

Action Plan

Grantee: Kern County, CA

Grant: B-08-UN-06-0501

LOCCS Authorized Amount:	\$ 11,211,385.00
Grant Award Amount:	\$ 11,211,385.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 62,461.10
Total Budget:	\$ 11,273,846.10

Funding Sources

Funding Source	Funding Type
63,000.00	Program Income

Narratives

Areas of Greatest Need:

NSP Areas of Greatest Need have been identified as Census Block Groups with estimated Foreclosure Risk Scores of 8 or higher, and contiguous Block Groups. Approximately 200 Block Groups in this County of over 8,000 square miles were identified as having Foreclosure Risk Scores of 8 or higher.

Distribution and Uses of Funds:

Funds were focused on properties suitable for rental, as the ability of area residents to qualify for purchase loans has been severely eroded by unemployment and job uncertainty in the area. Additionally, there is a great need for rental housing from those displaced as the result of the high foreclosure rate, and those who can no longer afford their previous housing due to loss of income.

Definitions and Descriptions:

Appropriate definitions and descriptions can be found in the individual activity descriptions.

Low Income Targeting:

Approximately 40% of NSP funding has been directed for the benefit of those with incomes at or below 50% of AMI. This emphasis, which significantly exceeds the 25% low income set-aside requirement, is driven by the high levels of unemployment in the area, and the overwhelming need in the related neighborhoods.

Acquisition and Relocation:

Acquisition activity is focused on vacant foreclosed property or vacant residential property suitable for redevelopment. Unless warranted by special circumstances, no occupied property will be considered for purchase, and no relocation will be necessary.

Public Comment:

Please see the Neighborhood Stabilization Program (NSP) Substantial Amendment to FY 2008-09 Annual Action Plan and subsequent amendments on the County of Kern website, www.co.kern.us/cd/. All substantial amendments have been publicized in accordance with NSP regulations.



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
01.NSP.01	GEAHI Rental Housing Activity	01.NSP.01	GEAHI Rental Housing Activity	
		01.NSP1.06	Pioneer Cottages Apartments	
01.NSP.02	County Rental Housing Activity	01.NSP.02	Countywide Rental Housing Activity	
01.NSP.05	Fairfax & Eucalyptus Apartments	01.NSP.05 LH25	Fairfax & Eucalyptus Apartments- LH25	
		01.NSP.05 LMMI	Fairfax & Eucalyptus Apartments - LMMI	
05.NSP.04	Countywide Home Buyer	05.NSP.04	Countywide Homebuyer Counseling Activity	
13.NSP.03	Countywide Home Buyer	13.NSP.03	Countywide Homebuyer Assistance Activity	
9999	Restricted Balance	<i>No activities in this project</i>		
NSP Admin	NSP General Administration	NSP.ADMIN	NSP General Administration	



Activities

Project # / 01.NSP.01 / GEAHI Rental Housing Activity

Grantee Activity Number: 01.NSP.01

Activity Title: GEAHI Rental Housing Activity

Activity Type:

Acquisition - general

Project Number:

01.NSP.01

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

GEAHI Rental Housing Activity

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,094,835.13

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,094,835.13

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
30	30		100.00

Proposed Accomplishments

of Singlefamily Units

Total

30

of Multifamily Units

30

of Housing Units

30

of Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Kern

Organization Type

Unknown

Proposed Budget

\$ 3,094,835.13



Location Description:

Countywide in designated areas of greatest need.

Activity Description:

The County proposes to provide up to \$3,202,409.23 to Golden Empire Affordable Housing, Inc. (GEAHI), a non-profit developer, in the form of grants or loans which may be zero interest deferred payment forgivable loans for the purchase and rehabilitation of vacant foreclosed residential properties that are located within areas of the County designated "Areas of Greatest Need." The housing units will be rented to qualified households with incomes that do not exceed 50% of AMI. Additionally, households renting single-family homes may be afforded the opportunity to purchase the homes they are renting.

With property values for rental units estimated between \$80,000 and \$125,000, it is projected that a total of 30 rental units may be purchased/rehabilitated with NSP funds.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 01.NSP1.06

Activity Title: Pioneer Cottages Apartments

Activity Type:

Construction of new housing

Project Number:

01.NSP.01

Projected Start Date:

01/19/2021

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

GEAHI Rental Housing Activity

Projected End Date:

05/31/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 107,574.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 107,574.10

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	11	3	8	100.00
# Owner Households				0.0
# of Households	11	3	8	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	
# of Multifamily Units	11
# of Housing Units	11
# of Elevated Structures	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units with other green	11
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	11
#Low flow toilets	11
#Units with solar panels	



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
County of Kern	Unknown	\$ 107,574.10

Location Description:

