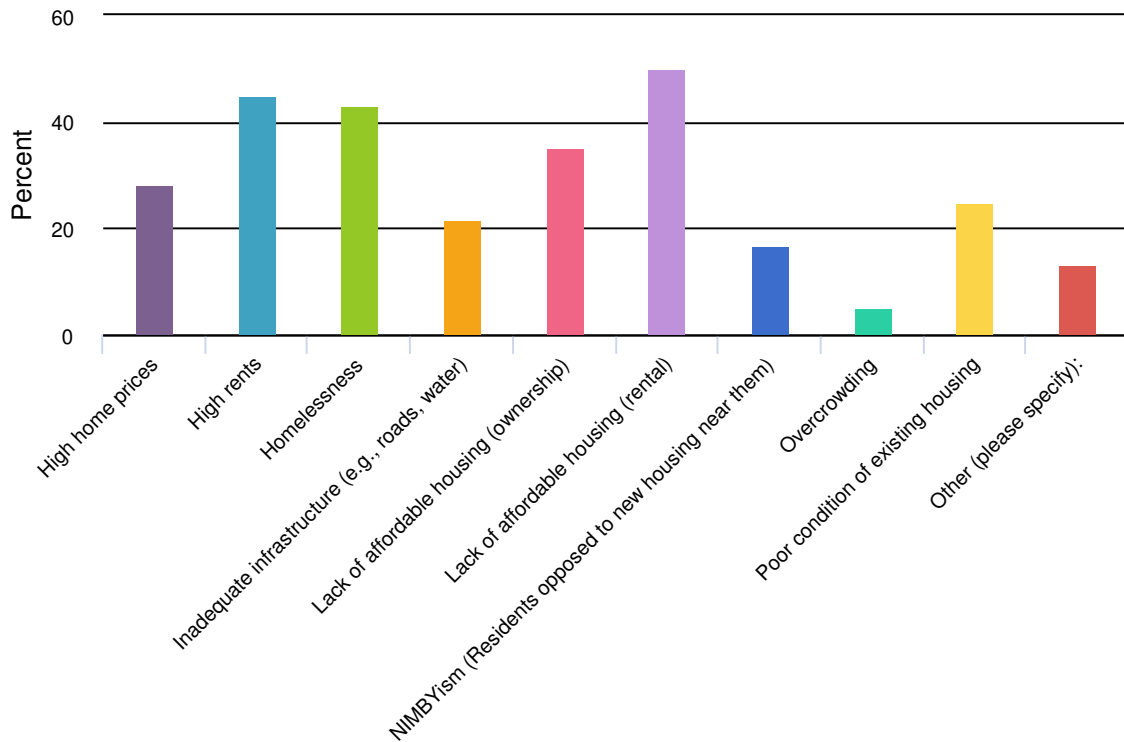
2. What forms of housing do you believe are most needed in your community? (Pick 2)



Value	Percent	Responses
Accessory Dwelling Units (units can be available for rent or used by family members)	20.0%	12
Apartments, flats (units available for rent)	36.7%	22
Condominiums, townhomes (ownership option that is usually less costly than individual homes)	35.0%	21
Duplexes, triplexes, fourplexes (can provide more affordable rentals)	48.3%	29
Individual homes (usually most expensive form of housing)	35.0%	21
Other (please specify):	13.3%	8

Other (please specify):	Count
I'm not qualified enough to answer this but Leadership Counsel and Faith in the Valley is.	1
Off-grid/tiny-home.	1
Ranchettes	1
Senior Citizen housing	1
To serve the need of the working families	1
gated communities	1
migrant temporary harvester multi-family concentrations	1
none	1
Totals	8

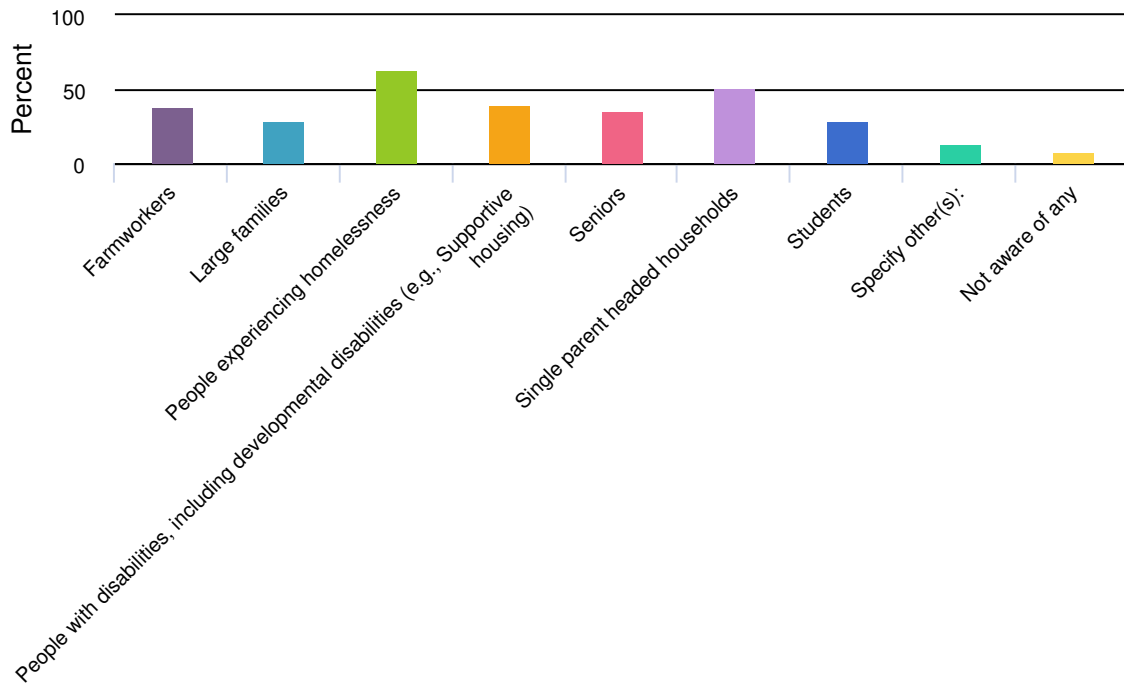
3. In your opinion, what are the three most critical housing issues facing your city or county? (Pick 3)



Value	Percent	Responses
High home prices	28.3%	17
High rents	45.0%	27
Homelessness	43.3%	26
Inadequate infrastructure (e.g., roads, water)	21.7%	13
Lack of affordable housing (ownership)	35.0%	21
Lack of affordable housing (rental)	50.0%	30
NIMBYism (Residents opposed to new housing near them)	16.7%	10
Overcrowding	5.0%	3
Poor condition of existing housing	25.0%	15
Other (please specify):	13.3%	8

