

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

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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.

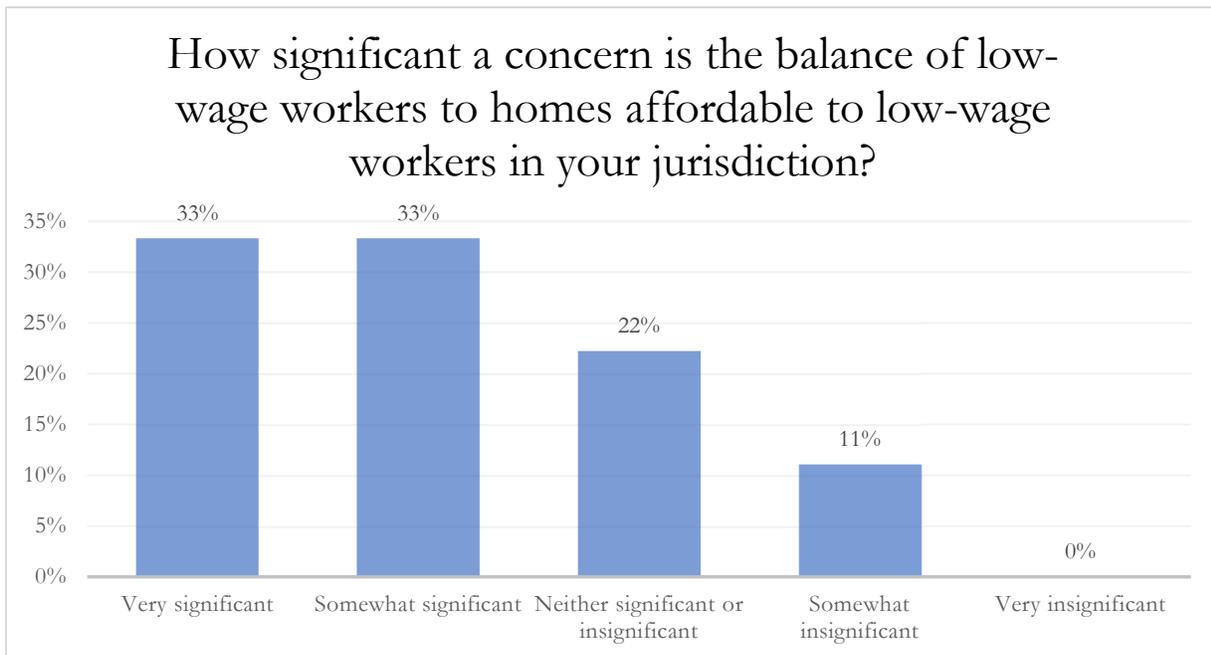
Summary of Results

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



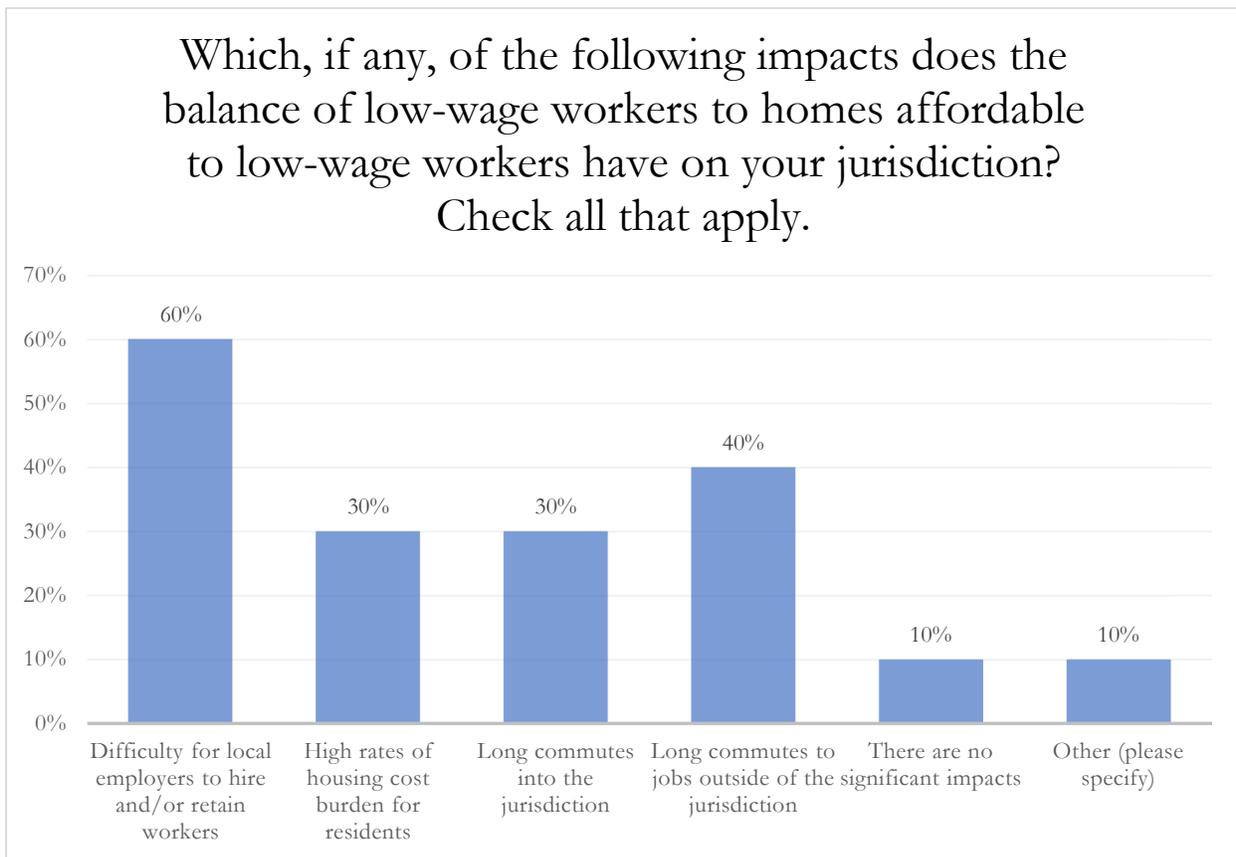
Following up on the third question related to the Jobs-Housing Fit Ratio, the fourth question asked, “How significant a concern is the balance of low-wage workers to homes affordable to low-wage

