

City of Bakersfield

Economic Opportunity Area Plan

September 2024



BAKERSFIELD

THE SOUND OF *Something Better*

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- A. Map - Overall Economic Opportunity Areas
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- C. Map – Amended Downtown Economic Opportunity Area
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1. Introduction

The City of Bakersfield's Economic Opportunity Area Plan (EOA Plan) is a locally initiated program that uses tax increment financing, local sales tax revenue and other public funds to promote economic growth within specific geographic areas of Bakersfield. The program was modeled in part, after State redevelopment concepts and structured to be more flexible so it can meet demands of specific areas within the City. Implementation of the Plan is anticipated to facilitate increased private sector investment that will in turn create more tax revenue, promote businesses growth, and generate new jobs.

The Plan outlines the concept of Tax Increment Financing and the use of local financing as a commitment to revitalize specific areas. Next, the Plan addresses the concept of Economic Opportunity Areas (EOAs), including a description of seven EOAs to be implemented, along with respective economic development activities to be pursued. Finally, the Plan lays the framework for implementation and the review process to ensure that the economic development activities align with the City Council's priorities.

In November 2018, City voters approved the Public Safety and Vital Services (PSVS) measure. The investment priorities for the measure align with the EOA Plan such as:

- Keeping public areas safe and clean.
- Addressing the fiscal stability of the City.
- Creating jobs through economic development, business retention/ attraction and workforce development.
- Enhancing amenities throughout the community to improve the quality of life and attract visitors.

Therefore, PSVS funding is appropriate to support implementation of EOA programs that address the investment priorities.

In 2021, the City was awarded Coronavirus State and Local Fiscal Recovery Funds (SLFRF), established under the American Rescue Plan Act (ARPA). The City Council approved a funding framework that included funds for entrepreneurship, business expansion and façade improvements. Therefore, SLFRF funding and future Federal or State funds consistent with EOA objectives may support the implementation of EOA incentive programs.

The Plan is subject to revision as circumstances may warrant over time and additional EOAs added in the future. A map of seven areas is included as Attachment A.

2. Program Financing

When the private market does not provide sufficient capital and economic development activities to a specific area, public actions may be necessary to stimulate growth. This action can include public investments, capital improvements, enhanced public services, technical assistance, tax benefits, and other types of stimuli. Public financing may serve as a mechanism to develop and encourage new business, enable existing business retention and expansion, and provide other economic development opportunities.

2.1. Qualified Applicants

The financial incentives are eligible for both non-profit entities and for-profit businesses . Program applicants must have a city business license and be located within or relocating into a designated EOA.

2.2. Funding Sources

The City annually receives an allocation of property tax revenue which is appropriated to the General Fund to support a variety of municipal services. Under this Plan, the incremental growth in property tax revenue derived from the EOAs would remain in those areas to help fund economic development activities.

To explain, the assessed property value in a defined area is “frozen” at a specific year, which is referred to as the base year. On an annual basis, all property tax revenue collected above the base year (tax increment) is applied toward meeting Plan’s priorities. The tax increment allocation is set for 20 years; after the expiration of the Plan, the remaining tax increment is re-directed back into the General Fund, unless extended by City Council.

Ideally, the ongoing reinvestment of tax increment into a specific area assists in raising the assessed property values owned by non-exempt entities above where they would have been without such improvements. With higher values, property tax revenue naturally rises as well. The tax increment funding amounts will be determined annually through the budget process.

Additional funding sources from the City’s general fund, per PSVS investment priorities, can also be included. When available, the City intends to utilize and leverage State, Federal, and other economic development funds to further enhance revitalization. All funds will be allocated as part of the annual budget process.

To respond to the negative impacts of the Covid-19 pandemic, SLFRF funds will be used to assist eligible small businesses and non-profits in qualified census tracts, see Attachment J - Map of Qualified Census Tracts.

2.3. Tax Increment Financing (TIF) Example

Assume that upon designation as an EOA, the area generated \$500,000 in annual property tax revenue to the City in the preceding fiscal year, which now becomes the base year. After being designated as an EOA, the area now generates \$522,000 in property tax revenue to the City. The difference in property tax revenue between the base year (\$500,000) and Year 2 (\$22,000) is the tax increment. After 10 years, the EOA now generates \$590,000 in property tax revenue, which equates to \$90,000 in tax increment. See Figure 1. The TIF generated in each EOA since the base year is shown in Attachment B.

Figure 1: Tax Increment Financing Example



3. Economic Opportunity Areas

Seven EOAs are included for implementation. The areas are: (1) Downtown Bakersfield EOA, (2) South State Route (SR) 58/Airport EOA, (3) SR 99 Corridor EOA, (4) 34th Street Corridor EOA, (5) East Hills EOA, (6) Old Town Kern EOA; and (7) Southeast EOA. The areas selected, as depicted on Attachment A, were based on their need for supplemental economic development activities.

The selected areas predominantly include property zoned for commercial and industrial uses, which are uses that contain business and economic growth opportunities.

The purpose of this Plan is to develop and encourage new business, promote existing business retention and expansion, support non-profits and provide other economic development opportunities with funds allocated toward economic development activities that include and support the following:

- **Support Existing Development** with predominantly publicly visible rehabilitation and renovation of buildings, site and landscape enhancements, and related development fees.
- **Support Future Development** with demolition, site preparation, and property acquisition.
- **Support Business Growth and Expansion** with costs to start-up new businesses or existing businesses that want to expand.

The following sections contain a description of each of the seven EOAs and the potential investment opportunities within each EOA.

3.1. Downtown Economic Opportunity Area

The Downtown Bakersfield EOA is in the heart of the city and characterized as the central business district. The area profile includes:

Figure 2: Downtown Bakersfield EOA – Area Profile	
Area Size:	875 Acres
No. of Parcels:	1,625 Parcels
Primary Zoning:	Residential, Commercial, Manufacturing, & Mixed-Use

Investment Opportunities

Downtown Bakersfield has historically served as a center of civic and business activity and has suffered over time from the relocation of major retail businesses to more suburban locations. In recent years, however, Downtown Bakersfield has begun to experience a resurgence and becoming a focal point for the arts, entertainment, dining, and specialty retailing.

The City has invested substantially in several new affordable housing developments in the downtown area. The continuing revitalization of downtown has started to create new interest in market rate housing opportunities. Despite these encouraging successes, the downtown area continues to contain a considerable amount of vacant and underutilized properties.

The emphasis for investment in the Downtown Bakersfield EOA is based on continuing to build on past successes and encourage continuing revitalization by physically enhancing the public realm and encouraging investment in upgrading and renovating existing buildings and properties. Potential economic development activities include:

- Improve pedestrian connectivity (e.g., sidewalks, park benches)
- Enhance visual characteristics (e.g., stamped concrete, kiosks)
- Promote the arts and shopping district (e.g., street banner program)
- Beautify medians and islands (e.g., install synthetic turf or pavers)
- Implement Making Downtown Bakersfield Vision plan projects
- Promote high-density residential development

3.2. South State Route (SR) 58/Airport Economic Opportunity Area

The South SR 58/Airport EOA is in South Bakersfield and is anchored by the Bakersfield Municipal Airport and the historic Union Avenue Corridor. The Airport is a City-owned and operated 190-acre general aviation airport. The area profile includes:

Figure 3: South SR 58/Airport EOA – Area Profile	
Area Size:	2,974 Acres
No. of Parcels:	2,622 Parcels
Primary Zoning:	Residential, Commercial, and Industrial

Investment Opportunities

A majority of the South SR 58/Airport EOA area is lightly developed, and existing land use designations support industrial and commercial uses. The main commercial corridors are Union Avenue, South Chester Avenue and Martin Luther King Jr. Blvd. The EOA area, east of Union Avenue consists of lightly developed or vacant land. Significant portions of land north and south of the airport have development constraints due to the airport's flight pattern. Acceptable uses in the area affected by the flight pattern include warehousing, two-story offices, and single-family homes on existing residential lots. Unacceptable uses include retail, manufacturing, hotels and motels, and residential subdivisions.

