

# Grantee: Bakersfield, CA

## Grant: B-11-MN-06-0503

October 1, 2021 thru December 31, 2021

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<b>Grant Number:</b> B-11-MN-06-0503	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Bakersfield, CA	<b>Contract End Date:</b> 03/02/2014	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,320,927.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$3,320,927.00	<b>Estimated PI/RL Funds:</b>	
<b>Total Budget:</b> \$3,320,927.00		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Summary of Distribution and Uses of NSP Funds:

As of 2010, the City of Bakersfield had an estimated population of 339,000 residents and approximately 103,000 households within a 92 ± square mile boundary. According to third quarter 2010 data released by RealtyTrac, the Bakersfield area is ranked number eight nationally in Metropolitan Foreclosure Rates with 2.25% of households experiencing a foreclosure filing. According to the Kern County Assessor, 10,319 Notices of Default were filed in 2010, and 47,643 Notices of Default have been filed since the beginning of 2007. The majority of these defaults occurred in the City of Bakersfield. In comparison only 38,682 Notices of Default were filed in the ten years prior to 2007. Due to the recent high default and foreclosure rates for the City of Bakersfield, the City of Bakersfield will be receiving \$3,320,927 from the Neighborhood Stabilization Program (NSP3) from the United States Department of Housing and Urban Development (HUD) under the Wall Street Reform and Consumer Protection Act of 2010 (the Dodd-Frank Act). The NSP3 funding formula was determined based on the number of home foreclosures, homes financed by subprime mortgages, and number of homes in default or delinquent. The City NSP3 funds will be used to meet the Congressionally-identified needs of the abandoned and foreclosed homes in specific focused areas set forth in the Substantial Amendment to the City's Fiscal Year 2010-11 Action Plan and Consolidated Plan (ConPlan) 2015. NSP3 requires funds to be narrowly focused geographically in such a way that the selected focused area(s) of greatest need may be impacted by the funds available to each recipient. More specifically, HUD requires that, based on the funds available to the City, areas of greatest need should be selected where the City may reasonably anticipate to assist at least a number of units equal to 20% of foreclosed units in the past year as determined by the HUD Foreclosure Need website (<http://www.huduser.org/nsp/nsp3.html>). Likewise, the HUD Foreclosure Need website provides a foreclosure need index for selected areas on a scale from 1 to 20, with a score of 20 representing the greatest need. HUD requires that the foreclosure need score for NSP3 focused neighborhoods in the State of California to be at least 17. Focused neighborhoods must be predominately (at least 51%) comprised of low- moderate- or middle-income (LMMI) households, defined as households earning at or below 120% area median income (AMI) annually. Finally, NSP3 funding must be used to assist LMMI residential units, except for at least 25% of funding which must be used to assist residential units for persons earning at or below 50% AMI. When selecting NSP3 focus areas, the City of Bakersfield gave preference based on two primary factors. First, preference was given to sites exhibiting the potential for sustainable and environmentally-friendly projects. Specifically, the City utilized geographic information systems (GIS) software and County Assessor data by parcel to analyze concentrations of bank-owned (REO) centrally-located multi-family properties that provide reasonable access to public transportation, multi-modal transit options, and public and private services. This analysis, coupled with the aforementioned HUD-required factors of AMI, foreclosure need score, and anticipated level of assistance avae, led to the creation o

#### Summary of Distribution and Uses of NSP Funds:

f NSP3 Area A, generally located east of Kern Street, north of East California Avenue, west of Haley Street, and south of Bernard Street (excluding areas both east of Owens Street and north of Oregon Street), and generally located in the eastern portion of the Old Town Kern - Pioneer Redevelopment Area. Second, the City utilized GIS and County Assessor data to determine the areas with the densest concentration of REO properties. An analysis of current REO units within the city yiel

#### How Fund Use Addresses Market Conditions:



**Ensuring Continued Affordability:**

The City will ensure NSP-assisted units meet affordability requirements in accordance with HOME program standards at 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The affordability requirements will apply without regard to the term of any loan or mortgage or the transfer of ownership. They will be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by HUD, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. The following summarizes the minimum period of affordability in years based on the amount of NSP funds provided per housing unit:

- Less than \$15,000: 5 years;
- \$15,000 to \$40,000: 10 years;
- More than \$40,000: 15 years.

**Definition of Blighted Structure:**

Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.

Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition may be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.

Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the area.

The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

**Definition of Affordable Rents:**

Each NSP-assisted rental unit will be subject to rent limits designed to help make rents affordable to low income households. These maximum rents will be in accordance with HUD regulations at 24 CFR 92.252 which discusses rental housing and rent limitation (maximum HOME rents). HUD publishes the High and Low HOME rents and the FMRs for each area (PJ) annually. The City of Bakersfield will annually use the numbers provided to calculate High and Low HOME Rents for NSP assisted housing projects.

**Housing Rehabilitation/New Construction Standards:**

Every unit being rehabilitated or constructed with NSP funds will be completed in accordance with the local housing code and zoning ordinances at the time of project completion. The City of Bakersfield local building code and zoning ordinances promote health and public safety in the construction and maintenance of buildings and structures, and the maintenance of property through the enforcement of uniform building construction codes, conservation standards, regulations and ordinances (Ord. 4087 § 2 (part), 2002).

As of January 1, 2008, Bakersfield adopted new building construction codes (2007 CBC, CMC, CPC, CEC, California Existing Building Code, California Historic Building Code) that will apply to the NSP program and activities. These building construction codes will establish the standards for the NSP assisted rehabilitation work that will bring substandard housing into compliance with the City property standard.

All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the HUD standard for Energy Star Qualified New Homes.

All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

Rehabilitation must, to the extent applicable as reviewed on a case-by-case basis, replace aging obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star products.

**Vicinity Hiring:**

Section 3 and "vicinity" hiring - the City of Bakersfield will require that any subrecipient or developer (or subsequent contractors) follow HUD Section 3 regulations as well as ensure that subrecipients or developers make efforts to market new jobs associated with the project to individuals or companies within the "vicinity" of the project as described in NSP3.

**Procedures for Preferences for Affordable Rental Dev.:**

**Grantee Contact Information:**

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<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$3,320,927.00
<b>Total Budget</b>	\$0.00	\$3,320,927.00
<b>Total Obligated</b>	\$0.00	\$3,320,927.00
<b>Total Funds Drawdown</b>	\$0.00	\$3,320,927.00
<b>Program Funds Drawdown</b>	\$0.00	\$3,320,927.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00



<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$3,320,927.00
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
City of Bakersfield	\$ 0.00	\$ 3,320,927.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>	\$3,220,604.91	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$498,139.05	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$332,092.70	\$100,000.00	\$100,000.00
<b>Limit on Admin</b>	\$ .00	\$100,000.00	\$100,000.00
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$830,231.75		\$830,232.00

## Overall Progress Narrative:

New staff are awaiting DRGR access (pending IDIS access) and will, from there, begin to work on closeout.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
B., Acquisition and Rehabilitation	\$0.00	\$3,220,927.00	\$3,220,927.00
F., Administration	\$0.00	\$100,000.00	\$100,000.00