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



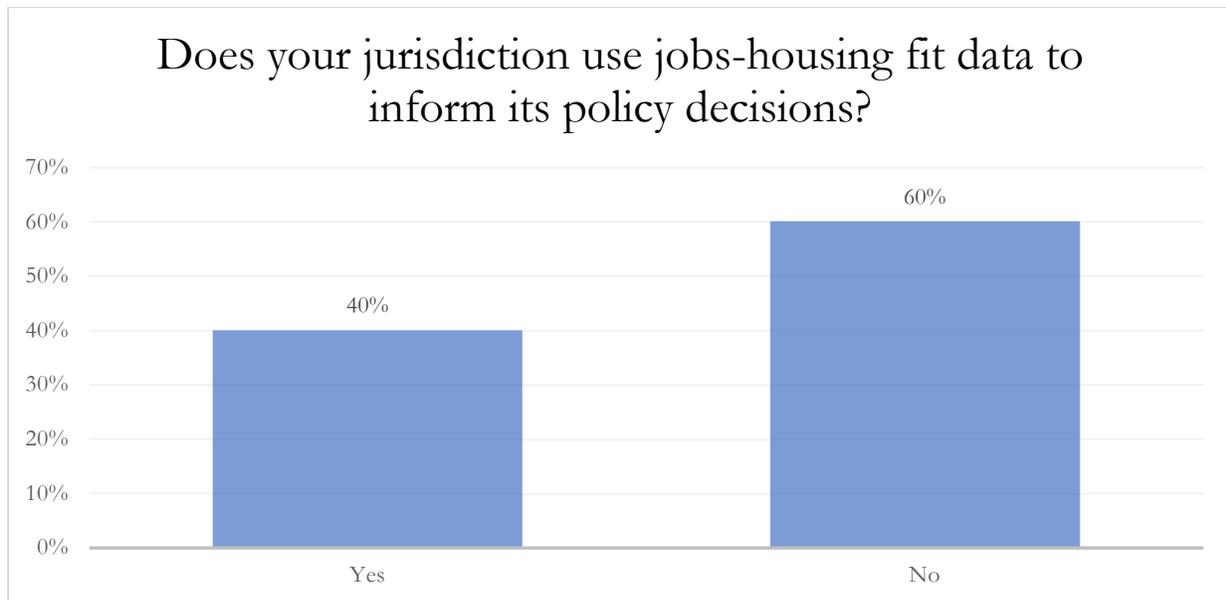
Continuing the analysis of the jurisdictions’ Jobs-Housing Fit Ratio, question six asked jurisdictions to analyze the impacts of their ratio. The majority of jurisdictions, sixty percent (six out of ten respondents to this question), indicated that their Jobs-Housing Fit Ratio made it difficult for local 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:

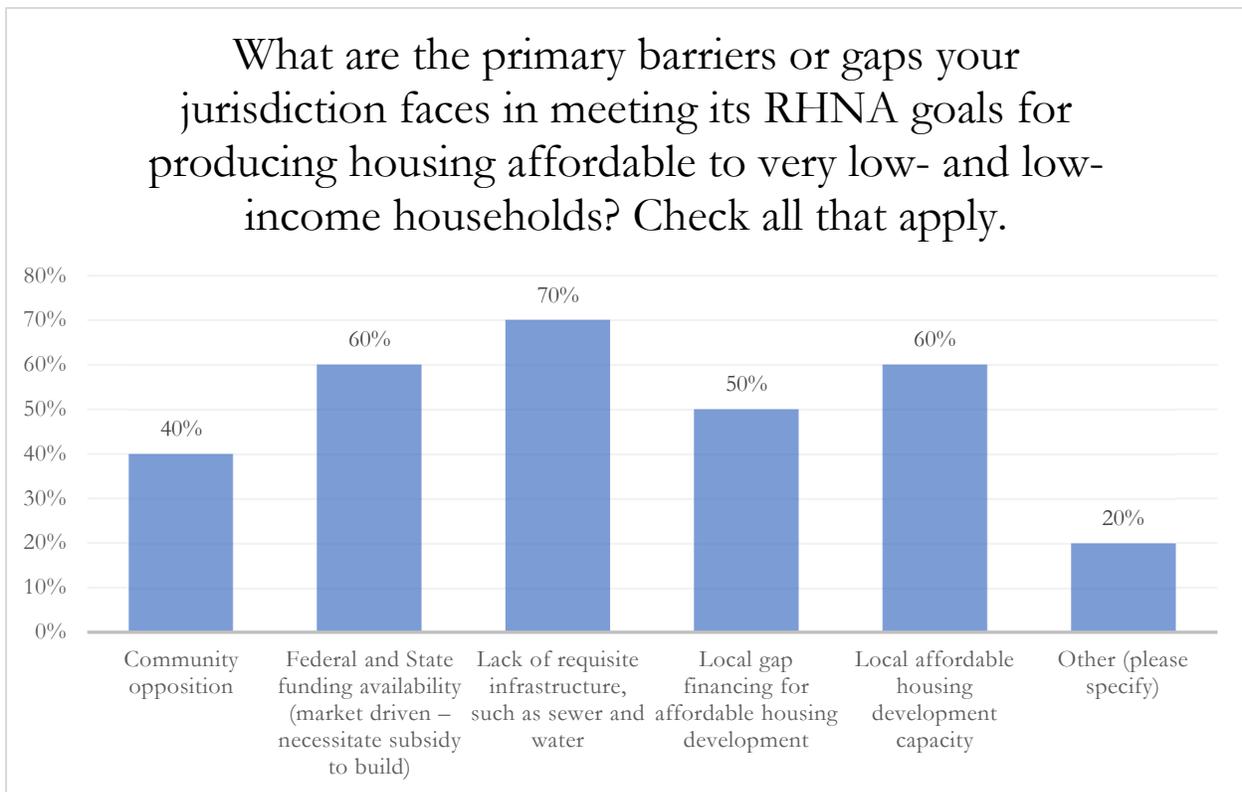
1. Construction costs (five of ten respondents selected this)
2. Infrastructure, sewer and/or water capacity limits (three of ten respondents selected this)
3. Land availability, including locally-owned public land, vacant land, or land not owned by the federal government, oil companies, or private owners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

