



December 17, 2021

Mr. Gustavo Velasquez
Director, Department of Housing and Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Re: Notice of Kern Draft RHNA Methodology Submittal

Dear Mr. Velasquez,

Kern Council of Governments (Kern COG) is submitting the Kern region's Draft Regional Housing Needs Allocation (RHNA) Methodology for your review. Kern COG staff and our consulting team worked with your Department staff during the development of our RHNA methodology beginning in September 2021. We also completed the member jurisdictional survey and conducted an online community stakeholder survey (in English and Spanish), developed and discussed the methodology process during meetings with our planning advisory committees, Board, and community stakeholder groups to help us further develop the draft methodology. We held an advertised Public Comment Period from November 8, 2021 to December 9, 2021 and a Public Hearing during our Kern COG Board meeting on November 18, 2021.

We would like to thank your Department staff members Tom Brinkhuis, Tawny Macedo, and Annelise Osterberg for their assistance during the RHNA methodology consultation process. Thank you and please feel free to contact me or Rochelle Invina-Jayasiri at (661) 635-2900 with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Ahron Hakimi".

Ahron Hakimi
Executive Director

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*RHNA documents and information are also available via Kern COG's RHNA webpage:
<https://www.kerncog.org/regional-housing-needs/>

Kern Council of Governments Draft Methodology Framework Description: 2023- 2031 Regional Housing Needs Allocation – Cycle 6

Administrative Draft

9 November 2021

DRAFT

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Glossary of Acronyms

ACS	American Community Survey
AFFH	Affirmatively Furthering Fair Housing
CHAS	Comprehensive Housing Affordability Strategy
COG	Council of Governments
GIS	Geographic Information System
HAMFI	HUD Area Median Family Income
HCD	California Department of Housing and Community Development
HUD	U.S. Department of Housing and Urban Development
RHNA	Regional Housing Needs Allocation
RHNA Plan	Regional Housing Needs Allocation Plan
TCAC	California Tax Credit Allocation Committee

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Introduction

Overview

The Regional Housing Needs Allocation (RHNA) is a state-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps:

1. **Regional Determination:** The State Department of Housing and Community Development (HCD) provides each region a Regional Determination of housing need, which includes a total number of units split into four income categories. Kern COG received its Final Regional Determination for Cycle 6 RHNA (2023-2031) in August of 2021.
2. **RHNA Methodology:** Councils of Governments are responsible for developing a RHNA methodology for allocating the Regional Determination to each jurisdiction in the region. This methodology must further a series of State objectives.
3. **Housing Element Updates:** Each jurisdiction must then adopt a housing element that demonstrates, among other things, how the jurisdiction can accommodate its assigned RHNA number through its zoning. The state reviews each jurisdiction’s housing element for compliance.

This document describes a Draft Methodology Framework for Kern County’s 2023-2031 RHNA Cycle 6. The Kern COG Final Regional Determination for Cycle 6 RHNA (2023-2031) is 57,650 units. That final RHNA Determination was received on August 31, 2021, and includes adjustments for vacancy, replacement, overcrowding, and cost burden as required by state law. In development of this Draft Methodology Framework, efforts on other Cycle 6 Methodologies were reviewed and incorporated as their demonstration of best practices warranted. To these ends, particular focus was given to the Cycle 6 RHNA Methodology used by the Sacramento Area Council of Governments (SACOG) and that under development by Fresno COG.

Implications of RHNA for Local Governments

California requires that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. The RHNA quantifies the need for housing at all income levels and informs local land use planning in addressing existing and future housing needs resulting from population, employment, and household growth. As such, in addition to the total overall housing need number of 57,650 units, the Final RHNA Determination includes units required to meet housing needs across four income categories which are defined in terms of area median household income (AMHI). These housing needs by income level are reported in Table 1.

Table 1 Final HCD RHNA Determination for Kern COG

<u>Income Category</u>	<u>Income Limits</u>	<u>Percent</u>	<u>Housing Unit Need</u>	<u>Broad Income Category</u>	<u>Income Limits</u>	<u>Percent</u>	<u>Housing Unit Need</u>
Very Low	<50% AMHI	25.4%	14,658	Lower Income	<80% AMHI	41.6%	23,986
Low	50%-80% AMHI	16.2%	9,328				
Moderate	80%-120% AMHI	16.1%	9,299	Higher Income	>80% AMHI	58.4%	33,664
Above Moderate	>120% AMHI	42.3%	24,365				
Total		100.0%	57,650			100.0%	57,650

Kern COG, with input from elected officials, local staff, and stakeholders, must develop a methodology that quantifies and distributes the number of housing units assigned to each local government to meet the total regional housing need. The allocation must meet statutory objectives identified in California Housing Element Law (Government Code §§ 65580-65589.11) and be consistent with the forecasted development pattern from the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) (e.g., see Government Code § 65584.04(m)). The RHNA methodology allows for some discretion; however, state law, such as in Government Code § 65584(d) and Government Code §65584.04(e), requires Kern COG to further a series of objectives and to consider and include several additional factors to the extent that sufficient data is available and so long as either the factor is specifically listed in 65584.04(e) or 1) Kern COG specifies which objective(s) from 65584(d) each additional factor is necessary to further or 2) none of the factors undermine the objectives in 65584(d), the factors are applied equally across all income levels, and Kern COG makes a finding that any factors not already listed in 65584.04(e) are necessary to address significant health and safety conditions. This draft Methodology Framework Report develops that RHNA methodology, presenting a Draft RHNA Methodology for RHNA Cycle 6 that addresses the statutory objectives while considering the other factors as well.

Following the development and adoption of the RHNA methodology, the Regional Housing Needs Allocation Plan (RHNA Plan) formalizes the RHNA process into a planning document, establishing the total number of housing units that each city and county must plan for within the eight-year planning period. California Housing Element Law requires local governments to adopt plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. Following the adoption of the RHNA Plan, each local jurisdiction must then update the housing element of its general plan to demonstrate how zoning will accommodate its share of RHNA (e.g., see Government Code § 65583(a)(3)).

If a jurisdiction does not take actions consistent with its adopted housing element, HCD may revoke housing element compliance (e.g., see Government Code § 65585(i)(1)(B)). If noncompliance is determined a range of penalties and consequences are possible. These include finding, because of its noncompliant housing element, that the jurisdiction's General Plan is inadequate and is therefore invalid, in which case the jurisdiction can no longer make permitting decisions. Jurisdictions with noncompliant housing elements are also vulnerable to litigation from housing rights' organizations, developers, and HCD, which may lead to mandatory compliance orders, suspension of local building control, and court approval of housing developments.

RHNA Objectives

State statute requires Kern COG to demonstrate how its methodology "furthers" the five RHNA objectives shown below. This not only requires consistency, but proactive inclusion of each objective into the methodology. Each objective in Government Code § 65584(d) is described below.¹

OBJECTIVE 1. INCREASE HOUSING SUPPLY AND MIX OF HOUSING TYPES

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.

¹ Descriptions are taken from:

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65584.&lawCode=GOV accessed on 8/31/2021.

OBJECTIVE 2. PROMOTE INFILL, EQUITY, AND ENVIRONMENT

Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

OBJECTIVE 3. ENSURE JOBS HOUSING BALANCE AND FIT

Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

OBJECTIVE 4. PROMOTE REGIONAL INCOME PARITY

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 American Community Survey.

OBJECTIVE 5. AFFIRMATIVELY FURTHER FAIR HOUSING

Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Base RHNA Calculation

The first step in the RHNA methodology is to determine each jurisdiction's total RHNA before it is divided by income categories. The Draft RHNA Methodology determines each jurisdiction's total RHNA number by multiplying the HCD RHNA Determination by the proportion of household growth attributed to a jurisdiction in the forecast for the RTP/SCS between 2023 and 2031.

Table 2 Total RHNA Allocation by Jurisdiction 2023-2031

Jurisdiction	A	B	C
	Household Growth (2023-2031)	Share of Growth	Base RHNA Allocation
Arvin	398	2.04%	1,174
Bakersfield	12,713	64.98%	37,461
California City	145	0.74%	427
Delano	633	3.24%	1,866
Maricopa	4	0.02%	13
McFarland	83	0.42%	244
Ridgecrest	487	2.49%	1,436
Shafter	1,118	5.71%	3,294
Taft	171	0.88%	504
Tehachapi	306	1.56%	902
Wasco	369	1.88%	1,086
Unincorporated	3,137	16.03%	9,243
Total Kern County	19,564	100%	57,650

Table 2 reports the results of this process for Kern County. In Column A each jurisdiction’s household growth during Kern County’s 6th RHNA Cycle (2023-2031) is reported based on the RTP/SCS forecast.² The associated jurisdictional shares (Column B) are then multiplied by the County’s total housing unit need, 57,650, to get the base total RHNA determination by jurisdiction in Column C.

The second step determines the jurisdictional allocations by income category based on the existing distribution of household income and an Income Equity Adjustment Factor. The Income Equity Adjustment Factor directly furthers the first and fourth RHNA objectives by promoting a mixture of housing types, tenure, and affordability as well as regional balance across household income distributions. It does this by applying the adjustment factor to the difference between each jurisdiction’s household income distribution and the income distribution for the entire county.

Table 3 illustrates how this process is applied in Kern County. In Columns A and B, the jurisdictions’ existing share of lower income and higher income households are reported.³ The difference between the regional share of lower income households (43%) and the jurisdiction’s existing share of lower income households (Column A) is then calculated in Column C. Similarly, the difference between the regional share of higher income households (57%) and the jurisdiction’s existing share of higher income households (Column B) is calculated in Column D. Those differences are then multiplied by the Income Equity Adjustment Factor (Column E), 150%, and then added to the existing proportions to get the equity adjusted shares of lower income (Column F) and higher income (Column G) households.

Table 3 Calculation of Equity Adjusted Household Income Shares

Jurisdiction	A	B	C	D	E	F	G
	Existing Lower HH (%)	Existing Higher HH (%)	Regional Lower HH Share (43%) less Jurisdiction	Regional Higher HH Share (57%) less Jurisdiction	Income Equity Adjustment Factor	Equity Adj. Lower HH (%)	Equity Adj. Higher HH (%)
Arvin	65%	35%	-23%	23%	150%	32%	68%
Bakersfield	36%	64%	7%	-7%		46%	54%
California City	48%	52%	-6%	6%		40%	60%
Delano	57%	43%	-14%	14%		36%	64%
Maricopa	61%	39%	-18%	18%		34%	66%
McFarland	69%	31%	-26%	26%		30%	70%
Ridgecrest	35%	65%	8%	-8%		47%	53%
Shafter	56%	44%	-13%	13%		36%	64%
Taft	45%	55%	-3%	3%		42%	58%
Tehachapi	42%	58%	1%	-1%		43%	57%
Wasco	60%	40%	-17%	17%		34%	66%
Unincorporated	47%	53%	-4%	4%		41%	59%
Kern County	43%	57%	0%	0%		43%	57%

When multiplied by the jurisdictions’ total RHNA allocations, these equity adjusted household shares give jurisdictions with a relatively high share of households in an income category a smaller allocation of housing units in that category and gives jurisdictions with low shares of households in an income category larger allocations of housing units in that category. It thereby directly balances disproportionate household income distributions and promotes a mixture of housing types.

² This report uses the Kern County RTP/SCS Forecast dated 10/13/2021 for these estimates.

³ In this report, the percentage of lower income households is based on the number of households with median family income reported as 80% or less HUD Area Median Family Income (HAMFI) by jurisdiction in the U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data from the 2013-2017 American Community Survey 5-year average estimates.

Table 4 details the process of how these elements are applied to estimate the initial housing unit allocation by income category for Kern County. In Column A the jurisdictions' Base RHNA Allocation is multiplied by their Equity Adjusted Lower Income Household share to get a base lower income RHNA determination in Column C. However, because of adjustments to the allocations, the sum of lower income RHNA housing units in Column C, 25,304, is more than the 23,986 lower income housing units in the Final HCD RHNA Determination for Kern County. Therefore, that difference of -5.21% at the County level (Column D) is applied to each jurisdiction's base lower income RHNA determination (Column C) to get in Column E the initial lower income housing unit allocation by jurisdiction calibrated to the Final HCD RHNA Determination for Kern County. The share of higher income households (Column F) is then estimated by subtracting the Initial Lower Income allocation (Column E) from the Total Base RHNA (Column A).

Table 4 Initial RHNA Allocation by Jurisdiction and Calibration to Final HCD RHNA Determination

Jurisdiction	A	B	C	D	E	F
	Base RHNA Allocation	Equity Adj. Lower HH (%)	Lower RHNA	% Adj Lower RHNA	Initial Lower RHNA	Initial Higher RHNA
Arvin	1,174	32%	371	-5.21%	352	822
Bakersfield	37,461	46%	17,376	-5.21%	16,471	20,990
California City	427	40%	172	-5.21%	163	265
Delano	1,866	36%	667	-5.21%	632	1,233
Maricopa	13	34%	4	-5.21%	4	9
McFarland	244	30%	72	-5.21%	69	175
Ridgecrest	1,436	47%	673	-5.21%	638	798
Shafter	3,294	36%	1,200	-5.21%	1,137	2,157
Taft	504	42%	210	-5.21%	199	305
Tehachapi	902	43%	390	-5.21%	369	533
Wasco	1,086	34%	373	-5.21%	354	732
Unincorporated	9,243	41%	3,797	-5.21%	3,599	5,643
Kern County	57,650	43%	25,304	-5.21%	23,986	33,664

Table 5 presents the draft jurisdictional allocations aligned to the Adjusted RHNA Housing Unit Determination by broad income level.

Table 5 Final RHNA Housing Unit Determination Calibrated to Jurisdictional Household Income Levels

Jurisdiction	A	B	C
	Lower Income (0-80%)	Higher Income (80+%)	Base RHNA Allocation
Arvin	352	822	1,174
Bakersfield	16,471	20,990	37,461
California City	163	265	427
Delano	632	1,233	1,866
Maricopa	4	9	13
McFarland	69	175	244
Ridgecrest	638	798	1,436
Shafter	1,137	2,157	3,294
Taft	199	305	504
Tehachapi	369	533	902
Wasco	354	732	1,086
Unincorporated	3,599	5,643	9,243
Kern County	23,986	33,664	57,650

Using the RTP/SCS forecast as the basis for total RHNA calculations ensures consistency between these two planning efforts. Since the RTP/SCS forecast is built from local plans, it incorporates a variety of regulatory, market, and performance factors. The RTP/SCS growth forecast has also been thoroughly vetted by local planning staff and represents a County-wide agreement on growth and its path to attaining climate and quality of life goals. While the RTP/SCS forecast of household growth during the 6th RHNA cycle from 2023-2031 has been used in this Draft RHNA Methodology, the RTP/SCS also generates county-wide and jurisdictional forecasts of population. A range of elements in RTP/SCS forecast could potentially be employed as the basis for the total RHNA calculations. These include using the jurisdictional composition of population/households in 2031 and using the shares of population/household growth rates through the RTP/SCS forecast period of 2046. Although the 2023-2031 RTP household growth shares have been selected, an overview of some of these additional RTP/SCS base allocations by jurisdiction of the RHNA Determination are presented in Table 14 in the Appendix.

Lower Income Housing Units Adjustment Factors

The framework for the RHNA methodology is oriented around furthering each of the statutory RHNA objectives. In Table 6, the five RHNA objectives are listed by row and the adjustment factors used to further those objectives are listed by column. As described above, the First, Second and Fourth objectives are furthered through the total RHNA calculation relying on the development pattern in the RTP/SCS (step one) and the Income Equity Adjustment Factor (step two). However, additional adjustment factors are needed to further the Third and Fifth RHNA objectives. This section describes those factors.

Table 6 RHNA Objectives and Allocation Adjustment Factors

<i>RHNA Objectives (rows)/ RHNA Adjustment Factors (columns)</i>	Baseline RTP/SCS Forecast	Affirmatively Furthering Fair Housing Factor	Income Equity Adjustment Factor	Jobs-Housing Fit Factor
Increasing the housing supply and mix of housing types, tenure, and affordability	Furthers	Supports	Furthers	Supports
Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns	Furthers	Supports		Supports
Promoting an improved intraregional relationship between jobs and housing	Supports			Furthers
Balancing disproportionate household income distributions		Supports	Furthers	
Affirmatively furthering fair housing		Furthers	Supports	

Adjustment Factor One: Jobs-Housing Fit Factor

This factor addresses the objective to improve the intraregional relationship between jobs and housing, including explicit consideration of the balance between the number of low-wage jobs and the number of units affordable to low-wage jobs in the jurisdiction. While the RTP/SCS addresses the overall jobs-housing balance, it does not separate the lower income work-housing balance issue. Therefore, this factor considers the existing ratio of low-wage workers to units affordable to low-wage workers. Jurisdictions with a higher-than-average ratio receive an upward adjustment of lower income RHNA units and those with a lower-than-average ratio receive a downward adjustment of lower income RHNA units.

Table 7 reports the jobs-housing fit adjustment factors by jurisdiction for Kern County. It uses the number of jobs by jurisdiction that pay \$3,333 per month or less as the measure of low-wage jobs in Column B.⁴ Given that HCD considers households who spend more than 30% of their income on housing to be cost burdened, data on units for rent at less than \$1,000 a month (30% of \$3,333 income) are used to estimate the number of affordable housing units by jurisdiction in Column A.⁵ The percentage difference between the overall county ratio of 2.32 and the jurisdictions' ratios (Column C) is then used to proportionally adjust the jurisdictions' allocated affordable housing units in Column D. Through this process jurisdictions with higher ratios of low-wage workers to affordable housing units are encouraged to zone for more affordable housing.

Table 7 Jobs-Housing Fit Factor Jurisdictional Variance

Jurisdiction	A	B	C	D
	Affordable Housing Units	Low-Wage Jobs	Jobs-Housing Fit Ratio	% Adjustment from County Ratio [2.32]
Arvin	1,789	2,592	1.45	-37.5%
Bakersfield	27,064	84,241	3.11	34.2%
California City	1,564	734	0.47	-79.8%
Delano	4,141	9,970	2.41	3.8%
Maricopa	171	90	0.53	-77.3%
McFarland	1,211	5,660	4.67	101.5%
Ridgecrest	2,961	4,396	1.48	-36.0%
Shafter	1,866	6,644	3.56	53.5%
Taft	1,263	1,732	1.37	-40.9%
Tehachapi	874	2,445	2.80	20.6%
Wasco	2,116	3,217	1.52	-34.5%
Unincorporated	30,796	54,155	1.76	-24.2%

Adjustment Factor Two: Affirmatively Furthering Fair Housing Factor

This factor addresses the objective to take meaningful actions to address disparities in housing needs and in access to opportunity, such as employment, higher performing schools, health care, and transportation. Using the share of existing homes in higher opportunity areas, this factor seeks to open high opportunity jurisdictions to all economic segments of the community by giving jurisdictions with a higher-than-average share of high opportunity housing units an upward adjustment of lower income RHNA units and those with a lower-than-average share a downward adjustment of lower income RHNA units.

Table 8 reports the Affirmatively Furthering Fair Housing (AFFH) adjustment factors by jurisdiction for Kern County. It uses the number of housing units a jurisdiction has that are in higher opportunity areas (Column A) divided by total number of housing units in that jurisdiction (Column B) to estimate the share of higher opportunity areas (Column C).⁶ The percentage difference between the overall county share of 31.1% higher opportunity units and the jurisdictions' shares are then used to proportionally adjust the jurisdictions' allocated affordable housing units in Column D.

⁴ In this report, 2018 jobs by jurisdiction data are used from the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) program.

⁵ In this report, Contract Rent reported by jurisdiction in the U.S. Census Bureau's American Community Survey Table# B25056, 2019 5-Year Estimates is used to estimate affordable housing units.

⁶ In this report the census tracts identified as high and highest resource in the 2021 Statewide Summary Table of the TCAC/HCD Opportunity Area Maps are used to identify the higher opportunity areas by jurisdiction. The associated housing units in those census tracts are then estimated from the U.S. Census Bureau's American Community Survey Table# DP04, 2019 5-Year data.

Through this process jurisdictions with larger shares of higher opportunity housing units are asked to zone for more affordable housing. In so doing, this factor intends to open high opportunity jurisdictions to all economic segments.

Table 8 Affirmatively Furthering Fair Housing Factor Jurisdictional Variance

Jurisdiction	A	B	C	D
	Housing Units in High/Highest Resource Areas	Total Housing Units	Higher Opportunity Share	Adjustment from County Share [31.1%]
Arvin	0	5,130	0%	-31.1%
Bakersfield	60,872	124,478	48.9%	17.8%
California City	0	4,836	0%	-31.1%
Delano	2,293	12,518	18.3%	-12.8%
Maricopa	0	462	0%	-31.1%
McFarland	0	3367	0%	-31.1%
Ridgecrest	11,006	12,403	88.7%	57.6%
Shafter	0	5,383	0%	-31.1%
Taft	0	3,504	0%	-31.1%
Tehachapi	0	3,616	0%	-31.1%
Wasco	0	6,469	0%	-31.1%
Unincorporated	18,594	115,951	16.0%	-15.1%

Application of the Adjustment Factors

The third step applies the two adjustment factors to each jurisdictions’ lower income units according to their respective factor weights and then uses the sum of those factors to increase or decrease the jurisdictions’ total lower income units. The lower income allocations from Column A of Table 5 are included in Column A of Table 9, and they are then adjusted by the factors. Each of the adjustment factors is weighted equally, so each gets one-half of the initial lower income housing unit allocation. The jurisdictions’ adjustments for each factor are then applied and the sum of these adjustments gives the Factor Adjusted Lower Income Housing Unit Allocation.

Table 9 Jurisdictions’ Lower Income Factor Adjustment Allocations

Jurisdiction	A	B	C	D	E	F	G	H
	Lower Income RHNA	Factor 1 Weight = 50%	Factor 1 % Adjusted	Factor 1 Jobs-Housing	Factor 2 Weight = 50%	Factor 2 % Adjusted	Factor 2 AFFH	Factor Adjusted Lower Income RHNA
Arvin	352	176	-38%	110	176	-31%	121	231
Bakersfield	16,471	8,235	34%	11,050	8,235	18%	9,700	20,750
California City	163	81	-80%	16	81	-31%	56	72
Delano	632	316	4%	328	316	-13%	276	604
Maricopa	4	2	-77%	1	2	-31%	1	2
McFarland	69	34	101%	69	34	-31%	24	93
Ridgecrest	638	319	-36%	204	319	58%	503	707
Shafter	1,137	569	53%	873	569	-31%	392	1,264
Taft	199	100	-41%	59	100	-31%	69	127
Tehachapi	369	185	21%	223	185	-31%	127	350
Wasco	354	177	-34%	116	177	-31%	122	238
Unincorporated	3,599	1,800	-24%	1,364	1,800	-15%	1,528	2,892
Kern County	23,986	11,993		14,412	11,993		12,918	27,330

Note: Due to rounding, numbers presented in this table may not add up precisely to the totals provided.

