2016 – 2024 HOUSING ELEMENT

County of Kings
City of Avenal
City of Corcoran
City of Hanford
City of Lemoore

Draft | September 2015

Acknowledgements

The 2016-2024 Kings County Housing Element update is a cooperative effort of Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore.

County of Kings

Board of Supervisors
Richard Fagundes, Chair
Doug Verboon, Vice Chair
Joe Neves, Supervisor
Craig Pederson, Supervisor
Richard Valle, Supervisor

Planning Commission
Jim Gregory, Chair
Riley Jones, Vice Chair
(Bob) Bhupinder Bajwa, Commissioner
Steven Dias, Commissioner
R.G. Trapnell, Commissioner

City of Avenal

City Council
Harlin Casida, Mayor
Alvaro Preciado, Mayor Pro Tem
Lou Gravelle, Councilman
Dagberto Ovalle, Councilmember
Glenda Woolley, Councilmember

Planning Commission
Mike Beil, Chair
Donna Elliott, Vice Chair
Jeanie Tillotson, Commissioner
Vacant, Commissioner
Vacant, Commissioner

City of Corcoran

City Council
Jerry Robertson, Mayor
Mark Cartwright, Vice Mayor
Raymond Lerma, Councilmember
Sidonio "Sid" Palmerin, Councilmember
Jim Wadsworth, Councilmember

Planning Commission
Dennis Tristao, Chair
Richard Garcia, Vice Chair
David Bega, Commissioner
Mike Graville, Commissioner
David Jarvis, Commissioner
Al Kessler, Commissioner
Troy Van Velson, Commissioner

City of Hanford

City Council
Russ Curry, Mayor
David Ayers, Vice Mayor
Gary Pannett, Councilmember
Francisco Ramirez, Councilmember
Justin Mendes, Councilmember

Planning Commission
Steve Froberg, Chair
Dennis Ham, Vice Chair
Richard Douglas, Commissioner
Amjer Nahal, Commissioner
Travis Paden, Commissioner
Michael Johnston, Commissioner

City of Lemoore

City Council
Lois Wynne, Mayor
Jeff Chedester, Mayor Pro Tem
Ray Madrigal, Councilmember
Eddie Neal, Councilmember
William Siegel, Councilmember

Planning Commission
Dr. Jeffrey Garcia, Chair
Bob Clement, Vice Chair
Judy Badasci, Commissioner
Michael Dow, Commissioner
Jim Marvin, Commissioner
Calvin Monreal, Commissioner
Bill Wynne, Commissioner

Technical Steering Committee

County of Kings

Greg Gatzka, Director, Community Development Agency
Chuck Kinney, Deputy Director- Planning
Jordan Davis, Associate Planner (former staff)

City of Avenal

Fernando Santillan, Community Development Director

City of Corcoran

Kevin Tromborg, Community Development Director/Building Official

City of Hanford

Darlene Mata, Community Development Director
Melody Haigh, Senior Planner
Sandra Lerma-Martinez, Administrative Analyst

City of Lemoore

Judy Holwell, Interim Planning Director
Steve Brandt, AICP, Contract City Planner
Kristie Baley, Office Assistant
Brooke Austin, Housing Specialist (former staff)

Consultant assistance provided by:

J.H. Douglas & Associates
John Douglas, AICP, Principal

Contents

Chapter 1. Introduction 1-1
- A. Planning Context 1-1
- B. Methodology 1-3
- C. Community Involvement 1-5

Chapter 2. Housing Needs Assessment 2-7
- A. Population and Household Characteristics 2-7
- B. Employment Trends 2-13
- C. Housing Characteristics 2-18
- D. Special Needs Groups 2-27
- E. Analysis of At Risk Housing 2-37
- F. Housing Growth Needs 2-39

Chapter 3. Resources and Opportunities 3-1
- A. Land Resources 3-1
- B. Financial and Administrative Resources 3-3
- C. Opportunities for Energy Conservation 3-4

Chapter 4. Constraints 4-1
- A. Governmental Constraints 4-1
- B. Non-Governmental Constraints 4-26
- C. Fair Housing 4-30

Chapter 5. Housing Plan 5-1
- A. Goals and Policies 5-1
- B. Housing Programs 5-4
- C. Quantified Objectives 5-38

Chapter 6. Glossary of Terms 6-1

Appendix A – Evaluation of the Prior Housing Element
Appendix B – Land Inventory
Appendix C – Public Participation Summary

List of Tables

Table 2-1 Kings County Population Growth, 1990-2015 2-7
Table 2-2 Age Distribution 2-8
Table 2-3 Race and Ethnicity 2-9
Table 2-4 Household Characteristics 2-9
Table 2-5 Overcrowding by Tenure 2-10
Table 2-6 Median Household Income 2-10
Table 2-7 Household Income Distribution by Tenure 2-11
Table 2-8 Household Overpayment by Tenure 2-12
Table 2-9 Major Employers - Avenal 2-14
Table 2-10 Major Employers - Corcoran 2-14
Table 2-11 Major Employers - Hanford 2-14
Table 2-12 Major Employers - Lemoore 2-15
Table 2-13 Major Employers – Kings County Unincorporated 2-15

Table 2-14 Occupations Held by Civilians 2-15
Table 2-15 Work Location of Kings County Residents 2-16
Table 2-16 Work Locations of City Residents 2-17
Table 2-17 Housing Units by Type 2-18
Table 2-18 Household Tenure and Vacancy Rates 2-20
Table 2-19 Age of Housing Stock 2-21
Table 2-20 Housing Conditions 2-22
Table 2-21 Income Categories and Affordable Housing Costs 2-23
Table 2-22 New Home Prices - Kings County 2-23
Table 2-23 Resale Home Listings - Kings County 2-25
Table 2-24 Apartment Rents – Kings County 2-27
Table 2-25 Elderly Households by Tenure 2-28
Table 2-26 Household Type by Tenure 2-29
Table 2-27 Household Size by Tenure 2-30
Table 2-28 Leading Agricultural Crops, Kings County 2-31
Table 2-29 Farmworkers by Jurisdiction 2-31
Table 2-30 Persons with Developmental Disabilities Receiving Services from CVRC 2-33
Table 2-31 Disabilities by Age 2-34
Table 2-32 Homeless Persons 2-35
Table 2-33 Assisted Housing Units 2-38
Table 2-34 Regional Housing Needs, 2014-2024 2-39
Table 3-1 Land Inventory Summary 3-2
Table 4-1 General Plan Residential Land Use Categories 4-2
Table 4-2 Permitted Residential Development by Zoning District - City of Avenal 4-3
Table 4-3 Permitted Residential Development by Zoning District - City of Corcoran 4-4
Table 4-4 Permitted Residential Development by Zoning District - City of Hanford 4-4
Table 4-5 Permitted Residential Development by Zoning District - City of Lemoore 4-5
Table 4-6 Permitted Residential Development by Zoning District - Kings County 4-5
Table 4-7 Residential Development Standards 4-14
Table 4-8 Residential Parking Standards 4-15
Table 4-9 Development Review Processing 4-18
Table 4-10 Residential Development Fees 4-22
Table 4-11 On-Site and Off-Site Improvements 4-24
Table 5-1 Quantified Objectives 2016-2024 5-38