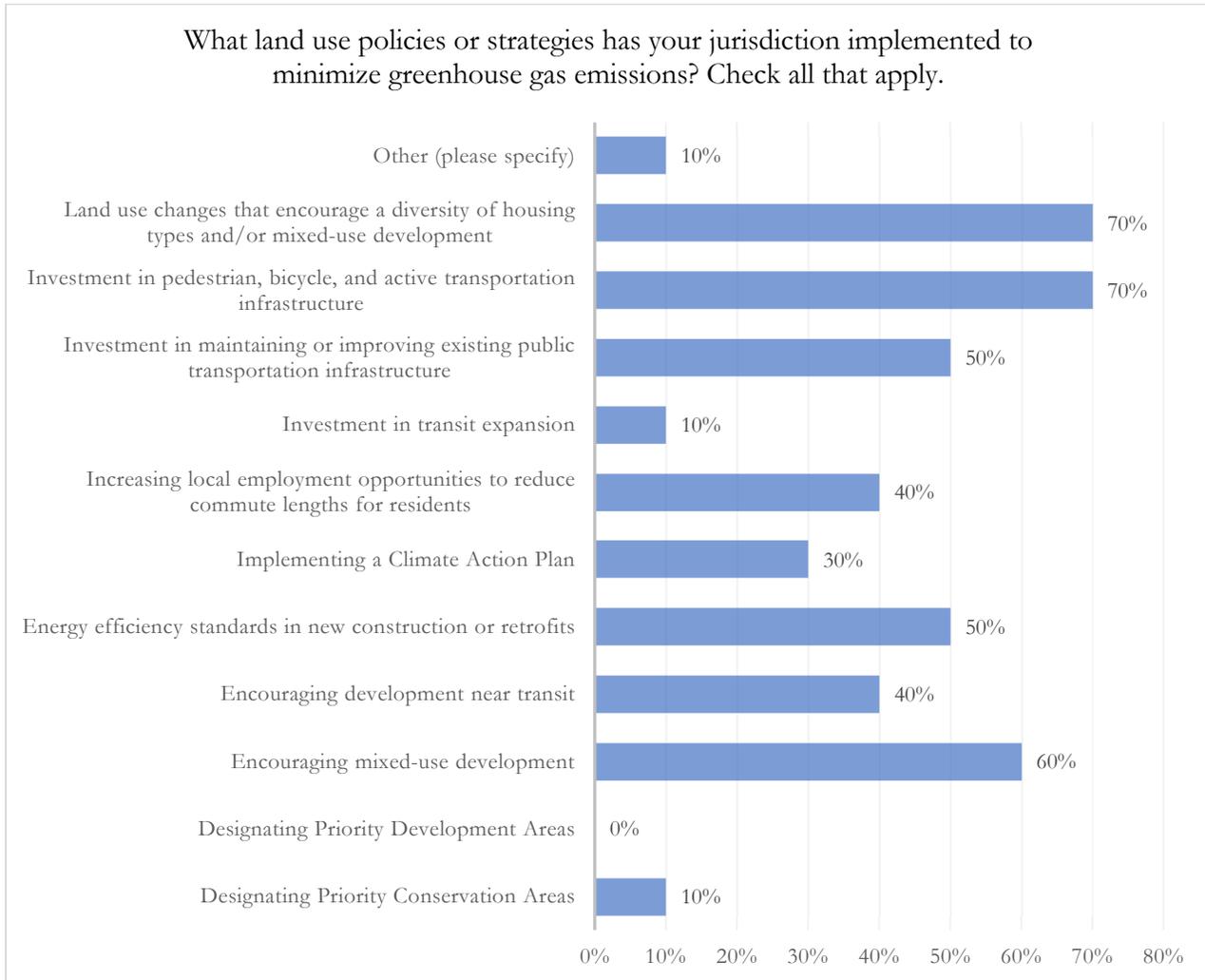


Question eleven asked jurisdictions to identify the primary obstacles to meeting affordable housing goals. Similar to the constraints identified in prior responses, the greatest obstacles include a lack of infrastructure, including sewer and water (seventy percent), as well as a lack of funding (sixty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

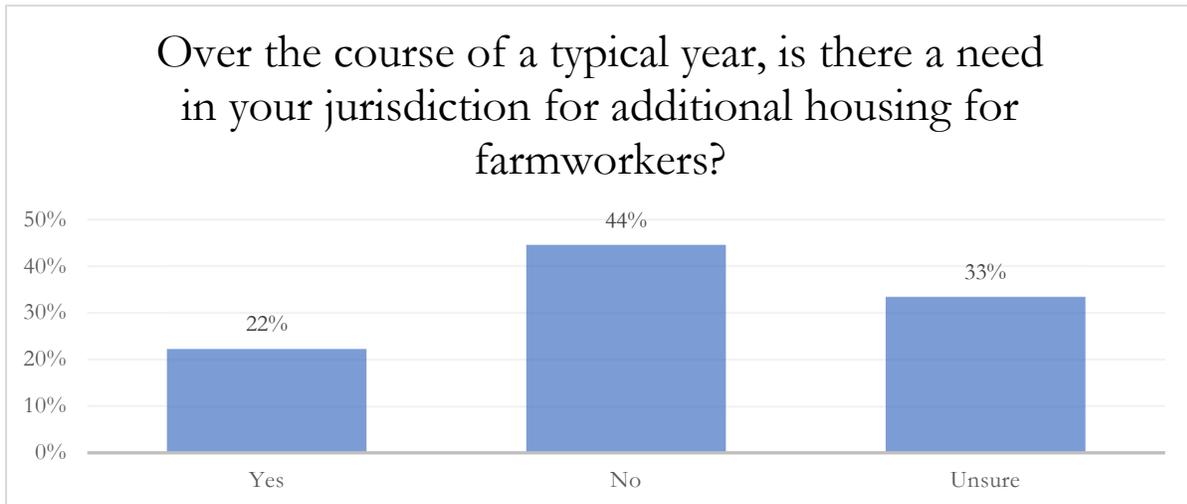
The fourth section of the Survey, which included questions fifteen through twenty-four, focused on issues related to housing demand in each jurisdiction. Question fifteen asked whether jurisdictions recognized a need for additional farmworker housing. Whereas two respondents recognized a need for additional 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.

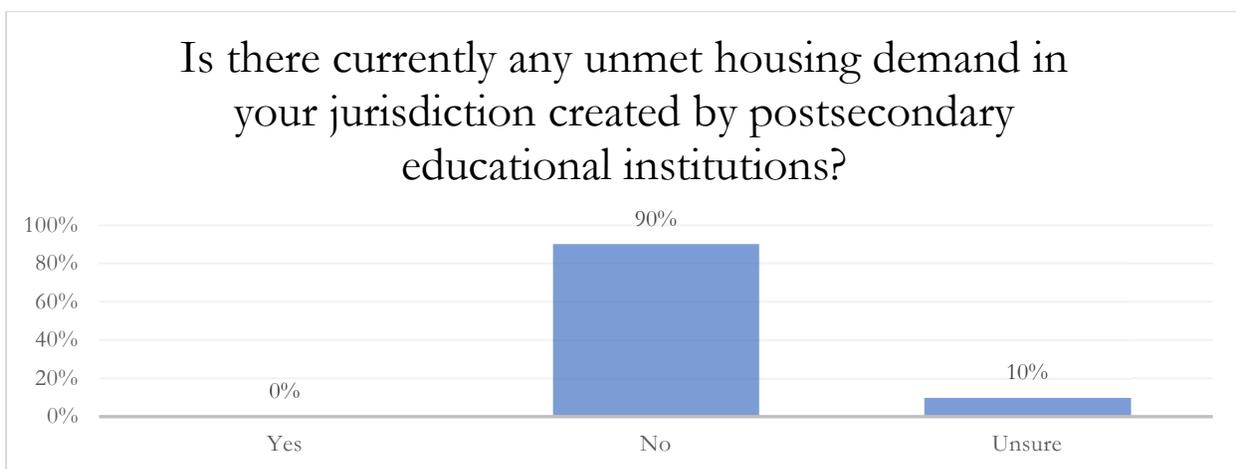
Question seventeen asked jurisdictions to consider whether any currently unmet housing need resulted from postsecondary educational institutions. While one of the ten responding jurisdictions was unsure of whether such a need existed, the other nine recognized no such need.