The South SR 58/Airport EOA offers excellent opportunities to support commercial and some industrial uses. There is an opportunity to support business expansion and growth along the three main commercial corridors. There will be a noticeable benefit in allocating public funds toward filling vacant structures and infilling undeveloped properties.

The potential economic development activities here include, but are not limited to:

- Incentives to fill vacant buildings.
- Incentives to develop vacant land.
- Environmental remediation and site preparation

3.3. State Route (SR) 99 Corridor Opportunity Area

The SR 99 Corridor EOA is in Central Bakersfield and allows for various commercial development. The area profile includes:

Figure 4: State Route 58/Mt. Vernon EOA – Area Profile	
Area Size:	298 Acres
No. of Parcels:	292 Parcels
Primary Zoning:	Commercial

Investment Opportunities

This area benefits from proximity to State Route 99, with highway serving businesses and main access points to the City at several interchanges. The planned Centennial Corridor Project will enhance connections to State Route 58 and the Westside Parkway, enhancing this area to businesses that rely on convenient freeway access and to trans-state and cross-country markets. Potential economic development activities include:

- Incentives to develop vacant land
- Incentives to fill vacant buildings.
- Environmental remediation and site preparation

3.4. 34th Street Corridor Opportunity Area

The 34th Street Corridor EOA is located just north of the heart of the City with the primary economic focus and driver of this area being Dignity Health Memorial Hospital. The area profile includes:

Figure 5: 34th Street Corridor EOA – Area Profile	
Area Size:	1,365 Acres
No. of Parcels:	3,025 Parcels
Primary Zoning:	Commercial, Manufacturing, Residential, Recreation

Investment Opportunities

Memorial Hospital has experienced significant growth and expansion of its own facilities in recent years, and in turn the hospital's growth has created a market and need for medical offices and other uses related to the medical field. Memorial Hospital has also invested its own resources in adding streetscape features along 34th Street from Q Street to Union Avenue and has expressed interest in undertaking similar improvements west to Chester Avenue. Beyond Memorial Hospital and its ancillary facilities, the remainder of the area continues to be economically depressed. The commercial and manufacturing-zoned land further away from the hospital includes many parcels that are vacant, abandoned, and/or support dilapidated buildings. Some of the residentially zoned and developed land near the commercial/manufacturing areas may be ripe for transition. It is anticipated that many of the residential areas that make up a good part of this area will continue to remain. For those residential areas, there is an interest in strengthening the quality of the housing to better support and enhance the overall image of the area as a major medical/health care center. Potential economic development activities include:

- Improve pedestrian connectivity (e.g., sidewalks, park benches)
- Enhance security (e.g., lighting upgrades)
- Beautify medians and islands (e.g., install synthetic turf or pavers)

3.5. East Hills Opportunity Area

The East Hills EOA is in the east Bakersfield area and centered around the former East Hills Mall. The area profile includes:

Figure 6: East Hills EOA – Area Profile	
Area Size:	649 Acres
No. of Parcels:	787 Parcels
Primary Zoning:	Commercial

Investment Opportunities

From its opening in 1988, the East Hills Mall struggled to reach full capacity, and was subsequently demolished. There has been renewed interest by investors with plans for

revitalization. It remains a low performing location due to traffic circulation in the area that are challenging. The surrounding commercial uses have also experienced a lack in private investment. Potential economic development activities include:

- Incentives to fill vacant buildings
- Incentives to develop vacant land

3.6. Old Town Kern Opportunity Area

The Old Town Kern EOA is located east of Downtown. It is a diverse community in a historical center of Bakersfield and possesses great potential for revitalization. The area profile includes:

Figure 7: Old Town Kern EOA – Area Profile	
Area Size:	1,029 Acres
No. of Parcels:	2,397 Parcels
Primary Zoning:	Manufacturing, Commercial, Residential

Investment Opportunities

While the area is economically distressed, it has a few buildings and sites that reflect the rich history of the area. Because of the Railroad and the availability of social service providers, the area has been known for a high concentration of transients. The lack of private investments into the area has deteriorated over the years; however, it is also one of the few neighborhoods in Bakersfield, where residential neighborhoods are adjacent to commercial businesses making for a great community atmosphere. Potential economic development activities include:

- Improve pedestrian connectivity (e.g., sidewalks, park benches)
- Enhance visual characteristics (e.g., stamped concrete, kiosks)
- Enhance security (e.g., lighting upgrades)
- Beautify medians and islands (e.g., install synthetic turf or pavers)
- Promote high-density residential development.

3.7. Southeast Opportunity Area

The Southeast EOA is located south of Downtown. It is an area developed with residential and commercial corridors. The area profile includes:

Figure 8: Southeast EOA – Area Profile	
Area Size:	2,974 Acres
No. of Parcels:	5,731 Parcels
Primary Zoning:	Residential, Commercial

Investment Opportunities

The area is historically residential neighborhoods with two north-south commercial corridors down Chester and Union Avenues, and California Avenue along the northern edge. There has

been limited economic growth in the area and future growth would require redevelopment and infill of vacant parcels. The arterial streets in the area carry high vehicle speeds with a limited number of controlled intersections and pedestrian amenities (i.e., trees, benches, streetlights, etc.) However, the mix of residential neighborhoods, commercial uses, and existing street network create opportunities for improved business activity by investing into amenities and facilities that create a more pedestrian-friendly environment. In turn, these investments can stimulate economic opportunity in the area. Potential economic development activities include:

Potential economic development activities include:

- Improve pedestrian connectivity (e.g., sidewalks, park benches)
- Enhance visual characteristics (e.g., stamped concrete, kiosks)
- Enhance security (e.g., lighting upgrades)
- Beautify medians and islands (e.g., install synthetic turf or pavers)

4. Financial Incentives

For the purposes of this Plan, financial incentives and technical support may include the following:

4.1. Site Improvement/Rehabilitation Grant

The site improvement and rehabilitation grants can provide financial assistance for the following activities. Priority will be given to existing vacant or underutilized structures to new uses or to revitalize previous uses:

- *Facade Improvements:* Investments in exterior building improvements (e.g., paint, awnings, doors, windows, lighting)
- *Site Enhancements:* Investments in non-structural improvements (e.g., sidewalk, parking lots, landscaping)
- *Tenant Improvements:* Construct publicly visible interior building improvements

4.2. Business Relocation/Expansion Grant

The relocation grant can provide financial assistance for business expansion and relocation activities:

- *Relocation and Expansion:* Financial assistance for businesses to relocate to an EOA area and fund eligible relocation and expansion expenses. Note: this is an incentive and is separate from the requirements of the Uniform Relocation Assistance and Real Properties Acquisition Policies Act or the California Relocation Act.
- *Rent/Lease Reimbursement:* Financial assistance for new businesses to relocate to an EOA area. Assistance includes rent reimbursement to assist businesses during the critical first year of operation.

4.3. Development Assistance

- *Reimburse Development Fees.* Reimburse development fees for high-density residential (30 or more dwelling units/acre) and commercial redevelopment or reuse of a vacant or underutilized existing building. Fee categories that may qualify include transportation impact fee, building permit fee, water and sewer connection fee, and planning/land use fee.

4.4. Small Business Loans

Establish a loan program with a partner or lending institution to offer small business loans in EOA areas to assist site improvement and rehabilitation grant applicants.

4.5 Small Business Technical Support

Partner with small business support organizations to provide technical assistance on EOA and other City incentives and exploring opportunities to leverage other financial incentives.