Chapter 1. Introduction

A. Planning Context

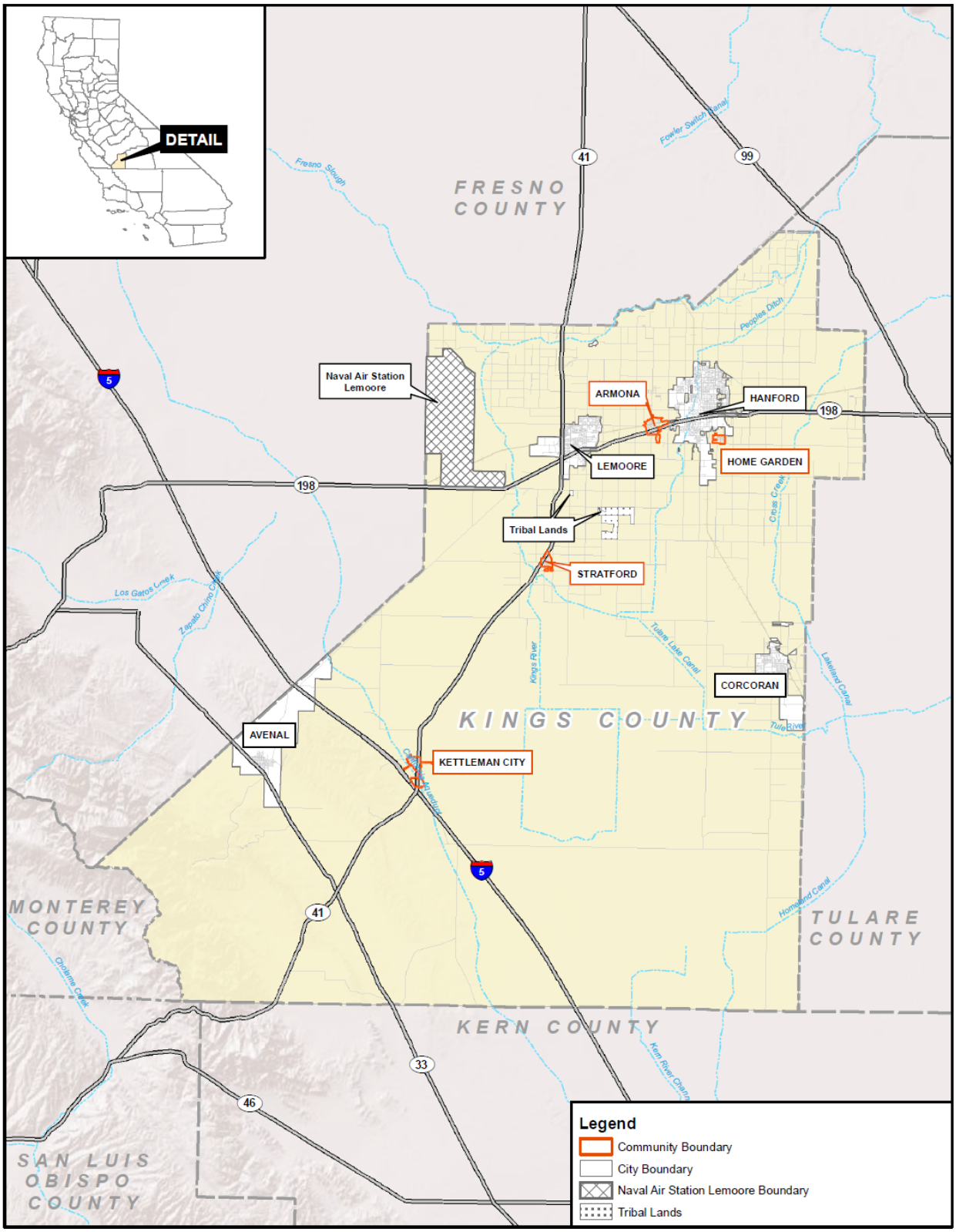
Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Tulare County to the east, and Kern County to the south. Created in 1893, Kings County was carved from the western portion of Tulare County and later added another 100 square miles from Fresno County. The Kings River, from which the County derives its name, runs along the northern edges and flows south towards the center of the County. Historically, this river flowed farther south to what was once Tulare Lake. Now referred to as the Tulare Lake Basin, this area is extensively used for agricultural crop production.

Kings County is comprised of four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance, approximately 150,000 people lived in Kings County as of January 2015, with approximately 13,500 of those housed within the three state prison facilities. The Lemoore Naval Air Station houses approximately 4,900 naval personnel and dependents in approximately 1,630 housing units, while the Santa Rosa Rancheria is home to about 500 Tachi Yokut Indians on 1,535 acres of tribal land.

Access through the County and to other major outside destinations is provided by a network of highways and railroads. While Interstate 5 and State Route 99 provide routes to the Los Angeles and San Francisco Bay metropolitan areas, State Route 41 connects the valley with the Central Coast and Yosemite National Park. State Route 198 provides access to Sequoia National Park. The Burlington Northern Santa Fe Railroad connects Kings County to Sacramento and Bakersfield while the San Joaquin Valley Railroad connects to Huron to the west and Visalia and Porterville to the east. The County's transportation network has played a key role in its economic development. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture. While dairy products are the County's leading commodity, the agricultural industry is diversified with cotton, cattle, field crops, seeds, fruit & nuts, vegetables, apiary products, livestock & poultry, and other related products also having a significant presence.

As Kings County begins the 2016-2024 planning period, California is in its fourth consecutive year of drought conditions and water supply is expected to continue to be a serious challenge for both urban and agricultural users.

Figure 1 – Regional Location Map



B. Methodology

1. Purpose and Statutory Authority

The Housing Element is mandated by §§65580-65589 of the California *Government Code*. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing. To that end, state law requires that the housing element:

- Identify adequate sites to facilitate and encourage the development, maintenance and improvement of housing for households of all economic levels, including persons with special needs;
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing;
- Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserve lower-income publicly-assisted housing developments within each community.

The Housing Element is organized into the following major sections:

- Analysis of the demographic, housing, and special needs characteristics and trends in Kings County jurisdictions (Chapter 2).
- Analysis of land, financial, and organizational resources available to address the housing goals in Kings County (Chapter 3).
- Review of potential market, governmental, and environmental constraints that affect Kings County jurisdictions' ability to address their housing needs (Chapter 4).
- The Housing Plan to address identified housing needs, including housing goals, policies and programs (Chapter 5).
- Evaluation of each jurisdiction's accomplishments toward meeting the goals and objectives set forth in the previous Housing Element (Appendix A).
- A detailed land inventory of suitable sites for housing development (Appendix B).

2. Framework for the Joint Kings County Housing Element

In California, it is typical for each city or county to prepare and maintain its own General Plan and housing element. However, in Kings County the four cities and the County have chosen to collectively

prepare a joint Countywide housing element with administrative support from the Kings County Community Development Agency. While unusual, this collaborative approach to the housing element has a number of advantages, including the following:

- Over the past several decades, the trend in dealing with complex public policy issues has been toward a regional approach to problem-solving. Existing housing element law embodies this principle through the regional housing needs allocation (RHNA) process. Perhaps the most recent and far-reaching example of this regional approach is Senate Bill 375, the landmark global warming legislation. SB 375 establishes a framework for regional planning and "Sustainable Communities Strategies" intended to reduce greenhouse gas emissions through land use, housing and transportation policies.
- Housing markets are regional in nature and do not stop at jurisdictional boundaries. Coordinated regional strategies offer the potential to be more effective in addressing housing needs than when each jurisdiction operates individually.
- In difficult economic times such as these, economies of scale accruing from shared resources can result in significant cost savings to jurisdictions that jointly prepare housing elements.

3. Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2010 decennial Census and the annual American Community Survey updates were used as the primary sources of demographic information. However, other sources supplemented the Census data where available and relevant, including the following:

- Housing conditions surveys conducted by the jurisdictions;
- Population and housing data from the California Department of Finance (DOF);
- Employment data from the California Employment Development Department (EDD);
- Local economic data from the Kings County Economic Development Corporation;
- Housing market data from the Kings County Board of Realtors;
- Population and housing characteristics from Naval Air Station Lemoore;
- Point-in-time homeless data provided by Kings/Tulare Continuum of Care;
- Land use data based on the General Plans and zoning ordinances of each jurisdiction; and
- Regional housing needs information prepared by the Kings County Association of Governments.