Other (please specify):	Count
All of them except homelessness, Kern counties and cities are the reason homelessness exists, they have not provided enough resources for our unhoused members.	1
Lack of any new housing for years!!	1
Lack of any new single family housing in over 30-years	1
Lack of diversity in types of new housing being produced	1
Lack of employment opportunities	1
Lack of new housing options, few or no new houses, apartments, condos being built	1
high development fees causing the housing prices to go up	1
scatterbrain and lack of long range planning, haphazard conditional use allowances	1
Totals	8

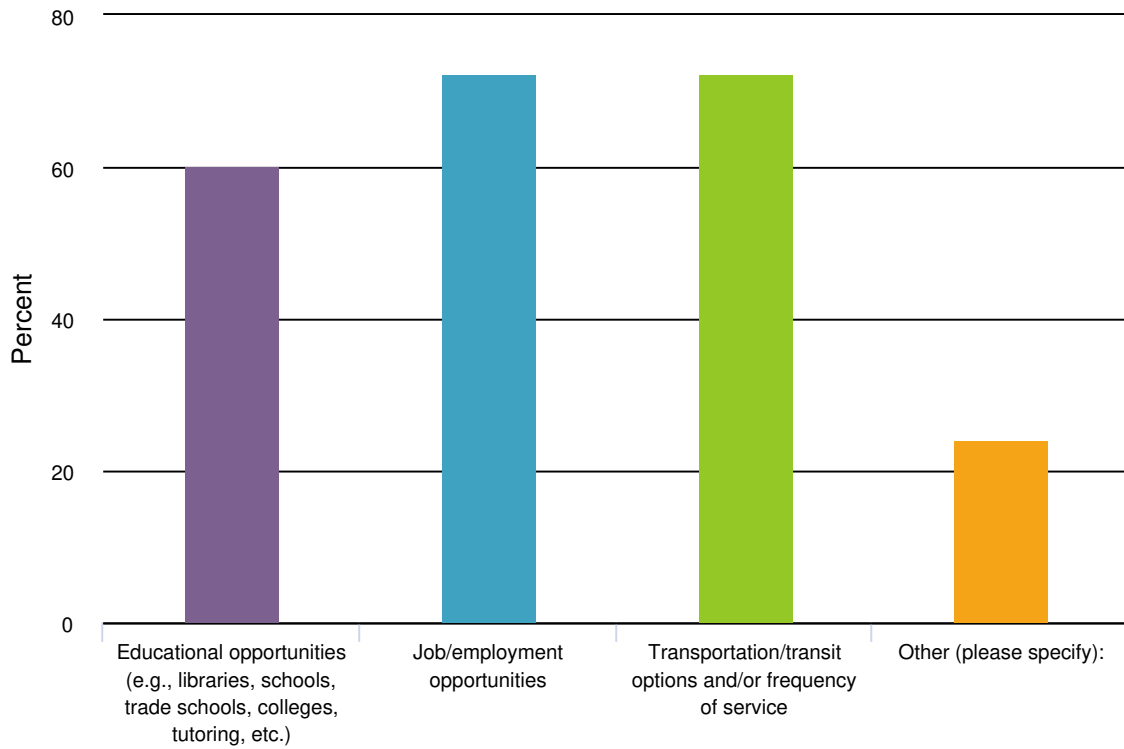
4. Are you aware of any special types of housing needed in your community? (Check all that apply)



Value	Percent	Responses
Farmworkers	38.3%	23
Large families	28.3%	17
People experiencing homelessness	63.3%	38
People with disabilities, including developmental disabilities (e.g., Supportive housing)	40.0%	24
Seniors	35.0%	21
Single parent headed households	51.7%	31
Students	28.3%	17
Specify other(s):	13.3%	8
Not aware of any	8.3%	5

Specify other(s):	Count
Employees of local businesses who must now commute to work here	1
Foster Children aged out of the system	1
Housing accessible to young adults trying to date or live independently. Everything is oriented around families but no options for single people like studios or 1 bedrooms close to urban centers.	1
Low income	1
The working class that would like to live here in a nice single family home/neighborhood	1
There is a large number of slum lords in kern county and past evictions is a big issue trying to find a home. Some follks have the money to pay rent but because of housing qualifications it actually contributes to homelessness in our city and not everyone is open to shelters.. some rather be out in the streets. We need a middle ground?	1
a lack of understanding the complexity of homelessness	1
small acerage	1
Totals	8

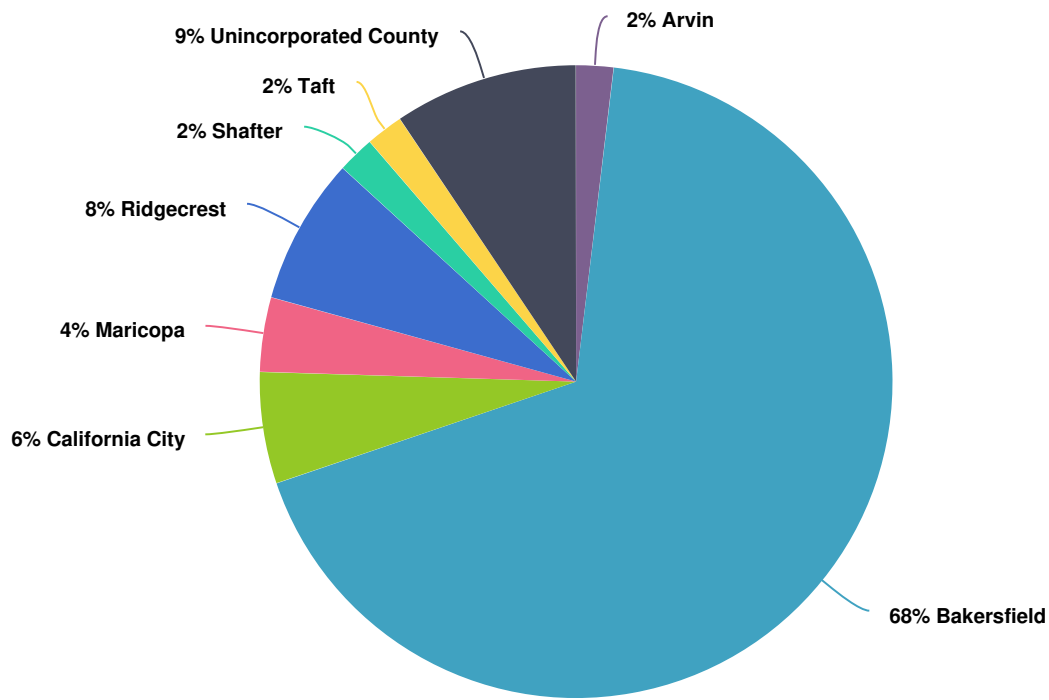
5. My community needs better _____ (pick all that apply).