Table 9 details the factor adjustment process for Kern County. First, each factor’s weight is multiplied by the lower income housing unit allocation by jurisdiction (Column A). Doing this results in unadjusted factor weighted lower

income housing units in Columns B and E for both factors. Next, both factor adjustments are applied. The percentage adjustment from Factor One, the Jobs-Housing Fit Factor, from Column D of Table 7 is reported in Column C. The value in Column C is multiplied by the unadjusted factor weighted units from Column B and then added to Column B to get the factor adjusted jobs-housing fit lower income housing unit allocation in Column D. Next, the percentage adjustment from Factor Two, the Affirmatively Furthering Fair Housing (AFFH) Factor, from Column D of Table 8 is reported in Column F and multiplied by the unadjusted factor weighted units from Column E and then added to Column E to get the factor adjusted AFFH lower income housing unit allocation by jurisdiction in Column G. The sum of Column D and G then form a factor adjusted lower income housing unit allocation by jurisdiction in Column H.

Draft Factor Adjusted RHNA Determination

The fourth and final step re-aligns the jurisdictional factor adjusted housing unit allocations to those specified in the Final RHNA Determination. If Kern County is to maintain the county-wide Draft RHNA Determination across each of the income categories, it is necessary to correct the factor adjusted housing units by income category. Like the calibration in Step Two, the percentage differences in the totals across the income levels are applied to each of the jurisdictional factor adjusted housing unit allocations to align the sum of the jurisdictional allocations to the Final Determination values.

Table 10 Factor Adjusted Allocations Calibrated to Final HCD RHNA Determination

	A	B	C	D	E
Jurisdiction	Factor Adjusted Lower Income RHNA	Lower Income RHNA % Adjustment	Calibrated Factor Adjusted Lower Income RHNA	Base Total RHNA Allocation	Calibrated Factor Adjusted Higher Income RHNA
Arvin	231	-12.24%	203	1,174	971
Bakersfield	20,750	-12.24%	18,211	37,461	19,250
California City	72	-12.24%	64	427	364
Delano	604	-12.24%	530	1,866	1,336
Maricopa	2	-12.24%	2	13	11
McFarland	93	-12.24%	81	244	162
Ridgecrest	707	-12.24%	620	1,436	816
Shafter	1,264	-12.24%	1,110	3,294	2,185
Taft	127	-12.24%	112	504	393
Tehachapi	350	-12.24%	307	902	595
Wasco	238	-12.24%	209	1,086	877
Unincorporated	2,892	-12.24%	2,539	9,243	6,704
Kern County	27,330	-12.24%	23,986	57,650	33,664

Note: Due to rounding, numbers presented in this table may not add up precisely to the totals provided.

Table 10 details this adjustment process. In Column A, the jurisdictions' factor adjusted lower income housing unit allocation from Column H of Table 9 is carried forward. Since the sum of lower income RHNA housing units in Column A, 27,330, is higher than the 23,986 in the Final HCD RHNA Determination for lower income housing units, it is necessary to adjust downward the allocations in Column A. Therefore, the percentage difference of -12.24% at the County level (Column B) is applied to each jurisdiction's factor adjusted lower income housing unit allocation (Column A) to get the factor adjusted lower income housing unit allocation by jurisdiction calibrated to the Final HCD RHNA Determination for Kern County in Column C. Given these adjustments, it is necessary to make complementary adjustments to the jurisdiction's higher income housing unit allocations. Those adjustments are made by subtracting

the calibrated factor adjusted lower income housing units (Column C) from the base total RHNA allocation (Column D), which results in calibrated factor adjusted higher income housing units in Column E.

Table 11 Draft Factor Adjusted RHNA Housing Unit Determination

Jurisdiction	Factor Adjusted Lower Income (0-80%)	Factor Adjusted Higher Income (80+%)	Base RHNA Allocation
Arvin	203	971	1,174
Bakersfield	18,211	19,250	37,461
California City	64	364	427
Delano	530	1,336	1,866
Maricopa	2	11	13
McFarland	81	162	244
Ridgecrest	620	816	1,436
Shafter	1,110	2,185	3,294
Taft	112	393	504
Tehachapi	307	595	902
Wasco	209	877	1,086
Unincorporated	2,539	6,704	9,243
Kern County	23,986	33,664	57,650

Note: The Final RHNA Determination by income level and in total is reported in the Kern County row. Due to rounding, numbers presented in this table may not add up precisely to the totals provided.

Table 11 reorganizes the data in Table 10 to summarize the Draft Factor Adjusted RHNA Housing Unit Determination by income level. Differences between the existing share of households by income and shares of factor adjusted RHNA unit allocations are reported in Table 12. It highlights the influence the Draft RHNA Methodology has in promoting transformative housing opportunities in Kern County.

Table 12 Comparison of Existing Household Shares with Factor Adjusted Housing Unit Shares

Jurisdiction	Lower Income (0-80%)			Higher Income (80+%)		
	Existing	Factor Adjusted	Difference	Baseline	Factor Adjusted	Difference
Arvin	65%	17%	-48%	35%	83%	48%
Bakersfield	36%	49%	13%	64%	51%	-13%
California City	48%	15%	-34%	52%	85%	34%
Delano	57%	28%	-29%	43%	72%	29%
Maricopa	61%	13%	-48%	39%	87%	48%
McFarland	69%	33%	-36%	31%	67%	36%
Ridgecrest	35%	43%	8%	65%	57%	-8%
Shafter	56%	34%	-22%	44%	66%	22%
Taft	45%	22%	-23%	55%	78%	23%
Tehachapi	42%	34%	-8%	58%	66%	8%
Wasco	60%	19%	-41%	40%	81%	41%
Unincorporated	47%	27%	-19%	53%	73%	19%
Kern County	43%	42%		57%	58%	

Context regarding existing residential unit capacity and the Draft Adjusted RHNA Housing Unit Determination is presented in Table 13. Following a summary of existing housing units by jurisdiction, Table 13 compares existing medium, high, and mixed-use density residential unit capacity to the lower income Draft Adjusted RHNA Housing Unit Determination. It then compares existing very low- and low-density residential unit capacity to the higher income Draft Adjusted RHNA Housing Unit Determination. The final two columns in Table 13 compare total existing

residential unit capacity to the total Draft Adjusted RHNA Housing Unit Determination for each jurisdiction. Those values illustrate that each jurisdiction in Kern County has enough existing residential unit capacity to meet their respective total Draft Adjusted RHNA Housing Unit Determination resulting from this Draft Methodology.

DRAFT

Table 13 Draft Adjusted RHNA Housing Unit Determination and Vacant Land Capacity for Housing Units

Jurisdiction	Existing Housing Units (2020)	Residential Unit Capacity (Vacant): Medium, High, and Mixed-Use Density	Lower Income Draft Factor Adjusted RHNA Allocation	Residential Unit Capacity (Vacant): Very Low and Low Density	Higher Income Draft Factor Adjusted RHNA Allocation	Total Residential Units Capacity (Vacant)	Total Draft Factor Adjusted RHNA Allocation = Base RHNA Allocation
Arvin	4,884	536	203	1,025	971	1,561	1,174
Bakersfield	132,697	27,524	18,211	64,870	19,250	92,394	37,461
California City	5,196	48,354	64	34,947	364	83,301	427
Delano	11,572	1,303	530	3,493	1,336	4,796	1,866
Maricopa	3,412	0	2	253	11	253	13
McFarland	432	82	81	449	162	531	244
Ridgecrest	12,359	1,784	620	3,543	816	5,328	1,436
Shafter	5,412	1,303	1,110	19,713	2,185	21,015	3,294
Taft	2,596	1,065	112	4,289	393	5,354	504
Tehachapi	3,784	460	307	2,305	595	2,765	902
Wasco	6,366	242	209	3,029	877	3,272	1,086
Unincorporated	301,009	229,230	2,539	147,711	6,704	376,940	9,243
Kern County	112,299	311,883	23,968	285,627	33,664	597,511	57,650

Note: The residential unit capacity was estimated by Kern COG using a GIS analysis of each jurisdiction's latest general plan information (2020) outside urban/built-up areas and demonstrates sufficient existing capacity to accommodate a variety of density ranges to meet each jurisdiction's housing need.

Appendix: Alternative Base Jurisdictional Allocations

Table 14 Alternative Base Jurisdictional Allocations from RTP/SCS Forecast

Jurisdiction	Base Allocation 1: RTP/SCS Population Growth to RHNA (2023-31)	Base Allocation 2: RTP/SCS Population in 2031	Base Allocation 3: RTP/SCS Population Growth (2023-46)	Base Allocation 4: RTP/SCS Household Growth to RHNA (2023-31)	Base Allocation 5: RTP/SCS Households in 2031	Base Allocation 6: RTP/SCS Household Growth (2023-46)
Arvin	1,419	1,258	1,272	1,174	991	929
Bakersfield	35,923	26,807	39,191	37,461	27,170	38,631
California City	597	908	539	427	902	482
Delano	2,755	3,201	1,932	1,866	2,240	1,546
Maricopa	8	58	12	13	71	15
McFarland	221	818	629	244	647	581
Ridgecrest	1,224	1,708	1,485	1,436	2,216	1,743
Shafter	3,023	1,474	3,627	3,294	1,260	3,584
Taft	433	529	431	504	489	481
Tehachapi	885	828	813	902	738	838
Wasco	1,366	1,674	1,194	1,086	1,237	1,009
Unincorporated	9,797	18,389	6,526	9,243	19,690	7,811
Total	57,650					
<i>Note: Due to rounding, numbers presented in this table may not add up precisely to the totals provided.</i>						

Rochelle Invina-Jayasiri

From: Jay Schlosser <jschlosser@tehachacityhall.com>
Sent: Wednesday, December 1, 2021 12:32 PM
To: Rochelle Invina-Jayasiri
Cc: Ahron Hakimi; Rob Ball; Phil Smith; Greg Garrett; Kim Burnell; Jay Schlosser
Subject: RHNA Process & Methods Review

Rochelle,

Please accept this email on behalf of the City of Tehachapi. We have reviewed the Draft 2023-2031 Regional Housing Needs Allocation – Cycle 6 document circulated by the COG to its member agencies. City Staff has reviewed this document and finds the methodology framework to be reasonable and well considered. We also consider the resulting draft allocation to be reasonable considering the factors imposed upon us by the State of California. The City of Tehachapi supports this document as presented and urges approval without changes.

Please let me know if you have any questions or concerns.

John (Jay) H. Schlosser, P.E.

Development Services Director
City of Tehachapi
Office: 661-822-2200 ext 115



PUBLIC OUTREACH

Government Code Section 65584.04(d) 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.

Working Groups

KERN COG’s Regional Planning Advisory Committee (RPAC) served as the working group for the RHNA project. The members represent the County and all the incorporated cities within Kern County. The RPAC provided a forum to review and develop recommendations on key activities associated with RHNA methodology and accept public/stakeholder input on the RHNA project. Stakeholders were notified and invited to all RPAC meetings related to the RHNA project. Additionally, the Transportation Planning Policy Committee (TPPC) and Kern COG Board were kept apprised of progress on the development of the draft methodology and ultimately held a public hearing on the draft RHNA Plan.

September 2021 – Presentations to RPAC and TPPC – RHNA adjustment factors and objectives

- [RPAC Agenda, Item VI](#)
- [TPPC Agenda, Item III. M](#)

October 2021 - Present to RPAC and TPPC – Draft RHNA Methodology

- [RPAC Agenda, Item IV](#)
- [TPPC Agenda, Item IV. B](#)

Stakeholder/Public Engagement and Participation

In accordance with Government Code Section 65584.04(d) community engagement was solicited from a diverse group of over 150 stakeholders representing all economic segments of the community as well as members of protected classes under Section 12955. Stakeholders including housing providers, housing advocacy/fair housing groups, legal and environmental justice organizations, business organizations, the building industry, as well as interested community members were all invited to participate. KERN COG held three stakeholder roundtable meetings, including an introductory overview of the RHNA process in January 2020, a first draft review of the proposed RHNA methodology, a revised draft methodology, and hosted a panel discussion focusing on Kern Housing Concerns and Solutions. Kern COG also surveyed stakeholders and the public¹ regarding housing needs and issues to help inform the methodology development and draft RHNA Plan being submitted for formal review by the State Department of Housing and Community Development.

January 22, 2020 – Stakeholder Roundtable Meeting #1

- Provided an overview of the SCS/RTP and RHNA projects

¹ Survey provided in both English and Spanish.

August 4, 2021 – Stakeholder Roundtable Meeting #2 (about 25 attendees)

- 6th cycle RHNA introduction and development schedule
- [Roundtable Stakeholder Meeting #2](#)

November 3, 2021 – Stakeholder Roundtable Meeting #3 (about 35 attendees)

- Draft RHNA Methodology – [Save the Date](#)
- [Meeting Agenda](#)
- [Draft RHNA Methodology Report – 11-2-21](#)
- Recording of Meeting: <https://www.youtube.com/watch?v=JehfDf8pgIE>

Kern COG Board Public Hearing and Formal Comment Period

Finally, the Kern COG Board held a public hearing on November 18, 2021, and held open a public comment period from November 8, 2021, through December 9, 2021, to receive input on the draft RHNA Plan being submitted for formal review by the State Department of Housing and Community Development. No comments were received at the public hearing and only one comment letter in support of the methodology and draft allocations was received from the City of Tehachapi during the comment period.

November 18, 2021 – Public Hearing on Draft RHNA Methodology

- [Agenda](#) (Item V.)

Website Information

Kern COG provided a webpage for the RHNA process. The webpage includes project background material, the RHNA development schedule, draft methodology report, and public participation and contact information. The website can be found at <https://www.kerncog.org/regional-housing-needs/>

Kern Council of Governments RHNA Jurisdictional Survey Key Findings

4 November 2021

Overall, the Survey highlighted a significant concern for the balance of low-wage workers to affordable homes in the region. Demonstrating the importance of affordable housing for economic development, the most commonly cited impact of a shortage of affordable housing was the difficulty it creates for local employers to hire and/or retain workers. Beyond economic development, jurisdictions also realized negative impacts of longer commute times and high-cost burdens for residents. Despite the importance of jobs-housing fit, the majority of jurisdictions do not use it to inform policy decisions.

In terms of constraints, jurisdictions cited construction costs and infrastructure limits, such as water and sewer, along with lack of suitable land available for development, as inhibiting the development of affordable housing. Despite data showing cost burden and overcrowding rates in all the jurisdictions, 38% of jurisdictions do not consider the impacts of costs on residents and 42% do not consider the impacts of overcrowding on residents.

Most jurisdictions do not have an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing as required by the U.S. Department of Housing and Urban Development (HUD) in some circumstances. Further, only 10% of responding jurisdictions currently have an environmental justice/social equity element (or full integration of environmental justice/social equity) in their General Plan, per SB 1000 requirements.

Jurisdictions frequently utilize publicly available datasets to assess fair housing issues. Further, most jurisdictions rely on public hearings for community outreach efforts to encourage participation in fair housing planning activities. Some of the greatest factors identified as contributing to fair housing issues include a “[l]ack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,” as well as the lack of “[c]reation and retention of high-quality jobs” in the jurisdiction.

A majority of responding jurisdictions cite infrastructure needs and construction costs as significant impediments to the construction of a variety of types of affordable housing. Along with several other factors, 20% of responding jurisdictions cited residential steering and discrimination in the housing market as contributing to fair housing issues and acting as a barrier to affordable housing development. While 25% of responding jurisdictions recognized success in their prior efforts, 12.5% percent of responding jurisdictions stated that they were unsuccessful in achieving goals for overcoming historical patterns of segregation or removing barriers to equal housing opportunity through their past actions.

Kern Council of Governments Survey Results Summary Report: 2023-2031 RHNA – Cycle 6

Administrative Draft

4 November 2021

Prepared by:

Center for Business and Policy Research
University of the Pacific
Stockton and Sacramento, California



Prepared for:

Kern Council of Governments
Bakersfield, California



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Glossary of Acronyms

CEQA	California Environmental Quality Act
COG	Council of Governments
HUD	U.S. Department of Housing and Urban Development
RHNA	Regional Housing Needs Allocation
RHNA Plan	Regional Housing Needs Allocation Plan
VMT	Vehicle Miles Travelled

RHNA Member Jurisdiction Survey Results

California Government Code requires that each Council of Government survey its member jurisdictions for information to inform development of the Regional Housing Needs Assessment (RHNA) Methodology and Plan. The survey utilized for this study [hereafter referred to as the Survey¹] contained a series of forty-one questions intended to gather information related to five Objectives and fifteen Factors required for consideration. For reference, Government Code § 65584(d) specifies the following five Objectives all RHNA Plans must further:

1. **Housing Affordability, Equity, Supply, and Mix:** Increase housing supply and mix of housing types, with the goal of improving housing affordability and equity in all cities and counties within the region.
2. **Environmental Justice and Sustainability:** Promote infill development and socioeconomic equity; protect environmental and agricultural resources; encourage efficient development patterns; and achieve greenhouse gas reduction targets.
3. **Jobs-to-Housing Balance:** Improve intra-regional jobs-to-housing relationship, including the balance between low-wage jobs and affordable housing units for low-wage workers in each jurisdiction.
4. **Mixed-Income Communities:** Balance disproportionate household income distributions (more high-income allocation to lower-income areas, and vice versa).
5. **Fair Housing and Inclusivity:** Affirmatively further fair housing to promote fair housing choice and foster inclusive communities that are free from discrimination.

Further, Government Code §65584.04(e) identifies many additional Factors to be considered when developing the RHNA methodology, including the following fifteen:

1. Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing.
2. Lack of capacity for sewer or water service due to decisions outside jurisdiction's control.
3. Availability of land suitable for urban development.
4. Lands protected from urban development under existing federal or state programs.
5. Policies to preserve or protect land from urban development.
6. Opportunities to maximize use of transit and existing transportation infrastructure.
7. Policies directing growth toward incorporated areas.
8. Existing or projected loss of units contained in affordable housing developments.
9. High housing cost burdens.
10. The rate of overcrowding.
11. Housing needs of farmworkers.
12. Housing needs generated by a university within the jurisdiction.
13. Housing needs of individuals and families experiencing homelessness.
14. Units lost during a state of emergency that have yet to be replaced.
15. The region's SB 375 Greenhouse Gas Reduction Targets.

In order to effectively inform the development of the RHNA Plan, the Survey questions elicit information regarding actions, issues, and strategies that correspond to the abovementioned Objectives and Factors. Responses to the Survey not only help fulfill legal requirements, they also

¹ See the Individual Surveys Report for individual responses to the Survey.

enhance the ability to effectively identify and address barriers that negatively impact progress toward achievement of California’s housing goals. Indeed, the responses provide information to help make informed decisions to improve environmental sustainability, the character and quality of the community, people’s lives, and the realization of principles of fair housing, diversity, equity, inclusivity, and justice.

Responses

The Survey was distributed electronically to each of the twelve member agencies of Kern Council of Governments [hereafter Kern COG] in July 2021. The following ten members of Kern COG responded to the Survey between August and October 2021:²

1. City of Arvin (2 responses)
2. City of Bakersfield
3. City of California City (3 responses)
4. City of McFarland
5. City of Ridgecrest
6. City of Shafter
7. City of Taft
8. City of Tehachapi (2 responses)
9. City of Wasco
10. Kern County

²This study did not receive responses from the City of Delano or the City of Maricopa within the timeframe of the survey. If a jurisdiction submitted multiple survey responses, this study aggregated complete survey responses for the jurisdiction and discarded contradictory and duplicative responses from the same jurisdiction to individual questions. This study also discarded incomplete survey responses from any jurisdiction that also provided a complete survey response. As a result, this study discarded a total of three incomplete survey responses, including responses from California City, City of Arvin, and City of Tehachapi; however, since each of these jurisdictions submitted more than one response, this study utilized the complete survey response for those jurisdictions instead. Additionally, this study aggregated two complete survey responses for California City.

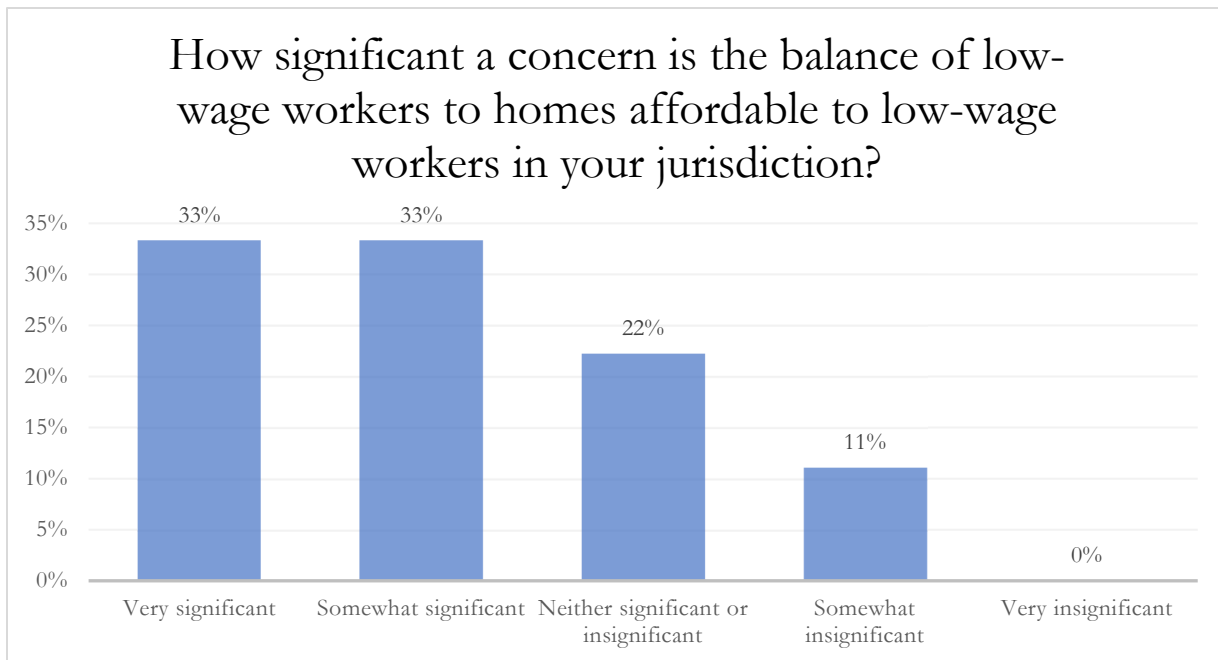
Summary of Results

This section considers the responses to each of the substantive questions in the seven-section, forty-one question Survey.

