

**NOTICE OF PUBLIC HEARING
FOR PROPOSED AMENDMENTS TO THE COUNTY OF KERN'S
FY 2008-2009, FY 2011-2012, and FY 2015-2016 through FY 2018-2019 ANNUAL ACTION
PLANS FOR COMMUNITY DEVELOPMENT PROGRAMS**

On **January 29, 2019**, the County of Kern Board of Supervisors will conduct a public hearing to provide the opportunity for public comment regarding proposed amendments to the County's FY 2008-2009, FY 2011-2012, and FY 2015-2016 through FY 2018-2019 Annual Action Plans for Community Development Programs (Action Plans). The Amendments will create a Home Investment Partnerships Program (HOME) and Neighborhood Stabilization Program (NSP) project to partially fund an affordable rental housing development. Following the Public Hearing, the Board will be asked to approve the following amendment to the Action Plans:

Create HOME Project #33.18.3, NSP Project #01.NSP1.06, and NSP Project #01.NSP3.3 for Pioneer Cottages

This new Project will be created with \$1,000,000 HOME funds and \$630,320 NSP funds to partially finance with a provision for deferred payments for a loan term up to 55 years a proposed 37 unit affordable housing development featuring 36 one-bedroom units affordable to households with income less than 60% of area median income, including 17 units of permanent supportive housing for households eligible under the No Place Like Home (NPLH) program, 19 other low-income households, and a resident property manager. NPLH units are integrated with non-NPLH units, and are distributed evenly throughout the project site. The target population to be housed and supported in the 17 NPLH assisted units at Pioneer Cottages, as defined in the NPLH Guidelines, is "adults or older adults with a serious mental disorder or seriously emotionally disturbed children or adolescents who are homeless, chronically homeless, or at-risk of chronic homelessness." This includes people with co-occurring mental, physical or developmental disabilities and/or substance use disorders. Also included for collateral services are family members, including spouses, children, parents, siblings, and significant others living with NPLH-eligible people as a household.

Located on the south side of the 3200 block of Pioneer Drive east of Oswell, the site consist of four vacant R-2 zoned parcels (APNs 143-050-02, 143-050-14, 143-050-15, 143-050-16) and is close to amenities, including transit, grocery, pharmacy, and park. The units are proposed to be zero net energy and will be arrayed in nine cottage like fourplexes on the site.

Under Housing First, tenants will not be evicted for using alcohol or drugs in their apartments, so long as they do not violate lease terms. Tenants whose substance use has caused problems or harm in their lives may refuse treatment or choose therapy options that do not require abstinence. These options can include help in gradually reducing consumption or in identifying and avoiding risky behaviors. Removing the pre-conditions for mandatory services and sobriety eliminates two traditional barriers to accessing housing for the target population. Once tenants' basic needs for housing, food and safety are met, they will frequently be more likely to want assistance in addressing other issues in their life and voluntarily request services.

Golden Empire Affordable Housing, Inc. will be the developer with assistance from the Housing Authority of the County of Kern.

The developer proposes the following funding sources for the permanent financing of the project: \$3,939,555 Low Income Housing Tax Credit Equity (4%); \$4,247,262 No Place Like Home Loan; \$1,000,000 County HOME Loan; \$630,320 Neighborhood Stabilization Program Loan; \$400,000 Bank Loan; \$360,000 AHP Grant; \$219,274 Deferred Developer Fee; \$51,060 Solar Tax Credit for a total of \$10,847,471.

Immediately after the public hearing, the Board will consider the following actions:

- a. Approval of amendment to the County's FY 2008-2009, FY 2011-2012, and FY 2015-2016 through FY 2018-2019 Annual Action Plans for Community Development as provided herein;
- b. Authorization for the County's Planning and Natural Resources Department to submit all documentation related to the amendment to HUD.

The public hearing is scheduled for:

Location: Board of Supervisors Chambers
County Administrative Center
1115 Truxtun Avenue, First Floor
Bakersfield, California 93301



Date: January 29, 2019
Time: 2:00 P. M. or thereafter

Comments and/or questions prior to the public hearing concerning the proposed amendments can be directed to Catherine Vasquez, Housing Programs Manager at:

Planning and Natural Resources Department
Community Development Division
2700 "M" Street, Suite 250
Bakersfield, California 93301
Phone: (661) 862-5062
Facsimile: (661) 862-5052
TTY Relay: (800) 735-2929

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