4. Relationship to the General Plans

State law requires that the Housing Element be consistent with other elements of jurisdictions' General Plans. Policies and programs set forth in this Housing Element are consistent with policies and programs in other elements of the respective General Plans. However, if during the implementation of this Housing Element any inconsistencies with other portions of the General Plans are identified, appropriate amendments to maintain internal consistency will be proposed. For example, Government Code Sec.

65302.1 requires jurisdictions within the San Joaquin Valley to include in appropriate elements of the General Plan analysis, policies and feasible implementation measures to improve air quality. This Housing Element supports this provision of state law through its identification of sites for development of a variety of housing types in appropriate locations consistent with the regional growth forecast, regional housing needs plan, and regional transportation plans.

Government Code Sec. 65302 requires amendments to the Safety and Conservation elements to include analysis and policies regarding flood hazard and management information upon the next revision of the Housing Element after January 1, 2009. If necessary, amendments to those elements will be processed in order to maintain consistency between elements.

C. Community Involvement

State law requires local governments to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element. To that end, each jurisdiction has provided opportunities for residents, interested parties, and local officials to participate in the update process and offer recommendations regarding housing needs and strategies to address those needs.

The public participation process for this Housing Element involved four major stages:

1. Public workshops and meetings in each of the four cities and the unincorporated County during the preparation of the Draft Housing Element;
2. Publication of the Draft Housing Element and subsequent review by the California Department of Housing and Community Development (HCD);
3. Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element;
4. Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Kings County prior to adoption of the final Housing Element.

For details regarding the public meetings and hearings, as well as a summary of issues raised during the update process, please refer to Appendix C.

This page intentionally left blank

Chapter 2. Housing Needs Assessment

The availability of decent and affordable housing for residents is an important housing goal. To accomplish this goal, a comprehensive assessment of housing needs provides the basis for developing responsive policies and programs. This chapter presents and analyzes demographic, economic, and housing characteristics and their impact upon housing needs in the cities of Avenal, Corcoran, Hanford, and Lemoore and unincorporated Kings County. The Housing Plan (Chapter 5) provides the policies and strategies to address identified housing needs.

A. Population and Household Characteristics

Housing needs in Kings County are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

1. Population Trends

Kings County is comprised of four incorporated cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance (DOF), Kings County had a total population of 149,721 in 2015; however, about 11% of that is represented by persons in group quarters, primarily the state prisons and Naval Air Station Lemoore (Table 2-1).

Table 2-1
Kings County Population Growth, 1990-2015

Jurisdiction	Household Population				Change 1990-2015	
	1990	2000	2010	2015	Persons	%
Avenal	5,505	7,973	9,082	9,095	3,590	65.2%
Corcoran	8,309	9,539	12,573	12,630	4,321	52.0%
Hanford	29,927	40,839	53,068	54,603	24,676	82.5%
Lemoore	13,606	19,710	24,514	25,308	11,702	86.0%
Unincorporated	32,122	31,271	32,165	31,502	(620)	(1.9%)
County Totals	89,469	109,332	131,402	133,138	43,669	48.8%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air Station Lemoore)
Sources: U.S. Census; Cal. Dept. of Finance, E5 & E8 Population & Housing Estimates, May 2015

During the past 25 years, Hanford has seen the largest population increase with about 57% of Kings County's total growth. Lemoore also experienced substantial growth during this period, with a population increase of 86%. Avenal and Corcoran saw population increases of about 65% and 52%, respectively, during the 1990-2015 time period. The unincorporated county has experienced a small decline in population since 1990.

According to DOF[1], Kings County's household population (i.e., excluding group quarters) is projected to reach approximately 167,000 by the year 2030, a gain of about 25% over 2015 levels.

2. Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Coupled with housing prices, the homeownership rate is related to householder age. Homeownership rates tend to increase with the age and income of the householder.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34-64) may already be homeowners, are usually in their prime earning years and have dependents living at home, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes. As life expectancies increase, the 65+ age group is projected to be the fastest-growing population segment, resulting in increasing need for assisted living and care facilities.

As shown in Table 2-2, Corcoran has the lowest percentage of children while Hanford has the highest percentage of seniors age 65+.

Table 2-2
Age Distribution

Age Group	Avenal	Corcoran	Hanford	Lemoore	Kings County
Total population	15,001	24,043	54,195	24,616	151,806
Under 5 years	10.5%	5.2%	8.0%	10.3%	8.4%
5 to 19 years	21.0%	14.9%	24.6%	23.3%	22.3%
20 to 29 years	18.2%	17.4%	15.1%	17.7%	17.3%
30 to 64 years	45.4%	57.0%	42.0%	41.4%	43.8%
65 to 84 years	4.4%	4.8%	8.9%	6.6%	7.3%
85 years and over	0.6%	0.6%	1.4%	0.8%	1.0%
Median age	30.1	36.1	31.7	28.7	31.1

Source: Census 2009-2013 ACS, Table S0101

3. Race and Ethnicity

As shown in Table 2-3, the largest racial/ethnic groups in Kings County in 2000 were Hispanics (51%) and Non-Hispanic Whites (35%). Asian, African American and other groups together comprised about 12% of the County total.

[1] California, Department of Finance, P-4 Report, Population Projections for California Counties 2015-2030, March 2015.

Table 2-3
Race and Ethnicity

Racial/Ethnic Group	Avenal	Corcoran	Hanford	Lemoore	Unincorp	Kings County
Not Hispanic or Latino	28.2%	37.4%	52.9%	60.0%	53.3%	49.1%
-White	15.4%	19.4%	41.1%	41.0%	42.2%	35.2%
-Black or African American	9.9%	14.6%	4.4%	5.9%	3.9%	6.7%
-American Indian/Alaska Native	0.5%	0.5%	0.6%	0.8%	1.6%	0.8%
-Asian	0.7%	0.7%	4.1%	7.8%	2.7%	3.5%
-Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.4%	0.2%	0.1%
-Other races or 2+ races	1.7%	2.1%	2.6%	4.0%	2.7%	2.7%
Hispanic or Latino (any race)	71.8%	62.6%	47.1%	40.0%	46.7%	50.9%
Total	100%	100%	100%	100%	100%	100%

Source: 2010 Census, Table DP-1

4. Household Type and Overcrowding

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single persons generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

Table 2-4 displays household composition by community as reported by the Census ACS. Families comprised approximately 77% of all households within Kings County. Countywide, the proportion of single households was approximately 18%. However, the percentage of single households varied by location. The cities of Hanford (20.5%) and Lemoore (19.5%) had the highest percentage of single-person households.

As noted earlier, Kings County has a significant population of people living in group quarters who are not counted as households. Avenal and Corcoran State Prisons are counted in the total population figures, but are not counted as households. The same is true for persons living on-base at Naval Air Station Lemoore.

Table 2-4
Household Characteristics

Age Group	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Total households	2,727	3,516	17,161	8,072	9,309	40,785
Family households	82.5%	77.4%	75.5%	73.3%	83.0%	77.4%
With own children under 18 years	48.6%	48.2%	41.8%	38.5%	44.1%	42.7%
Married-couple family	53.6%	50.5%	53.3%	45.9%	62.8%	53.8%
With own children under 18 years	33.0%	31.6%	27.7%	23.6%	33.3%	28.9%
Male householder, no wife present	11.1%	8.2%	8.1%	7.0%	7.6%	8.0%
With own children under 18 years	3.8%	4.6%	5.3%	4.1%	3.6%	4.5%
Female householder, no husband present	17.7%	18.8%	14.1%	20.4%	12.6%	15.6%
With own children under 18 years	11.8%	12.0%	8.8%	10.8%	7.2%	9.3%
Nonfamily households	17.5%	22.6%	24.5%	26.7%	17.0%	22.6%
Householder living alone	14.8%	17.7%	20.5%	19.5%	12.7%	17.9%
65 years and over	5.8%	5.5%	7.9%	6.6%	6.1%	6.9%
Average household size	4.08	3.61	3.11	3.05	na	3.28

Source: Census 2009-2013 ACS, Table DP-2

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens; and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of adequate income for housing.