Jobs and Housing

The first section of the Survey, which included the first seven questions, focused on jobs and housing. Whereas the first two questions of the survey sought to gather information about the respondents, the third question assessed whether the jurisdiction's Jobs-Housing Fit Ratio, which measures the number of lower-wage jobs (jobs with earnings less than \$3,333/month) to affordable housing units (units with rent less than \$1,000/month), matched the jurisdiction's perceptions. Seventy-five percent (six of eight respondents to this question) indicated that the Jobs-Housing Fit Ratio matched the jurisdiction's perceptions.³

Figure 1: Concern Over Balance Between Low-Wage Jobs and Affordable Housing



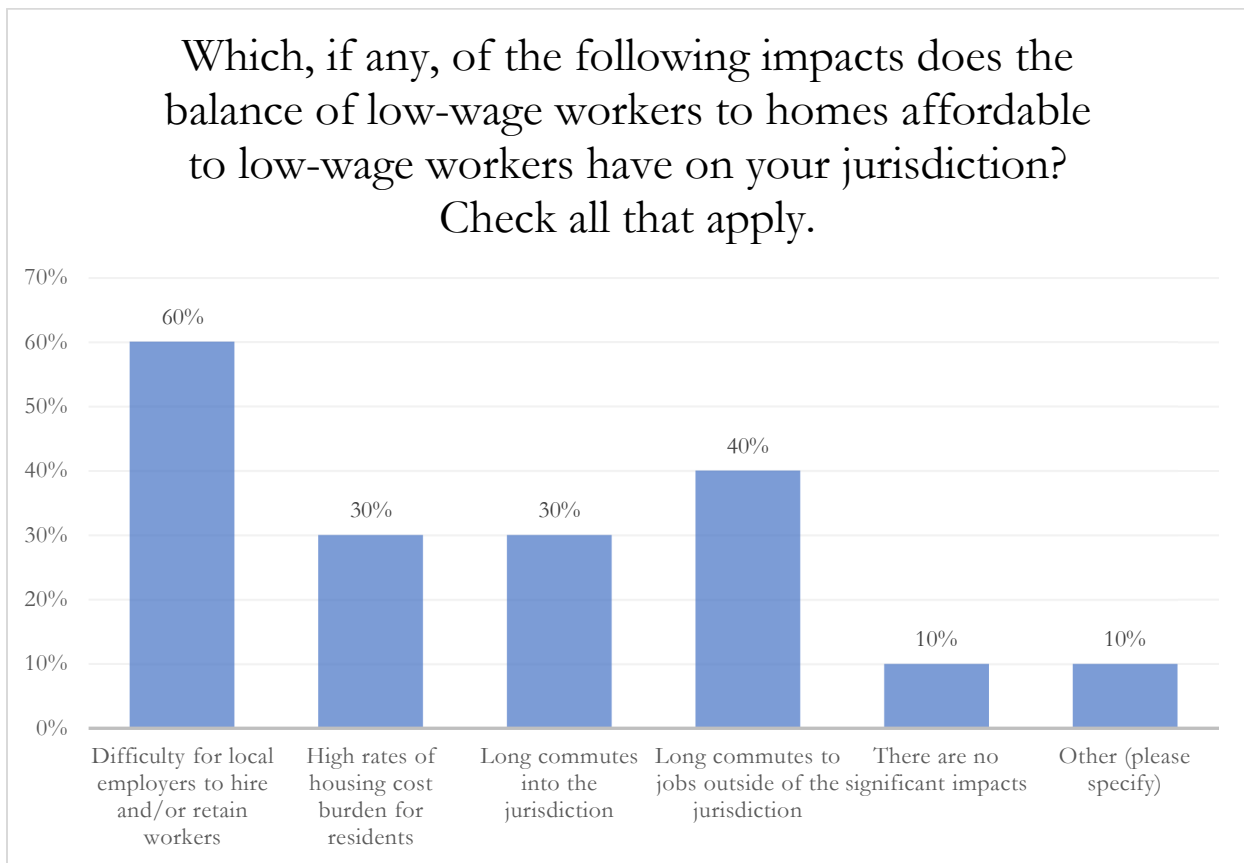
Following up on the third question related to the Jobs-Housing Fit Ratio, the fourth question asked, “How significant a concern is the balance of low-wage workers to homes affordable to low-wage

³ The City of Arvin, City of Bakersfield, City of California City, City of McFarland, City of Ridgecrest, and City of Wasco indicated that the Jobs-Housing Fit Ratio matched the jurisdiction's perceptions. Two respondents did not see an alignment between the Jobs-Housing Fit Ratio and related perceptions: the City of Shafter and the City of Tehachapi. The City of Shafter mentioned that “The general perception of the City is the core area which has older and less expensive housing which is more affordable to residents with low-wage jobs.” The City of Tehachapi mentioned that, when compared with perception, the ratio seemed high and that the “Number of low-wage jobs is relatively low.”

workers in your jurisdiction?” As seen in the figure below, one-third of respondents (three of nine) indicated that there was a very significant concern and another one-third of respondents indicated that there was a somewhat significant concern.⁴ Whereas six of nine respondents indicated some level of significant concern, only one respondent indicated a somewhat insignificant concern.

In their responses to question five, jurisdictions cited a number of reasons for Jobs-Housing Fit Ratios indicating an imbalance between jobs and housing, including costs of housing, a historic lack of affordable housing, a competitive housing market, a lack of suitable properties, a lack of services needed for housing, a lack of staffing, a lack of housing development, a lack of jobs, a volatile job market, low rents, and rent increases.

Figure 2: Impact of Balance Between Low-Wage Jobs and Affordable Housing



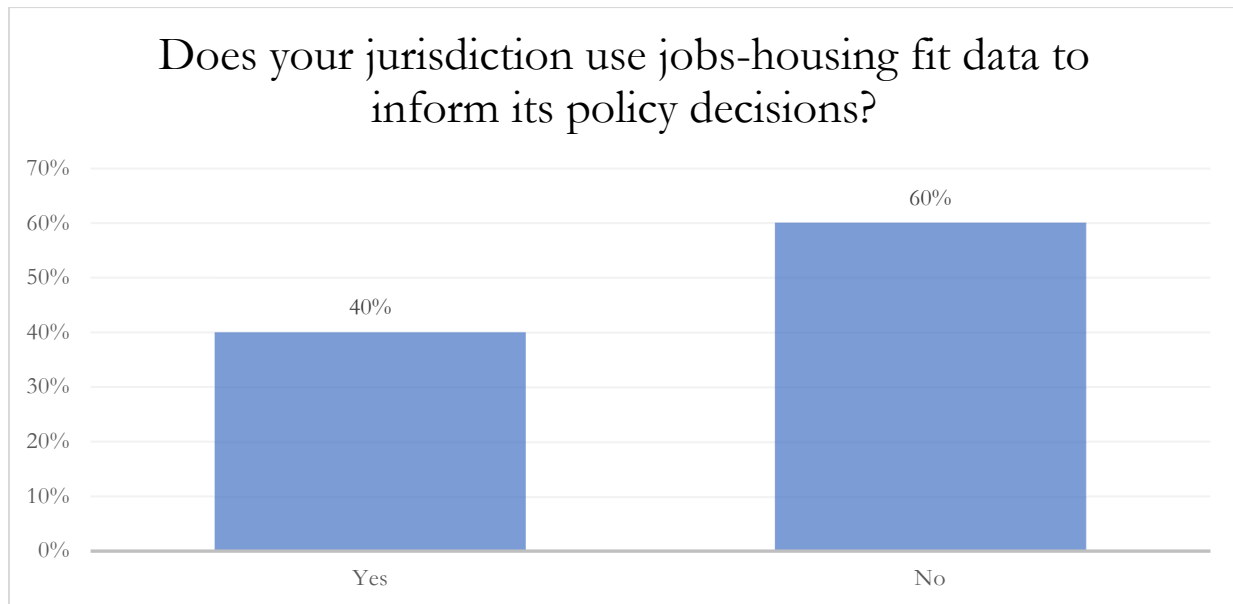
Continuing the analysis of the jurisdictions’ Jobs-Housing Fit Ratio, question six asked jurisdictions to analyze the impacts of their ratio. The majority of jurisdictions, sixty percent (six out of ten respondents to this question), indicated that their Jobs-Housing Fit Ratio made it difficult for local employers to hire and/or retain workers. The second most common impact of the Jobs-Housing Fit Ratio, which forty percent of respondents cited, consists of long commutes to jobs outside of the jurisdiction. Thirty percent of respondents cited high rates of housing cost burden for residents and long commutes into the jurisdiction as impacts resulting from their Jobs-Housing Fit Ratio. The City

⁴ The City of California City submitted two contradictory responses, “Somewhat significant” and “Somewhat insignificant,” which were excluded from this analysis as a result.

of Taft indicated that their Jobs-Housing Fit Ratio results in “New industries not related to oil and gas struggl[ing] to commit to develop in Taft and utilize the trained oil and gas workers for their needs.” Only one out of the ten respondents (ten percent), the City of Wasco, indicated that their Jobs-Housing Fit Ratio produced no significant impacts.

When asked if jobs-housing fit data informs policy decisions in question seven of the Survey, the majority of respondents (six out of ten) indicated that it did not.

Figure 3: Use of Jobs-Housing Fit Data to Inform Policy Decisions



Housing Opportunities and Constraints

The second section of the Survey, which consisted of questions eight through twelve, focused on housing opportunities and constraints. Question eight asked jurisdictions to identify the constraints and opportunities for the development of additional housing by 2032 in the jurisdiction. Overall, the greatest opportunities recognized by the jurisdictions consist of the availability of vacant land and the availability of schools, and the greatest constraints consist of construction costs, project labor agreements, and lands protected by federal or state programs. In addition to those, a majority of jurisdictions cited availability of parks, sewer capacity, and suitable land availability as opportunities or both opportunities and constraints. And a majority of jurisdictions cited availability of construction workforce, availability of public or social services, availability of surplus public land, financing/funding for affordable housing, impact of climate change and natural hazards, state requirements to reduce Vehicle Miles Traveled (VMT), and weak market conditions as constraints or both constraints and opportunities.

Figure 4: Housing Development Constraints and Opportunities

Which of the following apply to your jurisdiction as an opportunity and/or a constraint for development of additional housing by 2032?				
	Opportunity	Constraint	Both	Total #
Availability of construction workforce	13%	63%	25%	8
Availability of parks	63%	38%	0%	8
Availability of public or social services	22%	67%	11%	9
Availability of schools	75%	13%	13%	8
Availability of surplus public land	14%	71%	14%	7
Availability of vacant land	60%	10%	30%	10
Availability of water suitable for consumption	44%	44%	11%	9
Construction costs	0%	100%	0%	10
County policies to preserve agricultural land	40%	40%	20%	5
Financing/funding for affordable housing	40%	60%	0%	10
Impact of climate change and natural hazards	33%	67%	0%	6
Lands protected by federal or State programs	0%	57%	43%	7
Project labor agreements	0%	67%	33%	6
Sewer Capacity	56%	44%	0%	9
State requirements to reduce VMT	20%	50%	30%	10
Suitable land availability	56%	33%	11%	9
Utility connection fees	29%	29%	43%	7
Weak market conditions	14%	57%	29%	7

When asked to identify the three greatest opportunities for the development of additional housing by 2031 in question nine, the jurisdictions selected the following eight opportunities:

1. Land availability, including public, suitable, or vacant land (seven of ten respondents selected this)
2. Sewer and/or water availability (five of ten respondents selected this)
3. Availability of schools (three of ten respondents selected this)
4. Financing/funding for affordable housing (two of ten respondents selected this)
5. Availability of parks and recreation programs (one of ten respondents selected this)
6. Competitive land costs (one of ten respondents selected this)
7. Competitive utility connection fees (one of ten respondents selected this)
8. County policies to preserve agricultural land (one of ten respondents selected this)

Similarly, when asked to identify the three greatest constraints for the development of additional housing by 2031 in question ten, the jurisdictions selected the following eight constraints:

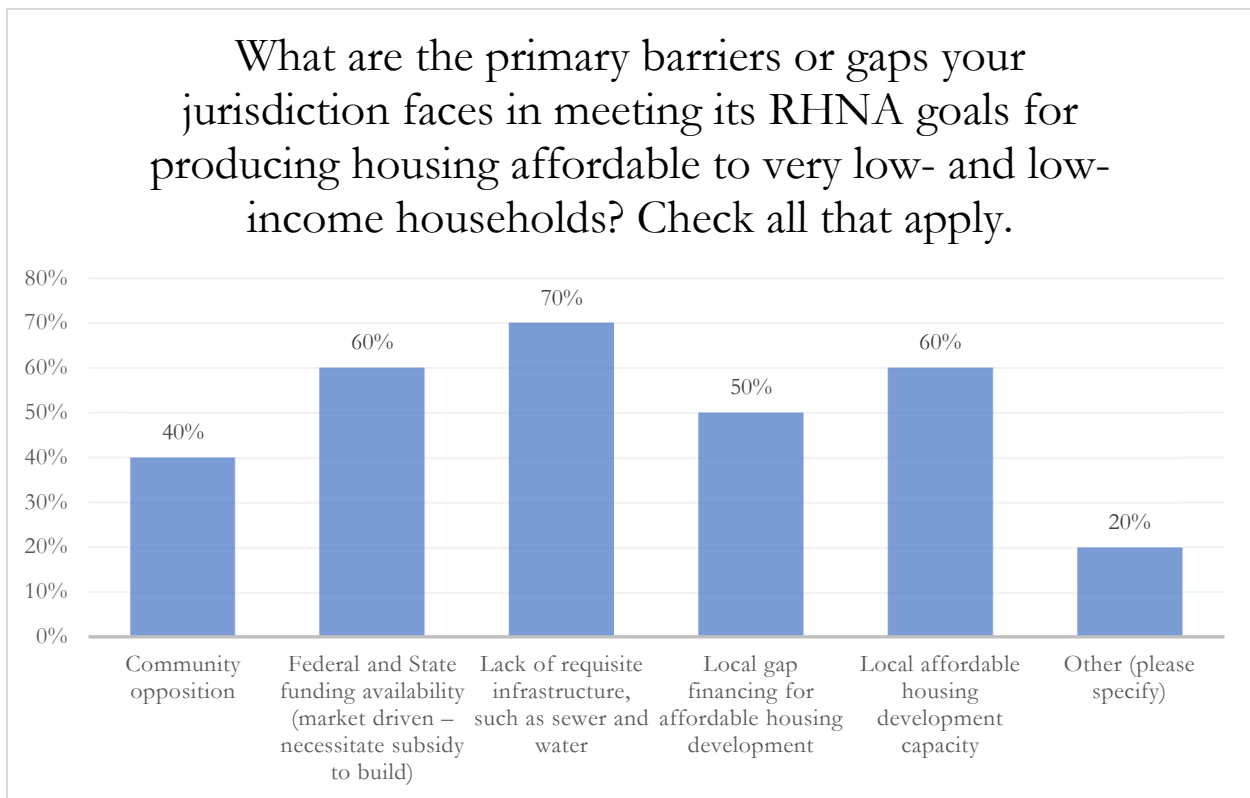
1. Construction costs (five of ten respondents selected this)
2. Infrastructure, sewer and/or water capacity limits (three of ten respondents selected this)
3. Land availability, including locally-owned public land, vacant land, or land not owned by the federal government, oil companies, or private owners uninterested in development (three of ten respondents selected this)
4. Distance to jobs for residents (two of ten respondents selected this)

5. Weak market conditions (two of ten respondents selected this)
6. Funding (one of ten respondents selected this)
7. Entitlement process, including CEQA review (one of ten respondents selected this)
8. Policy (one of ten respondents selected this)
9. Unavailability of parks and/or open space (one of ten respondents selected this)
10. Unavailability of public or social services (one of ten respondents selected this)

The responses demonstrate the significance of the availability of funding, land, and water.

Six of the eleven respondents to question eight wrote in additional constraints and opportunities. The additional constraints include a need for technical assistance, including with identifying suitable land, low home values failing to attract developers, a lack of awareness of the jurisdiction among developers, building industry association inactivity in the jurisdiction, increased burdens on the jurisdiction’s general fund, which is exacerbated by new housing, and, finally, water supply and agricultural interests. As an additional opportunity, one jurisdiction highlighted the presence of entitled tentative tract maps available for development.

Figure 5: Primary Affordable Housing Barriers

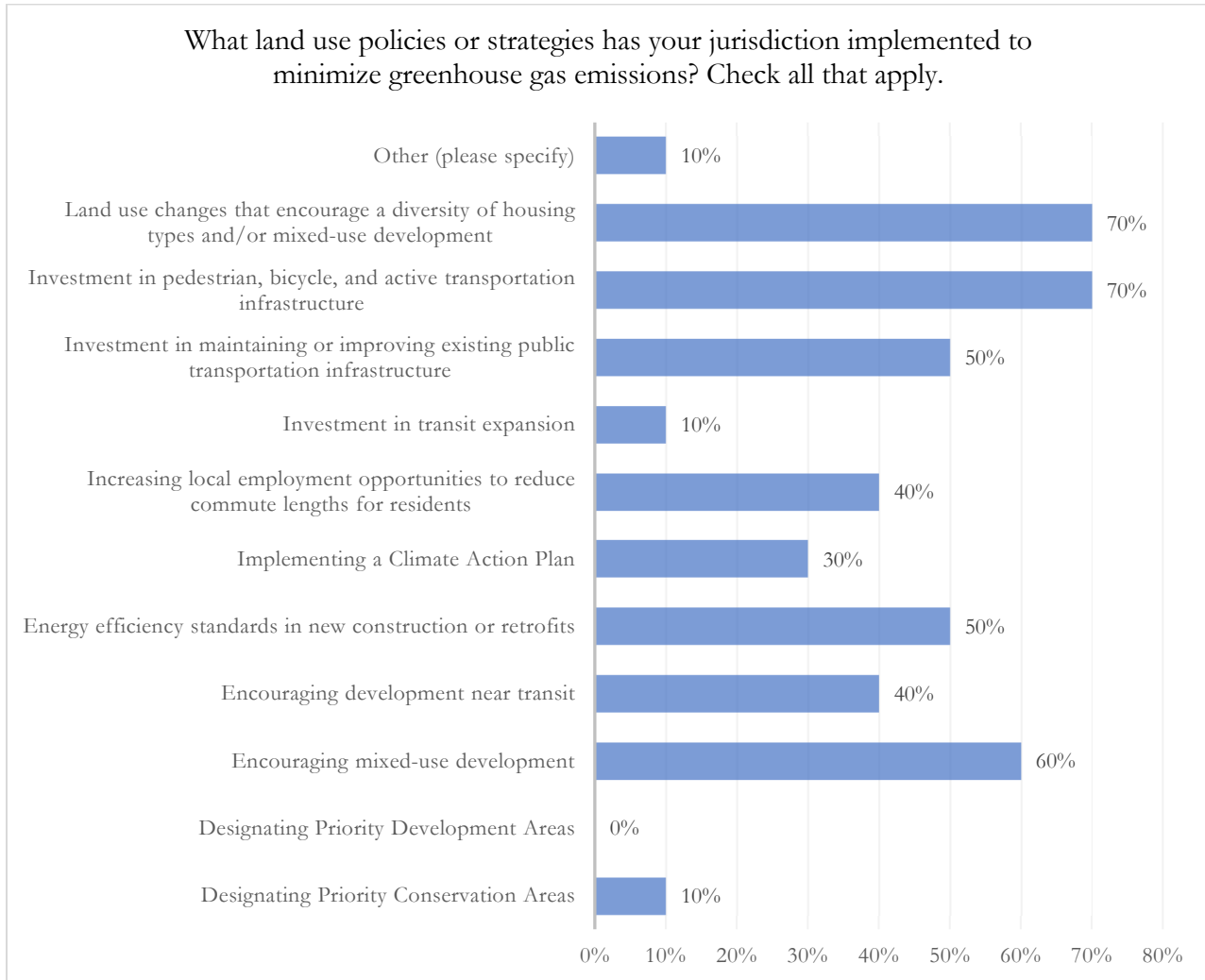


Question eleven asked jurisdictions to identify the primary obstacles to meeting affordable housing goals. Similar to the constraints identified in prior responses, the greatest obstacles include a lack of infrastructure, including sewer and water (seventy percent), as well as a lack of funding (sixty percent) and a lack of local affordable housing development capacity (sixty percent).

Further, forty percent of respondents (four of ten) cited community opposition as a primary barrier toward the development of affordable housing. Finally, twenty percent cited other reasons, including being landlocked in the case of the City of Arvin and a lack of interested developers in the case of the City of Tehachapi.

The final question of this section, question twelve, of the Survey related to housing opportunities and constraints asked jurisdictions to identify what land use policies or strategies they have implemented to reduce greenhouse gas emissions.

Figure 6: Greenhouse gas emission reduction policies and strategies



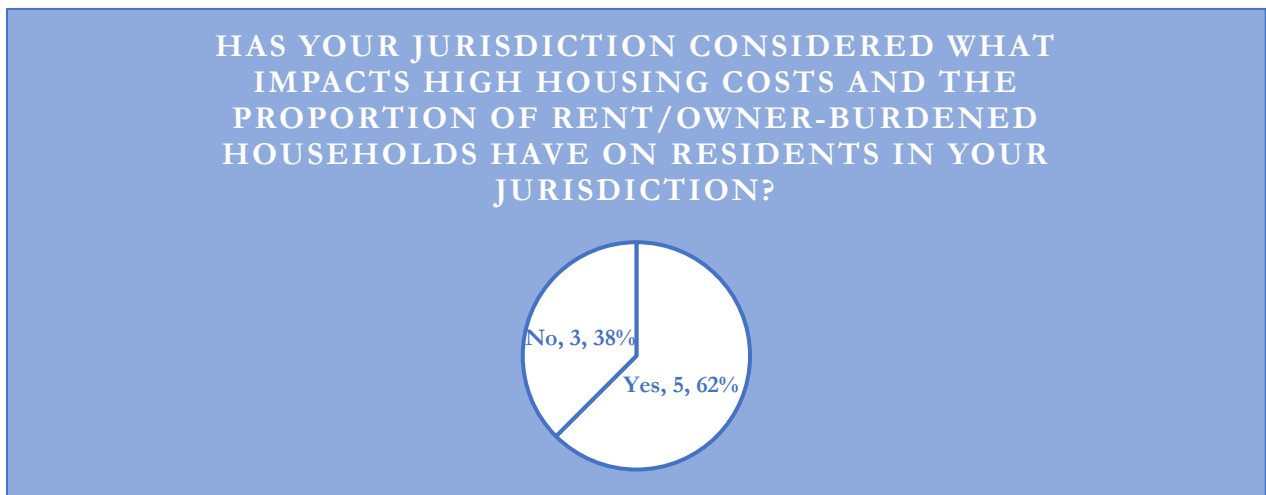
The two most commonly utilized strategies, which seven of ten respondents selected, include land use changes that encourage a diversity of housing types and/or mixed-use development, as well as investment in pedestrian, bicycle, and active transportation infrastructure. Sixty percent of respondents to this question (six out of ten) selected encouraging mixed-use development, which made it the third most commonly utilized strategy. Half of the jurisdictions responding to this question indicated that implementing energy efficiency standards in new construction or retrofits, as well as investment in maintaining or improving existing public transportation infrastructure, helped

their jurisdiction reduce greenhouse gas emissions. Forty percent of respondents selected encouraging development near transit and increasing local employment opportunities to reduce commute lengths for residents, and thirty percent selected implementing a Climate Action Plan. Whereas only ten percent of jurisdictions selected designating Priority Conservation Areas or investment in transit expansion, no jurisdictions selected designating Priority Development Areas. Additionally, ten percent of responding jurisdictions (one out of ten), the City of Arvin, selected “Other” and indicated that the city had implemented strategies to electrify its fleet and to expand the urban tree canopy.