5. Implementation Strategy

5.1 Resolution Approving the EOAs

To provide the City Council flexibility to amend the EOAs in the future, a separate resolution establishes each EOA. The resolution describes the concepts related to establishing the EOAs, as follows:

- **Boundary:** The boundary includes whole parcels as they appear on the assessment roll.
- **Creation Date:** The base year for the EOAs will be July 1, 2014. The duration of the EOAs will not exceed a term of 20 years from establishment date; at which time, City Council may extend the duration the program for a specified number of years or dissolve the EOA.
- **Name:** The EOAs are named to reflect the general locations and provide a branded identify.
- **List of Economic Development Activities:** Provide a general list of authorized economic development activities for each EOA.
- **Tax Increment Designation:** The base year for the EOAs will be July 1, 2014. The City will designate future tax increment received from property tax revenue in the prescribed boundary toward economic development activities during the annual budget process.
- **Minimum and Maximum Tax Increment:** Establish minimum and maximum amounts of tax increment designated annually toward economic development activities. To ensure viability of the program, a minimum of \$100,000 and a maximum of \$250,000 dedicated to each EOA in a fiscal year, regardless of the actual amount of increment that accrued during the same year.

- **Tax Increment Financing Funds:** Property tax revenue above the amount derived to the City in the established base year will be identified and accounted for annually and will be budgeted specifically for programs identified in the Plan.
- **Economic Hardship:** The City may suspend dedicating funds to an EOA if the City is facing or forecasting an economic hardship to the General Fund. This action is subject to City Council approval.
- **All EOA Fund:** In some fiscal years, the demand for EOA funding is greater, therefore an all EOA Fund will be established for all EOAs and will be funded during the annual budget process. Grants and other incentives will be awarded based on demand from eligible applications.

5.2. Program Guidelines

Comprehensive program guidelines will include a description of financial incentive options and well as detailed guidelines that will establish program criteria, eligibility, and application guidelines. The grants and other financial assistance will require agreements, reporting for monitoring projects and an established annual funding cycle for each fiscal year with proposed grant and threshold amounts based on approved funds allocated during each annual budget cycle. To be eligible for EOA program grants and loans an entity must be an existing legal business or non-profit located within or re-locating/expanding to a designated EOA.

The SLFRF funds will be available to small businesses and non-profits that are operating in qualified census tracts and were disproportionately impacted by the pandemic.

Per CA Government Code 53083, the EOA program will follow the requirements for cities funding an “economic development subsidy,” which is any expenditure of public funds or loss of revenue to a local agency in the amount of one hundred thousand dollars (\$100,000) or more, for the purpose of stimulating economic development within the jurisdiction of a local agency, including, but not limited to, bonds, grants, loans, loan guarantees, enterprise zone or empowerment zone incentives, fee waivers, land price subsidies, matching funds, tax abatements, tax exemptions, and tax credits.

5.3. California Prevailing Wage

Prevailing wages must be paid to all workers employed on public works projects, as defined by the California Labor Code. For construction, alteration, demolition, and repair projects, prevailing wages are not required to be paid for projects of \$25,000 or less, or \$15,000 or less when the project is maintenance work.

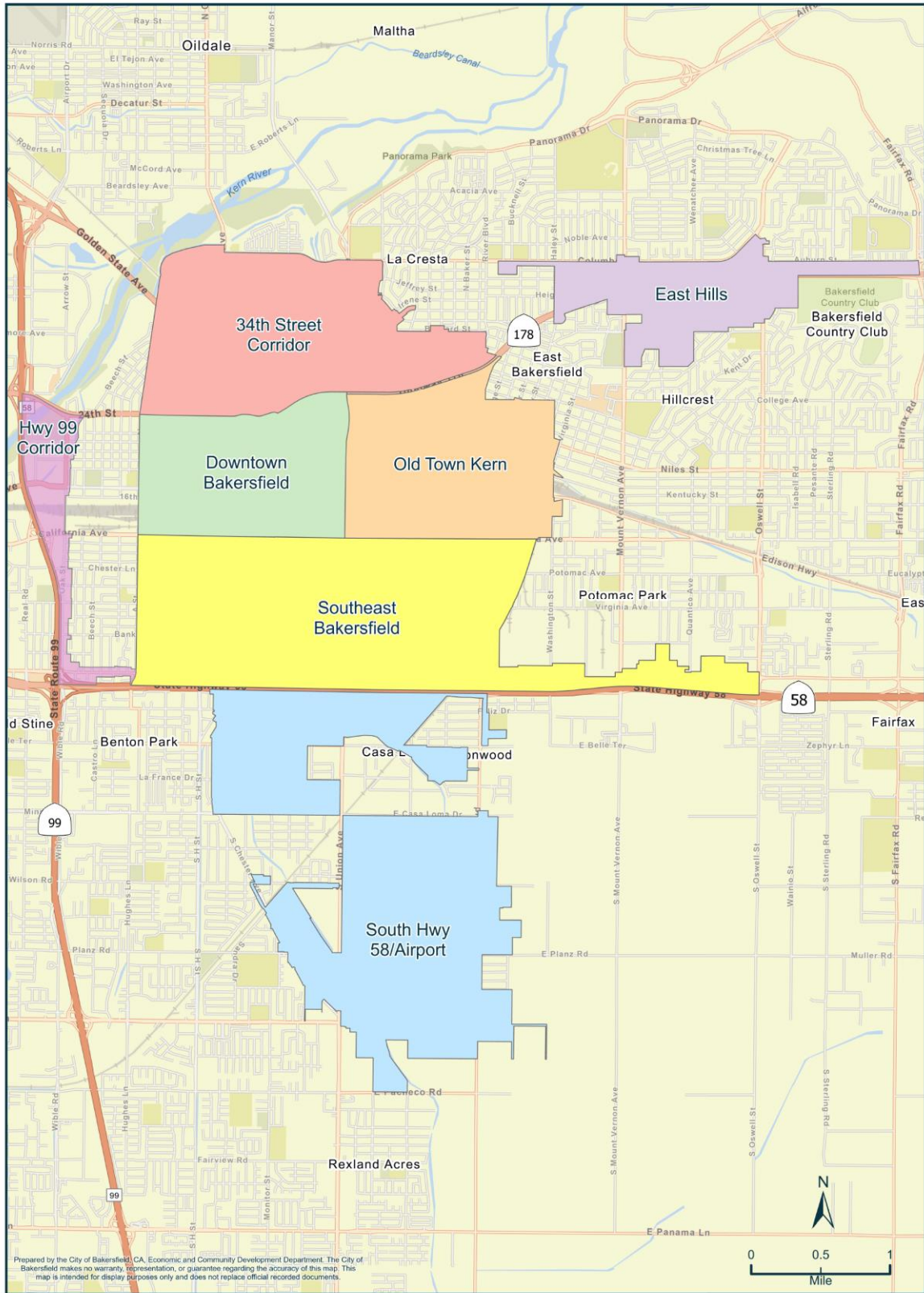
5.4. Approval of Economic Development Activities

For any request for a disbursement of City funds related to this plan that exceeds \$40,000 (cumulative for each project), will be brought to the City Council for review and action. For requests of \$40,000 or less, the proposal will be reviewed and acted upon administratively by the Economic and Community Development Director based on consistency with stated priorities for the EOA area.

5.5. Continual Transparency

The City Council will review the Plan's accomplishments during the annual budgetary process. Administrative guidelines will be developed to establish more detailed procedures for day-to-day implementation of the Plan. Through this process, the City Council may set additional policy and direction related to the Plan. The economic development activities shall be presented in broad categories to have the flexibility in meeting business demands. In addition, the City Council may request revisions to the Plan's priorities anytime through the referral process. A change to the Plan's priorities will require Council approval.