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

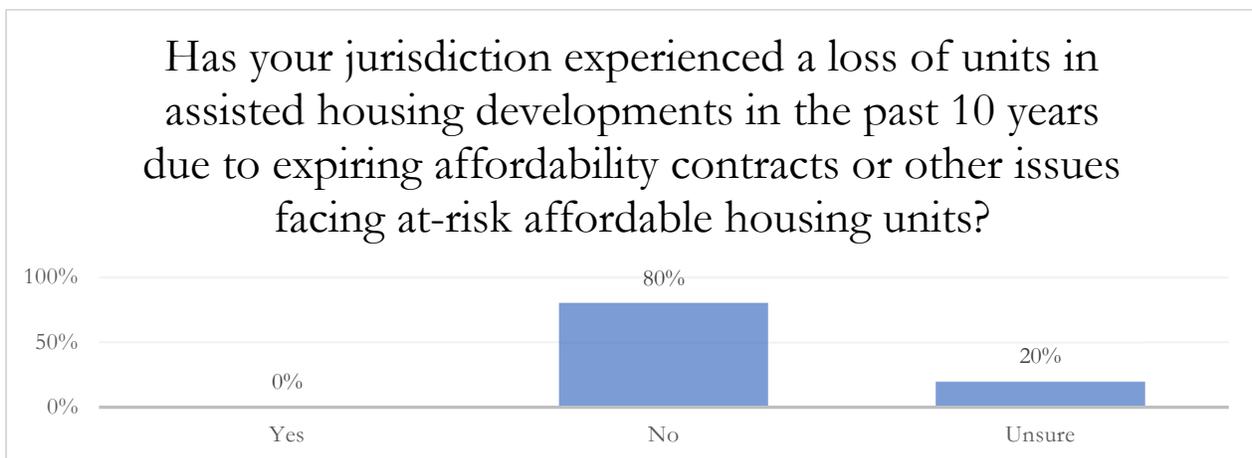
affordable housing units. Eight of ten responding jurisdictions mentioned that they have not experienced such a loss, and the other two stated that they were unsure.

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

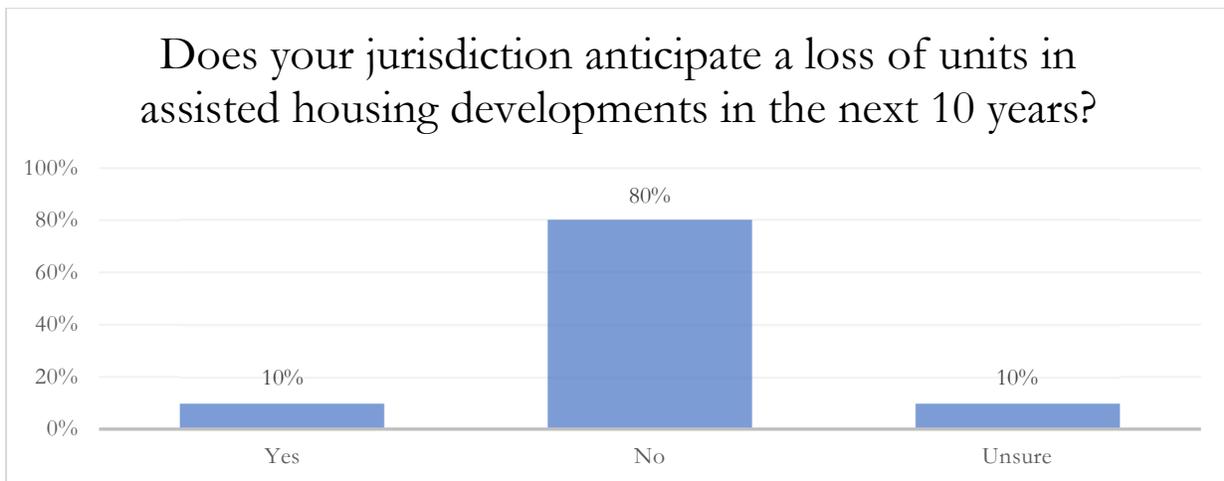


Question twenty-two asked jurisdictions that experienced a loss of units in assisted housing developments in the prior decade to estimate how many such units were lost. Since no jurisdictions indicated that they had lost any such units, question twenty-two did not apply.

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

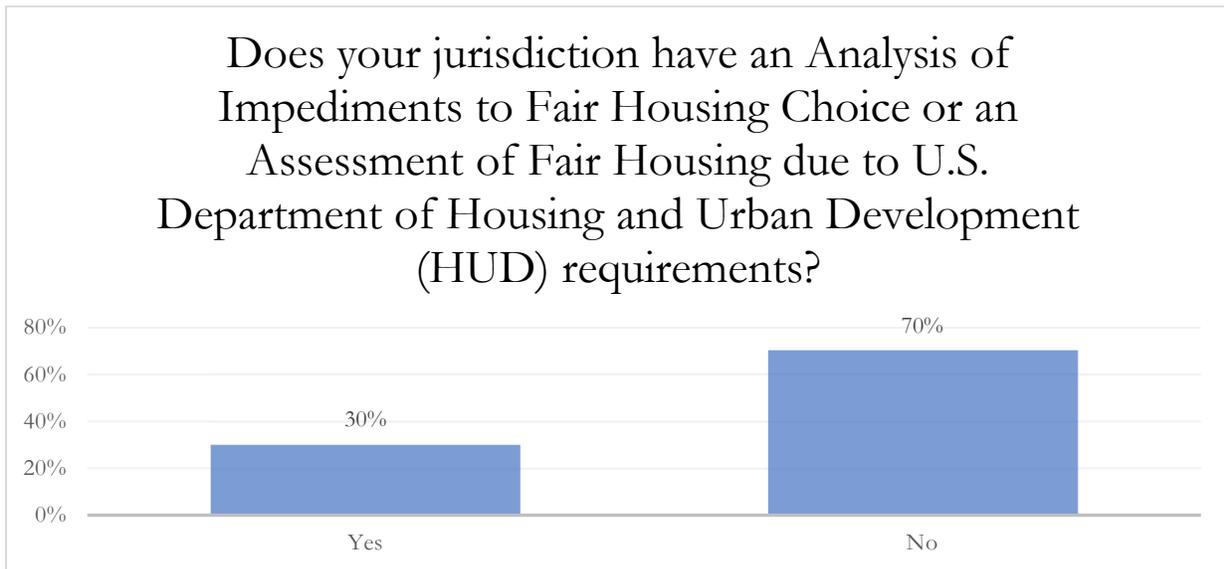


Affirmatively Furthering Fair Housing

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.