Table 2-5 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. Avenal showed the highest rate of overcrowding, with over 23% of renters and 8% of owners reporting more than one person per room. About 18% of Corcoran renters reported overcrowding or severe overcrowding.

Table 2-5
Overcrowding by Tenure

Persons per Room	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Total households	2,727	3,516	17,161	8,072	9,309	40,785
Owner occupied:	996	1,605	9,658	4,363	4,505	21,127
0.50 or less	42.9%	49.3%	63.2%	63.1%	57.0%	59.8%
0.51 to 1.00	49.3%	41.6%	32.5%	33.0%	34.6%	34.5%
1.01 to 1.50	4.6%	6.5%	3.2%	3.0%	6.7%	4.2%
1.51 to 2.00	3.2%	2.5%	0.6%	1.0%	1.8%	1.2%
2.01 or more	0.0%	0.0%	0.4%	0.0%	0.1%	0.2%
Renter occupied:	1,731	1,911	7,503	3,709	4,804	19,658
0.50 or less	25.9%	42.2%	49.9%	53.1%	42.0%	45.7%
0.51 to 1.00	50.4%	39.8%	36.5%	40.1%	50.9%	42.2%
1.01 to 1.50	13.9%	12.5%	11.2%	5.5%	5.9%	9.2%
1.51 to 2.00	8.3%	4.9%	1.6%	0.8%	1.2%	2.3%
2.01 or more	1.5%	0.6%	0.9%	0.5%	0.0%	0.6%

Source: Census 2009-2013 ACS, Table B25014

5. Household Income and Overpayment

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Kings County. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, however, household size and type often affect the proportion of income that can be spent on housing. Table 2-6 shows the median household income of each community as reported by the Census ACS.

Table 2-6
Median Household Income

Jurisdiction	Median Household Income	% of County
Avenal	$ 28,794	60%
Corcoran	$ 32,914	68%
Hanford	$ 52,614	109%
Lemoore	$ 53,711	112%
Unincorporated	N/A	N/A
Kings County	$ 48,133	100%

Source: Census 2009-2013 ACS

The median household income for the entire County was reported as $48,133. Hanford and Lemoore had the highest median household incomes at approximately $52,600 and $53,700, respectively. This is likely due to the larger proportion of these cities' workforces with "white-collar" jobs.

Avenal and Corcoran had median households below the County average, at $28,794 and $32,914, respectively. In both communities, a larger proportion of the workforce held "blue-collar" jobs such as farming, construction, extraction, manufacturing, production, transportation, and material moving.

Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31-50% of AMI
- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Upper income: Above 120% of AMI

Table 2-7 estimates the number of households within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the 2007-2011 Census ACS. In comparison to other cities, Avenal and Corcoran had the highest percentage of extremely-low-, very-low- and low-income households. Countywide, 43% of all households had extremely-low, very-low and low incomes. Hanford and Lemoore had the highest proportion of residents with moderate and above-moderate incomes.

Extremely Low Income Households

In 2006 state law was amended (Assembly Bill 2634) to add the Extremely-Low-Income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. Further discussion of housing costs and affordability, as well as housing growth needs by income category is provided later in this chapter.

Table 2-7
Household Income Distribution by Tenure

Income Category	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Owners						
<= 30%	4.9%	5.2%	2.1%	6.4%	5.6%	4.1%
>30% to <=50%	4.5%	12.4%	5.8%	4.1%	7.7%	6.4%
>50% to <=80%	28.8%	26.9%	12.4%	8.7%	15.5%	14.4%
>80% to <=100%	24.3%	13.9%	9.4%	10.2%	11.1%	11.1%
>100%	37.4%	41.6%	70.1%	70.5%	60.4%	64.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Renters						
<= 30%	33.7%	28.0%	13.5%	11.3%	12.6%	16.5%
>30% to <=50%	31.0%	26.5%	16.7%	9.5%	15.2%	17.6%
>50% to <=80%	7.5%	22.2%	20.1%	23.2%	27.7%	21.3%
>80% to <=100%	5.6%	9.6%	11.6%	12.1%	10.1%	10.5%
>100%	22.0%	13.4%	38.0%	43.7%	34.7%	34.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: HUD CHAS data based on Census 2007-2011 ACS

Housing Overpayment

State and federal housing law defines *overpayment* as a household paying more than 30% of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

As shown in Table 2-8, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more renter households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 2-8
Household Overpayment by Tenure

Income Category	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Owners						
<= 30%	100.0%	72.2%	69.0%	57.1%	72.7%	68.9%
>30% to <=50%	72.7%	60.5%	59.8%	77.8%	64.5%	64.0%
>50% to <=80%	45.7%	67.7%	51.0%	55.3%	46.4%	52.3%
>80% to <=100%	27.1%	43.8%	37.0%	79.8%	41.8%	45.3%
>100%	8.8%	9.7%	18.5%	20.4%	22.6%	19.0%
Total	31.3%	39.6%	27.8%	34.3%	34.5%	31.6%
Renters						
<= 30%	92.8%	95.8%	75.0%	74.3%	52.6%	78.0%
>30% to <=50%	79.7%	65.9%	80.7%	96.8%	75.7%	78.9%
>50% to <=80%	29.0%	40.5%	48.5%	50.7%	46.0%	46.6%
>80% to <=100%	13.0%	24.2%	55.7%	27.8%	30.1%	38.6%
>100%	0.0%	4.3%	7.5%	4.2%	3.8%	5.2%
Total	58.8%	56.2%	42.7%	34.6%	35.2%	42.5%

Source: HUD CHAS data based on Census 2007-2011 ACS

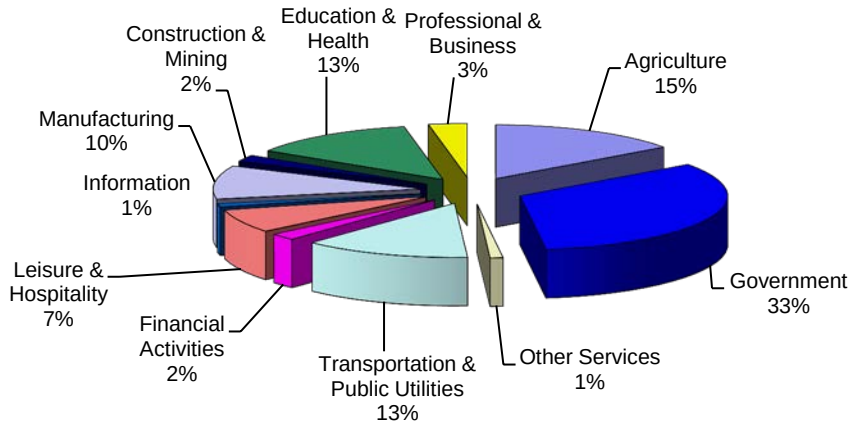
B. Employment Trends

Kings County's economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affects housing demand. This section describes the economic and employment patterns in Kings County and how these patterns influence housing needs.