Attachment A: Map - Overall Economic Opportunity Areas

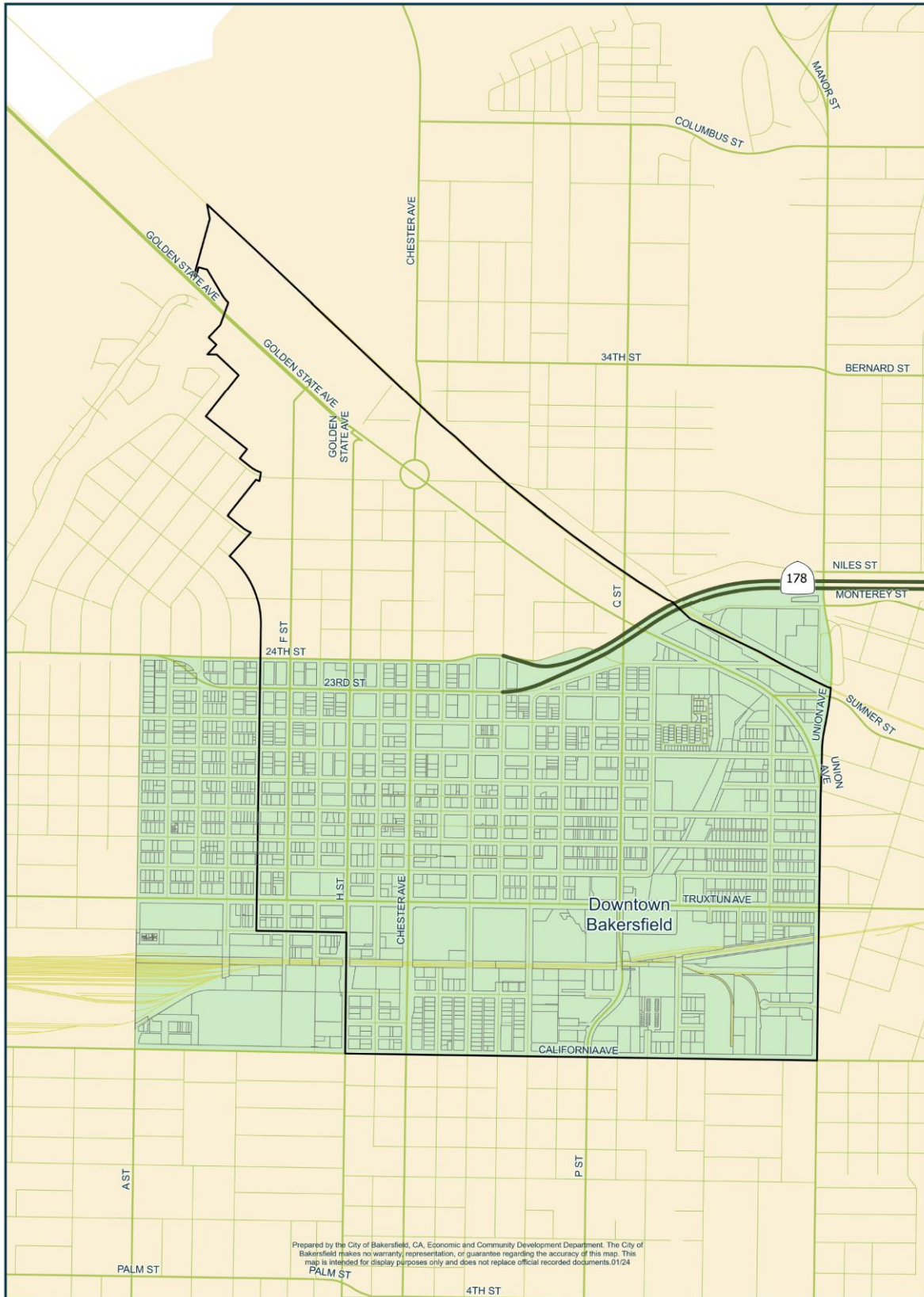


Attachment B: Assessed Values (2014 – 2022)

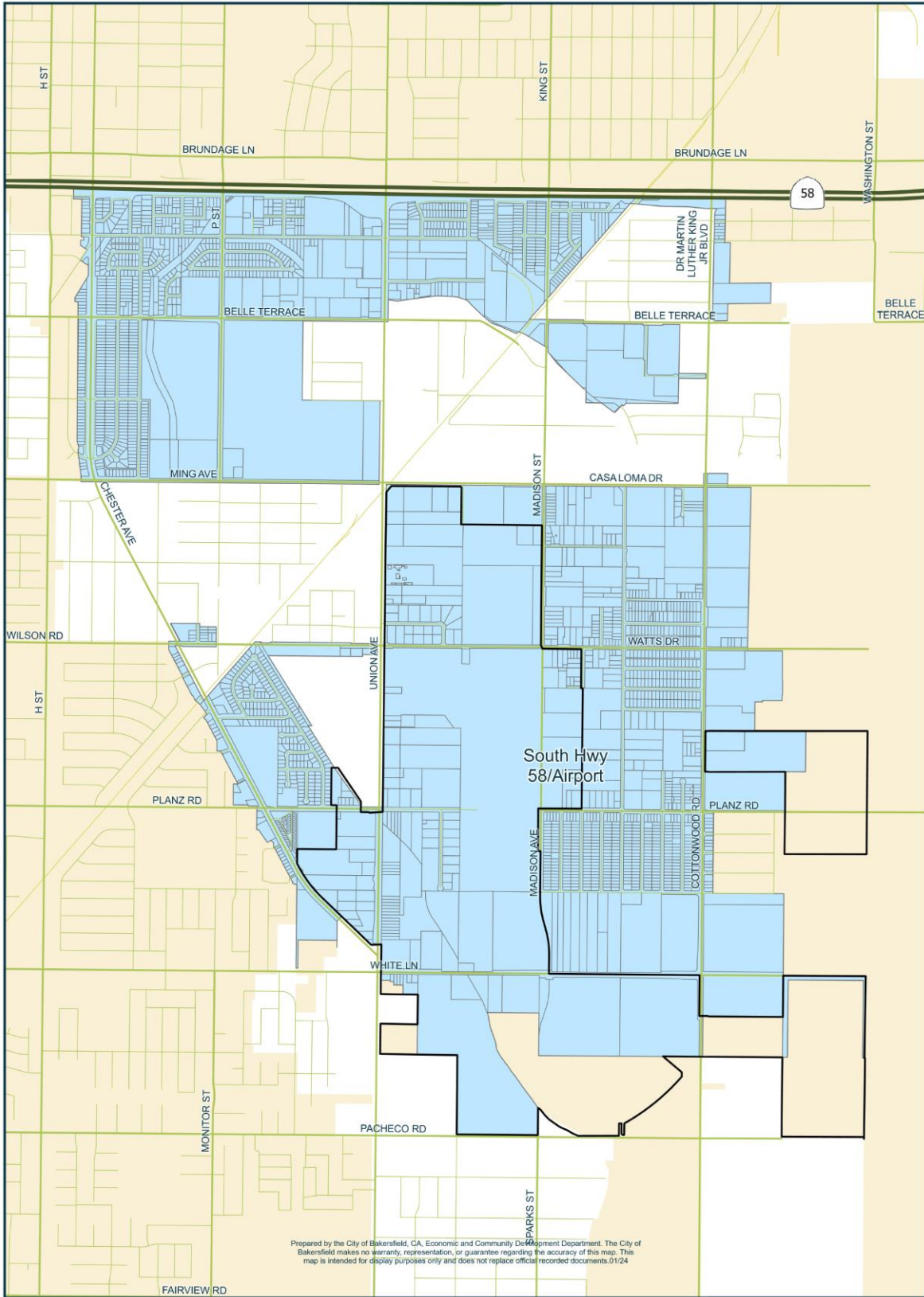
EXHIBIT B - ASSESSED VALUES (2014-2022)					
Year	Net Value	Property Tax	City Allocation	TIF	Min/Max
34th Street Corridor					
2014	\$ 499,622,554.00	\$ 4,996,225.54	\$ 915,225.15	Base Year	
2015	\$ 492,272,381.00	\$ 4,922,723.81	\$ 901,548.34	\$ (13,676.81)	\$100,000
2016	\$ 522,534,399.00	\$ 5,225,343.99	\$ 958,255.70	\$ 43,030.54	\$100,000
2017	\$ 533,688,342.00	\$ 5,336,883.42	\$ 978,681.97	\$ 63,456.82	\$100,000
2018	\$ 560,371,744.00	\$ 5,603,717.44	\$ 1,027,582.92	\$ 112,357.76	\$112,358
2019	\$ 574,887,798.00	\$ 5,748,877.98	\$ 1,052,854.47	\$ 137,629.32	\$137,629
2020	\$ 591,121,942.00	\$ 5,911,219.42	\$ 1,082,604.23	\$ 167,379.07	\$167,379
2021	\$ 789,465,888.00	\$ 7,894,658.88	\$ 1,447,039.15	\$ 531,814.00	\$250,000
2022	\$ 669,309,767.00	\$ 6,693,097.67	\$ 1,225,943.45	\$ 310,718.30	\$250,000
				\$ 1,352,709.02	\$1,217,366
Downtown					
2014	\$ 394,254,158.00	\$ 3,942,541.58	\$ 724,604.71	Base Year	
2015	\$ 397,914,806.00	\$ 3,979,148.06	\$ 731,332.71	\$ 6,728.00	\$100,000
2016	\$ 456,912,265.00	\$ 4,569,122.65	\$ 839,764.68	\$ 115,159.97	\$115,160
2017	\$ 473,882,040.00	\$ 4,738,820.40	\$ 870,953.57	\$ 146,348.86	\$146,349
2018	\$ 499,080,778.00	\$ 4,990,807.78	\$ 917,266.50	\$ 192,661.79	\$192,662
2019	\$ 511,135,077.00	\$ 5,111,350.77	\$ 939,421.21	\$ 214,816.50	\$214,816
2020	\$ 513,548,912.00	\$ 5,135,489.12	\$ 943,857.62	\$ 219,252.91	\$219,253
2021	\$ 521,956,191.00	\$ 5,219,561.91	\$ 959,309.29	\$ 234,704.59	\$234,705
2022	\$ 530,852,140.00	\$ 5,308,521.40	\$ 975,659.35	\$ 251,054.64	\$250,000
				\$ 1,380,727.25	\$1,472,945
East Hills					
2014	\$ 283,552,243.00	\$ 2,835,522.43	\$ 521,512.29	Base Year	
2015	\$ 292,176,396.00	\$ 2,921,763.96	\$ 537,373.98	\$ 15,861.69	\$100,000
2016	\$ 321,110,319.00	\$ 3,211,103.19	\$ 590,589.51	\$ 69,077.22	\$100,000
2017	\$ 320,982,248.00	\$ 3,209,822.48	\$ 590,354.00	\$ 68,841.71	\$100,000
2018	\$ 331,614,643.00	\$ 3,316,146.43	\$ 609,909.28	\$ 88,396.99	\$100,000
2019	\$ 344,872,091.00	\$ 3,448,720.91	\$ 634,292.54	\$ 112,780.26	\$112,780
2020	\$ 353,946,665.00	\$ 3,539,466.65	\$ 650,982.60	\$ 129,470.31	\$129,470
2021	\$ 365,435,646.00	\$ 3,654,356.46	\$ 672,113.25	\$ 150,600.96	\$150,601
2022	\$ 384,815,043.00	\$ 3,848,150.43	\$ 707,756.05	\$ 186,243.76	\$186,244
				\$ 821,272.90	\$979,095
SR 99 Corridor					
2014	\$ 129,027,608.00	\$ 1,290,276.08	\$ 236,511.04	Base Year	
2015	\$ 128,169,071.00	\$ 1,281,690.71	\$ 234,303.26	\$ (2,207.78)	\$100,000
2016	\$ 133,139,929.00	\$ 1,331,399.29	\$ 243,457.89	\$ 6,946.84	\$100,000
2017	\$ 137,196,420.00	\$ 1,371,964.20	\$ 250,870.82	\$ 14,359.78	\$100,000
2018	\$ 144,558,865.00	\$ 1,445,588.65	\$ 262,521.92	\$ 26,010.88	\$100,000
2019	\$ 145,264,444.00	\$ 1,452,644.44	\$ 263,793.02	\$ 27,281.98	\$100,000
2020	\$ 148,556,856.00	\$ 1,485,568.56	\$ 269,647.42	\$ 33,136.37	\$100,000
2021	\$ 149,350,774.00	\$ 1,493,507.74	\$ 271,089.68	\$ 34,578.63	\$100,000
2022	\$ 153,495,692.00	\$ 1,534,956.92	\$ 278,600.12	\$ 42,089.08	\$100,000
				\$ 182,195.78	\$800,000