Housing Affordability and Overcrowding

The third section of the Survey, which included questions thirteen and fourteen, focused on issues of housing affordability and overcrowding in the jurisdictions. Question thirteen presented information on the percentage of cost-burdened households in each jurisdiction and asked the jurisdictions to explain whether they considered the impacts of high housing costs, including mortgage, rents, and other costs associated with housing (e.g., utilities, taxes, insurance), and proportions of cost-burdened households. While most jurisdictions provided a yes or no response, some also provided additional information. Overall, of the eight jurisdictions that provided a yes or no response, five (sixty-two-and-a-half percent) replied yes and three (thirty-seven-and-a-half percent) said no.

Figure 7: Consideration of Housing Cost Impacts on Residents



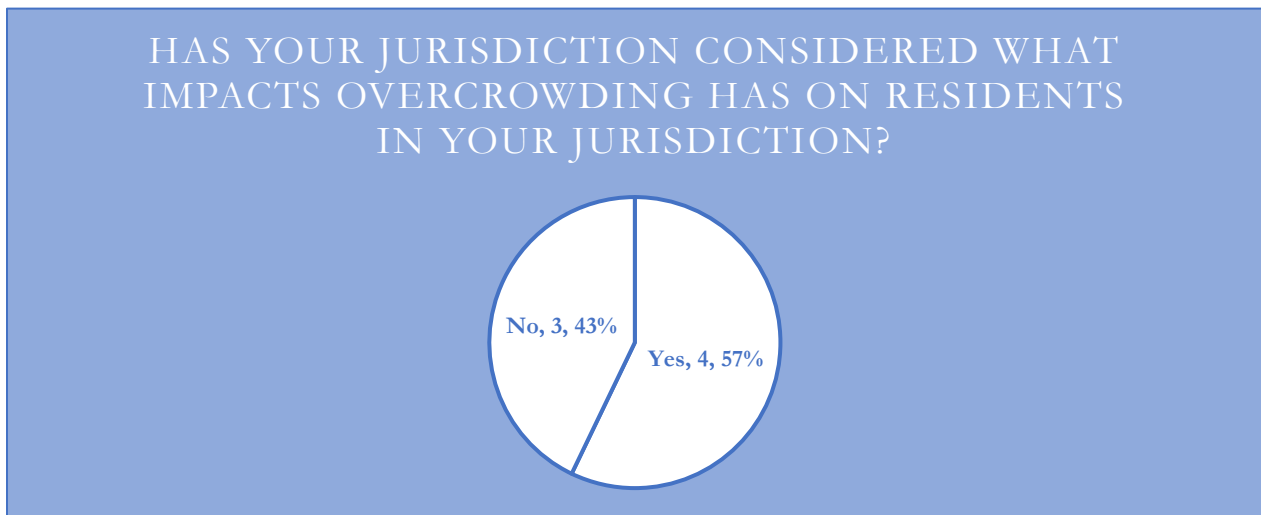
The City of McFarland mentioned that the “City has increased their efforts to solve these issues. Efforts such as encouraging affordable housing, low-income housing, and applying for new-home buyer grant have all been done by the City.” The City of Taft stated that “The cost burden does not seem to be impacting our owner-occupied units much. The high percentage of renters paying more than 30% may be due to our significant 55+ resident population that is living off of social security checks but paying market rate rent.”

The second and final question in this section, question fourteen, presented information regarding “overcrowded” households in each jurisdiction, and it asked the jurisdictions to explain whether they considered the impacts of overcrowding on residents in the jurisdiction. Overall, of the seven

jurisdictions that provided a yes or no response, four (about fifty-seven percent) replied yes and three (about forty-three percent) said no.

The City of Arvin mentioned that “We are attempting to roll out an ADU program.” The City of McFarland stated that “The Census shows that a large percentage of McFarland households are made up of extended families and are therefore overcrowded. Affordable housing is encouraged to developers to resolve these overcrowding issues.” Further, the City of Taft responded that “Taft has always been below the state, county, and regional persons per household and overcrowding rates. Taft has never been above 3 persons per household on average.”

Figure 8: Consideration of Overcrowding Impacts on Residents



Housing Demand

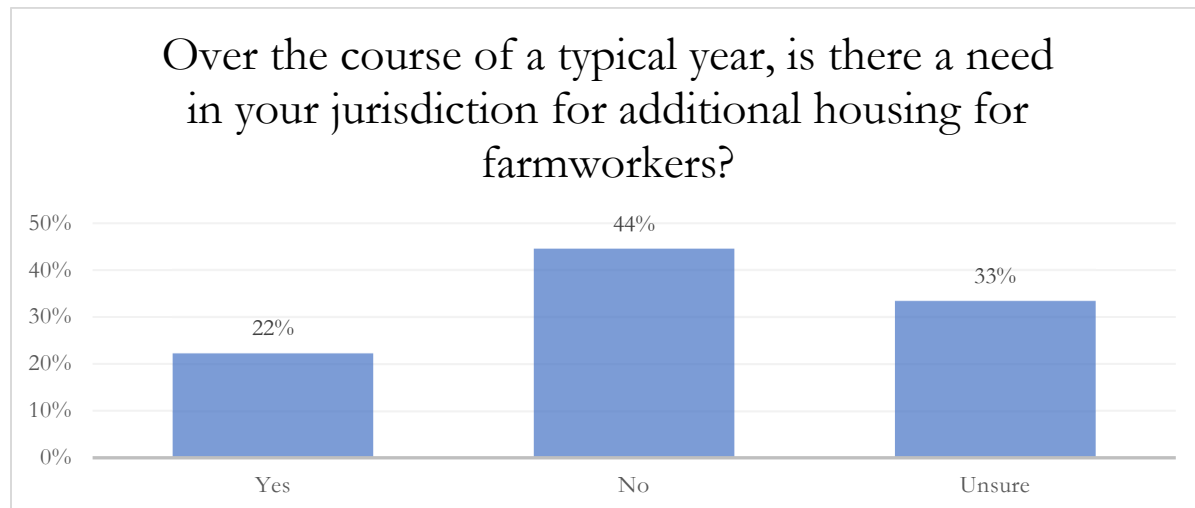
The fourth section of the Survey, which included questions fifteen through twenty-four, focused on issues related to housing demand in each jurisdiction. Question fifteen asked whether jurisdictions recognized a need for additional farmworker housing. Whereas two respondents recognized a need for additional farmworker housing over the next year, four respondents did not recognize such a need and three were unsure.⁵

When responding to question sixteen, which only applied to jurisdictions that recognized a need for additional farmworker housing, the City of Arvin stated that the reasons for unmet demand of farmworker housing include “Seasonal farm worker increases” and that “There is also a lack of capacity within City Staff.” Further, the City of McFarland mentioned that unmet farmworker housing needs result from a lack of “Funding and land owners open to making their land available for future housing developments.” Of the jurisdictions unsure about the need for additional farmworker housing, some provided comments about the reasons for unmet need. The City of Bakersfield mentioned that “Bakersfield processes limited requests for farmworker housing,” and the City of California City cited “Housing and Apartment stock.”

⁵ The City of California City submitted two contradictory responses, “Yes” and “No,” which were excluded from this analysis as a result.

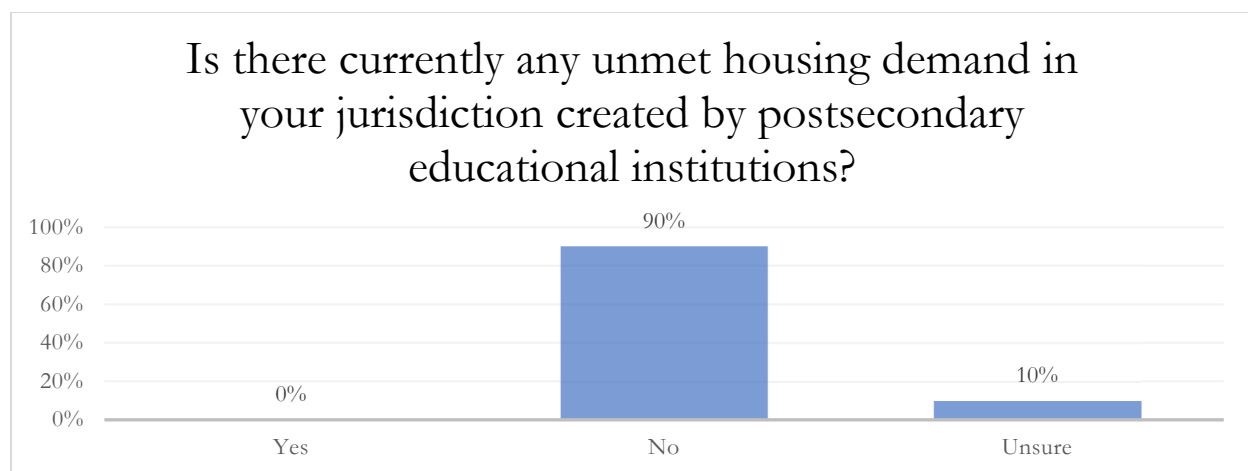
Question seventeen asked jurisdictions to consider whether any currently unmet housing need resulted from postsecondary educational institutions. While one of the ten responding jurisdictions was unsure of whether such a need existed, the other nine recognized no such need.

Figure 9: Recognized Need for Farmworker Housing



Question eighteen asked respondents that recognized a currently unmet housing need from postsecondary educational institutions to explain the main reasons of the unmet demand. Since none of the jurisdictions recognized any such need, question eighteen did not apply. Still, the City of Taft noted that “We have a community college in Taft, but it is more of a commuter college for residents of Kern County.”

Figure 10: Recognized Postsecondary Educational Institutions' Housing Needs

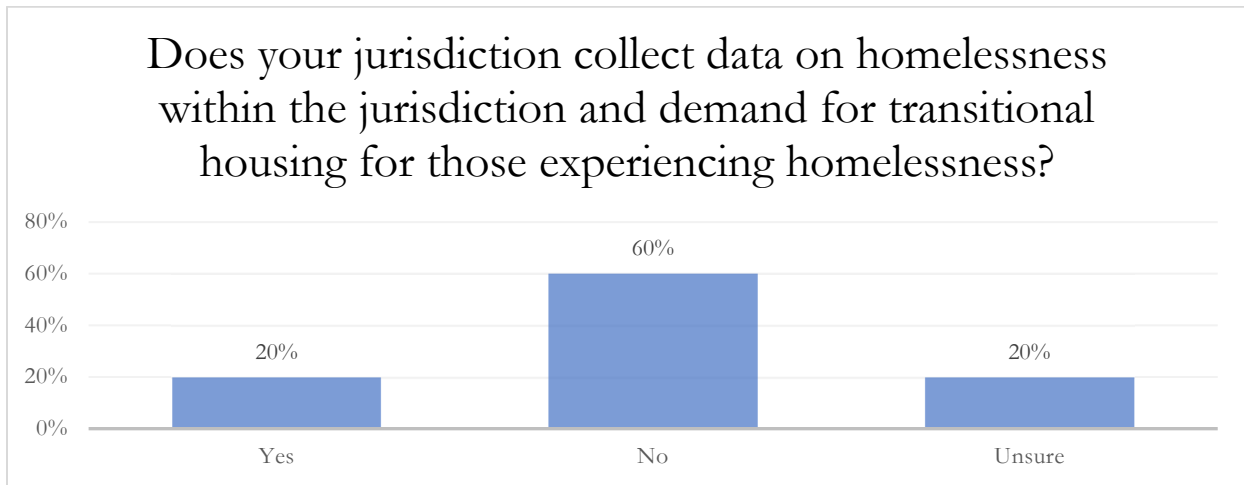


Question nineteen asked jurisdictions about whether they collect data on homelessness and demand for transitional housing. Of the ten responding jurisdictions, two collected such data, six did not, and two were unsure.

Question twenty-one asked jurisdictions to indicate whether or not they experienced any loss of units in assisted housing developments in the prior decade as a result of issues facing at-risk

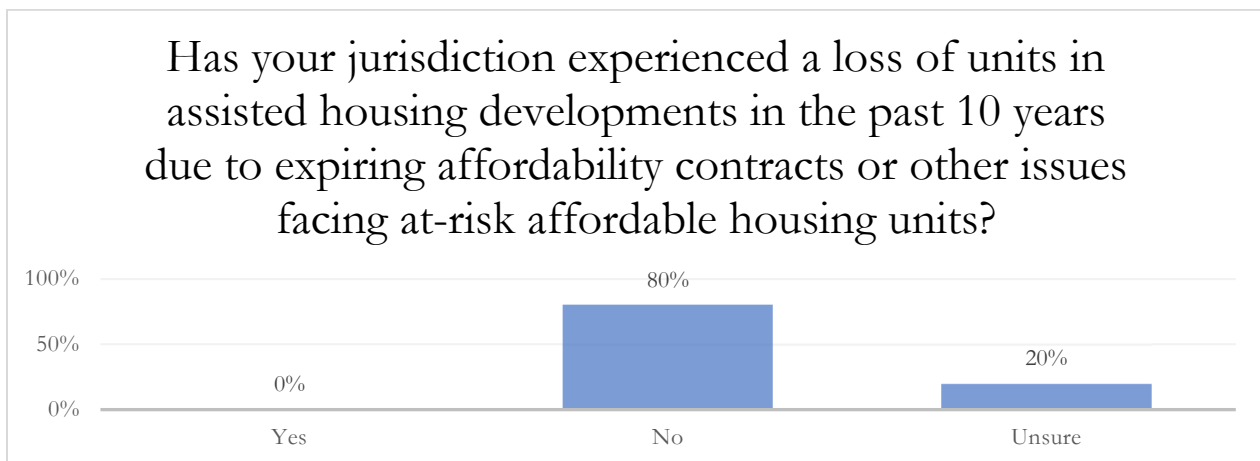
affordable housing units. Eight of ten responding jurisdictions mentioned that they have not experienced such a loss, and the other two stated that they were unsure.

Figure 11: Collection of Data on Homelessness and Transitional Housing Need



Question twenty asked jurisdictions to provide an estimate for the local homeless population and corresponding need for transitional housing if the jurisdiction collected such data. The City of Arvin stated that “We have about 25 homeless people in the community.” Further, the other jurisdiction collecting such data, Kern County, reported “over 1700 unhoused individuals with over 18,000 people on waiting list for permanent housing.” Finally, the City of Wasco mentioned that “The City of Wasco does not collect data on homelessness within the jurisdiction. However, the City participates in the annual point in time homeless census count. The 2020 point in time count identified a total of 9 homeless individuals in Wasco.”

Figure 12: Experience of Loss of Assisted Housing Developments in Prior Decade

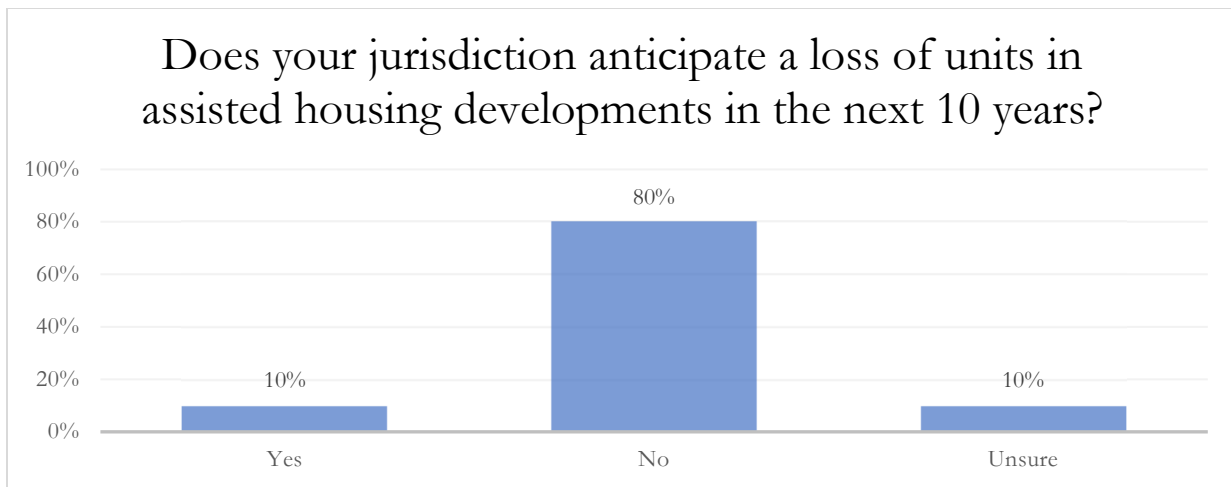


Question twenty-two asked jurisdictions that experienced a loss of units in assisted housing developments in the prior decade to estimate how many such units were lost. Since no jurisdictions indicated that they had lost any such units, question twenty-two did not apply.

Question twenty-three asked jurisdictions to indicate whether they anticipate any loss of assisted housing development units in the next decade. Eight of ten responding jurisdictions mentioned that they do not anticipate such a loss, one does anticipate a loss, and one was unsure.

Question twenty-four asked jurisdictions that anticipated a loss of units in assisted housing developments in the next decade to estimate how many such will be lost and why. The one jurisdiction that anticipated a loss, Kern County, indicated that it is unknown how many units will be lost or why.

Figure 13: Anticipated Loss of Assisted Housing Development Units in Next Decade

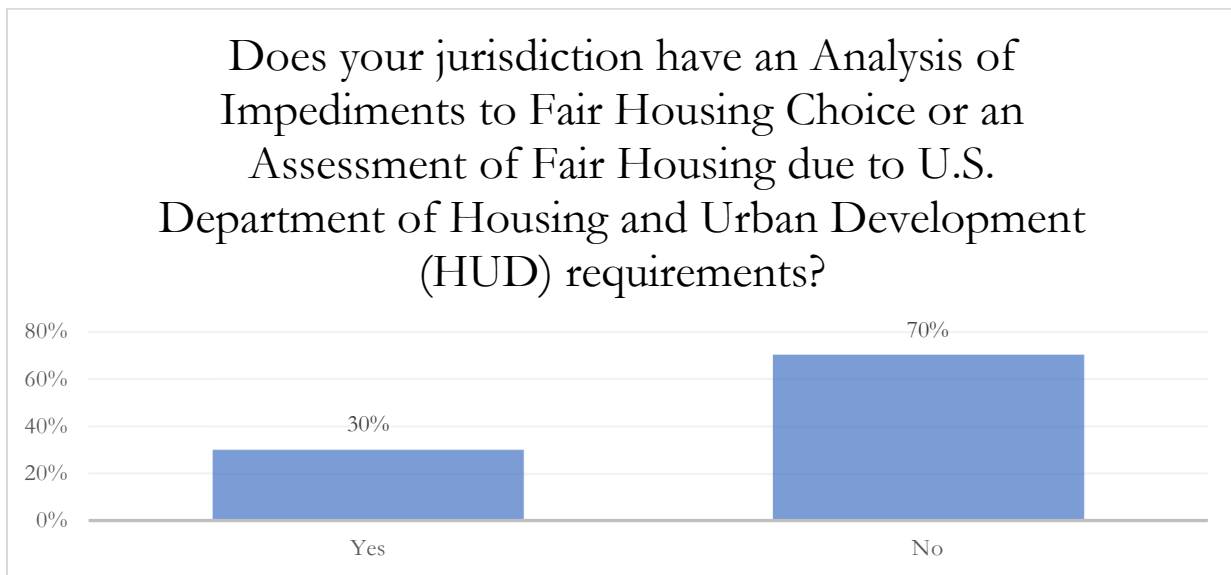


Affirmatively Furthering Fair Housing

The fifth section of the Survey, which included questions twenty-five through thirty-four, focused on issues related to affirmatively furthering fair housing. Question twenty-five asked jurisdictions to indicate whether they have an analysis of impediments to fair housing choice or an assessment of fair housing due to U.S. Department of Housing and Urban Development (HUD) requirements. Whereas seventy percent (seven out of ten respondents) of jurisdictions indicated that they did not have an analysis of impediments to fair housing choice or an assessment of fair housing, thirty percent do have such an analysis or assessment.