1. Employment by Industry

Kings County supports a diversified economy as shown in Figure 2. Government represents the largest sector (due in large part to state prisons) and provided 33% of all jobs in the County as of 2013. Agriculture represented 15% of jobs, while Education & Health and Transportation & Public Utilities each provided 13% of employment.

Figure 2 – Kings County Employment by Industry



Source: 2014 Kings County Comprehensive Economic Development Strategy, 2013 EDD Labor Market Data

In August 2014, the Kings County's civilian labor force was approximately 59,500, with an unemployment rate of 10.6% (not seasonally adjusted). In reviewing the annual data for 2013, Kings County had 60,000 people in its labor force and an unemployment rate of 13.5%. In comparing the County unemployment rate to California, the August 2014 rate was 7.4% and 8.9% for the annual average for 2013. Historically, agriculture and government have dominated Kings County's economy. Agriculturally-oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production. According to the Kings County 2013 Annual Agricultural Crop Report, milk remains the county's leading commodity, followed by cotton (second) and cattle (third). With the entire state in a severe drought, it is uncertain to what extent future water supplies will affect agricultural employment.

Table 2-9 through Table 2-13 summarize the major employers for the jurisdictions of Kings County. Given the rural nature of the unincorporated communities, employment and economic activity is concentrated in the cities.

Table 2-9
Major Employers - Avenal

Employer	Employees	Industry
Avenal State Prison	1,143	Correctional Facility
Keenan Farms	200	Agricultural
Paramount Child Development Center	15	Pre-School Child Care
City of Avenal	47	Government

Source: October 2014, Kings Economic Development Corporation

Table 2-10
Major Employers - Corcoran

Employer	Employees	Industry
J.G. Boswell Company	1,300	Agricultural
J.G. Boswell Company Tomato	167	Agricultural
MidState Precast	45	Precast Concrete
Camfil Farr Company	50	Industrial Air Filters
Sawtelle & Rosprim	22	Machine Shop/ Fabrication
Proctor & Crookshanks Companies	50	Ready-Mixed Concrete
Hansen Ranches/ Equipment	50	Agricultural
Buttonwillow Warehouse Company	33	Fertilizer, Pesticides, Grain
City of Corcoran	75	Government
Lakeland Dusters	23	Aviation
Corcoran Machine Works	12	Machine Shop/ Fabrication
Corcoran State Substance Abuse Treatment Facility	1,854	Correctional Facility
Corcoran State Prison I	2,163	Correctional Facility

Source: October 2014, Kings Economic Development Corporation

Table 2-11
Major Employers - Hanford

Employer	Employees	Industry
Olam Spices & Vegetables	425	Onions/Garlic Processing
Exopack	77	Multiwall Packaging/ Bags
Excelsior Farming	630	Field Fruit
Del Monte	1,240	Tomato Processing
Marquez Brothers International Inc.	288	Mexican Cheese Products
Central Valley Meats	460	Meat Packing/ Processing
Netto Ag, Inc.	115	Custom Harvesting
Warmerdam Packing	650	Fruit Packing
Kings County School District	4,058	Education/ Schools
Adventist Health/ Central Valley Network	2,200	Health Care
Nichols Farms	316	Pistachios
City of Hanford	261	Government
Kings County Government Center	1,365	Government
Wal-mart	500	Retail Store

Source: October 2014, Kings Economic Development Corporation

Table 2-12
Major Employers - Lemoore

Employer	Employees	Industry
Leprino Foods- East	308	Mozzarella Cheese
Leprino Foods- West	970	Mozzarella Cheese
Olam Tomato	1,000	Tomato Processing
K-Mart	110	Retail
Crisp Warehouse	50	Farm Warehousing
Agusa Inc.	35	Dehydrated Tomato
Naval Air Station Lemoore	7,600 (civilians)	Naval Air Station
Blair Air and Ground	20	Agricultural/ Aviation
Tachi Palace Hotel & Casino	1,500	Casino & Hotel
City of Lemoore	144	Government

Source: October 2014, Kings Economic Development Corporation

Table 2-13
Major Employers – Kings County Unincorporated

Employer	Employees	Industry
(Armona)		
Valley Pump & Dairy Systems	20	Irrigation Pumps
Bennett & Bennett Inc.	12	Pipe
Central Valley Cabinet	10	Wood Kitchen Cabinets
Raven's Deli	9	Restaurant/ Dried Beef
(Kettleman City)		
FedEx Facility	125	Parcel Shipping
Conway Express	30	Cargo Trucking
Waste Management	37	Hazardous Waste Disposal
Bravo Farms	30	Highway Retail
(Stratford)		
J.C. Diversifield	150	Agricultural Processing
Orton Equipment Company	23	Farm Equipment Sales

Source: October 2014, Kings Economic Development Corporation

2. Occupations Held by Residents

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can thus provide insight into present housing needs. Table 2-14 describes the number and type of jobs held by residents in each community based on recent Census estimates.

Table 2-14
Occupations Held by Civilians

Jurisdiction	Avenal	Corcoran	Hanford	Lemoore	Unincorp.	Kings County
Management, business, science, and arts occupations	2.8%	11.8%	28.7%	33.3%	22.9%	24.9%
Service occupations	23.9%	20.8%	25.1%	22.5%	19.8%	23.0%
Sales and office occupations	13.5%	19.2%	21.8%	17.1%	16.9%	18.9%
Natural resources, construction, & maintenance occupations	48.5%	32.6%	13.3%	12.5%	23.9%	19.8%
Production, transportation, & material moving occupations	11.2%	15.6%	11.0%	14.7%	16.6%	13.4%

Source: Census 2009-2013 ACS, Table DP-3

In Hanford and Lemoore, a higher proportion of residents held managerial, business or financial related employment. These types of "white-collar" jobs typically pay higher salaries and thus allow residents to afford a greater choice of housing opportunities. However, service occupations, sales/office positions, and "blue-collar" positions typically pay relatively lower wages. Residents in these occupations have more limited ability to afford housing and, in some cases, are in the greatest need of affordable housing and assistance.

3. Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contributes to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers in order to balance the jobs-housing ratio and decrease commuting distances.

The table below details the workforce that resides within the Kings County region. Roughly 80% of the approximate 54,000-person workforce stays within the Kings County area for employment. The remaining workforce is employed outside the County, with less than 1% working outside the State (see Table 2-15).

Table 2-15
Work Location of Kings County Residents

Work Location	Residents	Percentage
In Kings County	43,298	79.5%
Outside Kings County	10,947	20.1%
Outside of California	217	0.4%
Total	**54,462**	**100%**

Source: Census 2008-2012 ACS

When considering the work locations of city residents within the Kings County region as illustrated in Table 2-16, the City of Hanford has the largest concentration of workers at 45.5% that live and work within their jurisdictional limits. As the largest jurisdiction in the Kings County region, the City of Hanford has the lowest proportion of residents at 54.4% who commute to jobs elsewhere in Kings County. The City of Avenal has the largest proportion of residents who commute to jobs outside of their home city at 76.6%, followed closely by the City of Lemoore at 69.6%. According to recent Census estimates, 38% of residents work in their city of residence, with 62% commuting to other work locations in Kings County. Interestingly, this is a shift from the 2000 Census data, where 48% of residents worked in their home city and 36% commuted to work elsewhere in Kings County.

When considering work locations of residents in Kings County, the jobs-housing balance can be explored. The jobs-housing balance refers to the approximate distribution of employment opportunities and workforce population in respect to a geographic area. Research has shown that a jobs-housing balanced area is less likely to have residents who commute long distances in a vehicle. Residents may also be more

likely to walk, cycle, or use public transportation when there is a balanced jobs-housing ratio. There is a general consensus that a balance of jobs to housing within an area can contribute to more sustainable travel in the form of shorter work trip distances. In looking at job locations and travel patterns in the Kings County region, the City of Hanford has the most balanced jobs-housing ratio or the most opportunities for residents to live near their place of employment.