Old Town Kern					
2014	\$ 230,819,739.00	\$ 2,308,197.39	\$ 423,661.05	Base Year	
2015	\$ 248,920,193.00	\$ 2,489,201.93	\$ 456,934.30	\$ 33,273.25	\$100,000
2016	\$ 253,526,454.00	\$ 2,535,264.54	\$ 465,561.26	\$ 41,900.21	\$100,000
2017	\$ 265,800,834.00	\$ 2,658,008.34	\$ 488,121.88	\$ 64,460.83	\$100,000
2018	\$ 274,730,344.00	\$ 2,747,303.44	\$ 504,530.29	\$ 80,869.23	\$100,000
2019	\$ 289,396,578.00	\$ 2,893,965.78	\$ 531,489.44	\$ 107,828.38	\$107,828
2020	\$ 303,376,097.00	\$ 3,033,760.97	\$ 557,185.26	\$ 133,524.21	\$133,524
2021	\$ 312,776,990.00	\$ 3,127,769.90	\$ 574,467.32	\$ 150,806.27	\$150,806
2022	\$ 333,020,501.00	\$ 3,330,205.01	\$ 611,683.47	\$ 188,022.42	\$188,022
				\$ 800,684.79	\$980,181
South SR 58/Airport					
2014	\$ 186,991,722.00	\$ 1,869,917.22	\$ 319,636.29	Base Year	
2015	\$ 202,412,076.00	\$ 2,024,120.76	\$ 346,429.85	\$ 26,793.56	\$100,000
2016	\$ 215,365,285.00	\$ 2,153,652.85	\$ 367,939.10	\$ 48,302.81	\$100,000
2017	\$ 228,234,654.00	\$ 2,282,346.54	\$ 390,655.65	\$ 71,019.36	\$100,000
2018	\$ 243,897,601.00	\$ 2,438,976.01	\$ 418,354.43	\$ 98,718.13	\$100,000
2019	\$ 258,308,467.00	\$ 2,583,084.67	\$ 443,347.03	\$ 123,710.74	\$123,711
2020	\$ 274,754,668.00	\$ 2,747,546.68	\$ 471,504.64	\$ 151,868.35	\$151,868
2021	\$ 288,790,538.00	\$ 2,887,905.38	\$ 495,718.86	\$ 176,082.57	\$176,083
2022	\$ 314,294,215.00	\$ 3,142,942.15	\$ 539,567.19	\$ 219,930.90	\$219,931
				\$ 916,426.44	\$1,071,593
Southeast Bakersfield					
2014	\$ 506,078,991.00	\$ 5,060,789.91	\$ 869,429.66	Base Year	
2015	\$ 525,122,793.00	\$ 5,251,227.93	\$ 902,389.50	\$ 32,959.83	\$100,000
2016	\$ 559,805,349.00	\$ 5,598,053.49	\$ 964,398.97	\$ 94,969.30	\$100,000
2017	\$ 585,749,695.00	\$ 5,857,496.95	\$ 1,007,548.96	\$ 138,119.29	\$138,119
2018	\$ 627,246,929.00	\$ 6,272,469.29	\$ 1,072,574.55	\$ 203,144.89	\$203,145
2019	\$ 647,548,799.00	\$ 6,475,487.99	\$ 1,111,953.76	\$ 242,524.10	\$242,524
2020	\$ 689,048,215.00	\$ 6,890,482.15	\$ 1,181,433.27	\$ 312,003.61	\$250,000
2021	\$ 717,418,728.00	\$ 7,174,187.28	\$ 1,230,950.24	\$ 361,520.57	\$250,000
2022	\$ 770,926,271.00	\$ 7,709,262.71	\$ 1,322,363.27	\$ 452,933.60	\$250,000
				\$ 1,838,175.20	\$1,533,788