Value	Percent	Responses
Educational opportunities (e.g., libraries, schools, trade schools, colleges, tutoring, etc.)	60.3%	35
Job/employment opportunities	72.4%	42
Transportation/transit options and/or frequency of service	72.4%	42
Other (please specify):	24.1%	14

Other (please specify):	Count
Affordable skilled trade schools	1
Bike and walking paths	1
DO NOT GIVE US MORE fossil fuel/big ag/law enforcement jobs, we need jobs that actually prioritizes care for our communities without perpetuating white supremacy and racial capitalism	1
HOUSING!!	1
Regional planning congruent with future water availability	1
Transportation for people with disabilities in east bakersfield and for the seniors.I helped alot of people get food or walk them to the store because of tranportation issues. There is a lack of respect and communication for people like this or with special needs	1
Walkable neighborhoods. Everything is dependent on owning a car, which is like a tax that only gives pollution in return.	1
We have plenty on well paying jobs with no homes for these people to live in so they are forced to commute	1
better common sense when cpprdinating transportation modes and vehicles used	1
community action participation in administration of city hall	1
entertainment options, museums	1
housing options for people that own pets	1
parks, green areas, and community gardens	1
Totals	13

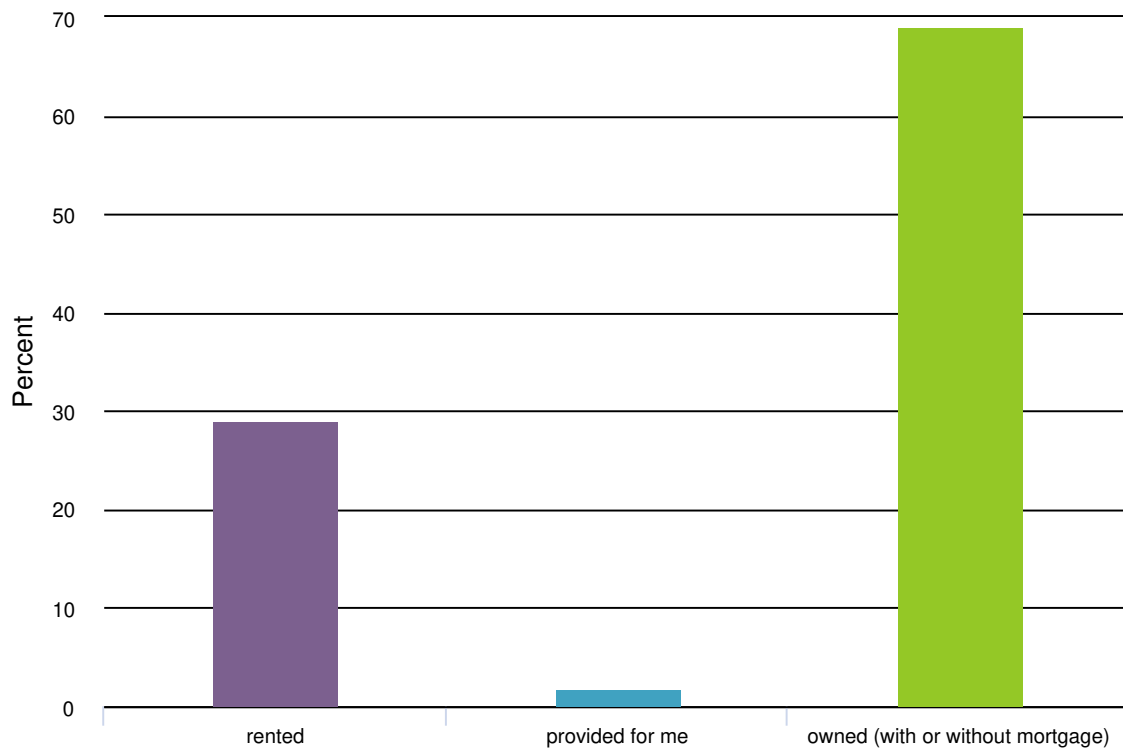
6. What community do you currently reside in? (Please pick one from the drop-down menu.)






Value	Percent	Responses
Arvin	1.9%	1
Bakersfield	67.9%	36
California City	5.7%	3
Maricopa	3.8%	2
Ridgecrest	7.5%	4
Shafter	1.9%	1
Taft	1.9%	1
Unincorporated County	9.4%	5

Totals: 53

7. My housing is:



Value		Percent	Responses
rented		29.1%	16
provided for me		1.8%	1
owned (with or without mortgage)		69.1%	38

8. Counting yourself, how many individuals live in your household?

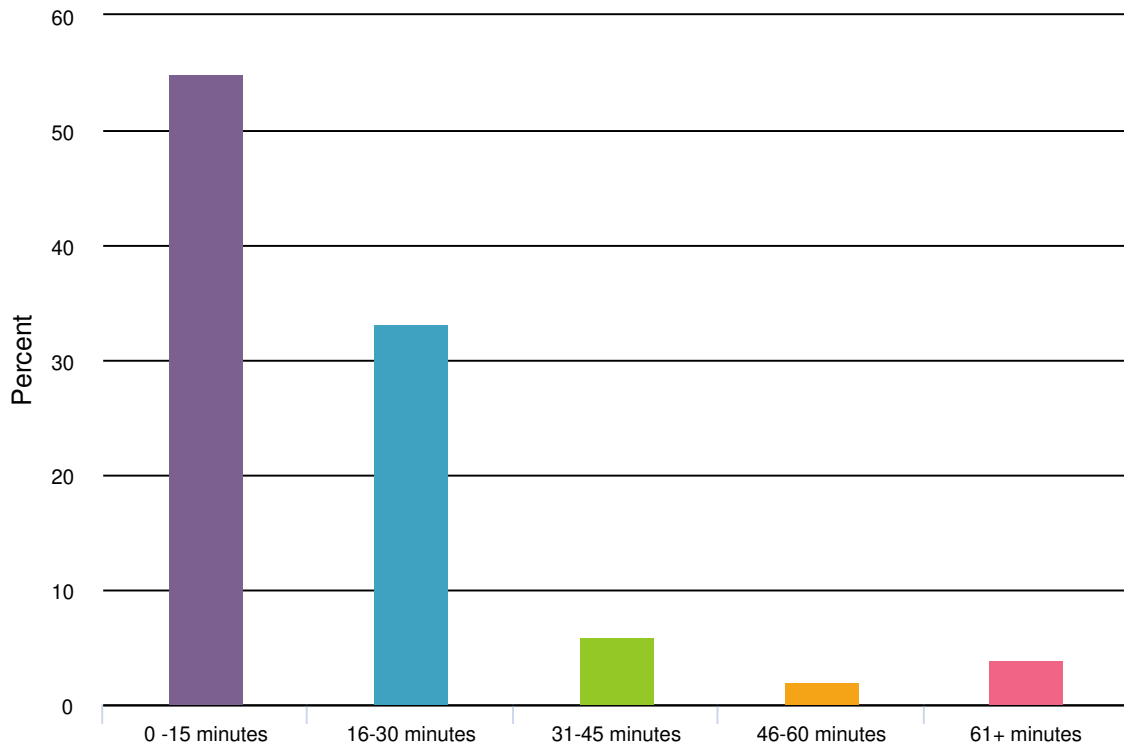





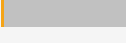

ResponseID	Response
18	4
20	5
21	2
22	2
23	2
24	One
25	4
26	2
27	1
29	one, next to a group home
30	2
31	4
32	2
33	1

ResponseID	Response
34	5
35	2
36	2
38	6
40	3
41	2
42	4
43	2
44	3
48	8
49	2
50	One
51	2
52	4
53	3
54	4
55	3
56	3
57	2
58	2
59	3
60	1
61	4
62	1

ResponseID	Response
63	1
64	2
65	5
66	7
67	3
68	3
69	2
70	2
71	4
73	4
74	5
75	3
77	1
78	3
79	2
80	4
81	2

9. If you commute to work, on average (prior to COVID), how long does your commute take (one way)?



Value		Percent	Responses
0 -15 minutes		54.9%	28
16-30 minutes		33.3%	17
31-45 minutes		5.9%	3
46-60 minutes		2.0%	1
61+ minutes		3.9%	2

10. What should the cities, the County, and other housing organizations do to promote the construction of affordable housing?