Table 2-16
Work Locations of City Residents

Residence Location	Avenal		Corcoran		Hanford		Lemoore		All Cities	
	No.	%	No.	%	No.	%	No.	%	No.	%
Same City	1,196	23.4%	1,644	41.8%	9,174	45.5%	3,223	30.4%	15,237	38.0%
Elsewhere in Kings County	3,913	76.6%	2,288	58.2%	10,989	54.4%	7,380	69.6%	24,570	62.0%
Totals	**5,109**	**100%**	**3,932**	**100%**	**20,163**	**100%**	**10,603**	**100%**	**39,807**	**100%**

Source: Census 2008-2012 ACS

C. Housing Characteristics

This section describes the housing characteristics and conditions that affect housing needs in Kings County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost and affordability.

1. Housing Type

The California Department of Finance (DOF) provides annual estimates of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF estimated that Kings County had a total of 44,888 housing units in 2015, representing a growth of 1,021 new units (2%) countywide since 2010. As is typical in small towns and rural areas, the majority of housing stock in all jurisdictions is comprised of single-family detached houses. Single-family attached (condominium) units represent just 4.9% of all units countywide. Approximately 18% of the county's housing stock consisted of multi-family projects, such as apartments and townhomes. The remaining 4.4% of housing units in Kings County were mobile and manufactured homes. As shown in Table 2-17, Avenal had the highest total percentage of multi-family units while Lemoore had the highest proportion of larger multi-family developments with five or more units. Unincorporated areas had the highest percentage of mobile homes.

Table 2-17
Housing Units by Type

Jurisdictions	Housing Units	Percent of Housing by Type				
		Single-Family Detached	Single Family Attached	Multi-Family (2-4 units)	Multi-Family (5+ units)	Mobile homes
Avenal	2,434	62.4%	3.3%	17.7%	12.2%	4.4%
Corcoran	4,009	73.7%	3.3%	10.7%	7.4%	4.9%
Hanford	19,133	73.5%	3.3%	8.9%	12.1%	2.2%
Lemoore	8,977	71.0%	3.7%	8.5%	13.3%	3.4%
Unincorporated	10,335	74.5%	10.0%	4.7%	1.5%	9.3%
Kings County	**44,888**	**72.6%**	**4.9%**	**8.5%**	**9.5%**	**4.4%**

Source: California Department of Finance, E-5 Report, May 2015

2. Housing Tenure and Vacancy Rates

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a lower turnover rate than rental housing. The vacancy rate also indicates the match between the demand and supply of housing. Table 2-18 details housing tenure and vacancies in Kings County and incorporated communities according to the 2010 Census.

Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high

competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table 2-18
Household Tenure and Vacancy Rates

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc.		Kings County	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Occupied housing units	2,222	92.2%	3,594	90.8%	17,492	94.6%	8,196	94.9%	9,729	93.8%	41,233	94.0%
Owner-occupied housing units	1,011	42.0%	1,851	46.8%	10,208	55.2%	4,323	50.1%	4,936	47.6%	22,329	50.9%
Avg HH size of owner-occupied units	4.03		3.57		3.05		3.14		3.13		3.17	
Renter-occupied housing units	1,211	50.2%	1,743	44.0%	7,284	39.4%	3,873	44.9%	4,793	46.2%	18,904	43.1%
Avg HH size of renter-occupied units	4.13		3.42		3.01		2.83		3.49		3.21	
Vacant housing units	188	7.8%	364	9.2%	1,001	5.4%	436	5.1%	645	6.2%	2,634	6.0%
For rent	66	2.7%	235	5.9%	355	1.9%	209	2.4%	190	1.8%	1,055	2.4%
Rented, not occupied	7	0.3%	8	0.2%	21	0.1%	13	0.2%	9	0.1%	58	0.1%
For sale only	30	1.2%	33	0.8%	255	1.4%	87	1.0%	64	0.6%	469	1.1%
Sold, not occupied	3	0.1%	9	0.2%	54	0.3%	12	0.1%	42	0.4%	120	0.3%
For seasonal or occasional use	27	1.1%	16	0.4%	46	0.2%	14	0.2%	51	0.5%	154	0.4%
All other vacants	55	2.3%	63	1.6%	270	1.5%	101	1.2%	289	2.8%	778	1.8%
Homeowner vacancy rate (%)	2.9		1.7		2.4		2.0		n.a.		2.0	
Rental vacancy rate (%)	5.1		11.8		4.6		5.1		n.a.		5.3	
Total housing units	2,410	100%	3,958	100%	18,493	100%	8,632	100%	10,374	100%	43,867	100%

Source: 2010 Census, Table DP-1

According to the Census, the housing vacancy rate in Kings County totaled 2.0% among for-sale units and 5.3% for rental units. However, the vacancy rate varied among communities. Corcoran had the highest rental vacancy rate at 11.8% yet the lowest vacancy rate among for-sale units at 1.7%. Avenal had the highest vacancy rates among for-sale units (2.9%). Hanford and Lemoore had the highest homeownership rates, at 55% and 50% respectively.

3. Housing Conditions

Housing conditions are an important indicator of quality of life in Kings County communities. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. As shown in Table 2-19**,** recent Census estimates reported that over half of all housing in Kings County has been built since 1980, reflecting the significant housing growth in recent decades. Approximately 49% of the homes Countywide exceeded 35 years of age.

Most homes require increased maintenance after 30 years. Common repairs include a new roof, painting, plumbing, appliances and fixtures. Homes older than 50 years often require more substantial repairs (e.g., new siding, plumbing, or upgrades to electrical systems) in order to maintain the useful life and quality of the structure. Moreover, lead-based paint hazards are also more common in homes built before 1978 and particularly for homes built more than 50 years ago.

Table 2-19
Age of Housing Stock

	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
Housing Type	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Total housing units	2,874	100%	3,784	100%	18,777	100%	8,662	100%	10,037	100%	44,134	100%
Built 2010 or later	0	0.0%	56	1.5%	87	0.5%	0	0.0%	45	0.4%	188	0.4%
Built 2000 to 2009	595	20.7%	652	17.2%	3,087	16.4%	1,688	19.5%	1,793	17.9%	7,815	17.7%
Built 1990 to 1999	422	14.7%	302	8.0%	4,034	21.5%	1,984	22.9%	1,403	14.0%	8,145	18.5%
Built 1980 to 1989	349	12.1%	750	19.8%	2,729	14.5%	1,606	18.5%	1,181	11.8%	6,615	15.0%
Built 1970 to 1979	465	16.2%	553	14.6%	3,215	17.1%	1,440	16.6%	1,866	18.6%	7,539	17.1%
Built 1960 to 1969	225	7.8%	610	16.1%	2,036	10.8%	743	8.6%	1,151	11.5%	4,765	10.8%
Built 1950 to 1959	245	8.5%	339	9.0%	1,774	9.4%	667	7.7%	1,120	11.2%	4,145	9.4%
Built 1940 to 1949	308	10.7%	335	8.9%	611	3.3%	166	1.9%	589	5.9%	2,009	4.6%
Built 1939 or earlier	265	9.2%	187	4.9%	1,204	6.4%	368	4.2%	889	8.9%	2,913	6.6%

Source: Census 2009-2013 ACS, Table DP4

As part of the 2010 Housing Element update process, each jurisdiction in Kings County conducted a comprehensive survey of housing conditions within their community. The surveys were based upon criteria developed by the California Department of Housing and Community Development. Housing was classified according to five categories – sound, minor repair, moderate repair, substantial repair, or dilapidated. Table 2-20 summarizes the results of these housing conditions surveys. Housing conditions do not appear to have changed significantly since those surveys were conducted.