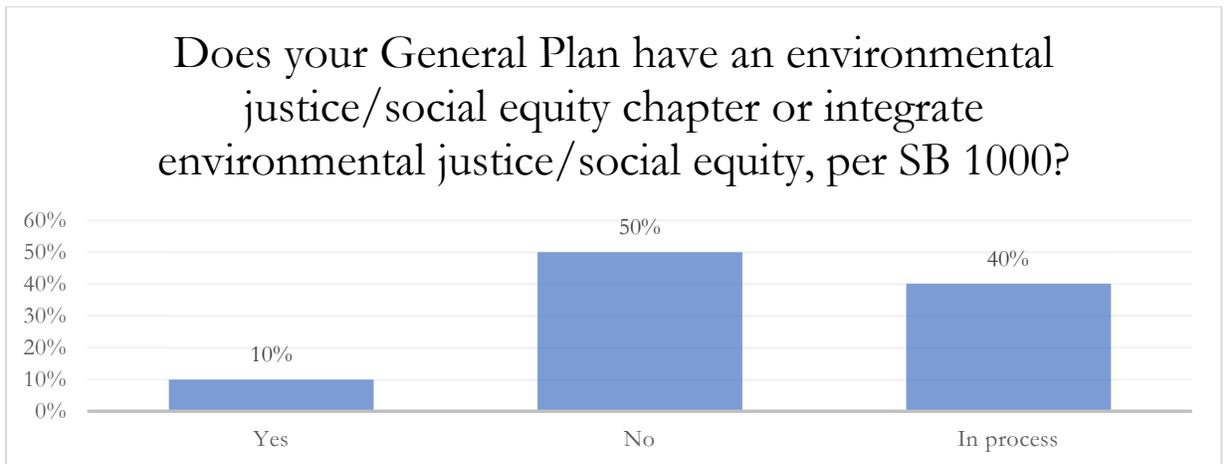
Question twenty-six asked jurisdictions for the year of their latest General Plan update. Whereas the most recent update occurred in August 2021 and another jurisdiction recently selected a consultant for an upcoming comprehensive update of a General Plan that has not been updated since 2002, two jurisdictions 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.

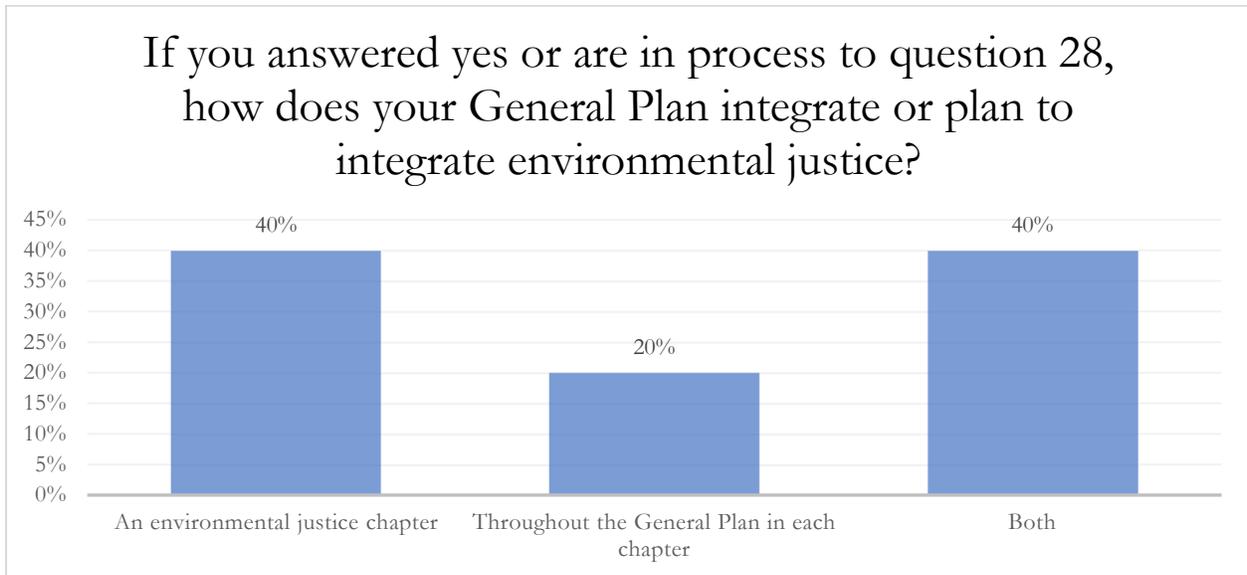
Figure 15: Environmental Justice/Social Equity in General Plan



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

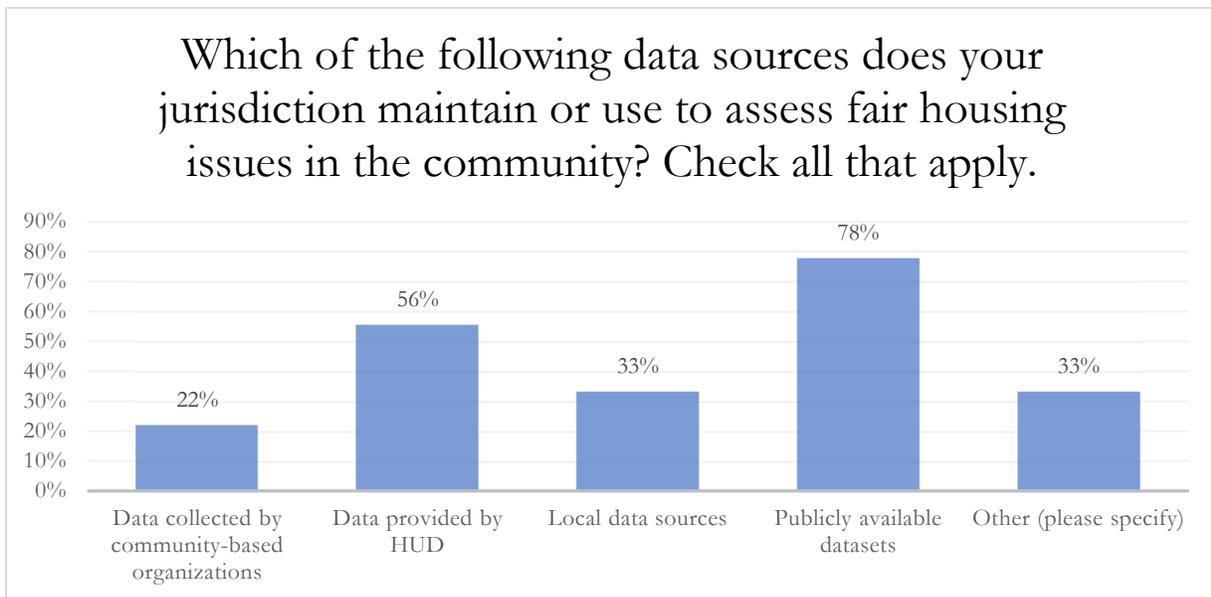
General Plan and another forty percent indicated that they integrated environmental justice/social equity in a chapter and throughout the General Plan.

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.