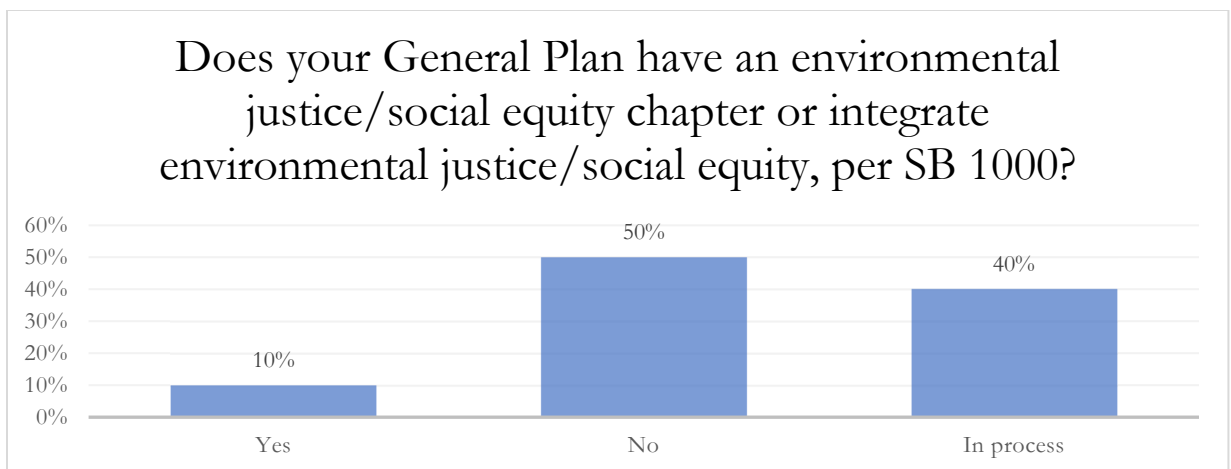
Question twenty-six asked jurisdictions for the year of their latest General Plan update. Whereas the most recent update occurred in August 2021 and another jurisdiction recently selected a consultant for an upcoming comprehensive update of a General Plan that has not been updated since 2002, two jurisdictions mentioned that their latest update occurred in 2016, two indicated 2008, one in 2013, one in 2010, one in 2005, one in 2004, and another in 2002. Similarly, question twenty-seven asked for the year of the last update to the General Plan's Housing Element. Whereas most respondents indicated that their last update to their Housing Element occurred in 2015, one jurisdiction indicated that it was last updated in 2018 and another indicated 2016.

Figure 14: Analysis of Impediments to Fair Housing Choice or Assessment of Fair Housing



Question twenty-eight asked if the jurisdiction’s General Plan has an environmental justice/social equity chapter or otherwise integrates environmental justice/social equity. Whereas half of the ten responding jurisdictions indicated that they have not integrated environmental justice/social equity in their General Plan, ten percent (one out of ten) indicate that they do, and another forty percent indicate that their jurisdiction is in the process of integrating environmental justice/social equity in their General Plan.

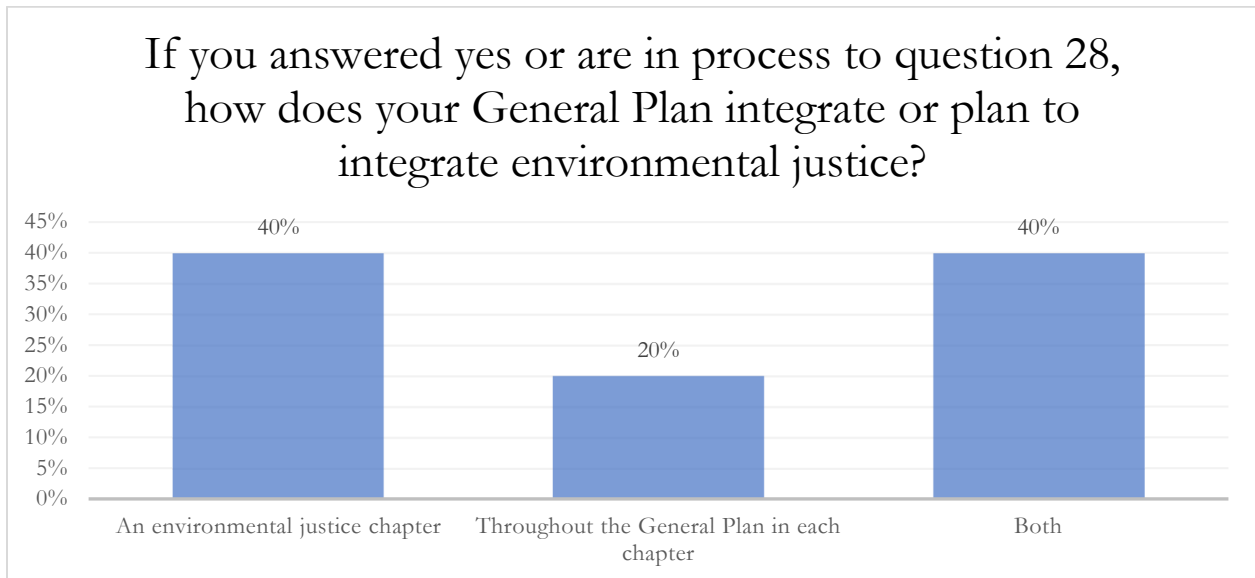
Figure 15: Environmental Justice/Social Equity in General Plan



For jurisdictions integrating or in the process of integrating environmental justice/social equity in their General Plan, question twenty-nine asked about whether it is integrated in an environmental justice chapter and/or throughout the General Plan. Whereas forty percent of the respondents (two out of five) indicated that environmental justice/social equity is integrated in the General Plan through a chapter, twenty percent integrated environmental justice/social equity throughout the

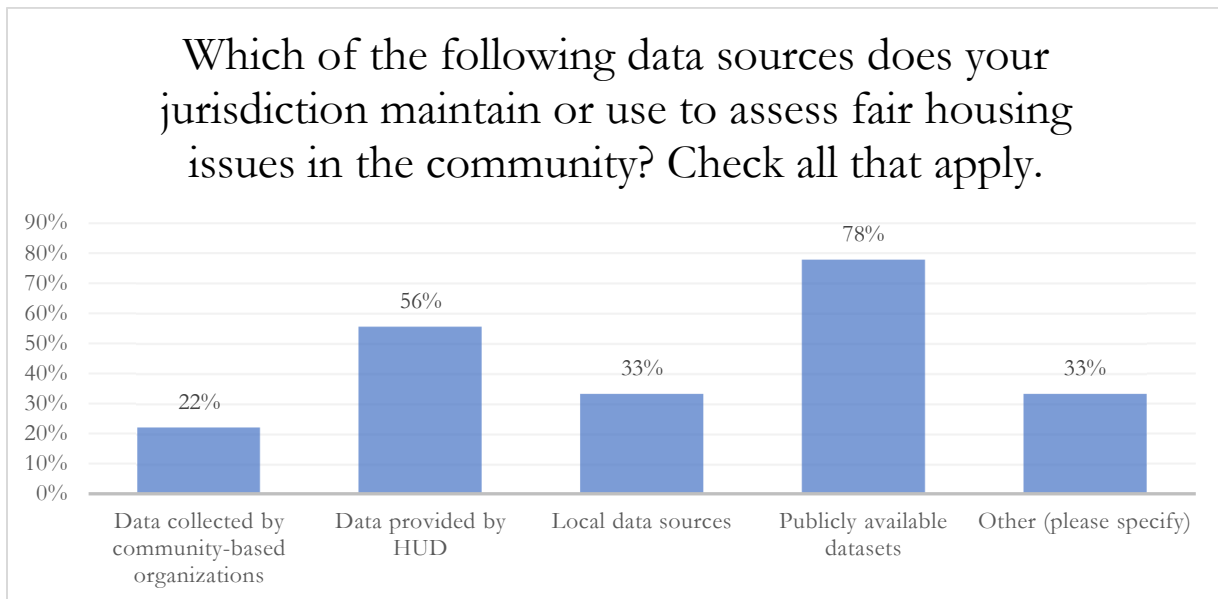
General Plan and another forty percent indicated that they integrated environmental justice/social equity in a chapter and throughout the General Plan.

Figure 16: Environmental Justice/Social Equity Integration in General Plan



Question thirty asked about data sources maintained or utilized to assess fair housing issues. Of the nine respondents, most jurisdictions utilized publicly available datasets (seven out of nine) and a majority (five out of nine) also utilize data provided by HUD. Two out of nine respondents utilize data collected by community-based organizations, and another three out of nine respondents utilize other data sources, including permits and a Housing Element assessment.

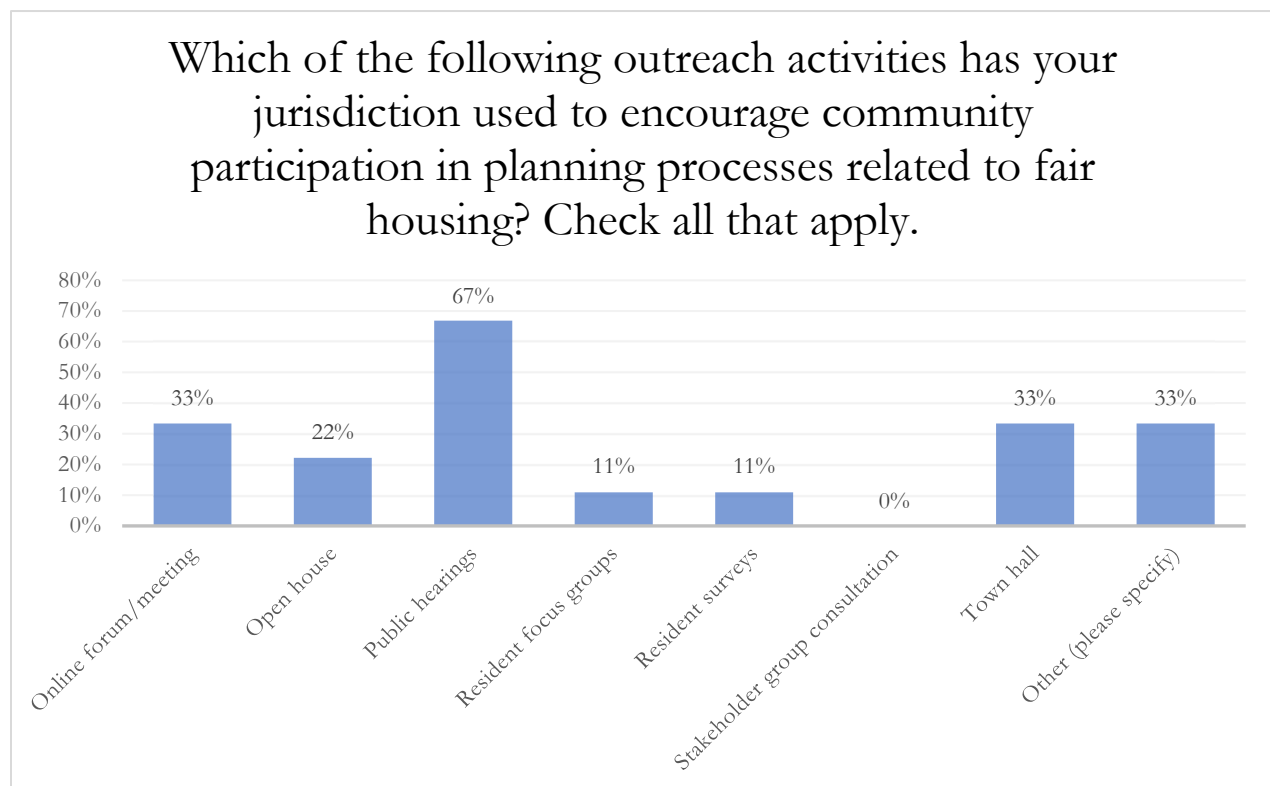
Figure 17: Data Sources for Fair Housing Issues



Question thirty-one asked jurisdictions to identify important data points to consider for affirmatively furthering environmental justice and fair housing. The City of Arvin called for the analysis of “the availability of land. This has been a consistent impediment in moving forward on an affordable housing project.” The City of California City mentioned the need to consider “More housing and apartment stock.” The City of Taft recognized a need to consider “[t]echnical assistance and guidance on how to assess and address equity, environmental justice, and Affirmatively Furthering Fair Housing.”

Question thirty-two asked jurisdictions to identify the outreach activities utilized to foster community participation in planning related to fair housing. Most respondents, including six out of nine responding jurisdictions, indicated that they utilize public hearings to encourage community participation in planning related to fair housing. Three out of nine responding jurisdictions selected online forum/meeting, town halls, or other methods. Of the other methods utilized, jurisdictions mentioned community meetings. Two out of nine respondents provide open houses to encourage community participation, and one out of nine respondents utilize resident focus groups or resident surveys. No respondents utilize stakeholder group consultation as a method to encourage community participation in planning processes related to fair housing.

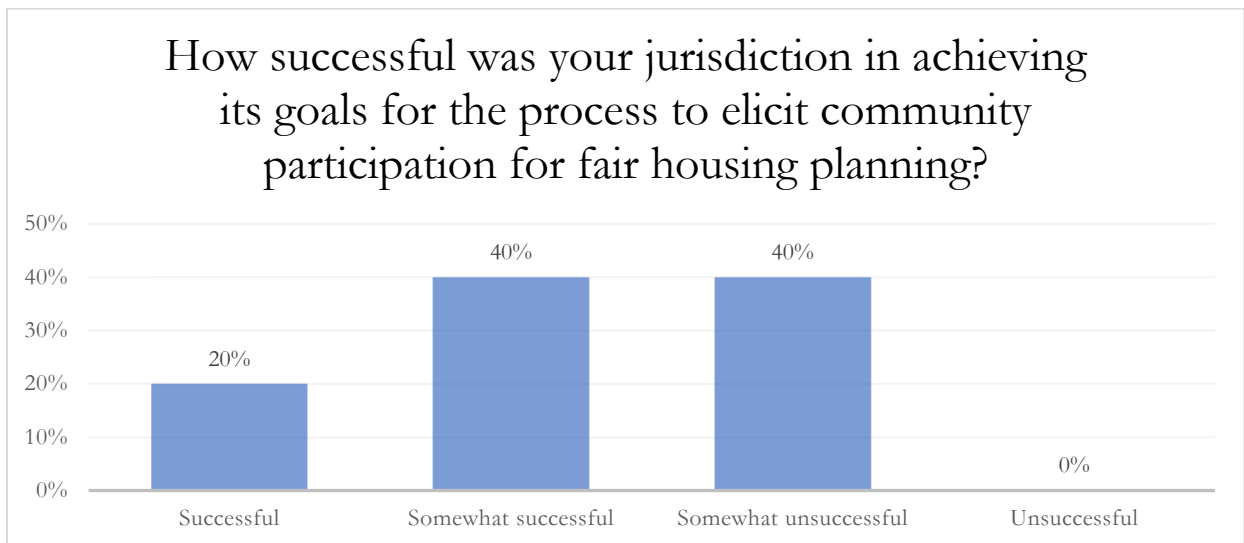
Figure 18: Community Outreach Activities for Participation in Fair Housing Planning Processes



Question thirty-three asked jurisdictions to describe their goals for community participation in fair housing planning. The City of Arvin mentioned a goal of “[c]ollaboration with EJ groups and community groups to encourage stakeholder participation.” Similarly, the City of Ridgecrest outlined a goal for “[e]ngagement and participation from community stakeholders and public.” The City of

Shafter identified a goal of “[i]ncreased public participation in the process. With the AB617 and EJ Element meetings and workshops held over the past year or so, more community members and groups have become engaged in the process so the next Housing Element cycle is anticipated to result in more input from the community.” The City of Wasco described prior efforts, including that the “City’s most recent efforts in this arena were to gather input from residents living in a 224 unit affordable farm labor housing development located in a heavy industrial zone and separated from the rest of the community by a BNSF main line. Residents were asked to comment regarding relocation of the housing complex to an appropriately zoned new site adjacent to a new school and other commercial and public services. Residents were asked to comment on the relocation as well as the design of the new housing.” The City of Cathedral City indicated no goals, the City of Taft stated that “We are not in the process,” the City of Tehachapi recognized that they are “[i]n process,” and the City of McFarland mentioned goals of “[c]ommunity meetings, surveys, and events.” Question thirty-four asks jurisdictions to indicate their level of success at achieving goals for community participation in fair housing planning. Whereas sixty percent of respondents (three out of five) indicated that they were successful (one out of five) or somewhat successful (two out of five), forty percent indicated that they were somewhat unsuccessful (two out of five).

Figure 19: Success of Goals for Community Participation in Fair Housing Planning



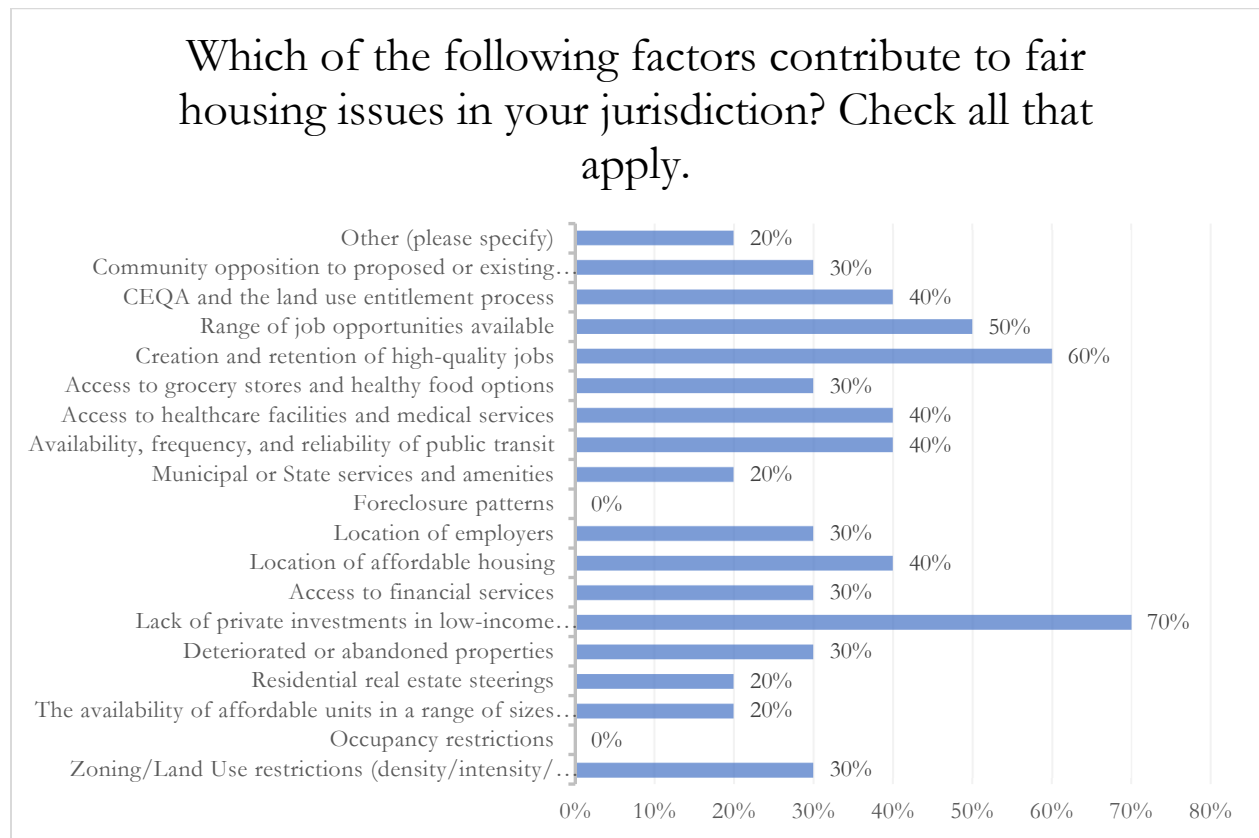
When explaining a lack of success at meeting goals for community participation in fair housing planning, respondents mentioned a “[l]ack of participation,” that “[v]ery few community members participated in the Housing Element process in 2015,” and that the “City has not engaged community as of yet.”

Fair Housing Issues

The next section of the Survey, which focused on fair housing issues, consisted of questions thirty-five and thirty-six. Question thirty-five asked jurisdictions to indicate what factors contributed to fair housing issues in the jurisdiction. No jurisdictions selected foreclosure patterns or occupancy restrictions. Most jurisdictions (seven out of ten) cited a “[l]ack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,” as a factor

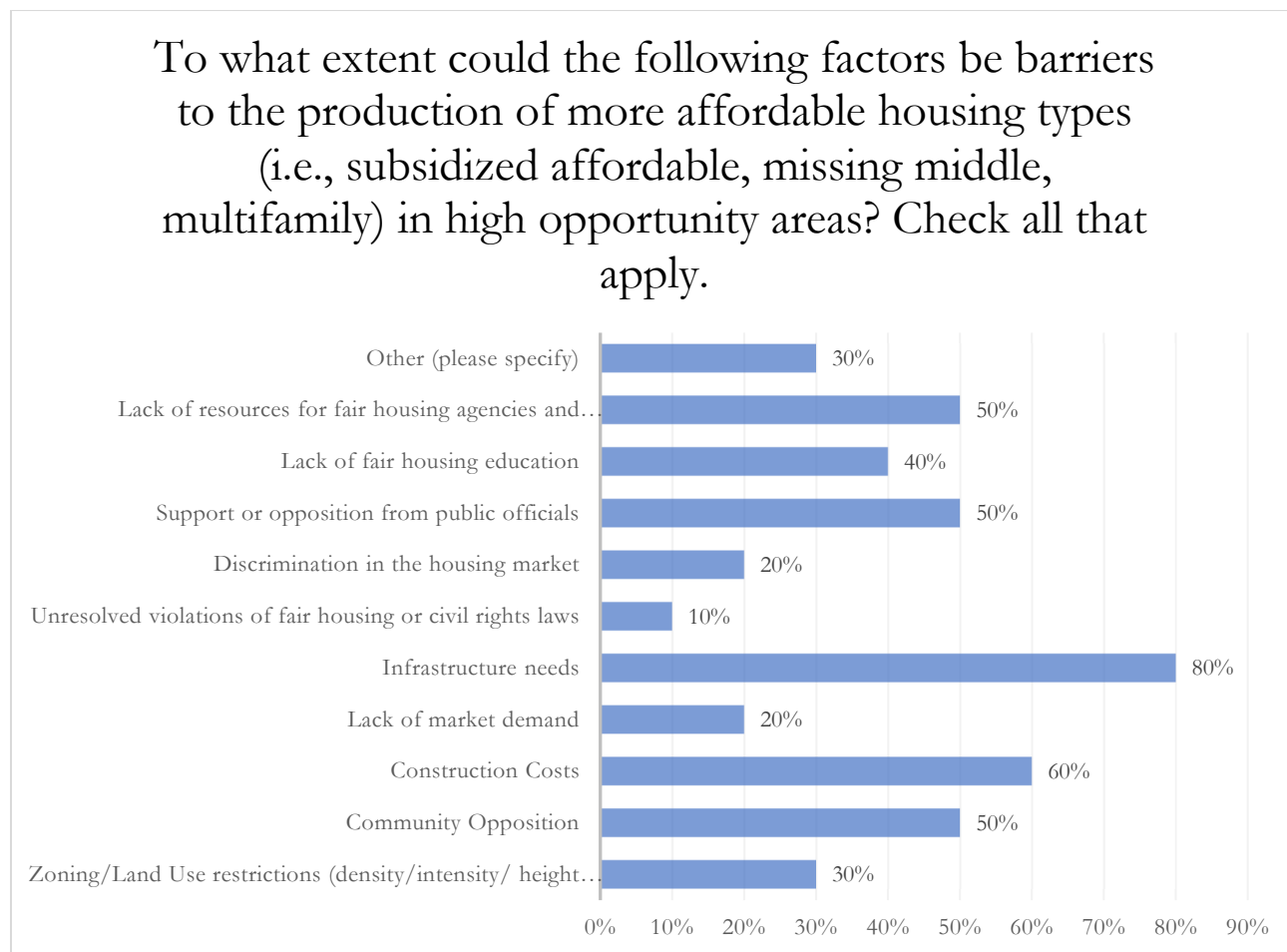
contributing to fair housing issues. Sixty percent of responding jurisdictions (six out of ten) indicate that “[c]reation and retention of high-quality jobs” contributes to fair housing issues. Half of jurisdictions (five out of ten) recognized the “[r]ange of job opportunities available” as contributing to fair housing issues, and forty percent of responding jurisdictions (four out of ten) recognized the following factors as contributing to fair housing issues: “CEQA and the land use entitlement process,” “[a]ccess to healthcare facilities and medical services,” “[a]vailability, frequency, and reliability of public transit,” and “[l]ocation of affordable housing.” Further, thirty percent of responding jurisdictions selected the following factors: “[c]ommunity opposition to proposed or existing developments,” “[a]ccess to grocery stores and healthy food options,” “[l]ocation of employers,” “[a]ccess to financial services,” “[d]eteriorated or abandoned properties,” and “Zoning/Land Use restrictions (density/intensity/ height limits, parking requirements, minimum lot size).” Additionally, twenty percent of responding jurisdictions identified the following factors: “Municipal or State services and amenities,” “Residential real estate steerings,” and “The availability of affordable units in a range of sizes (especially larger units),” “[o]ther.” When describing the other factors contributing to fair housing issues in the jurisdiction, respondents mentioned that “the City struggles to create and retain high-quality jobs for a number of reasons including lack of infrastructure and lack of a quality, trained workforce (education). If the City can focus on improving these things, incomes will rise and additional housing choices will be available to our residents.”