ResponseID	Response
20	Increase collaboration with affordable housing developers and use funds to support infrastructure development that will facilitate housing development.
21	In-fill development.
22	Eliminate segregation by uses. Allow homes over shops. Get rid of pointless restrictions like parking requirements, floor area ratios, setback restrictions, height limits and other barriers to density. In short, more freedom to build and less obstruction from unelected bureaucrats. Also, stop making things less walkable. No new freeways, narrower streets, fewer cars. Allow building up rather than making sprawl the only viable option for development.
23	We in the IWV do not have the water resources to support any new housing for anybody.
24	Mojave has been red-lined for decades. Most of the people who work here commute to work here. Also, we should be able to list where we live, not be listed under "unincorporated cities."
25	Require large employers moving to the area to include workforce housing options or contribute to an affordable housing trust fund.
26	Provide economic incentives to complex developers if they dedicate a percentage of the number of apartments in a complex to accept Section 8 vouchers.

ResponseID Response

27 Need to promote the construction of ALL housing. Kern County is already generally affordable. There is a need for new housing options from first time renters/owners of smaller/average sized SFR, apartment, and condos.

29 The idea of "giving" housing to those who can't afford it reveals the age-old government and housing mentality that has produced more blight and unmaintained ghettos than answers for the so-called homeless. The open border stupidity of the current federal "ruling class" cannot do anything but complicate the housing issue as they arbitrarily transport illegals into communities all over the nation. To give thousands of dollars to these people is never an answer to their third-world impoverished condition, and the economic policies that are trying to push America into a one world global situation will destroy the US. Add to that the "green" efforts to drastically move us to a non-fossil fuel society is worse than insanity and completely neglects the needs of the military and most other government service elements. AFFORDABLE HOUSING IS THE LEAST OF THE NEEDS OF KERN COUNTY AND ITS CITIES AND COMMUNITIES.

31 Surveys, community meetings, media i formación

32 Lots of old housing and lots which could be re-zoned for duplexes or triplexes in older neighborhoods to revitalize instead of constantly building new. Lots of huge, vacant buildings which could be re-zoned and repurposed for shelters, apartments, housing for people with care needs instead of building new.

33 Allow for mixed housing types; apartments, condos, and single family dwellings in the same areas. Stop creating suburban single family home tracts.

34 Put a limit on the amount / property investors buy,

35 Federal grants and private/public partnerships

36 policies that support affordable housing development such as inclusionary zoning

38 Offer assistance with credit improvements, assistance with down payment for home ownership, more habitat for humanity opportunities

40 Infill and rehab run down areas and put in place mass transit with hubs for important areas of the city

41 Be more Developer friendly.

43 Affordable housing is not cheap. At 300K per unit, local municipalities cannot shoulder the costs. The state is the key.

ResponseID Response

- 44 Allow safe, affordably-permitted construction of offgrid and tiny home options.
- 48 make housing more affordable to the needed community specially in the rural areas of Kern,
- 49 Good HOA so, if low housing, it doesn't become a junk yard.
- 50 Challenge the actual needs as defined by the state and federal housing commissions. Much is unknown regarding the basid needs of communities in fostering new housing vs upgrades to housing levels already here. Other factors include: Crime (substance, theft, noise, traffic); abuse of legislation (ignorance of specifics in agendas, expenditures, public works, admin); indifference due to non-resident city managers, administration personnel, long-standing manipulators with unknown resumes & biographies; dependence on grants (fed, state, other) for budget; infrastructure monitors (pub wks); & more . . .
- 51 Grants, public/private partnerships
- 52 PROMOTE the well paying jobs in our community with a lack of single family homes for those people to own and rent. 95 % of the people that work at the Mojave Air and Spaceport estimated to be 2500, commute to work. A major reason is lack of single family homes.
- 53 Take money away from the police, and give it back to the community members, lack of resources is what keeps us unsafe. Counties and cities might say "oh wow we're giving 5 million to housing this year, which is more than we did last year" *cough* Bakersfield *cough* ...while departments like bakersfield police department got over 130 million to do nothing but enforce racial capitalism and white supremacy. Police will not give our community members housing, food, healthcare or more. We must prioritize building affordable housing and other needed resources before giving a CENT to law enforcement at all.
- 54 Educate ignorant "Not in my Backyard" residents and fund/supplement rent for low income families. Especially single parents. Zone to have homes changed into duplexes! Help homeowners of large homes modify them into duplexes. Sponsor more townhomes.
- 55 Rent caps. People should not be able to rent above market values.
- 57 Provide financial subsidies, in the form of grants or sweat equity toward down payments to first time home buyers

ResponseID Response

- 58 The cities, the County, and other housing organizations should provide safe and accommodating housing to the homeless as well as those at risk of being evicted for little to no cost. This housing should be without barriers, should allow pets, and should also provide storage for people. The County's and the cities' budgets are deplorable especially considering that the County gave KCSO about \$248,000,000, and that Bakersfield city gave \$186,500,000 to BPD, funds that did not need to see an increase while our communities are rattled by systemic problems that create crime, homelessness, and rundown communities. The cities & the County need to start putting citizens first instead of corporations, private interests, private property, and real estate moguls.
- 59 just do it yall
- 61 Purchase and renovate condemned homes/land. Open it up to public input for usage
- 62 The County and small Cities should work together to bring affordable housing to outlying communities
- 63 I would rather not see new housing in California City We don't have the infrastructure to support the number of people living here now
- 64 They should put less money and availability to commercial lots and instead use those spaces to provide apartment housing for the homeless and other folks who are disenfranchised. They should improve the quality and safety of streets. They should make communities as walkable as possible. They should revamp existing vacant rental buildings with vacancies upwards of 3 years, especially vacant commercial properties, and make them into affordable housing for community members. Remove barriers to homeless folks seeking housing-- provide actual STORAGE for their belongings, allow their pets, etc.
- 66 In our community there needs to be an acknowledgement of the housing crisis first and foremost and only then can action be taken to solve the issues that lower income families face in finding affordable housing.
- 67 Examine existing commercial vacancies to determine if they would be appropriate for re-zoning and re-purposing, if this would be more cost effective than constructing new buildings. Offer and advertise incentives for participating in affordable housing. At a local level, needs need to be appropriately advocated for at the county, state, and national levels to ensure any grants or programs our community could benefit from are sought out.