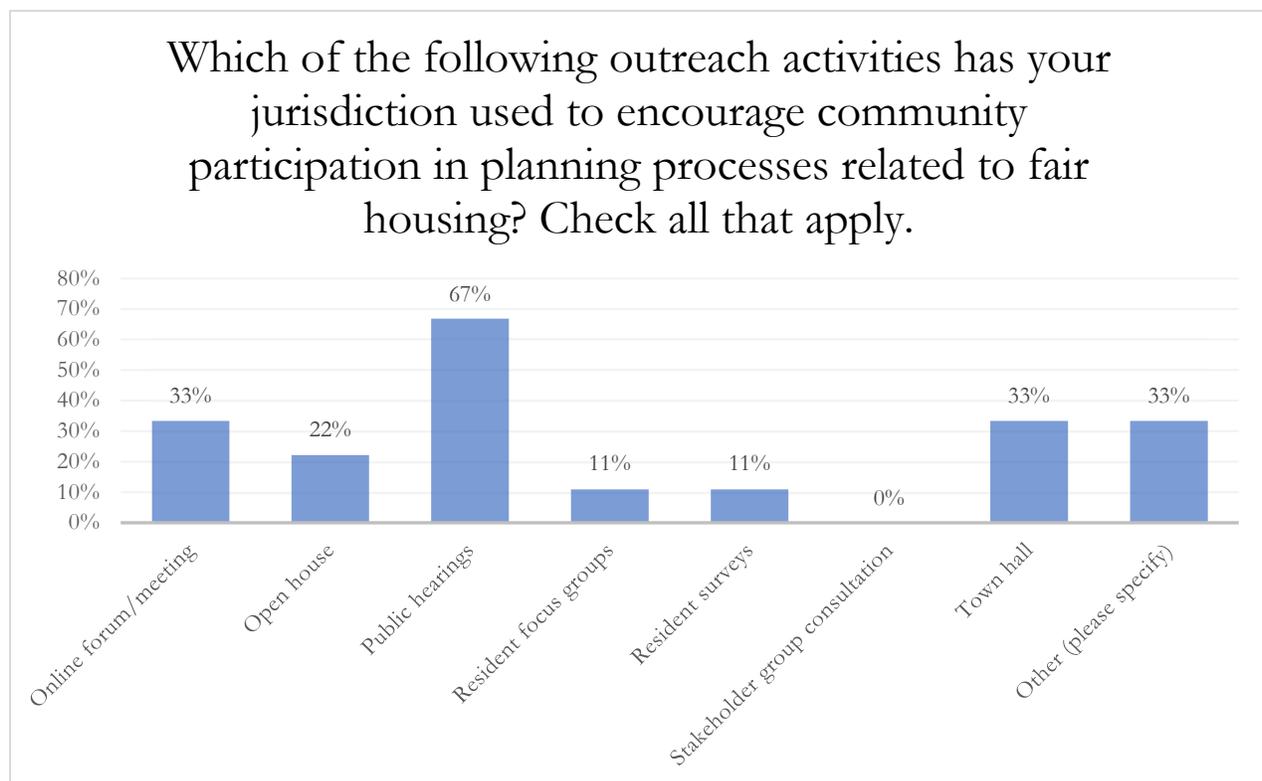
Figure 17: Data Sources for Fair Housing Issues



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.

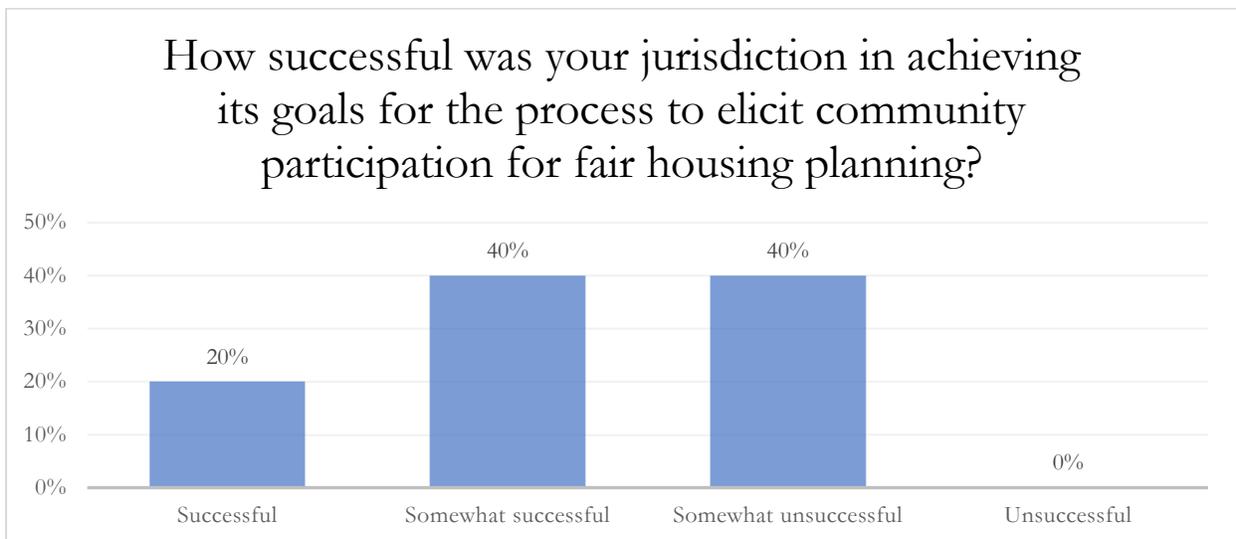
Figure 18: Community Outreach Activities for Participation in Fair Housing Planning Processes