Lemoore found the fewest problems, with 82% of the housing stock reported in sound condition. This is not surprising since Lemoore also has the newest housing stock. Hanford reported over three-quarters of its housing stock in sound condition. Avenal and Corcoran reported the highest proportions of structures with problems. In Avenal, 42% were in need of repair (minor, moderate or substantial) and 9% were considered dilapidated. In Corcoran, 55% of homes required repairs and 8% were dilapidated.

The housing plans for each of the jurisdictions include programs to improve housing conditions by providing grants or loans to assist low- and moderate-income households with housing repairs and rehabilitation. However, because funding for these programs has been reduced due to the statewide dissolution of redevelopment agencies, other funding sources must be found.

Table 2-20
Housing Conditions

Jurisdiction	Housing Conditions				
	Sound	Minor Repair	Moderate Repair	Substantial Repair	Dilapidated
Avenal	49%	7%	22%	13%	9%
Corcoran	37%	18%	28%	9%	8%
Hanford	73%	19%	8%	<1%	<1%
Lemoore	82%	15%	3%	<1%	<1%
Unincorporated Community Districts and Public Utility District	<1%	24%	47%	15%	14%

Source: Housing Conditions Reports for individual jurisdictions (2008-09)

4. Housing Affordability

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above-moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development[2], housing is considered "affordable" if the monthly housing cost (including utilities) is no more than 30% of a household's gross income.

Table 2-21 shows current (2015) affordable rent levels and estimated affordable purchase prices for jurisdictions in Kings County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is $606, while the maximum affordable rent for very-low-income households is $724. The maximum affordable rent for low-income households is $1,158, while the maximum for moderate-income households is $1,738. Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table 2-21 have been estimated based on typical conditions in Kings County.

[2] HCD memo of 4/15/2015 (http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k15.pdf)

Table 2-21
Income Categories and Affordable Housing Costs

2015 County Median Income = $57,900	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	$24,250	$606	$110,000
Very Low (31-50%)	$28,950	$724	$130,000
Low (51-80%)	$46,300	$1,158	$210,000
Moderate (81-120%)	$69,500	$1,738	$315,000
Above moderate (120%+)	>$69,500	>$1,738	>$315,000

Assumptions:
-Based on a family of 4
-30% of gross income for rent + utilities or principle/interest/taxes/insurance
-10% down payment, 3.75% interest, 1.5% taxes and insurance
Source: Cal. HCD; J.H. Douglas & Associates

a. Housing Prices

Recent new home developments in Kings County (Table 2-22) had sales prices ranging from $190,000 $350,000. Comparing these new home sales prices with the affordability categories shown in Table 2-21 above shows that most new single-family detached homes were priced within the moderate-income range, although some new homes were within the low-income affordability range. Real estate listings for resale single-family homes (Table 2-23) show that most asking prices are in the lower-income range in Avenal, Corcoran and the unincorporated areas of the County and in the moderate and above-moderate categories in Hanford and Lemoore.

Copper Valley - Hanford

Table 2-22
New Home Prices - Kings County

Jurisdiction	Project/Builder	Price Range	Income Category
Avenal	Custom	$190,000 - $219,000	Low/Moderate
Corcoran	Pheasant Ridge	$176,000 - $245,000	Low/Moderate
Hanford	Independence-Chateau Series/Lennar (1)	$254,000 - $350,000	Moderate/Above Mod
	Sagecrest/Wathen Castanos (2)	$280,000+	Moderate/Above Mod
	The Crossings/Blue Mountain (3)	$240,000+	Moderate/Above Mod
	Hartley Grove/San Joaquin Valley Homes (4)	$190,900+	Low/Moderate
Lemoore	The Greens/ Wathen Castanos	$230,000+	Moderate/Above Mod
	Silva Estates/ Daley Homes (5)	Mid-$200,000s+	Moderate/Above Mod

(1) http://www.lennar.com/New-Homes/California/Fresno-Central-Valley/Hanford/Independence-Chateau-Series
(2) http://www.wchomes.com
(3) http://www.thecommunitycrossings.com/
(4) http://www.toptennewhomes.com/hanford/community-1505/hartley-grove
(5) http://www.toptennewhomes.com/lemoore/community-1447/silva-estates
Source: J.H. Douglas & Associates, 2015

A relatively small but important component of the housing market is represented by mobile homes. As of 2015, Kings County had approximately 2,000 mobile homes, located primarily in unincorporated, rural areas. Typical sales prices for new mobile homes range from approximately $24,000 for a small (600 to 800 square feet) single-wide economy model to $72,000 or more for a large (1,800 to 1,900 square feet) double/triple wide model[3], and represent an affordable homeownership option for many households.

[3] Source: http://www.mh-quote.com, 4/2015

Table 2-23
Resale Home Listings - Kings County

Area (ZIP Code)	Price	Income Category	Year Built	Size	Bdrms.	Baths	Listing Broker
Avenal							
1004 E Shasta St, Avenal, CA 93204	$85,000		1947	1,312	2	2	
305 W Merced St, Avenal, CA 93204	$139,000		1967	1,476	3	2	
304 E San Mateo St, Avenal, CA 93204	$169,500		1951	1,520	5	3	Century 21
Corcoran							
604 Estes Ave, Corcoran, CA 93212	$154,900		1954	2,238	4	3	Century 21 Jordan-Link & Company
1509 Heffner Ave, Corcoran, CA 93212	$149,900		1960	1,350	3	2	Cal-Econ Realty
920 San Joaquin Ave, Corcoran, CA 93212	$120,000		2008	1,292	4	2	1st Class Realty Co
1816 Estes Ave, Corcoran, CA 93212	$119,000		2002	1,223	4	2	Century 21
251 Sierra Ave, Corcoran, CA 93212	$140,000		2008	1,694	3	2	
Hanford (93230)							
	$230,000		2012	1,575	4	2.5	
	$325,000		1958	1,724	3	2	Modern Broker
1156 E Myrtle St, Hanford, CA 93230	$165,000		1982	1,447	3	1.5	RE/MAX All Estates
2912 Christopher Cir, Hanford, CA 93230	$215,000		1994	1,513	4	2	
	$249,500		1989	2,050	3	2	TDH Property Pros
	$450,000		1961	2,224	3	2	Century 21
	$360,000		2001	2,288	4	2.5	
	$260,000		2000	2,484	4	3	
	$249,000		2006	1,872	3	2	RE/MAX All Estates
	$360,000		2003	2,888	5	3	
Lemoore							
	$222,000		2003	1,830	3	2	
	$245,000		2005	2,085	4	2	
	$223,000		2002	1,754	4	2	
	$265,900		2008	1,935	4	2	RE/MAX All Estates
	$255,000		2003	1,645	4	2	
	$209,000		2003	1,754	4	2	Century 21
	$299,999		2003	2,757	5	3	
Unincorporated							
	$140,000		1979	1,130	3	2	Century 21
	$110,000		1936	936	3	1	For sale by owner
313 Carter St, Kettleman City, CA 93239	$84,900		1957	936	3	1	
	$62,000		1930	1,148	3	1	
	$59,000		n.a.	914	3	1	For sale by owner

Note: All listings are SFD
Source: Sample of listings on Zillow.com, 4/11/2015

b. Rental Market

For many lower-income households, rental housing is an affordable option. Shown below in Table 2-24, nearly all recently-built apartments in Kings County are affordable to lower-income households, including both income-restricted and new market-rate units with extensive amenities (such as The Grove in Lemoore). Income-restricted projects also include units affordable at the very-low- and extremely-low-income level.