Figure 20: Factors Contributing to Fair Housing Issues in Jurisdiction



Question thirty-six asked jurisdictions to identify factors that could act as barriers to the production of more types of affordable housing in high opportunity areas.

Figure 21: Barriers to Production of More Affordable Housing Types in High Opportunity Areas



Eighty percent of jurisdictions (eight out of ten) recognized “[i]nfrastructure needs” as a barrier, and a majority of responding jurisdictions (six out of ten) cited “[c]onstruction costs” as a barrier. Half of responding jurisdictions (five out of ten) indicated that a “[l]ack of resources for fair housing agencies and organizations,” “[s]upport or opposition from public officials,” and “[c]ommunity opposition” present barriers to the production of more affordable housing types in high opportunity areas. Further, forty percent of responding jurisdictions selected “[l]ack of fair housing education” as a barrier, and thirty percent of responding jurisdictions selected “Zoning/Land Use restrictions (density/intensity/ height limits, parking requirements, minimum lot size)” and/or “[o]ther” factors as barriers. When describing the other factors acting as barriers, jurisdictions mentioned a “[l]ack of land.” Twenty percent of responding jurisdictions (two out of ten) cited “[d]iscrimination in the housing market and “[l]ack of market demand” as barriers, and ten percent (one out of ten) cited “[u]nresolved violations of fair housing or civil rights laws” as a barrier.

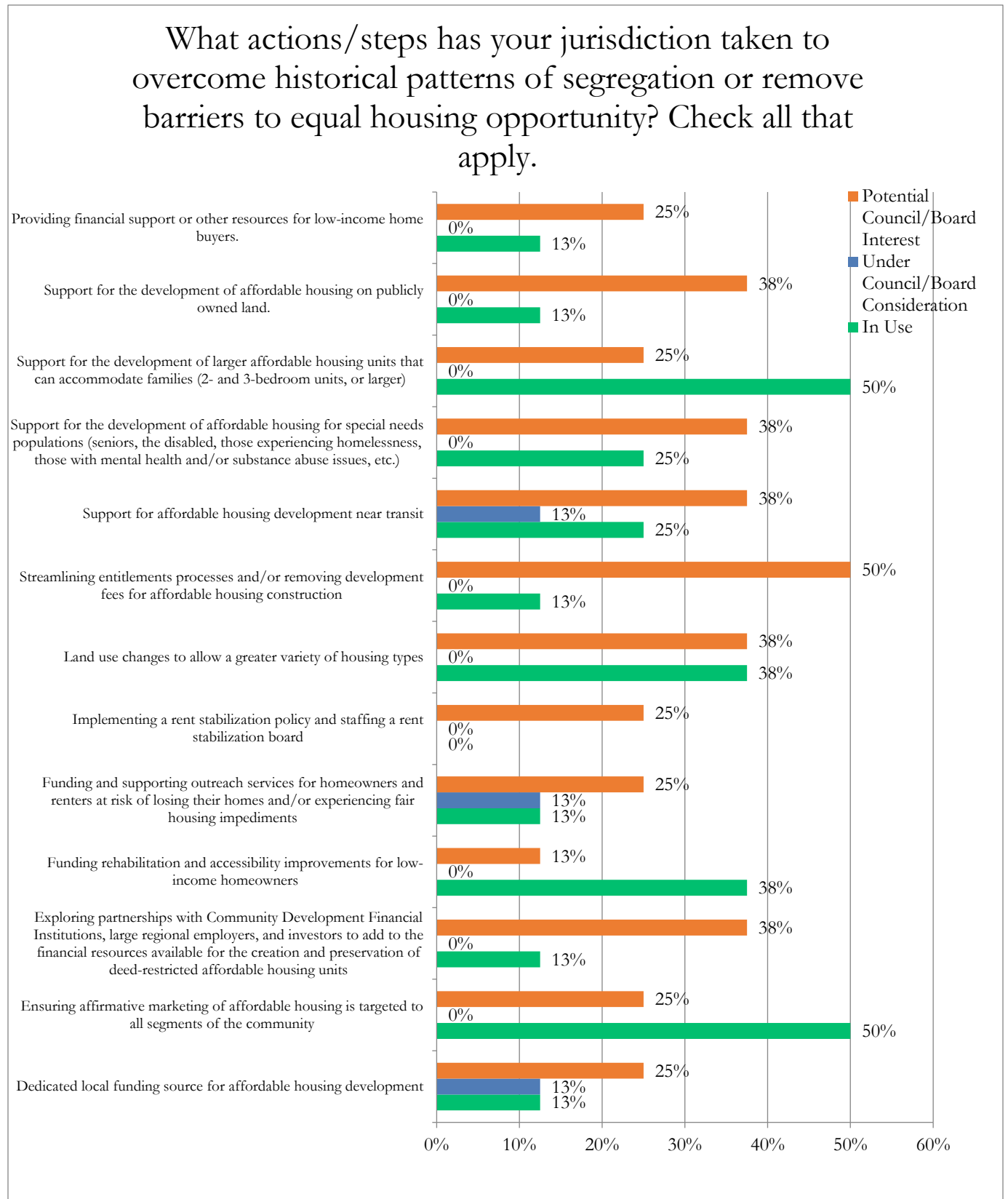
Fair Housing Goals and Actions

The seventh and final section of the Survey, which focuses on fair housing goals and actions, consists of questions thirty-seven through forty-one. Question thirty-seven asks jurisdictions to identify actions taken to overcome historical patterns of segregation or to remove barriers to equal housing opportunity. Seventy-five percent of responding jurisdictions (six out of eight) indicated that the following actions were either in use, under consideration for use, or potentially of interest for use in the jurisdiction: “[e]nsuring affirmative marketing of affordable housing is targeted to all segments of the community,” “[a]nd use changes to allow a greater variety of housing types,” “[s]upport for affordable housing development near transit,” and/or “[s]upport for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger).” With half of responding jurisdictions utilizing them (four out of eight), the most widely used steps include “[e]nsuring affirmative marketing of affordable housing is targeted to all segments of the community” and/or “[s]upport for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger).”

Over sixty-two percent of responding jurisdictions (five out of eight) indicated that the following actions were either in use, under consideration for use, or potentially of interest for use in the jurisdiction: “[s]treamlining entitlements processes and/or removing development fees for affordable housing construction” and/or “Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.)” Half of jurisdictions (four) recognized the following as actions taken, under consideration, or of interest: “[d]edicated local funding source for affordable housing development,” “[e]xploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units,” “[f]unding rehabilitation and accessibility improvements for low-income homeowners,” “[f]unding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments,” and/or “[s]upport for the development of affordable housing on publicly owned land.” Finally, over thirty-seven percent (three of eight) selected “[p]roviding financial support or other resources for low-income home buyers” and twenty-five percent selected “[i]mplementing a rent stabilization policy and staffing a rent stabilization board.”

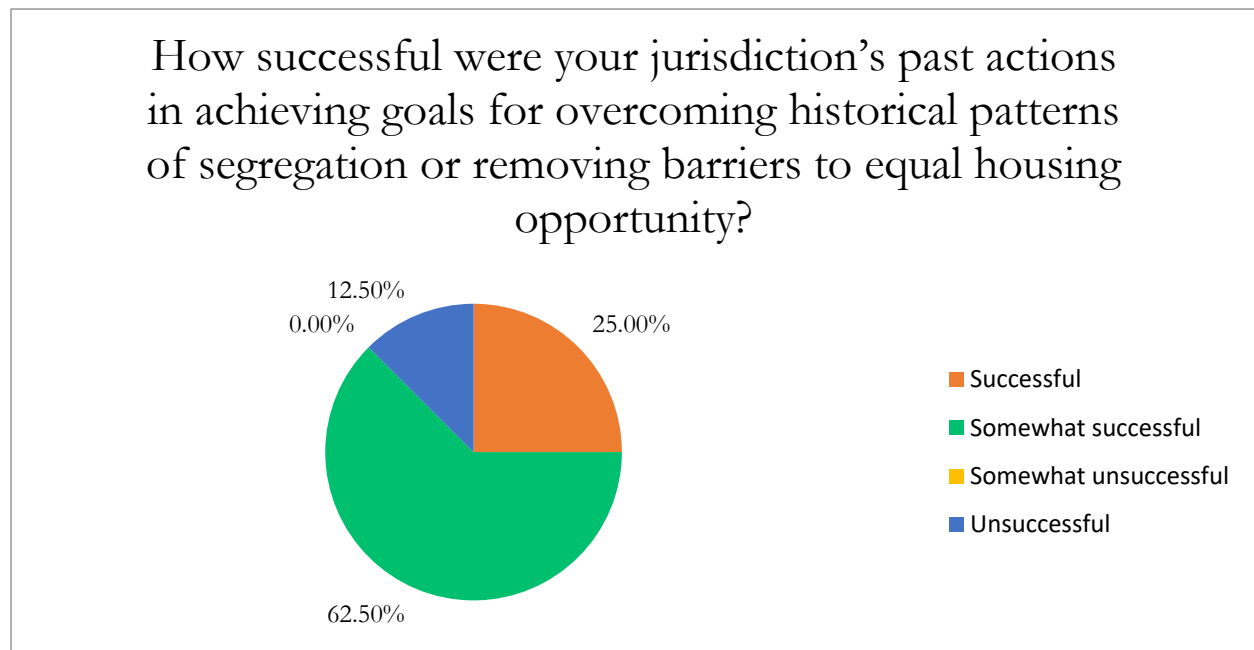
The most widely used actions to overcome historical patterns of segregation or to remove barriers to equal housing opportunity include “Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)” and “Ensuring affirmative marketing of affordable housing is targeted to all segments of the community,” which fifty percent of responding jurisdictions (four out of eight) indicated as being in use. Further, fifty percent of jurisdictions (four out of eight) indicate that there is interest in “Streamlining entitlements processes and/or removing development fees for affordable housing construction.” Further, three responding jurisdictions selected “Other” actions, including “TA and boots on the ground support” and “the relocation of 224 affordable rental units from a heavy industrial zone separated from the community by a BNSF mainline. The new units are located adjacent to a new school and in close proximity to recreation amenities and commercial services.”

Figure 22: Actions to Overcome Segregation or Remove Barriers to Equal Housing Opportunity



Question thirty-eight asks jurisdictions to indicate their level of success in achieving goals for overcoming historical patterns of segregation or removing barriers to equal housing opportunity. Over sixty-two percent of responding jurisdictions (five out of eight) indicated that they were “[s]omewhat successful” and another twenty-five percent indicated that there were successful. Whereas a total of eighty-seven-and-a-half percent of responding jurisdictions indicated some level of success at achieving goals for overcoming historical patterns of segregation or removing barriers to equal housing opportunity, twelve-and-a-half percent of responding jurisdictions indicated that prior actions have been “[u]nsuccessful at achieving goals for overcoming historical patterns of segregation or removing barriers to equal housing opportunity.

Figure 23: Success of Actions to Overcome Segregation or Removing Barriers to Equal Housing Opportunity

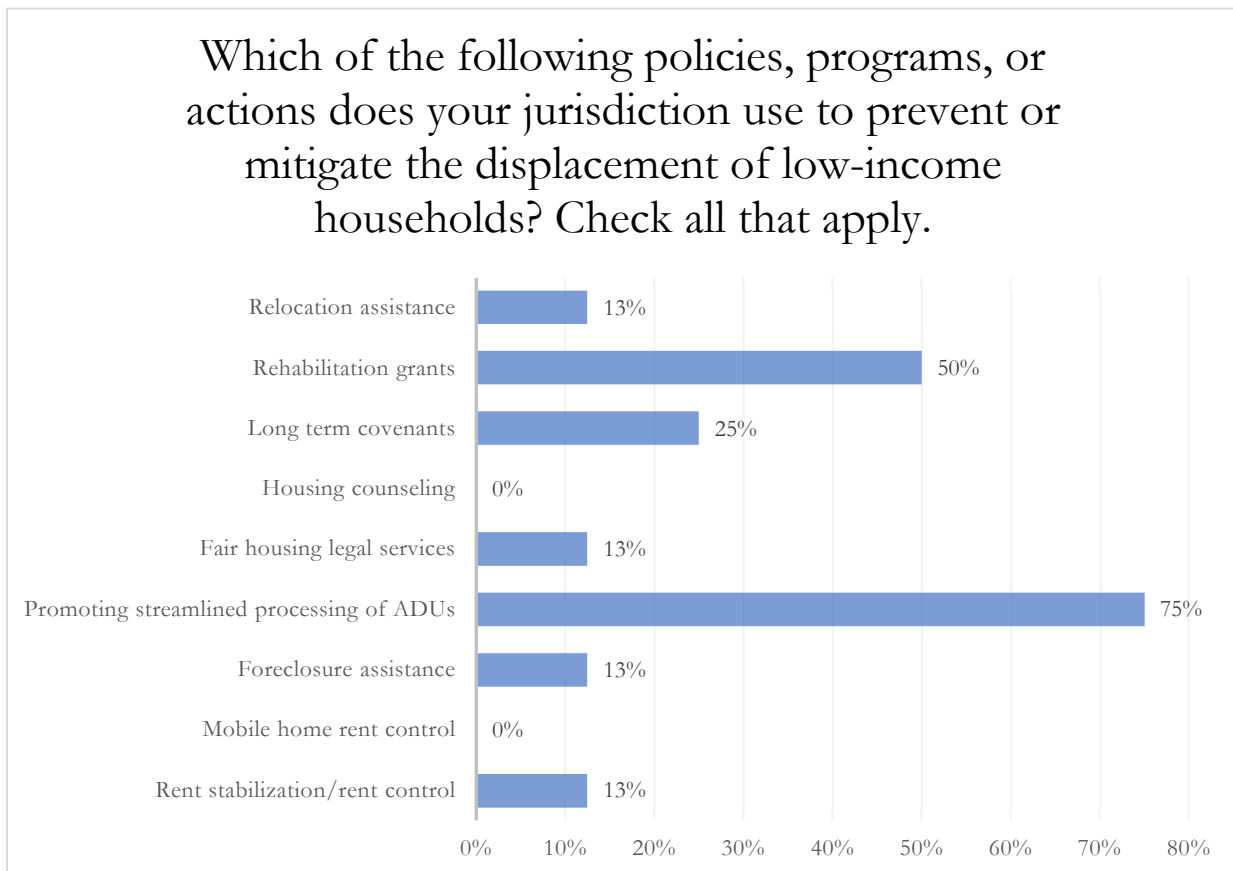


Question thirty-nine asked jurisdictions to explain their success or lack of success at overcoming historical patterns of segregation or removing barriers to equal housing opportunity. The City of Arvin explained their somewhat successful outcomes by stating that “We have thoroughly reviewed our Housing Element for Environmental Justice and have gathered a list of tasks to be considered for implementation.” Further, the City of Shafter explained their somewhat successful outcomes and mentioned that “The City has made an effort to provide a balance of entry level and move-up housing throughout the community in an effort to broaden opportunities for everyone within the City.” Finally, the City of Tehachapi explained their success at achieving goals for overcoming historical patterns of segregation or removing barriers to equal housing opportunity by noting that they “added effective low-income housing in recent years” that they “also have a general housing shortage that if addressed, will help free up more units for low-income.”

Question forty asked jurisdictions to identify policies, programs, or actions used to prevent or mitigate the displacement of low-income households in the jurisdiction. Seventy-five percent (six out of eight) responding jurisdictions engage in “[p]romoting streamlined processing of ADUs” in order

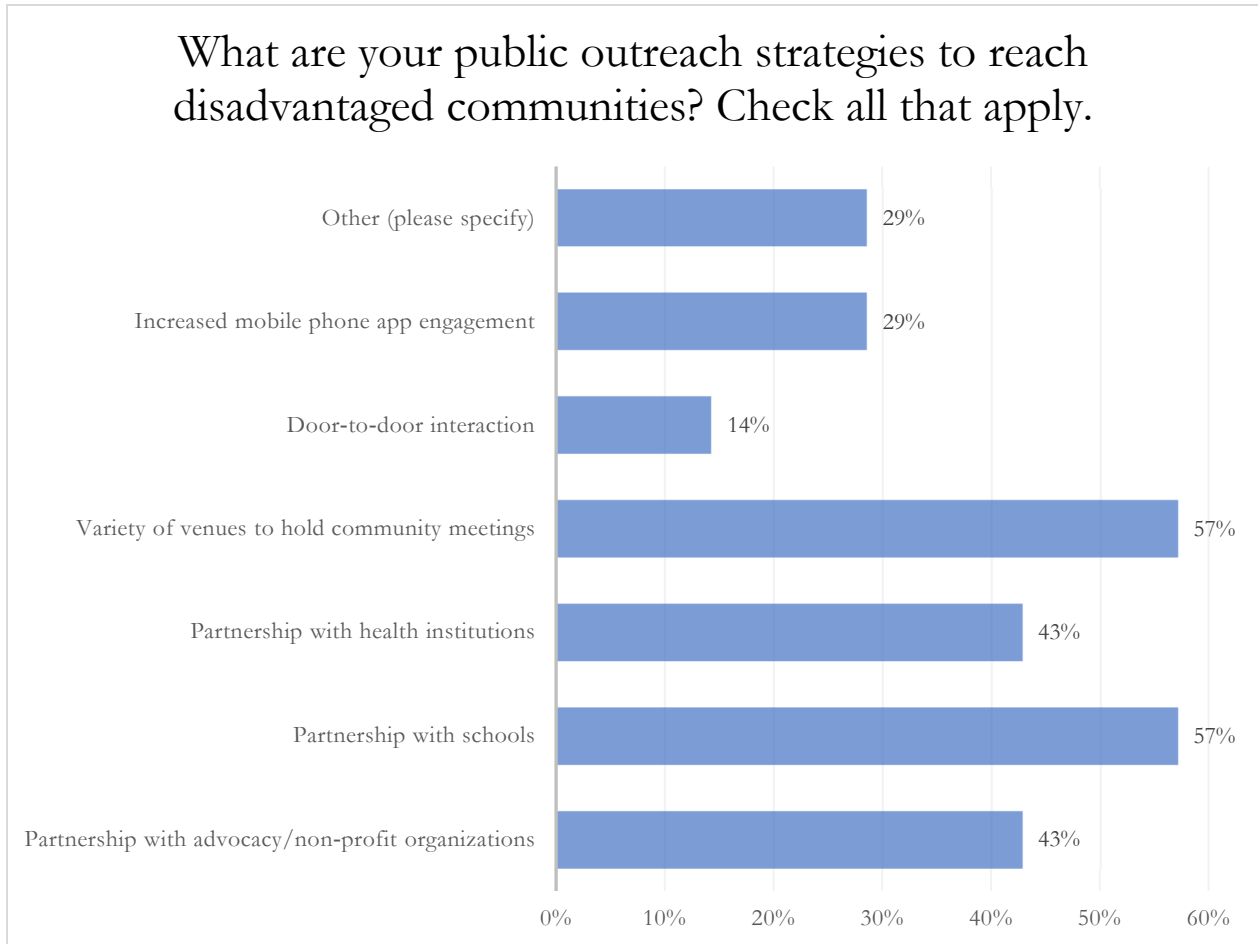
to prevent or mitigate the displacement of low-income households. Half of responding jurisdictions (four out of eight) utilize “[r]ehabilitation grants,” twenty-five percent use “[l]ong term covenants, and twelve-and-a-half percent utilize “[r]ent stabilization/rent control,” “[f]oreclosure assistance,” “[f]air housing legal services,” and/or “[r]elocation assistance.” None of the responding jurisdictions utilize “[m]obile home rent control” or “[h]ousing counseling” to prevent or mitigate the displacement of low-income households.

Figure 24: Methods Used To Prevent or Mitigate Displacement of Low-Income Households



Finally, question forty-one, the last question of the Survey, asked respondents to identify public outreach strategies used to reach disadvantaged communities. The majority of responding jurisdictions (four out of seven) utilize school partnerships and a “[v]ariety of venues to hold community meetings” in order to reach disadvantaged communities. Nearly forty-three percent of responding jurisdictions (three out of seven) reported utilizing partnerships with advocacy/non-profit organizations and/or health institutions. Over twenty-eight percent of responding jurisdictions (two out of seven) selected “[i]ncreased mobile phone app engagement” and “Other,” such as “[o]ffering food and child care during public outreach,” as public outreach strategies, and over fourteen percent of responding jurisdictions (one out of seven) identified “[d]oor-to-door interactions” as a public outreach strategy used to reach disadvantaged communities.

Figure 25: Public Outreach Strategies to Reach Disadvantaged Communities



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.