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



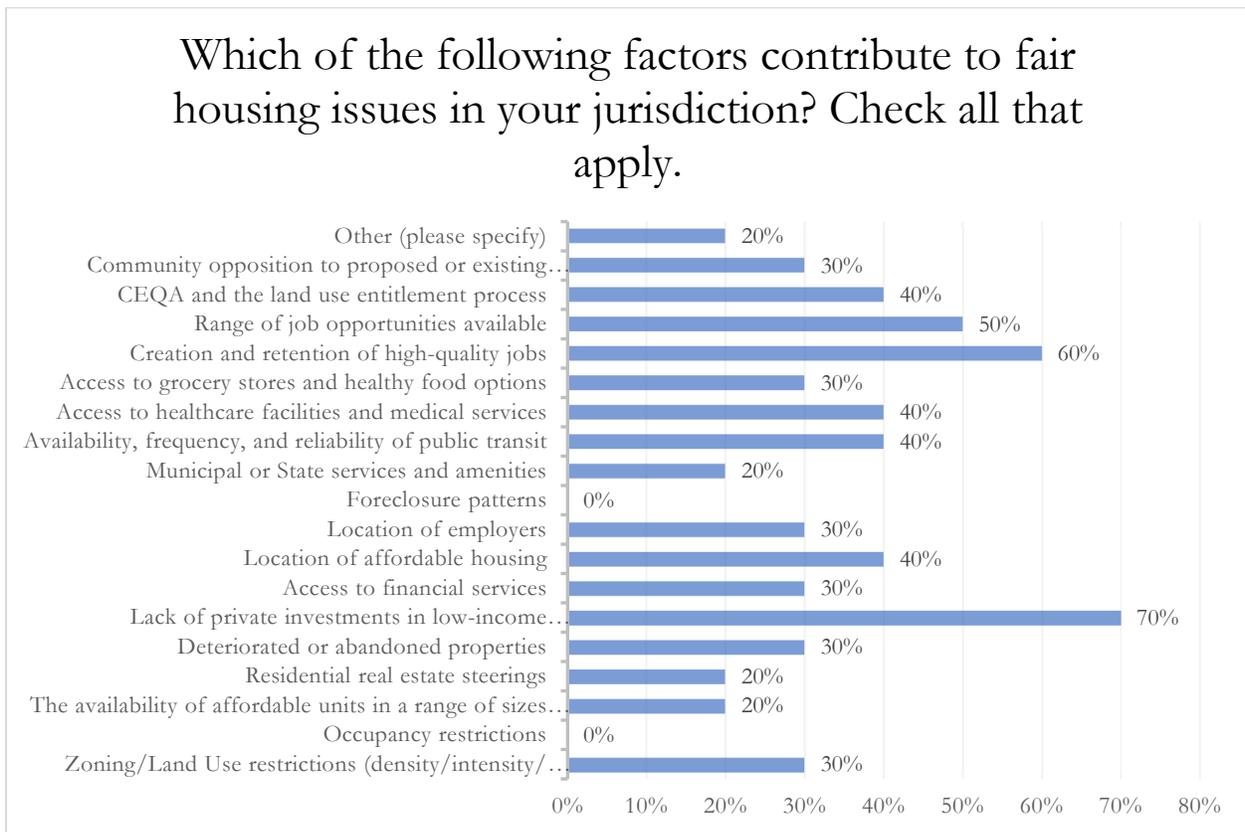
When explaining a lack of success at meeting goals for community participation in fair housing planning, respondents mentioned a “[l]ack of participation,” that “[v]ery few community members participated in the Housing Element process in 2015,” and that the “City has not engaged community as of yet.”

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

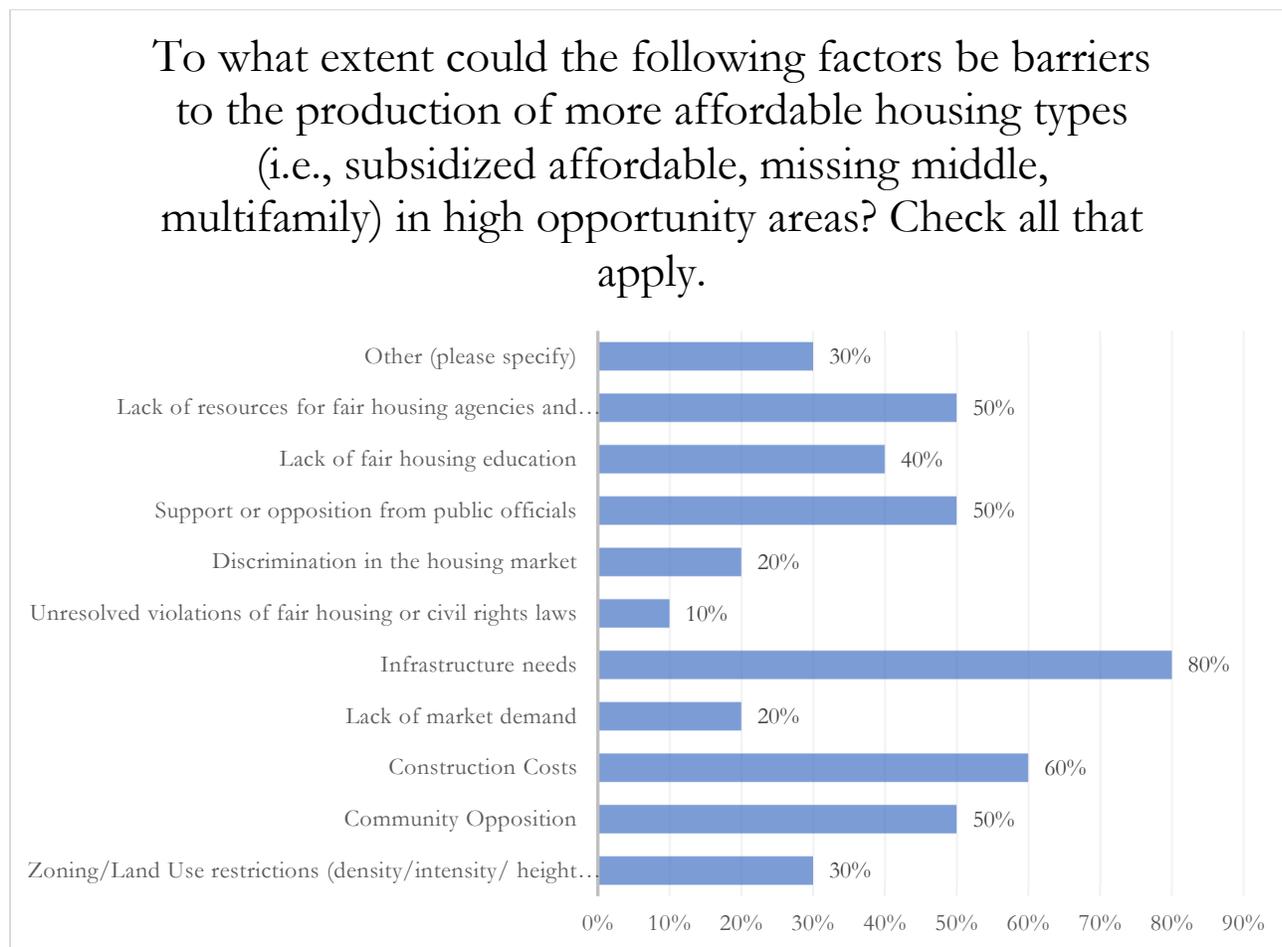
contributing to fair housing issues. Sixty percent of responding jurisdictions (six out of ten) indicate that “[c]reation and retention of high-quality jobs” contributes to fair housing issues. Half of jurisdictions (five out of ten) recognized the “[r]ange of job opportunities available” as contributing 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.