3141 Pioneer Cottages, Bakersfield, CA

Activity Description:

Kern County proposes to spend \$107,574.10 NSP funds in addition to \$1,000,000.00 HOME funds to construct 41 affordable rental housing apartments with 11 NSP/HOME fixed designated units. Housing Authority of the County of Kern is the owner/developer who will also be receiving State tax bonds and State tax credits to fund the project. 1/31/22 Construction was delayed due to COVID and a required brick retaining wall that was added by Building Code to be constructed along neighboring lot. Construction is underway and expected to be completed in April 2022 with units occupied in May 2022.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 01.NSP.02 / County Rental Housing Activity



Grantee Activity Number: 01.NSP.02

Activity Title: Countywide Rental Housing Activity

Activity Type:

Acquisition - general

Project Number:

01.NSP.02

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

NA

Activity Status:

Cancelled

Project Title:

County Rental Housing Activity

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Kern

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Countywide

Activity Description:

For the acquisition and/or renovation of vacant, foreclosed residential properties that will then be rented to individuals and families that do not exceed 50% AMI.

Cancelled and funds re-allocated to 01.NSP.05 Fairfax & Eucalyptus Apartments.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Environmental Reviews: None

Project # / 01.NSP.05 / Fairfax & Eucalyptus Apartments



Grantee Activity Number: 01.NSP.05 LH25

Activity Title: Fairfax & Eucalyptus Apartments- LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

01.NSP.05

Projected Start Date:

10/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Fairfax & Eucalyptus Apartments

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 2,250,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,250,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

29

Low

29

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Housing Units

Total

29

ELI Households (0-30% AMI)

of Properties

1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Kern

Organization Type

Unknown

Proposed Budget

\$ 2,250,000.00

Location Description:

In a County designated "Area of Greatest Need" located on an approximately 6 acre site east of Fairfax Road and north of Eucalyptus Drive in metropolitan Bakersfield, more specifically identified as:

Lots 1 through 18 inclusive, lot 20, lot 26, and lots 30 through 33 inclusive, of Tract 6386 in the Unincorporated Area, County of Kern, State of California, according to the map thereof recorded in Book 58, Pages 194, 195, 196 and 197 of Maps, Kern County Records.

APN: 145-181-01 through -18; -20; 145-182-01; and 145-182-05 through 145-182-08.



Activity Description:

The County will provide \$7.5 million of its NSP allocation in the form of loans, which may include zero interest deferred payment forgivable loans, for the purchase and redevelopment of residential property and construction of new multifamily apartment units in a County designated "Area of Greatest Need" located on an approximately 6 acre site east of Fairfax Road and north of Eucalyptus Drive in metropolitan Bakersfield. The multifamily units will be rented to qualified households with incomes that do not exceed 80% of Area Median Income (AMI). It is projected that a total of 94 multifamily rental units may be constructed with these NSP funds and funding from other sources. At least 29 of the units will be set aside for those at or below 50% of AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 01.NSP.05 LMMI**Activity Title: Fairfax & Eucalyptus Apartments - LMMI****Activity Type:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

01.NSP.05

Project Title:

Fairfax & Eucalyptus Apartments

Projected Start Date:

10/01/2010

Projected End Date:

06/30/2014

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 5,250,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 5,250,000.00**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

65

Low**Mod**

65

Low/Mod%

100.00

Proposed Accomplishments

of Housing Units

Total

65

of Properties

1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Kern

Organization Type

Unknown

Proposed Budget

\$ 5,250,000.00

Location Description:

In a County designated "Area of Greatest Need" located on an approximately 6 acre site east of Fairfax Road and north of Eucalyptus Drive in metropolitan Bakersfield., more specifically identified as: Lots 1 through 18 inclusive, lot 20, lot 26, and lots 30 through 33 inclusive, of Tract 6386 in the Unincorporated Area, County of Kern, State of California, according to the map thereof recorded in Book 58, Pages 194, 195, 196 and 197 of Maps, Kern County Records.

APN: 145-181-01 through -18; -20; 145-182-01; and 145-182-05 through 145-182-08.



Activity Description:

The County will provide \$7.5 million of its NSP allocation in the form of loans, which may include zero interest deferred payment forgivable loans, for the purchase and redevelopment of residential property and construction of new multifamily apartment units in a County designated "Area of Greatest Need" located on an approximately 6 acre site east of Fairfax Road and north of Eucalyptus Drive in metropolitan Bakersfield. The multifamily units will be rented to qualified households with incomes that do not exceed 80% of Area Median Income (AMI). It is projected that a total of 94 multifamily rental units may be constructed with these NSP funds and funding from other sources.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 05.NSP.04 / Countywide Home Buyer Counseling



Grantee Activity Number: 05.NSP.04**Activity Title: Countywide Homebuyer Counseling Activity****Activity Type:**

Public services

Activity Status:

Completed

Project Number:

05.NSP.04

Project Title:

Countywide Home Buyer Counseling

Projected Start Date:

01/01/2009

Projected End Date:

06/30/2014

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 1,050.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,050.00**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	3		3	100.00
# of Cases closed	2		2	100.00

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Kern

Organization Type

Unknown

Proposed Budget

\$ 1,050.00

Location Description:

Countywide in areas of greatest need.