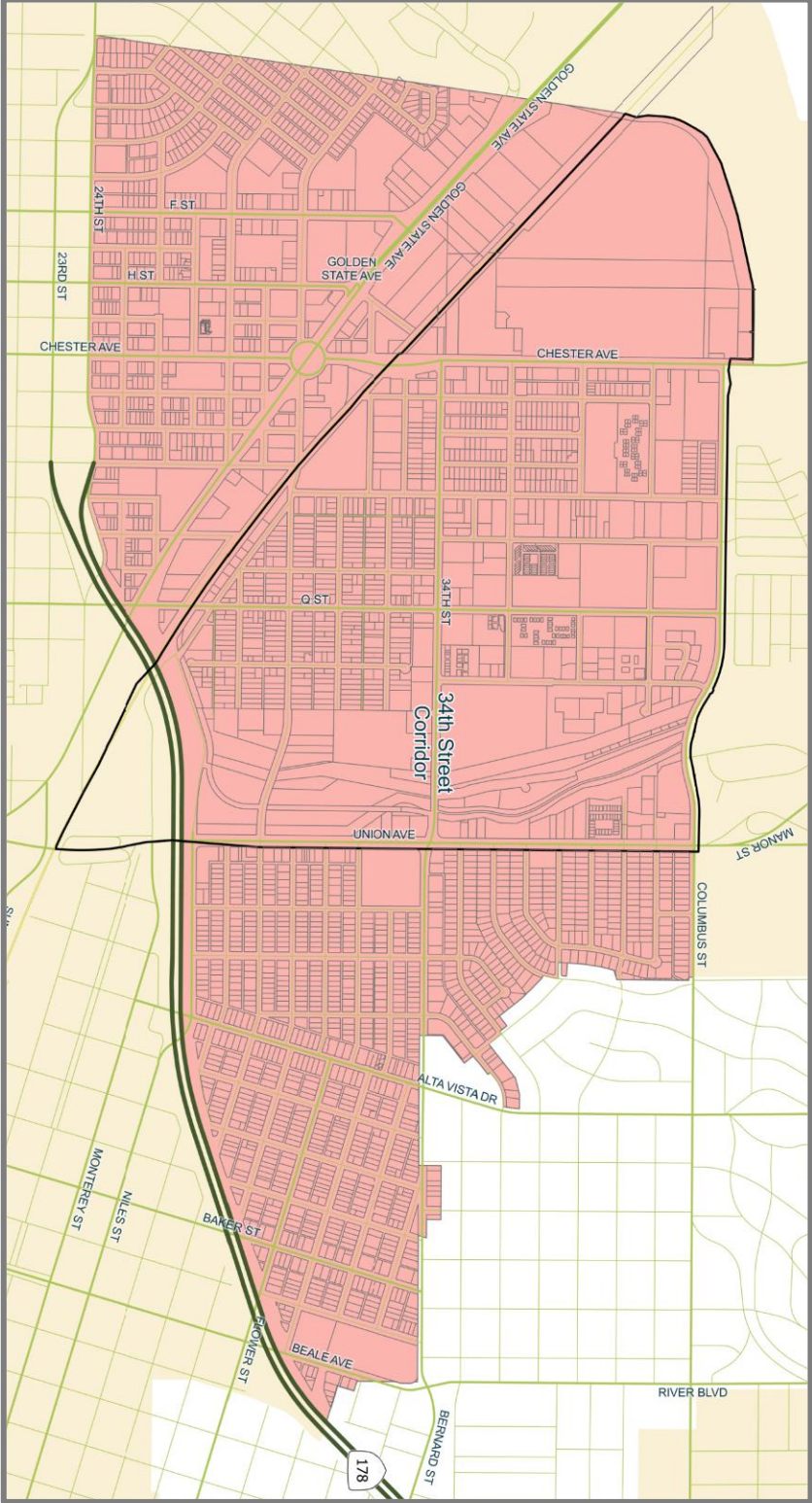
Attachment C: Map – Amended Downtown Economic Opportunity Area (Green area)



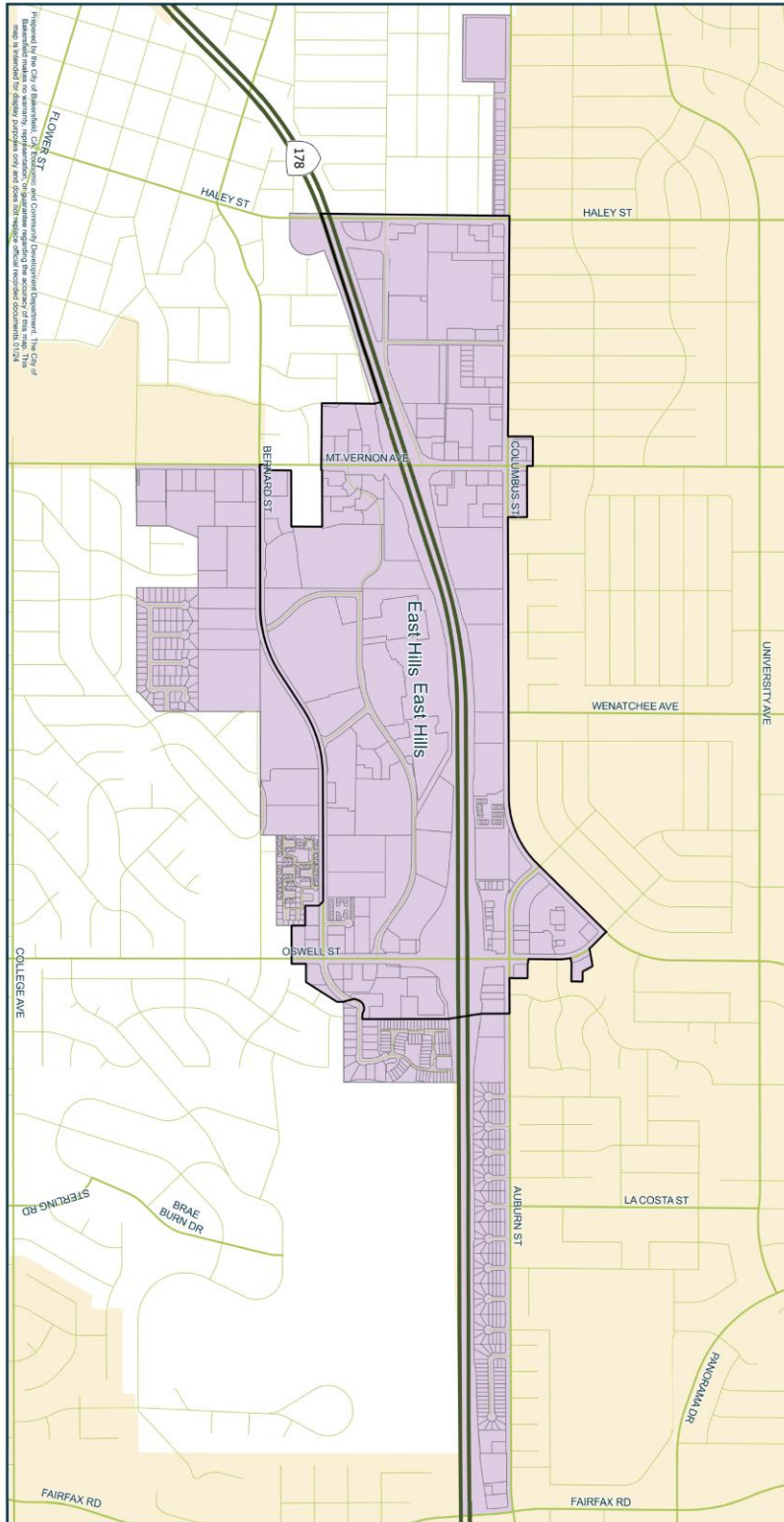
Attachment D: Map – Amended South SR 58/Airport Economic Opportunity Area (Blue area)