ResponseID Response

68 Enforce building and occupancy codes rigorously. Plan for ALL infrastructure and needed resources (and funding for maintenance so as not to tax the already existing property owners). Protect existing developments' manner of privacy, land use, and style of living. Protect agricultural and farm use and resist housing (and commercial) 'developments' that would cause neighboring property use conflicts. Strongly think ahead: where will the water needed come from and at what cost; what will the transportation needs be - roads, energy sources needed); will there be adequate employment and income to maintain both existing and proposed population growth; is 'affordable housing' construction really even a realistic endeavor?

69 Tax incentives to developers of affordable housing projects.

73 Rents are too high, and not enough available. I know too many people who can't find affordable housing. Raising minimum wage doesn't help. Give perks, tax cuts, etc. to landlords who rent to local folks first, that keep costs under a \$1000 per month.

74 Cities should stop allowing sfh development and require more dense housing with better trails, bicycle infrastructure, sidewalks, and essentially make it much easier to not drive. We are a flat city (for the most part) and its sad how little people utilize active modes of transportation and how unhealthy we are collectively. To promote affordable housing the city needs to invest in it - set aside \$\$\$ to build affordable housing - specifically in already dense areas like downtown. Outside of downtown the city should develop zoning and permitting requirements that strongly encourage more dense housing (townhomes, condos) and also provides MUCH NEEDED funding to expand bus service. The offramps of 99 are becoming like those of the IE and if we don't do something soon we will be as worse off as they are.

75 Increase local leverage funding, permit streamlining, fund the development of multiple housing types, land bank property for future housing development, upzone properties to increase unit availability

77 Build public housing

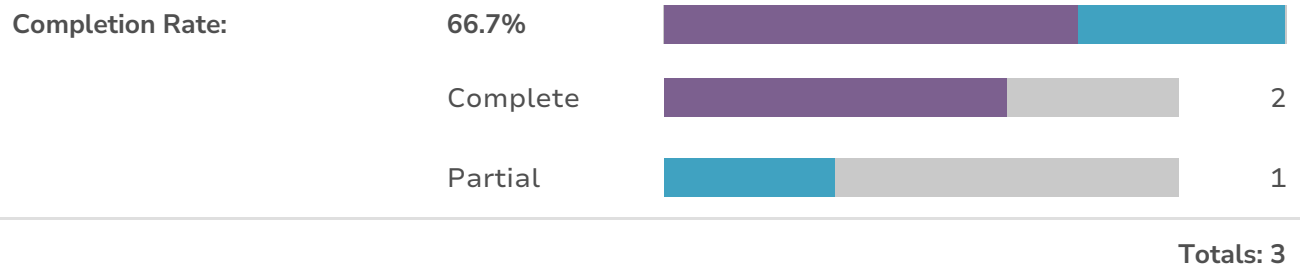
78 Keep networking like you guys are already doing but do it world wide.. maybe if we all can connect across the globe and brainstorm ideas that would help with this it can do some good.. new ideas from all classes of different folks. There is always gonna be push back but times are changing and generational differences will happen but keep going.. Maybe more advertisements on social media and places that serve foster youth? I feel like that crowd has slipped through the cracks and they experience addictions and homelessness as adults.

79 Purchase land near needed facilities and make it available for planned development

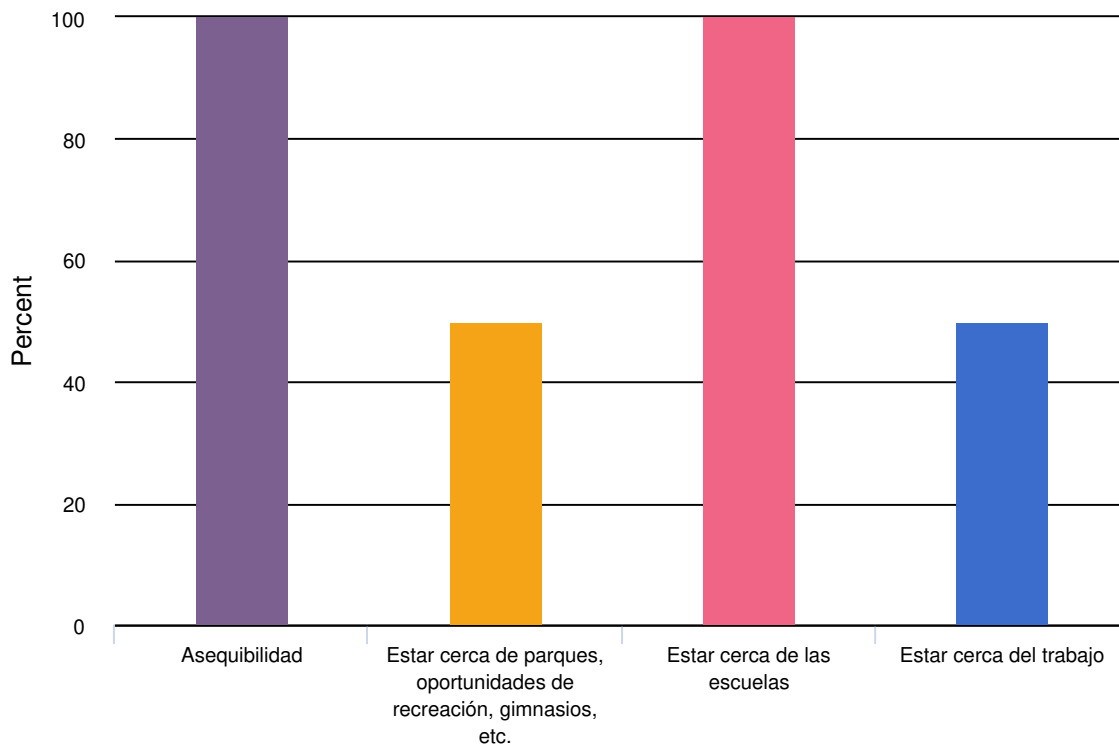
80 REQUIRE and approve more diverse housing types

Report for Encuesta de Partes Interesadas de Kern COG

Response Counts



1. ¿Cuáles son los tres factores más importantes que influyen en su elección de vivienda (Marque hasta 3):