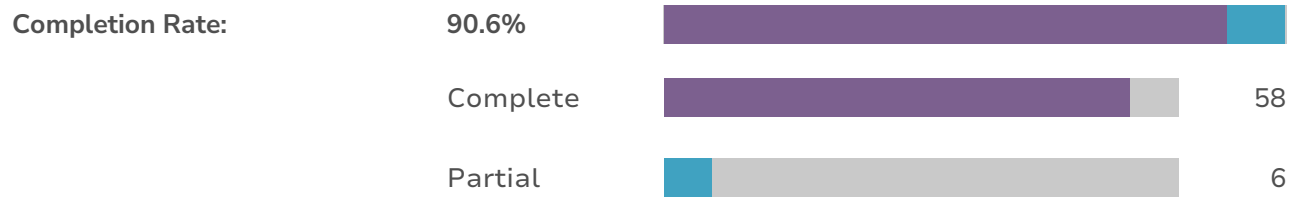
Finally, the responses to the open-ended question on what the County, cities, and housing organizations can do to promote construction of affordable housing revealed a comprehensive list of suggestions and ideas for consideration during the housing element update process. The two responses from the Spanish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

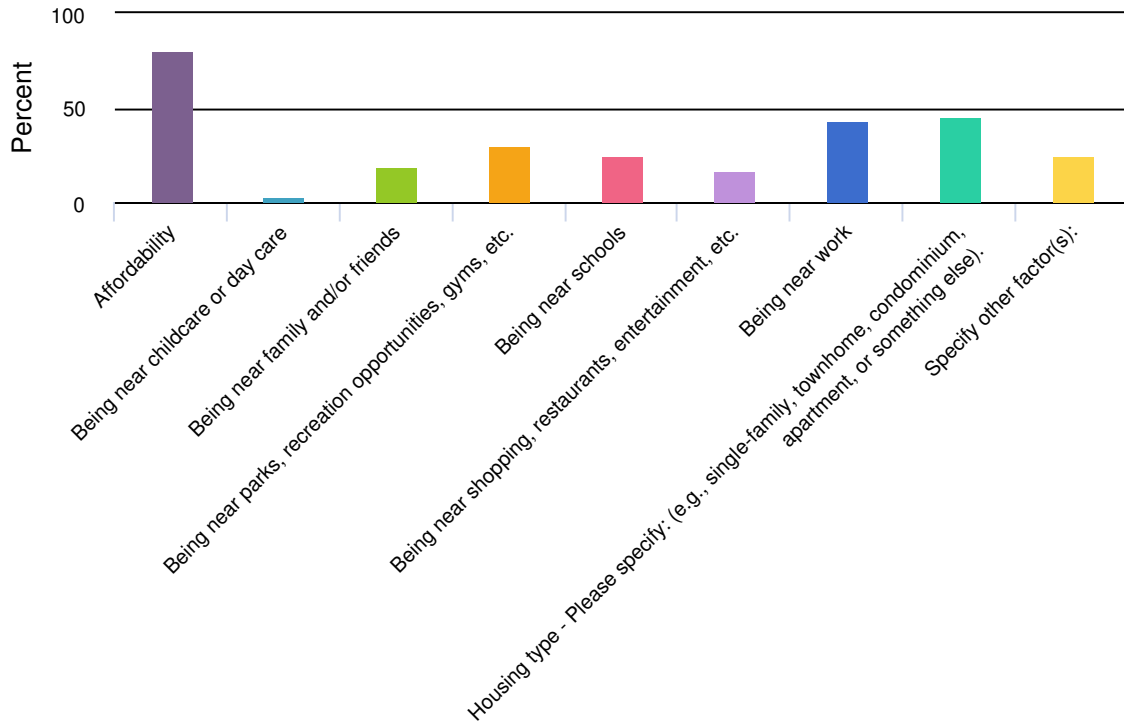
Report for Kern COG Stakeholder Survey

Response Counts



Totals: 64

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



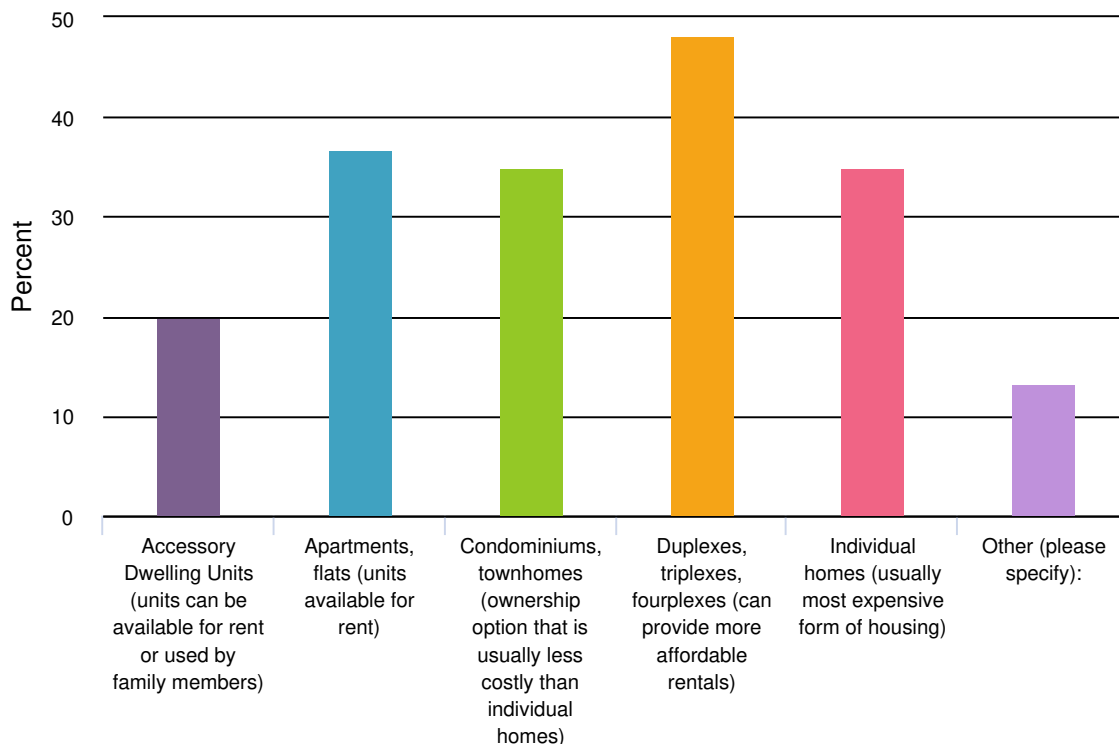
Value	Percent	Responses
Affordability	80.0%	48
Being near childcare or day care	3.3%	2
Being near family and/or friends	18.3%	11
Being near parks, recreation opportunities, gyms, etc.	30.0%	18
Being near schools	25.0%	15
Being near shopping, restaurants, entertainment, etc.	16.7%	10
Being near work	43.3%	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

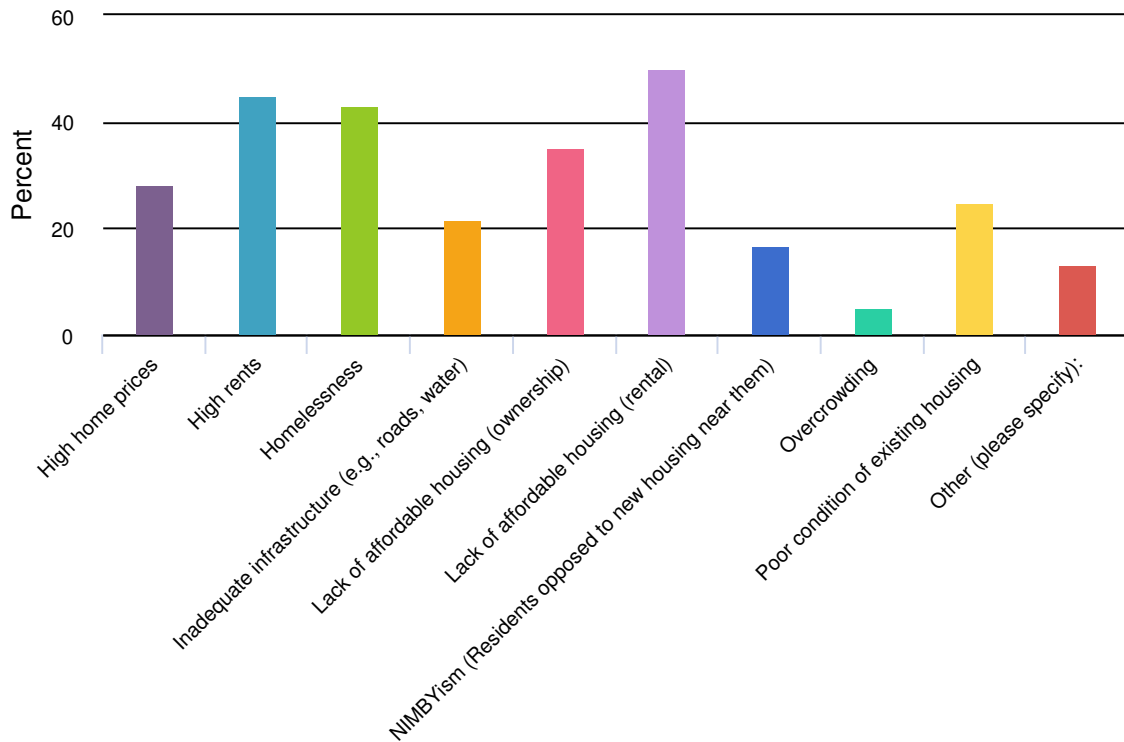
2. What forms of housing do you believe are most needed in your community? (Pick 2)













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

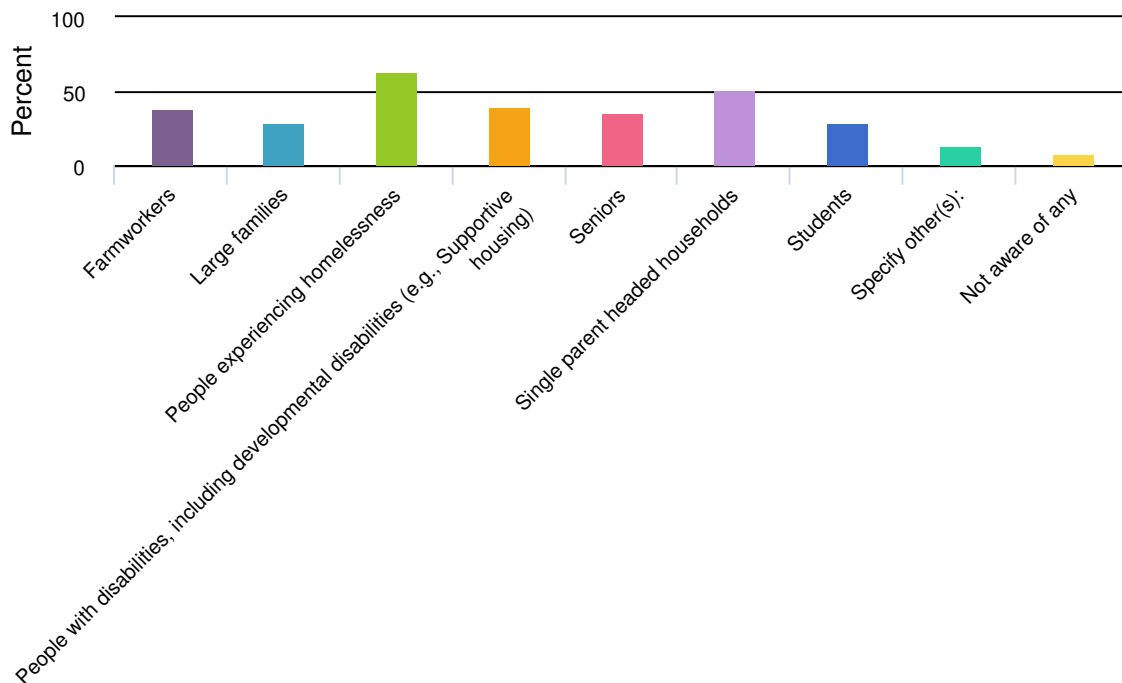
3. In your opinion, what are the three most critical housing issues facing your city or county? (Pick 3)



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

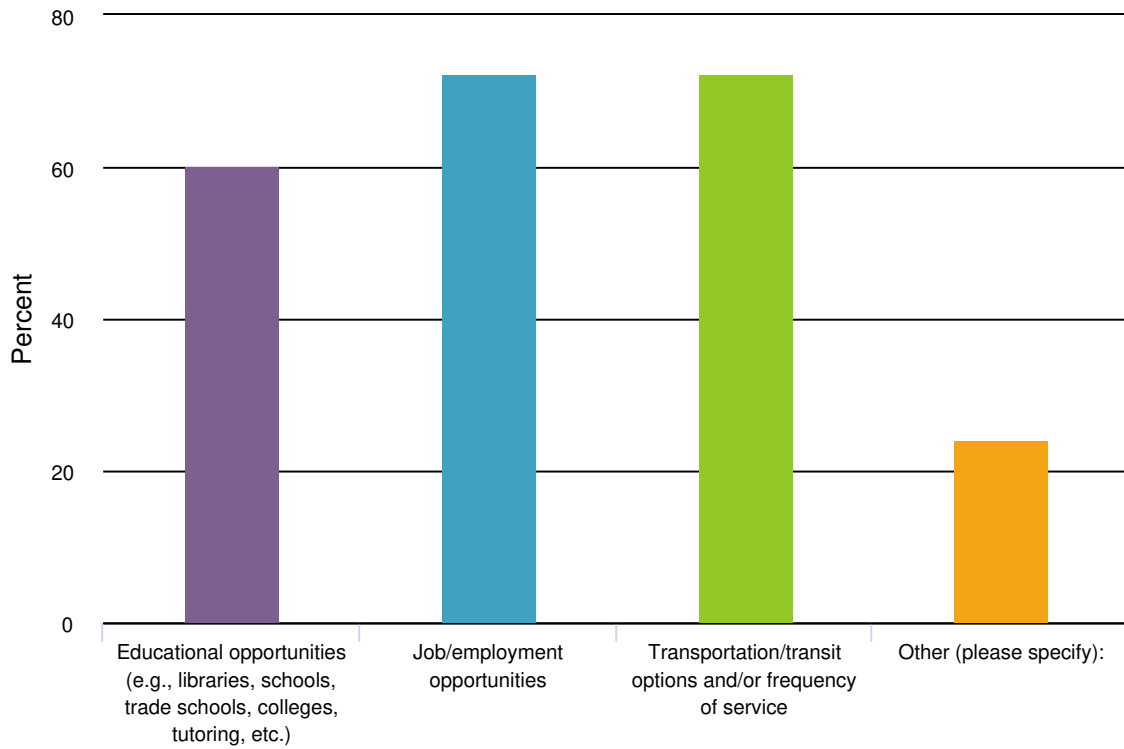
4. Are you aware of any special types of housing needed in your community? (Check all that apply)



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

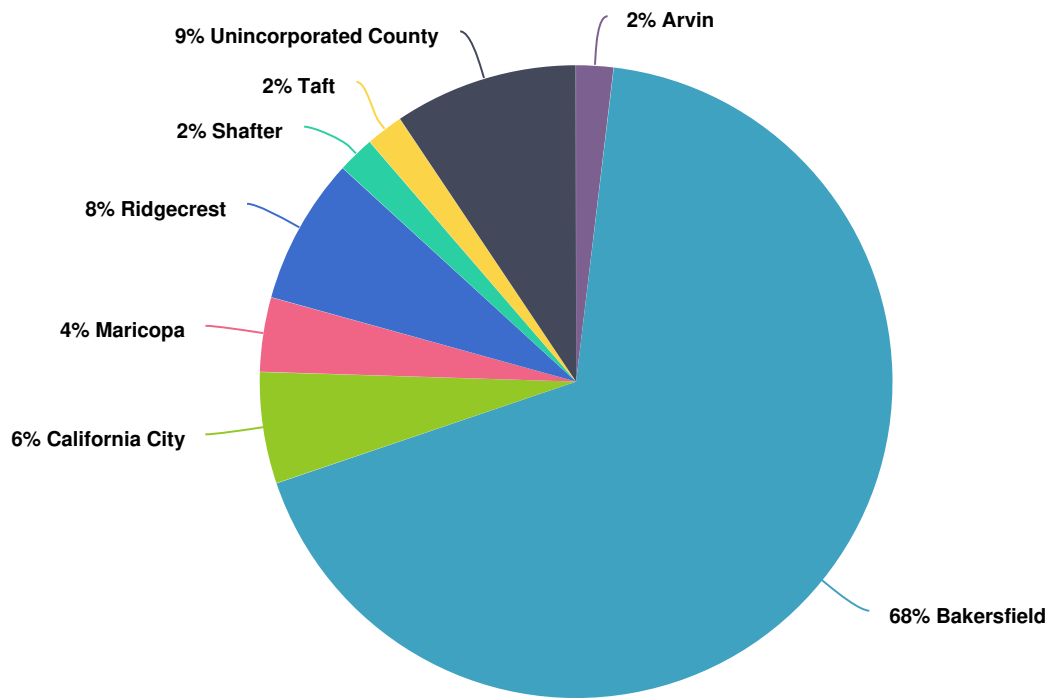
5. My community needs better _____ (pick all that apply).



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

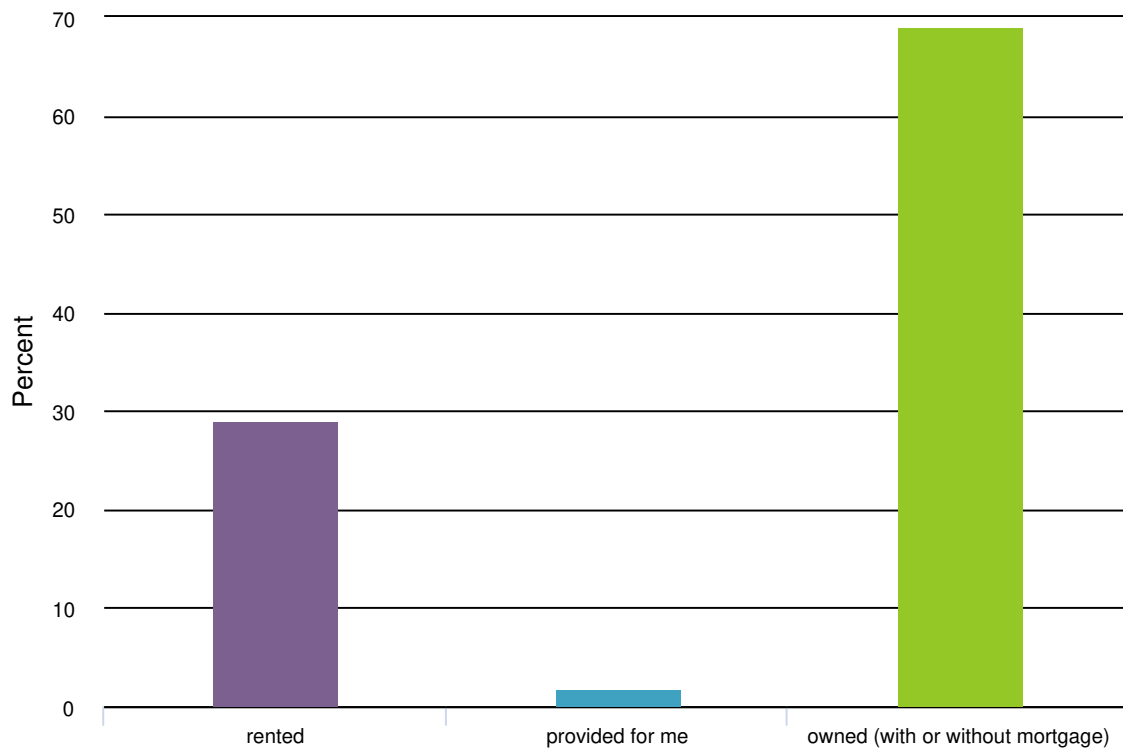
6. What community do you currently reside in? (Please pick one from the drop-down menu.)






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?

