

September 1, 2026

Board of Supervisors
County of Kern
1115 Truxtun Avenue
Bakersfield, California 93301

PROPOSED AMENDMENT NO. 1 TO AGREEMENT NO. 181-2023 PROVIDING HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM FUNDING TO OREGON STREET APARTMENTS - PROJECT NO. 35.21.2, TO INCREASE FUNDING BY \$8,812.80 FOR THE NEW TOTAL AMOUNT OF \$691,026.80

(Fiscal Impact: \$8,812.80; Federal Grant; Budgeted; Discretionary) (S.D. #5)

The American Rescue Plan Act of 2021 appropriated funding under the HOME American Rescue Plan (HOME-ARP) for housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations to be allocated by formula to jurisdictions that qualified for HOME Program funds. As a participating jurisdiction, Kern County received \$6,910,840 in HOME-ARP funds.

HUD identified an administrative error in the original Fiscal Year 2021 HOME-ARP allocation. As a result, the County of Kern is entitled to an increase in its HOME-ARP award by \$8,812.80.

This request is for your Board to approve Amendment No. 1 to Kern County Agreement No. 181-2023 to allocate the additional HOME-ARP funds to Oregon Street Apartments, a sixteen one-bedroom apartment complex at 3927 Oregon Street, Bakersfield, owned and managed by Golden Empire Affordable Housing Inc. (GEAHI). The construction was completed in 2025. GEAHI used some of its own funds to pay for the construction. The additional HOME-ARP funds will reimburse GEAHI for construction costs. The HOME-ARP grant agreement will be amended to increase the loan amount by \$8,812.80 for a new total amount of \$691,026.80.

Therefore, IT IS RECOMMENDED that your Board: approve; and authorize the Chairman to sign.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Murphy".

CRAIG M. MURPHY, Director
Kern County Planning and Natural Resources Department

CMM:CV:pg

Attachment

**Amendment No. 1 to Agreement
HOME Investment Partnerships (HOME) Program
Oregon Street Apartments**

Project No. 35.21.2

THIS AMENDMENT NO. 1 TO AGREEMENT is made and entered into on _____, ("**Agreement**") by and between the County of Kern, a political subdivision of the State of California ("**County**") and Golden Empire Affordable Housing, Inc. a California nonprofit public benefit corporation with its principal place of business located at 601 24th Street, Suite B, Bakersfield, California, and doing business within the County of Kern, or its successors and assigns ("**Developer**").

RECITALS:

(a) The Congress of the United States has enacted the HOME Investment Partnerships Act ("**HOME Program**") as Title II of the Cranston-Gonzales National Affordable Housing Act ("**ACT**"), and amendments thereto; and

(b) County has submitted the required documents to the Department of Housing and Urban Development ("**HUD**") for receipt of funds pursuant to the HOME Program; and

(c) County is empowered under the HOME Program to administer funds pursuant to the HOME Program and to enter into project agreements with development organizations including nonprofit corporations and limited partnerships; and

(d) Developer has requested a loan of HOME Program funds for costs related to a rental housing project located in the County of Kern, California; and

(e) County desires to assist Developer by lending HOME Program funds for certain acquisition, construction, and other activities of the Project; and

(f) County and Developer approved through Kern County Agreement No. 181-2023 dated April 18, 2023 ("**Agreement**") for a loan of \$1,581,721 for HOME-American Rescue Plan Program ("**HOME-ARP**") funds for costs related to a rental housing project located at 3927 Oregon Street, Bakersfield, California; and

(g) HUD has identified an administrative error in the original Fiscal Year 2021 HOME-ARP allocation to the County. As a result, County of Kern is entitled to an increase in its HOME-ARP award; and

(h) As an original recipient of HOME-ARP funds and with a need for the additional funds, County agrees to allocate the additional funds to Golden Empire Affordable Housing, Inc.; and

(i) The County and Developer desire to amend the HOME-ARP Agreement to reflect the \$8,812.80 increased allocation amount.

AGREEMENT:

NOW, THEREFORE, County and Developer do mutually agree as follows:

1. Section 3 entitled "Maximum Loan Funds Available Under Agreement and Mode of Payment" is hereby amended to add the following subsection:

e. The Loan funds available to Developer under this Agreement is increased by the amount of Eight Thousand Eight Hundred Twelve and 80/100 Dollars (\$8,812.80) for a total loan amount of One Million Five Hundred Ninety Thousand Five Hundred Thirty-Three and 80/100 Dollars and (\$1,590,533.80).

2. Except as expressly amended herein, all other provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to be executed by their respective duly authorized officers and agents as of the day and year first above written.

APPROVED AS TO CONTENT:
Planning and Natural Resources Department

COUNTY OF KERN

By 
Craig M. Murphy, Director

By _____
Board of Supervisors

Date 8/13/26

Date _____

"County"

APPROVED AS TO FORM:
Office of County Counsel

By _____
Joshua Rudnick, Deputy County Counsel

Date _____

Oregon Street Apartments

By: Golden Empire Affordable Housing, Inc.,
a California nonprofit public benefit
corporation

By: 
Stephen M. Pelz, Executive Director

Date 8/10/26

"Borrower"