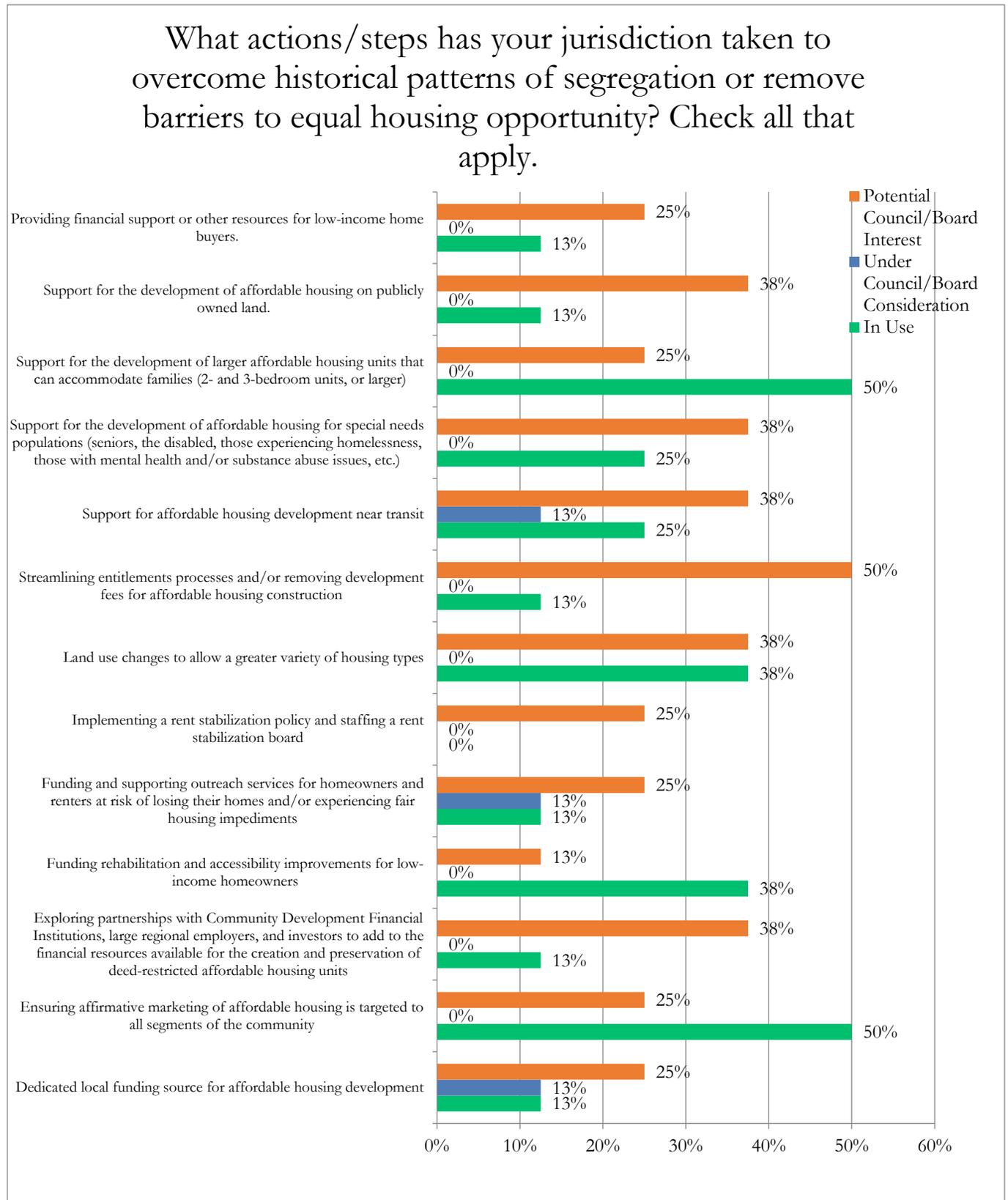
Fair Housing Goals and Actions

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

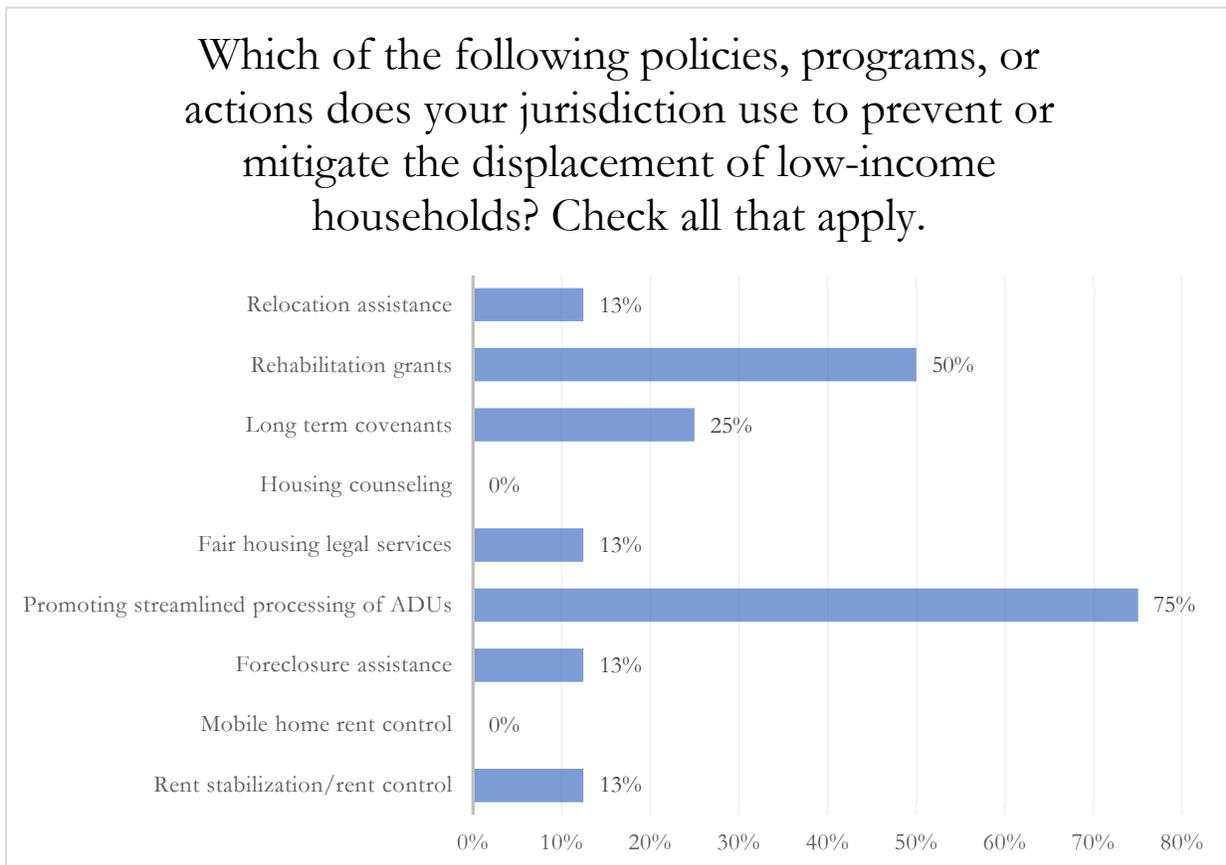


Question thirty-nine asked jurisdictions to explain their success or lack of success at overcoming historical patterns of segregation or removing barriers to equal housing opportunity. The City of Arvin explained their somewhat successful outcomes by stating that “We have thoroughly reviewed our Housing 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