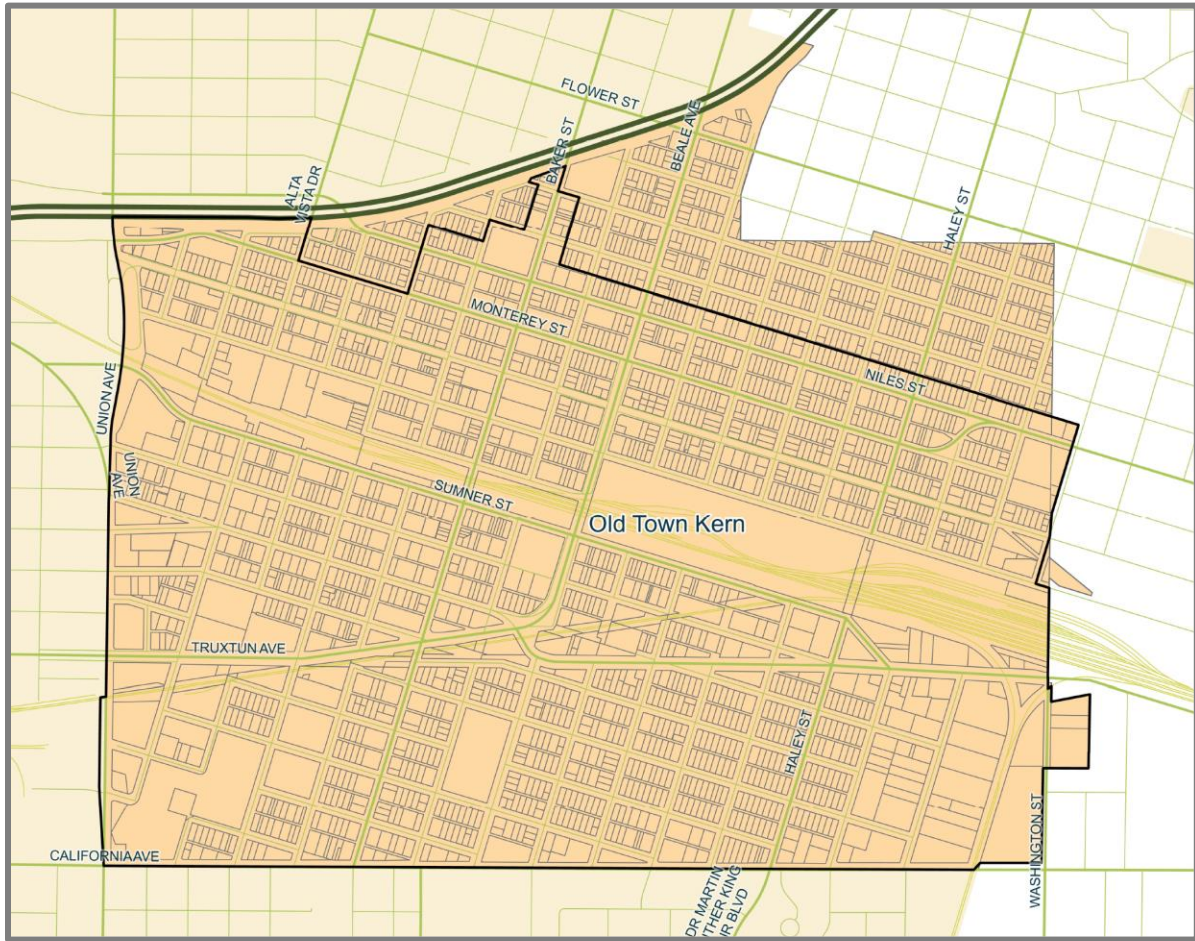
**Attachment E: Map – 34th Street Corridor Economic Opportunity Area
(Red area, North to the Right)**



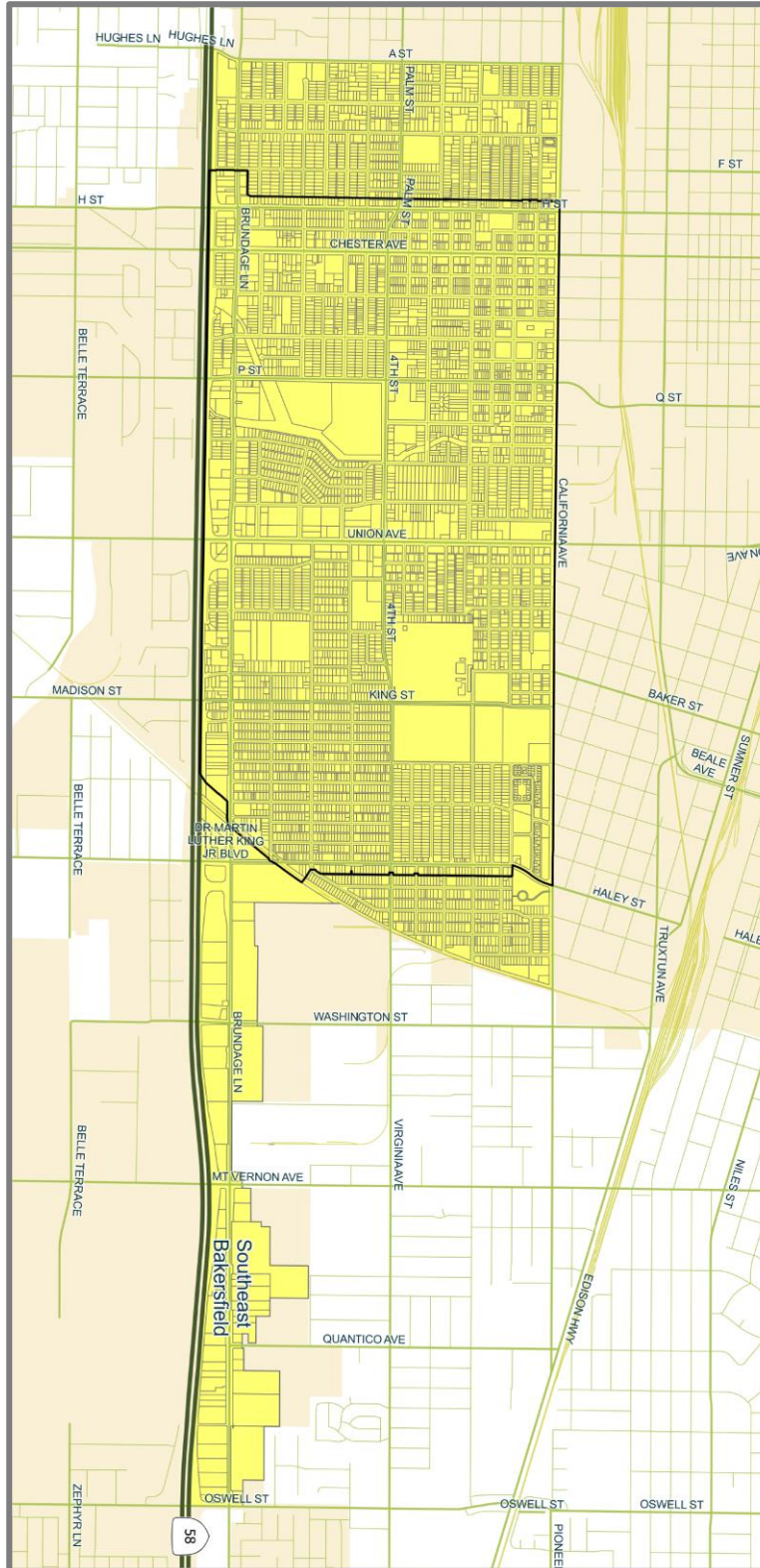
**Attachment F: Map – East Hills Economic Opportunity Area
(Purple area, North to the Right)**