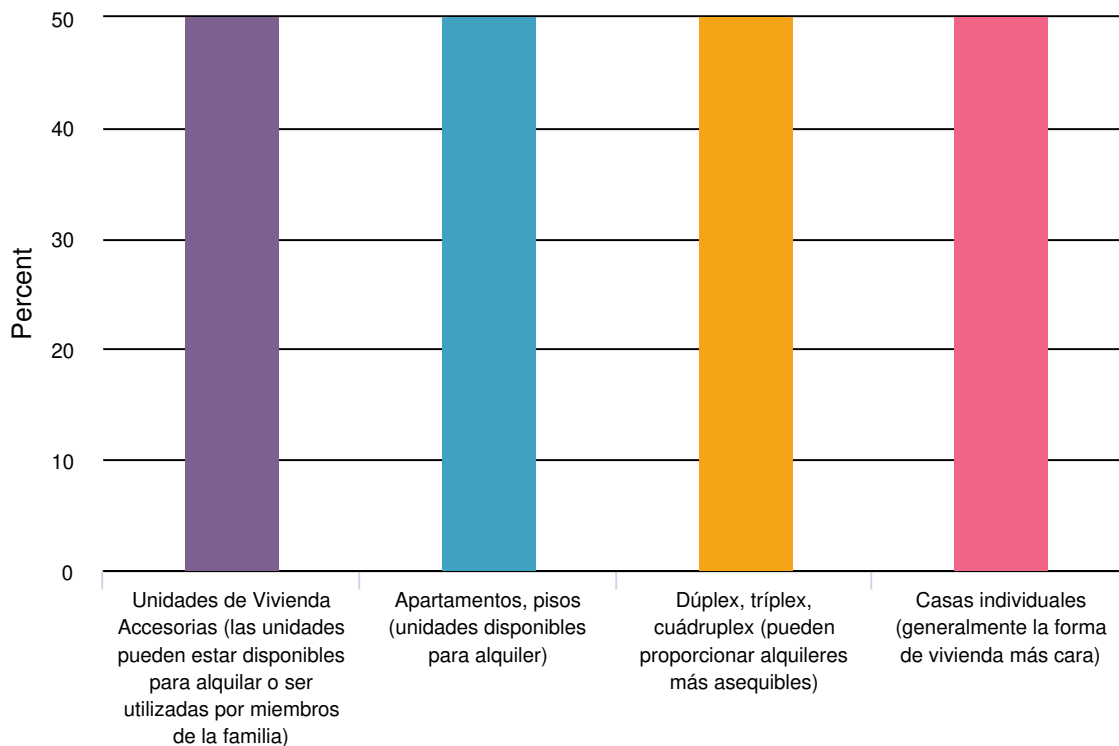


Value	Percent	Responses
Asequibilidad	100.0%	2
Estar cerca de parques, oportunidades de recreación, gimnasios, etc.	50.0%	1
Estar cerca de las escuelas	100.0%	2
Estar cerca del trabajo	50.0%	1

Tipo de vivienda: Especifique: (por ejemplo, unifamiliar, casa adosada, condominio, apartamento u otra cosa).	Count
Totals	0

Especifique otros factores):	Count
Totals	0

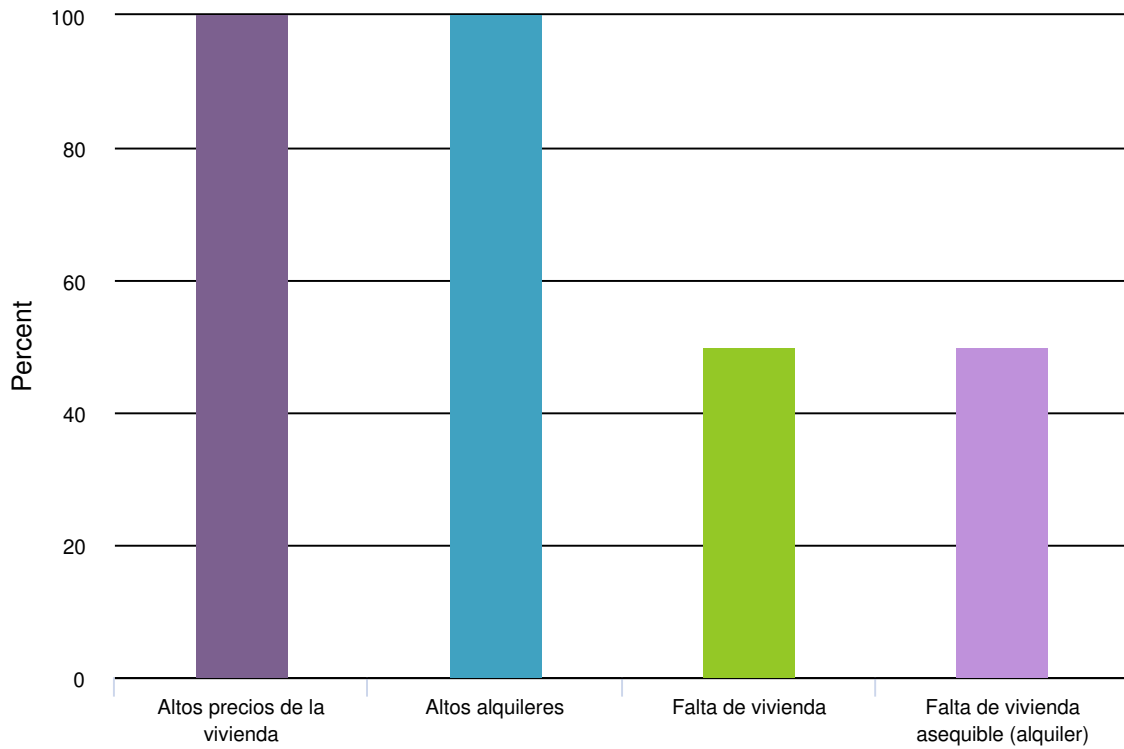
2. ¿Qué tipo de vivienda cree que son las más necesarias en su comunidad? (Marque 2)



Value	Percent	Responses
Unidades de Vivienda Accesorias (las unidades pueden estar disponibles para alquilar o ser utilizadas por miembros de la familia)	50.0%	1
Apartamentos, pisos (unidades disponibles para alquiler)	50.0%	1
Dúplex, tríplex, cuádruplex (pueden proporcionar alquileres más asequibles)	50.0%	1
Casas individuales (generalmente la forma de vivienda más cara)	50.0%	1