Activity Description:

Homebuyer counseling meeting NSP requirements to be provided to homebuyers receiving NSP assistance.
 \$40,000 re-allocated to Fairfax & Eucalyptus Apartments, 01.NSP.05
 \$8,950 re-allocated to 01.NSP.01 GEAH Rental Housing Activity

Environmental Assessment: EXEMPT**Environmental Reviews:** None**Activity Attributes:** None

Environmental Reviews: None

Activity Supporting Documents: None

Project # / 13.NSP.03 / Countywide Home Buyer Assistance



Grantee Activity Number: 13.NSP.03

Activity Title: Countywide Homebuyer Assistance Activity

Activity Type:

Acquisition - general

Project Number:

13.NSP.03

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Countywide Home Buyer Assistance

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 42,571.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 42,571.50

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

2

2

100.00

Proposed Accomplishments

Total acquisition compensation to owners

of Properties

Total

2

2

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Kern

Organization Type

Unknown

Proposed Budget

\$ 42,571.50

Location Description:

Countywide in designated areas of greatest need

Activity Description:

Countywide Homebuyer Assistance Activity to provide financial assistance to qualified LMMI applicants toward the purchase of vacant, foreclosed single family homes.

\$400,000 re-allocated to Fairfax & Eucalyptus Apartments, 01.NSP.05.

\$57,428.50 re-allocated to GEAH Rental Housing Activity 01.NSP.01



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP Admin / NSP General Administration



Grantee Activity Number: NSP.ADMIN**Activity Title: NSP General Administration****Activity Type:**

Administration

Activity Status:

Under Way

Project Number:

NSP Admin

Project Title:

NSP General Administration

Projected Start Date:

12/30/2008

Projected End Date:

03/31/2022

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 527,815.37**Most Impacted and Distressed Budget:** \$ 0.00**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Other Funds: \$ 63,000.00**Total Funds:** \$ 590,815.37**Benefit Report Type:**

NA

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Kern

Organization Type

Unknown

Proposed Budget

\$ 527,815.37

Funding Source Name

63,000.00

Matching Funds

No

Funding Amount

\$ 63,000.00

Location Description:

County of Kern

Activity Description:

NSP funds to pay for costs associated with program planning and administration.
 1-31-22 Staff working to receipt \$40,000 NSP program income into DRGR then will transfer admin balance to CDBG then close out DRGR NSP admin activity.

Environmental Assessment:**Environmental Reviews:**

None

Activity Attributes:

None



Environmental Reviews: None

Activity Supporting Documents: None

Action Plan Comments:

Reviewer - Minor administrative amendment to change activity statuses to appropriate level. Approved. EOO. 11/9/12.

DiGruccio, Budget items are not correct. not approved. RMD. 6/9/17.

DiGruccio, Budget items are not correct. not approved. RMD. 6/9/17.
Revised admin to include only program income. Approved. 6/20/17.

DiGruccio, Updates to Action Plan complete Fund expenditures. Approved. 1/29/19.

DiGruccio, Updates to budget per Clean up report. Approved. RMD. 4/30/19.

DiGruccio, Updating construction projects. Approved. RMD. 10/28/19.

DiGruccio, Adm. expenses and funding for 36 unit final project to close out. Approved. RMD. 1/30/2022.

DiGruccio, Updating new activity for remaining funds. Approved. RMD. 1/20/21.

DiGruccio, Approved. RMD. 1/22/21

DiGruccio, Budget updates. Approved. RMD. 2/1/2022.

Action Plan History

Version	Date
B-08-UN-06-0501 AP#11	02/01/2022
B-08-UN-06-0501 AP#10	01/22/2021
B-08-UN-06-0501 AP#9	01/20/2021
B-08-UN-06-0501 AP#8	01/31/2020
B-08-UN-06-0501 AP#7	10/28/2019
B-08-UN-06-0501 AP#6	04/30/2019



B-08-UN-06-0501 AP#5	01/29/2019
B-08-UN-06-0501 AP#4	06/20/2017
B-08-UN-06-0501 AP#3	11/09/2012
B-08-UN-06-0501 AP#2	10/27/2010
B-08-UN-06-0501 AP#1	09/07/2010