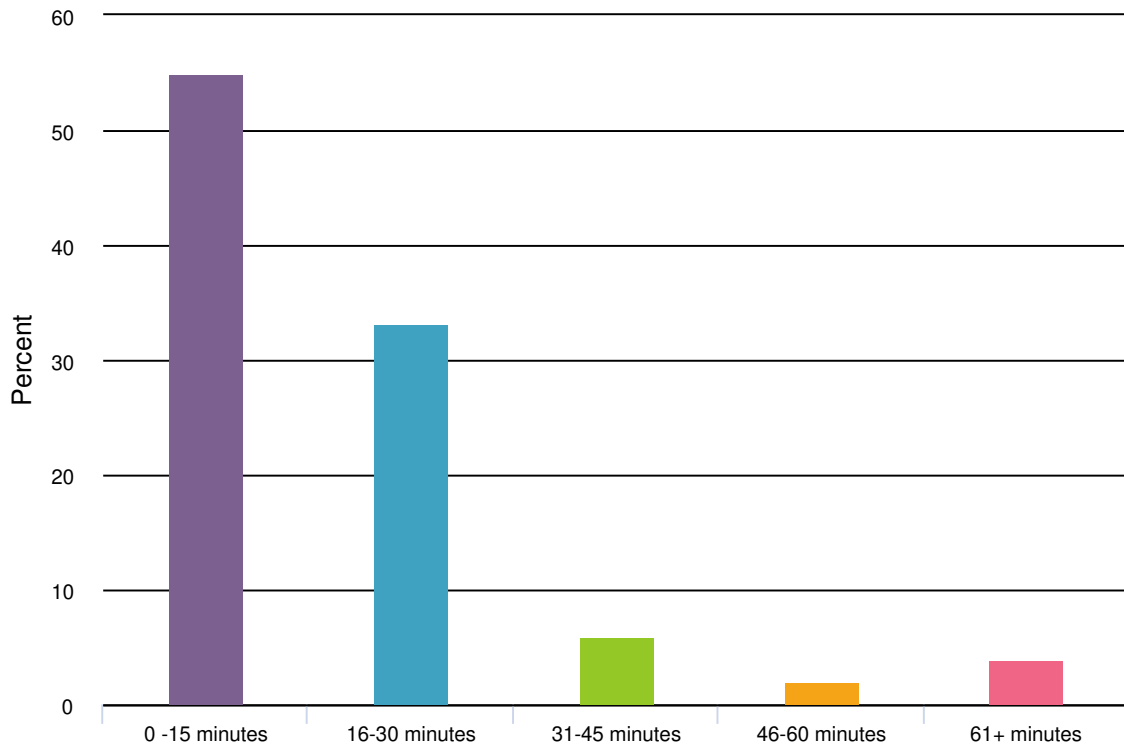







ResponseID	Response
18	4
20	5
21	2
22	2
23	2
24	One
25	4
26	2
27	1
29	one, next to a group home
30	2
31	4
32	2
33	1

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

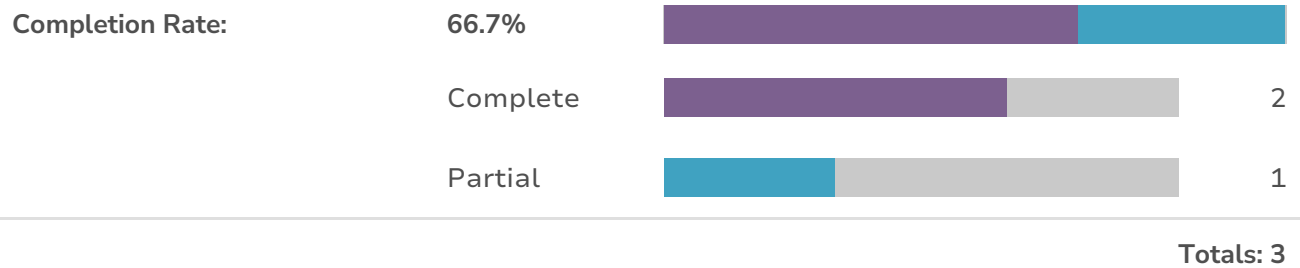
78 Keep networking like you guys are already doing but do it world wide.. maybe if we all can connect across the globe and brainstorm ideas that would help with this it can do some good.. new ideas from all classes of different folks. There is always gonna be push back but times are changing and generational 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

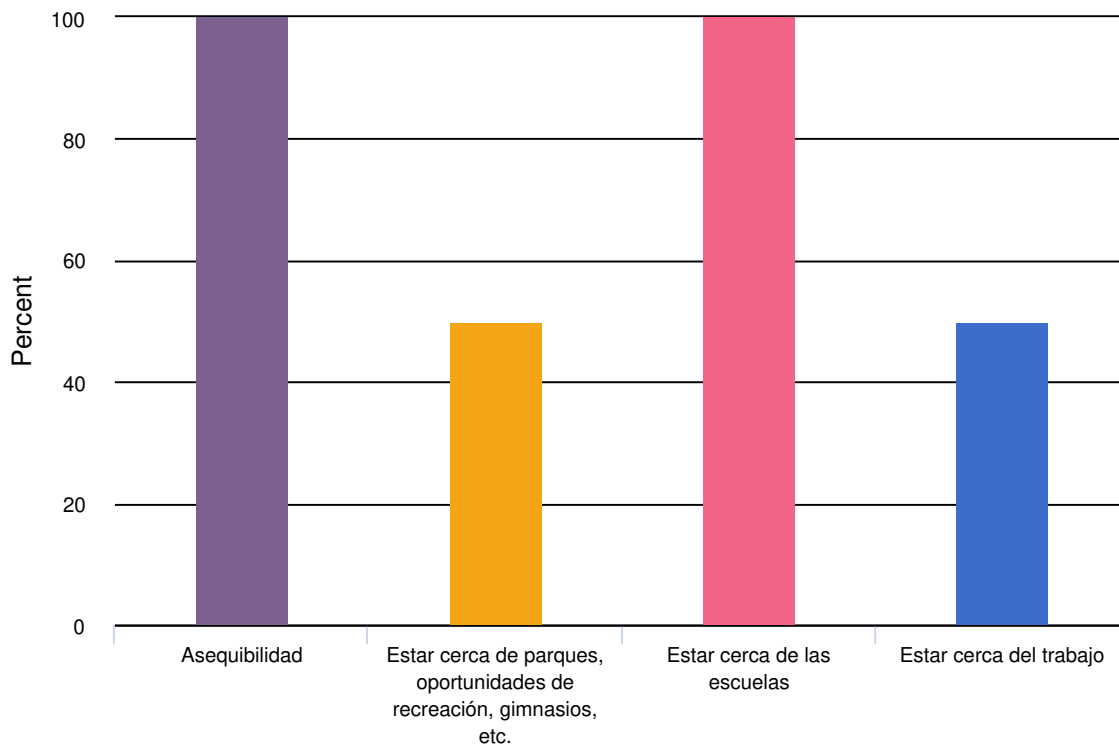
80 REQUIRE and approve more diverse housing types

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):

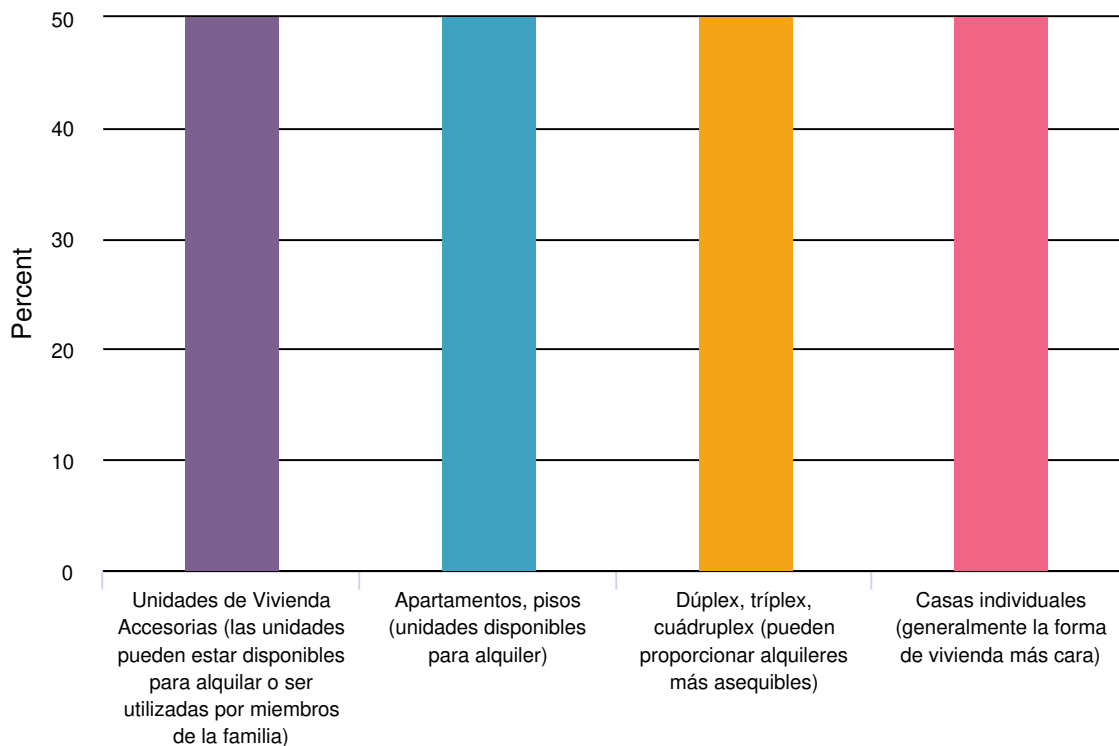


Value	Percent	Responses
Asequibilidad	100.0%	2
Estar cerca de parques, oportunidades de recreación, gimnasios, etc.	50.0%	1
Estar cerca de las escuelas	100.0%	2
Estar cerca del trabajo	50.0%	1

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

Especifique otros factores):	Count
Totals	0

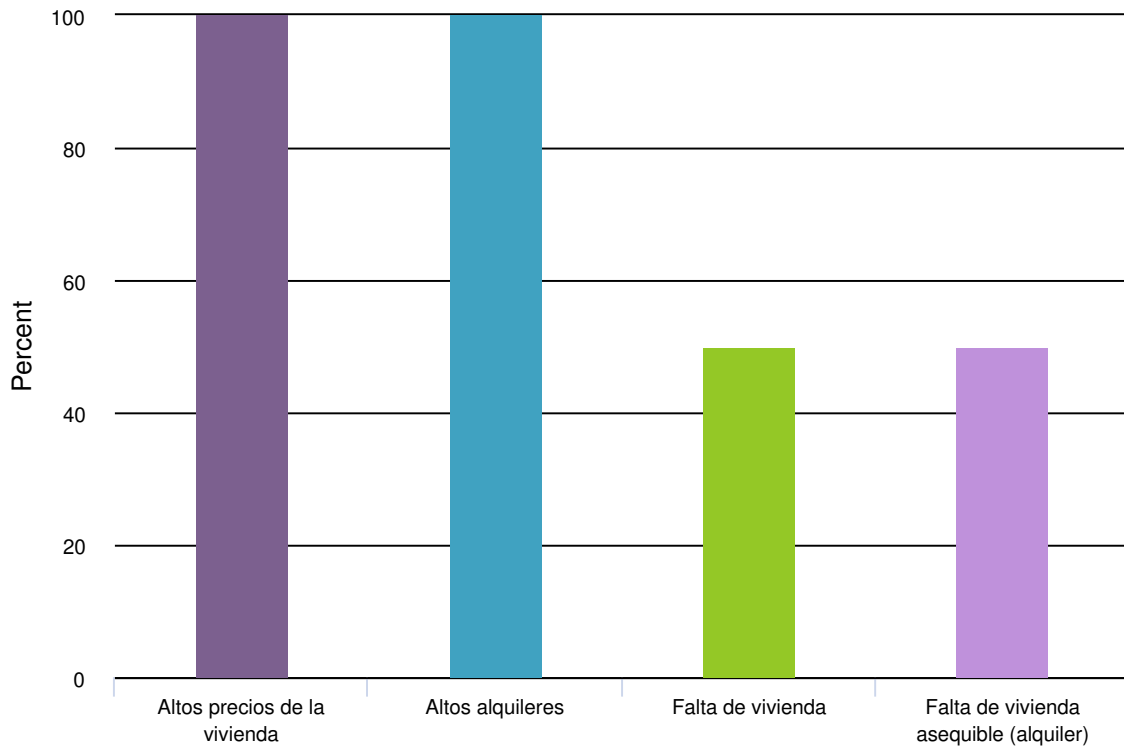
2. ¿Qué tipo de vivienda cree que son las más necesarias en su comunidad? (Marque 2)



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

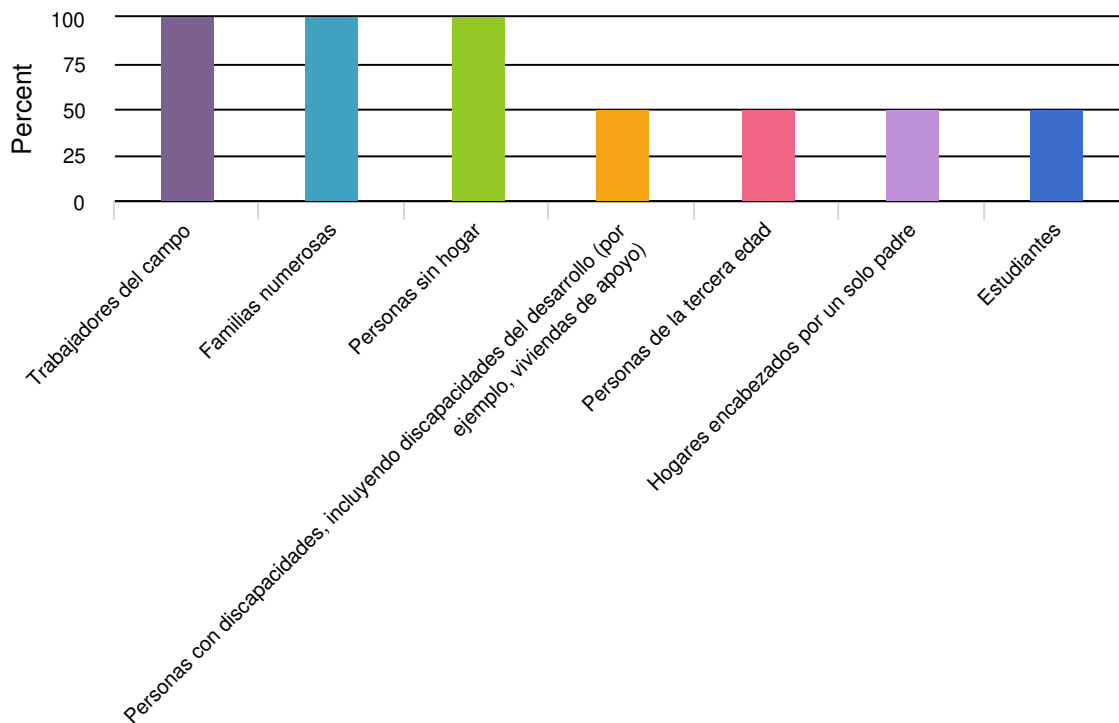
3. En su opinión, ¿cuáles son los tres problemas de vivienda más críticos que enfrenta su ciudad o condado? (Marque 3)



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

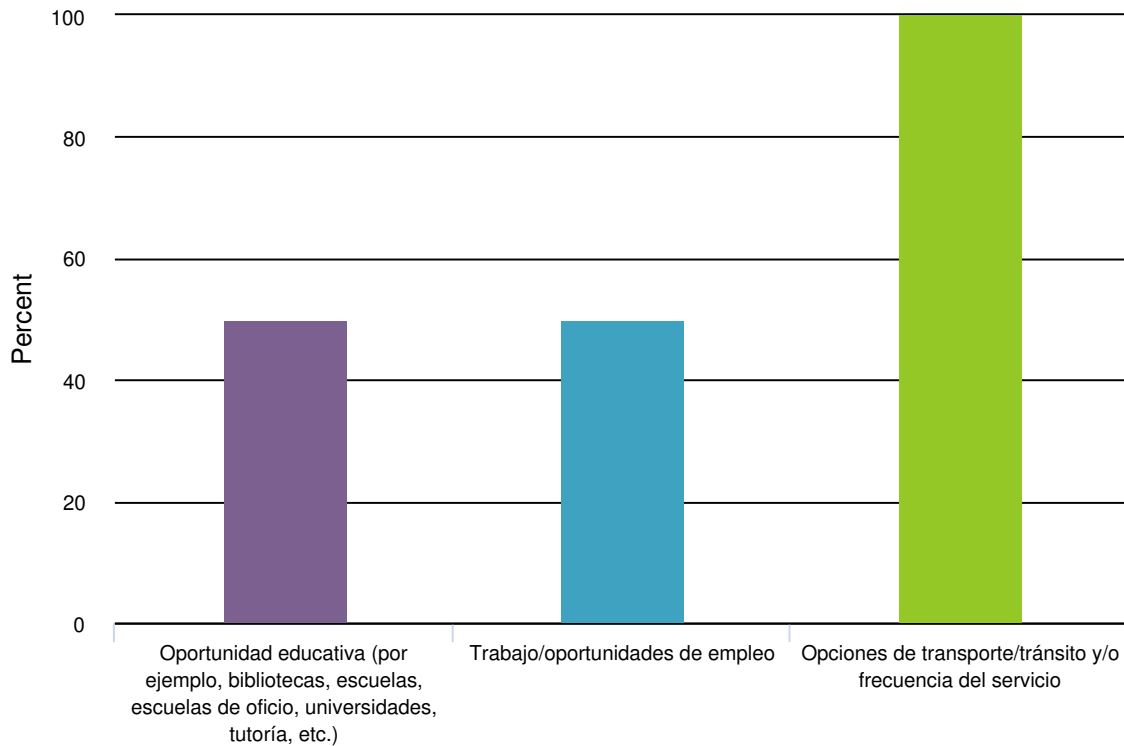
Especifique otro):	Count
Totals	0

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	

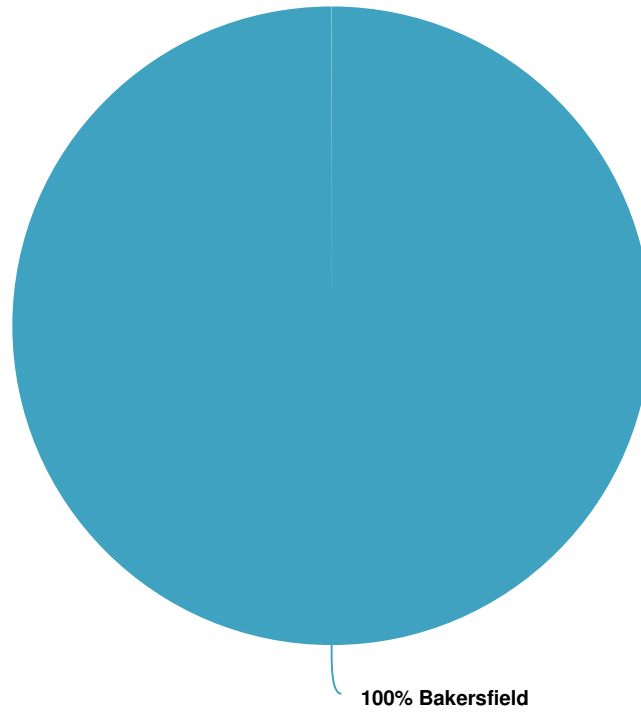
5. Mi comunidad necesita una mejor _____ (Marque todo lo que corresponda).



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

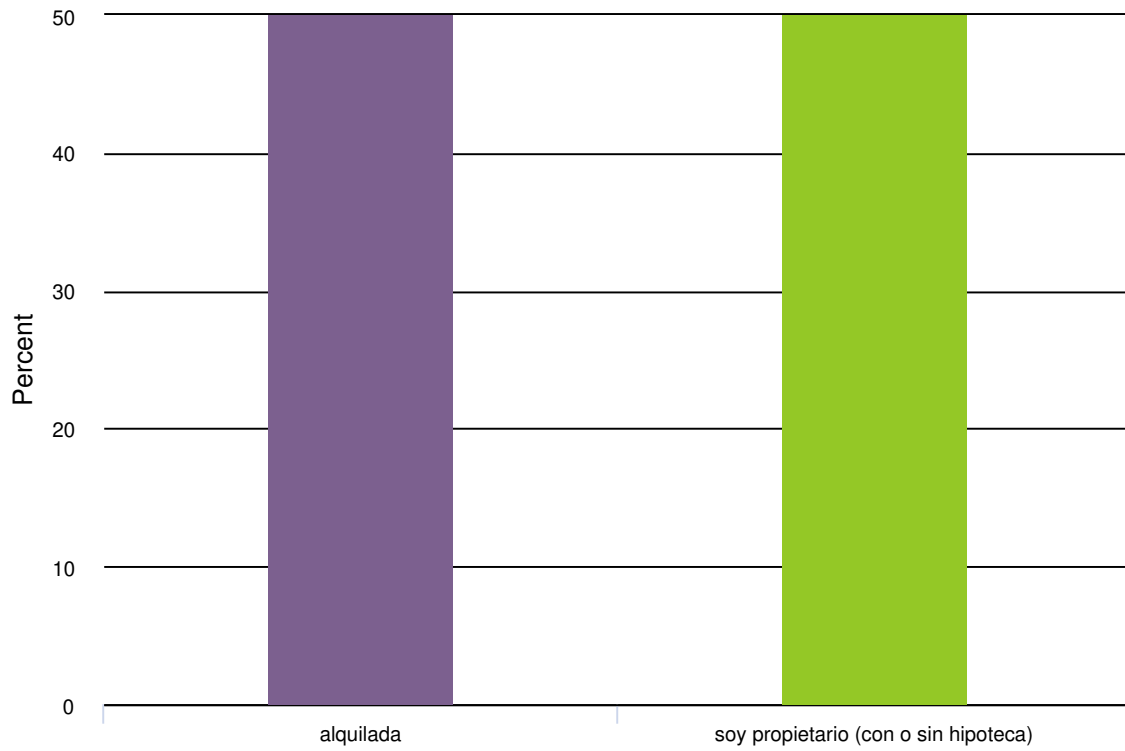
Otros (especificar):	Count
Totals	0



6. ¿En qué comunidad reside actualmente?



Value		Percent	Responses
Bakersfield		100.0%	1
			Totals: 1

7. ¿Mi vivienda es?



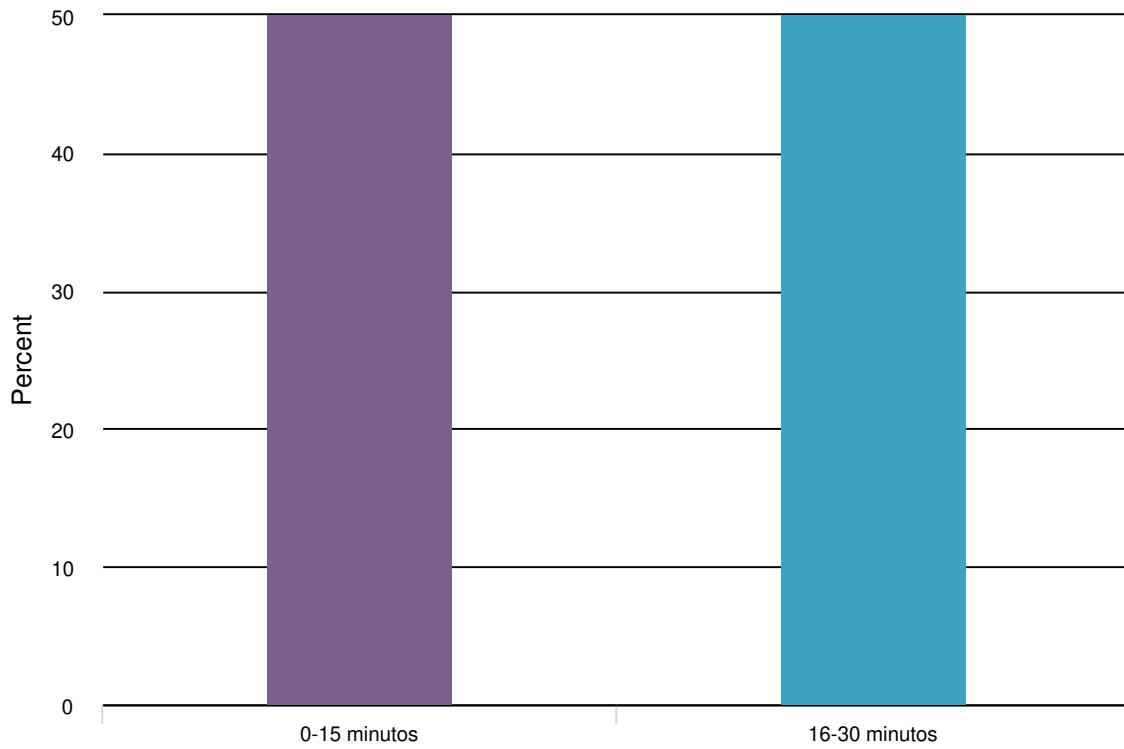
Value		Percent	Responses
alquilada		50.0%	1
soy propietario (con o sin hipoteca)		50.0%	1



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 evutar el alsa escesiva de precio en renta o compra.
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3	Conocer las necesidades de la comunidad y buscar fondos para estos proyectos
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