Otros (especificar):	Count
Totals	0

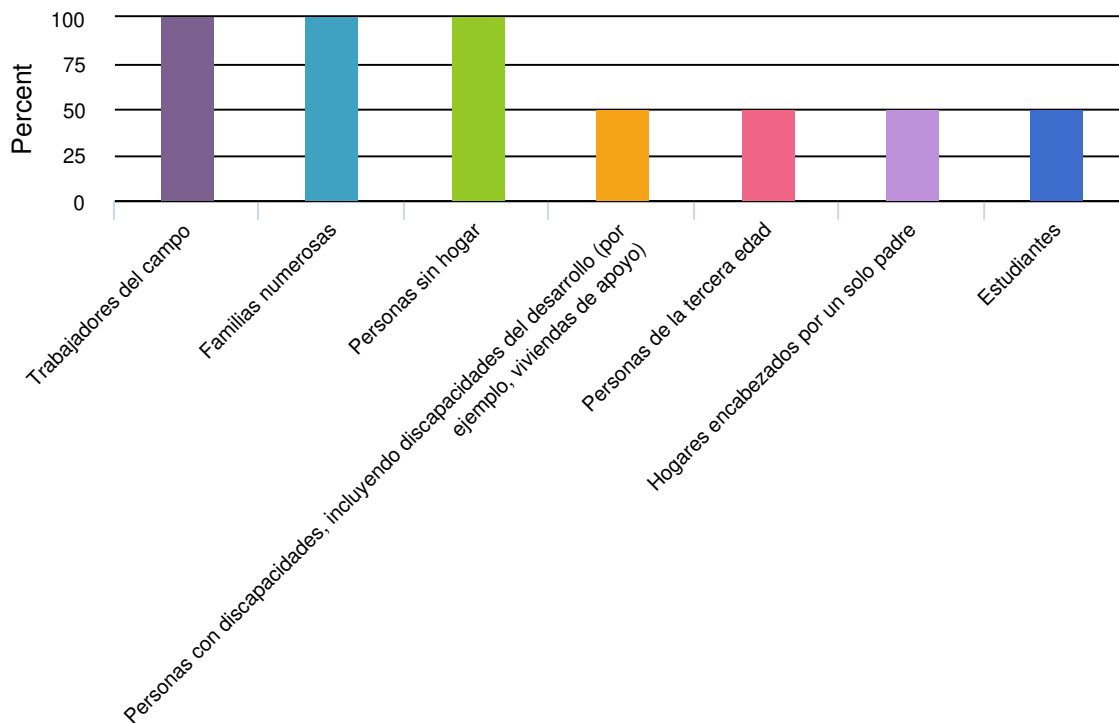
3. En su opinión, ¿cuáles son los tres problemas de vivienda más críticos que enfrenta su ciudad o condado? (Marque 3)



Value	Percent	Responses
Altos precios de la vivienda	100.0%	2
Altos alquileres	100.0%	2
Falta de vivienda	50.0%	1
Falta de vivienda asequible (alquiler)	50.0%	1

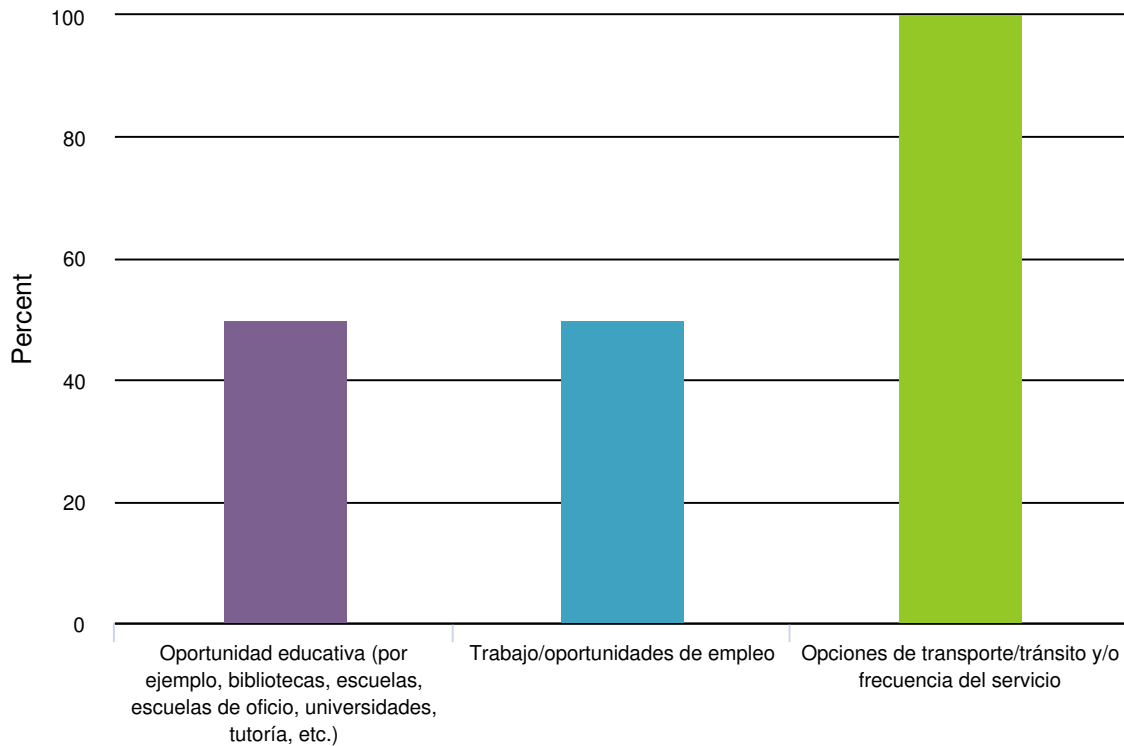
Especifique otro):	Count
Totals	0

4. ¿Conoce algún tipo especial de vivienda necesaria en su comunidad?
(Marque todo lo que corresponda)



Value	Percent	Responses
Trabajadores del campo	100.0%	2
Familias numerosas	100.0%	2
Personas sin hogar	100.0%	2
Personas con discapacidades, incluyendo discapacidades del desarrollo (por ejemplo, viviendas de apoyo)	50.0%	1
Personas de la tercera edad	50.0%	1
Hogares encabezados por un solo padre	50.0%	1
Estudiantes	50.0%	1
Especifique otro (s):	Count	
Totals	0	

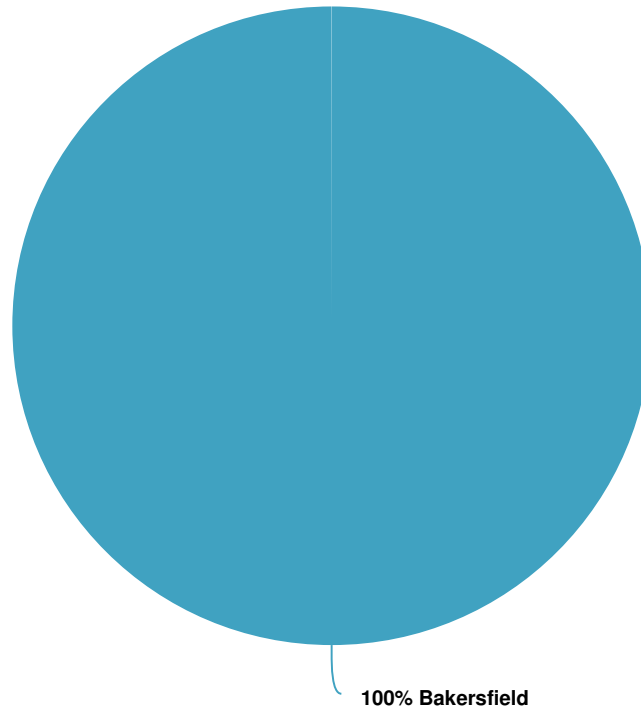
5. Mi comunidad necesita una mejor _____ (Marque todo lo que corresponda).