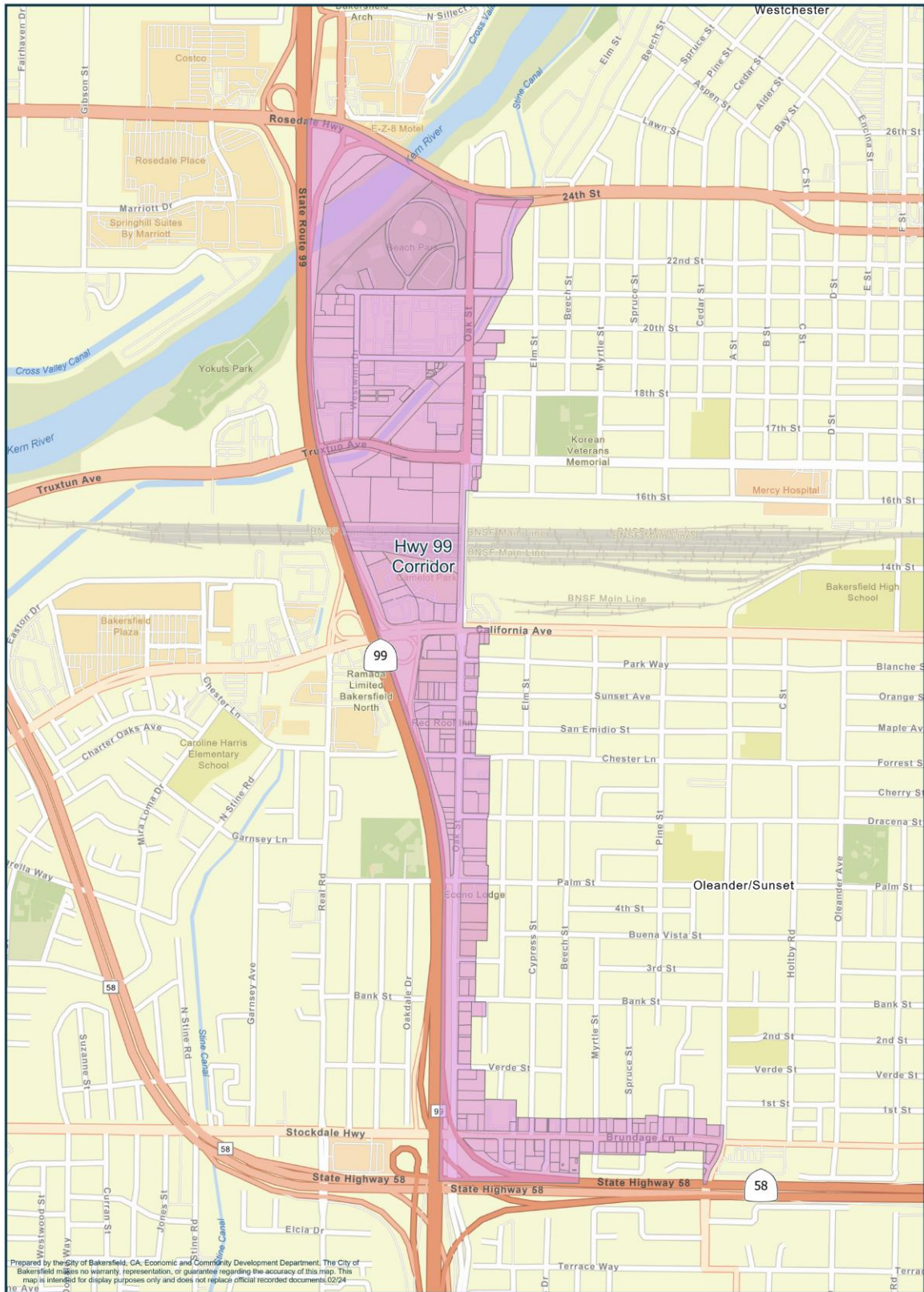
Attachment G: Map – Old Town Kern Economic Opportunity Area (Orange area)



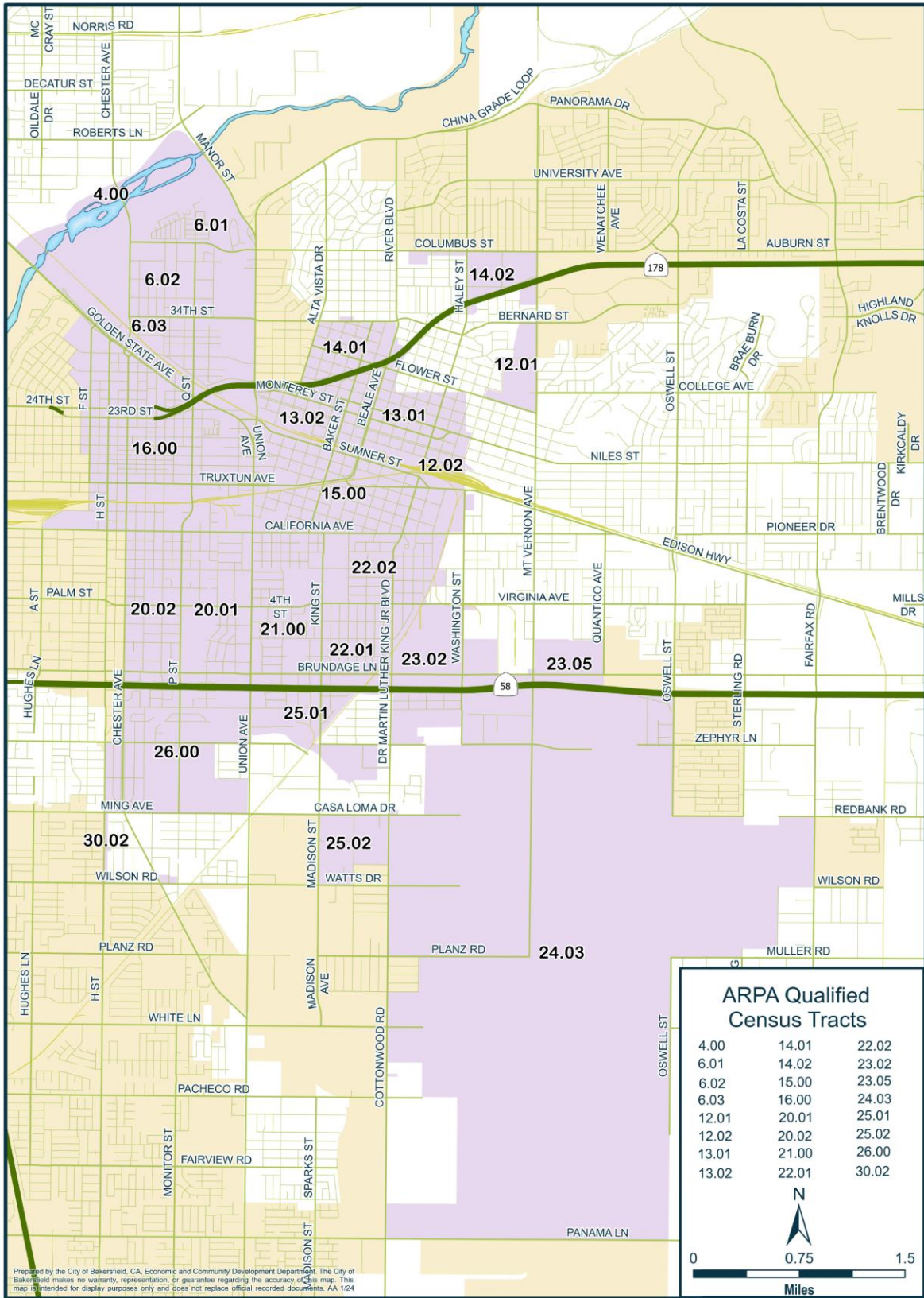
**Attachment H: Map – Southeast Economic Opportunity Area
(Yellow area, North to the Right)**



Attachment I: Map – State Route 99 Corridor Economic Opportunity Area



Attachment J: Map – Qualified Census Tracts



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