Value	Percent	Responses
Oportunidad educativa (por ejemplo, bibliotecas, escuelas, escuelas de oficio, universidades, tutoría, etc.)	50.0%	1
Trabajo/oportunidades de empleo	50.0%	1
Opciones de transporte/tránsito y/o frecuencia del servicio	100.0%	2

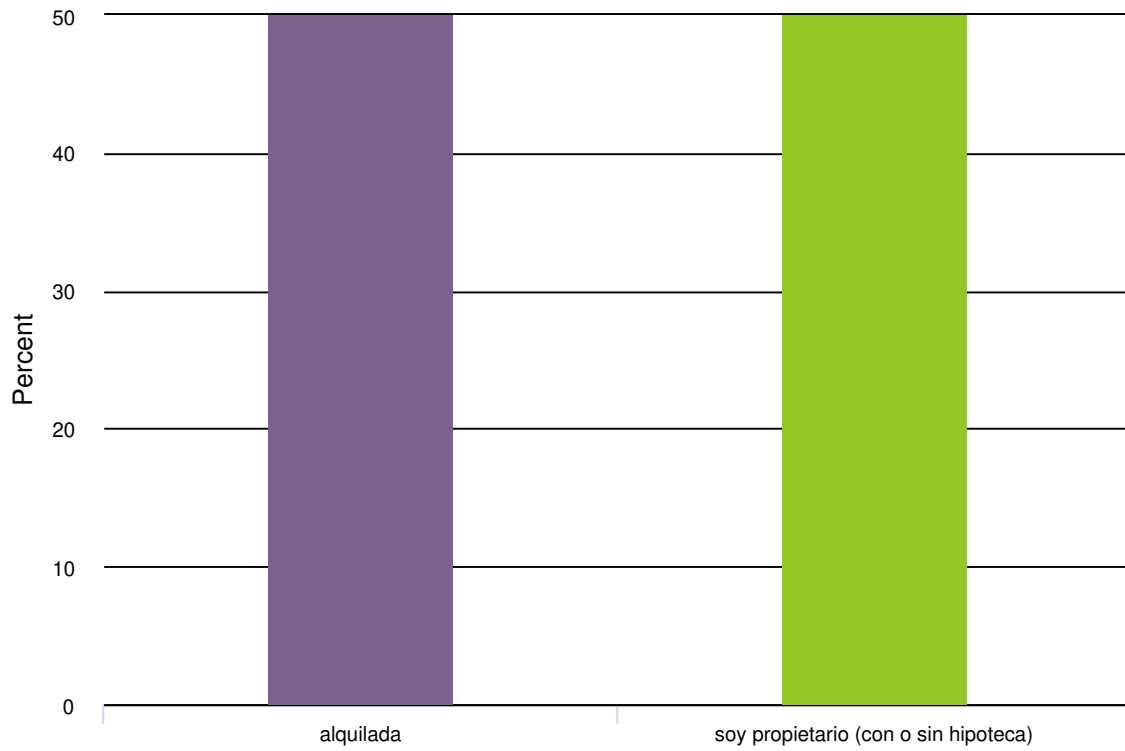
Otros (especificar):	Count
Totals	0



6. ¿En qué comunidad reside actualmente?



Value		Percent	Responses
Bakersfield		100.0%	1
			Totals: 1

7. ¿Mi vivienda es?



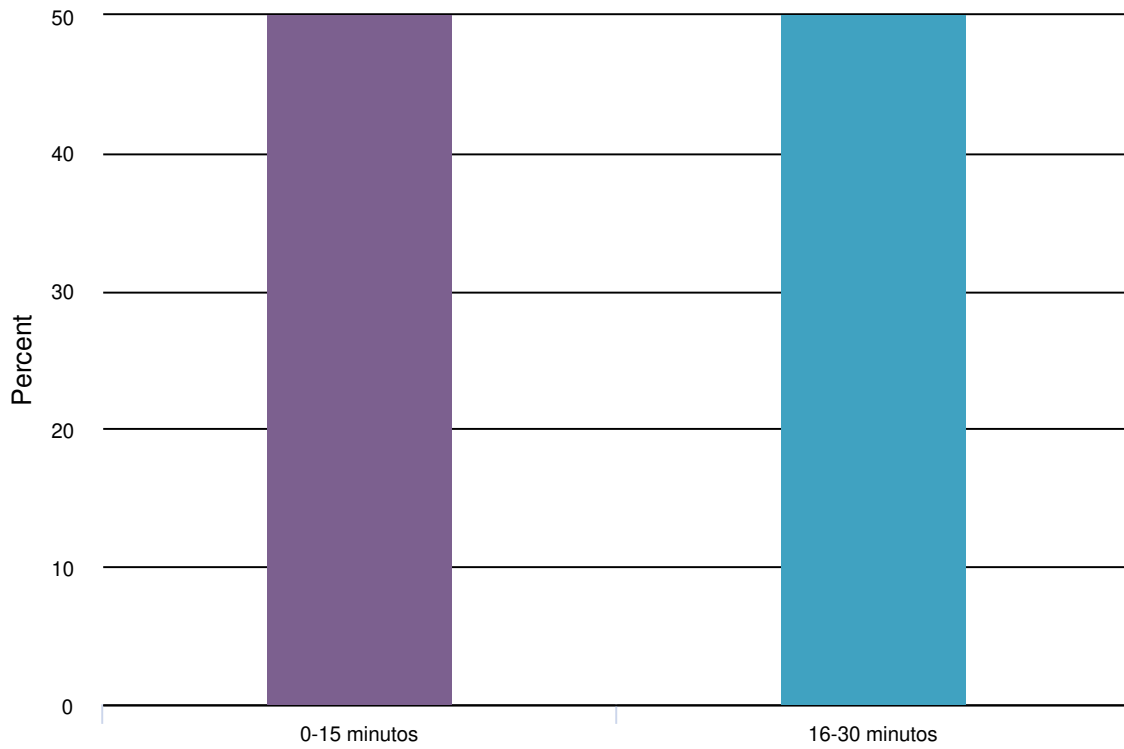
Value		Percent	Responses
alquilada		50.0%	1
soy propietario (con o sin hipoteca)		50.0%	1



8. Contándose a usted mismo(a), ¿cuántas personas viven en su hogar?

10

ResponseID	Response
2	4
3	3

9. Si viaja al trabajo, en promedio (antes de COVID), ¿cuánto tiempo toma su viaje (de una vía)?



Value		Percent	Responses
0-15 minutos		50.0%	1
16-30 minutos		50.0%	1

10. ¿Qué deberían hacer las ciudades, el condado y otras organizaciones de vivienda para promover la construcción de viviendas asequibles?



ResponseID	Response
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2	Generar leyes para evitar el alza excesiva de precio en renta o compra.
3	Conocer las necesidades de la comunidad y buscar fondos para estos proyectos