El Palmar Apartments - Avenal

In addition to the newer market-rate apartment projects shown here, Kings County has a substantial number of assisted multi-family projects that were built prior to the last planning period. As discussed later in this chapter, Kings County has approximately 25 multi-family projects financed with a variety of local, state, and federal funds. These projects provide approximately 1,500 units of affordable housing to extremely-low-, very-low- and low-income individuals, families, seniors, and disabled persons (see Table 2-33 on page 2-38).

Market-rate duplex - Hanford

The Grove - Lemoore

Cinnamon Villas - Lemoore

Table 2-24
Apartment Rents – Kings County

Jurisdiction/Project	Address	No. Units	Rent by Unit Size			
			1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms
Avenal						
El Palmar*	1112 E. Whitney	81	--	$410-441	$622-685	$725-735
Hearthstone Village*	1217 S 7th Ave	81	--	$345-720	$396-730	$443-755
Corcoran						
Sierra Vista Apts.*	1830 Dairy Ave.	69	--	$342-607	$396-699	$443-799
Kings Manor Apts.*	1420 North Ave	80	--	$345-677	$396-725	--
Avalon Family Apts.*	2502 Hanna Ave.	56		$345-737	$396-848	$443-947
Hanford						
Windgate Village Apts.	536 E. Grangeville	54	$750	$950	--	--
Centennial Place**	485 Centennial Dr.	176	$950	$1,150	$1,325	--
Edgewater Isle	500 Northstar		$839	$939-1,169	$1,229	--
River Oaks	580 W. Fargo Ave.		$744-803	$888-977	$1,125-1,365	--
(no project name)	109 E. Third St.	3	--	$800	--	--
(no project name)	576 S. Douty St.	2	--	$835	--	--
(no project name)	320-340 N. East St.	4	--	$850	--	--
Lemoore						
College Park Apts.	899 Dogwood	120	$865	$1,030-1,045	--	--
Silva		48	--	$795-995	$1,025-1125	--
Montgomery Crossings*	1150 Tammy Lane	57	--	$354-700	$393-806	$436-899
Cinnamon Villas*	335 W. Cinnamon Dr.	80	$268-$594	$325-$651	--	--
Valley Oak (Butler)	1165 Hanford-Armona Rd.	73	$935	$1055-1095	$1,195	--
The Grove***	341 North 19 1/2 Ave.		$965-975	$1,150-1,165	$1,330-1,340	--
Unincorporated area						
Railroad Ave. fourplex	10842 Railroad Av, Armona	4	--	$700	--	--

*Income-restricted affordable units
**Opened in 2015, high-end amenities (15.2 du/ac) http://www.centennialplacehanford.com/photogallery.aspx
***Opened in 2015, high-end amenities http://www.thegrovelemoore.com/index.aspx
Source: J.H. Douglas & Associates, 2015

D. Special Needs Groups

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, and disability status among others. In Kings County, persons and households with special needs include seniors, families with children (large households and single-parents with children) military personnel, agricultural employees, persons with disabilities, and the homeless. This section analyzes these special needs groups and identifies resources and programs designed to address these needs.

1. Seniors

According to recent Census estimates, Kings County had approximately 5,023 owner-occupied households and 1,971 renter-occupied households that were headed by seniors age 65 years and older (Table 2-25). In all jurisdictions, the majority of seniors were homeowners.

Senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. Lemoore had the lowest percentage of owner-occupied units with householders over 65 (18%), while Hanford had the highest percentage of renter householders over age 65 (12%).

Table 2-25
Elderly Households by Tenure

Age of Householder	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Owner occupied:	996	100%	1,605	100%	9,658	100%	4,363	100%	4,505	100%	21,127	100%
<65	725	72.8%	1,274	79.4%	7,307	75.7%	3,576	82.0%	3,222	71.5%	16,104	76.2%
65 to 74	184	18.5%	136	8.5%	1,297	13.4%	402	9.2%	719	16.0%	2,738	13.0%
75 to 84	40	4.0%	124	7.7%	772	8.0%	265	6.1%	418	9.3%	1,619	7.7%
85+	47	4.7%	71	4.4%	282	2.9%	120	2.8%	146	3.2%	666	3.2%
Renter occupied:	1,731	100%	1,911	100%	7,503	100%	3,709	100%	4,804	100%	19,658	100%
<65	1,606	92.8%	1,719	90.0%	6,617	88.2%	3,369	90.8%	4,376	91.1%	17,687	90.0%
65 to 74	125	7.2%	100	5.2%	482	6.4%	268	7.2%	240	5.0%	1,215	6.2%
75 to 84	0	0.0%	65	3.4%	308	4.1%	72	1.9%	158	3.3%	603	3.1%
85+	0	0.0%	27	1.4%	96	1.3%	0	0.0%	30	0.6%	153	0.8%

Source: Census 2009-2013 ACS, Table B25007

Seniors require a variety of housing options, depending on their life circumstance. While over 70% of seniors were homeowners, a variety of factors such as fixed retirement incomes, rising health care costs and physical disabilities can result in deferred home maintenance. Each jurisdiction's housing plan includes grant or loan programs to help seniors with repairs. Seniors with mobility disabilities may also require home modifications to improve accessibility and facilitate independent living. All jurisdictions have programs to ensure reasonable accommodation for persons with disabilities.

Senior renters, while facing similar income and mobility limitations as homeowners, are often at greater risk due to rising housing costs. To address these needs, the Housing Authority administers Section 8 rent subsidy vouchers for extremely-low- and very-low-income seniors. In addition, subsidized rental projects provide affordable housing options for many seniors.

The Kings/Tulare Area Agency on Aging and the Kings County Commission on Aging provide leadership at the local level in developing systems for home- and community-based services that maintain seniors in the least restrictive environment for as long as possible. Each jurisdiction also provides other types of supportive services for seniors. However, at some point in time, seniors may require a more supportive living environment. Congregate care facilities, residential care facilities, and skilled nursing facilities provide a wide range of housing, supportive, and medical services for seniors requiring additional care. The majority of independent and supportive residential environments are located in the most urbanized portions of the County in Hanford and Lemoore.

2. Female-Headed Households

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 15% of all households in Kings County. State law recognizes that these households face challenges due to a

combination of income levels, child care expenses, and housing availability. As shown in Table 2-26, the proportion of female-headed households ranged from about 13% in the unincorporated area to over 20% in Hanford. In all jurisdictions, the percentage of female-headed households who rent is significantly greater than those who own their homes.

Table 2-26
Household Type by Tenure

	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
Housing Type	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Total Households	2,727	100%	3,516	100%	17,161	100%	8,072	100%	9,309	100%	40,785	100%
Family households:	2,249	82.5%	2,721	77.4%	12,960	75.5%	5,914	73.3%	7,722	83.0%	31,566	77.4%
Married-couple family:	1,463	53.6%	1,774	50.5%	9,147	53.3%	3,709	45.9%	5,845	62.8%	21,938	53.8%
Owner	711	26.1%	1,073	30.5%	6,641	38.7%	2,717	33.7%	2,982	32.0%	14,124	34.6%
Renter	752	27.6%	701	19.9%	2,506	14.6%	992	12.3%	2,863	30.8%	7,814	19.2%
Other family:	786	28.8%	947	26.9%	3,813	22.2%	2,205	27.3%	1,877	20.2%	9,628	23.6%
Male householder, no wife present:	302	11.1%	287	8.2%	1,393	8.1%	562	7.0%	706	7.6%	3,250	8.0%
Owner-	138	5.1%	104	3.0%	582	3.4%	243	3.0%	341	3.7%	1,408	3.5%
Renter-	164	6.0%	183	5.2%	811	4.7%	319	4.0%	365	3.9%	1,842	4.5%
Female householder, no husband present:	**484**	**17.7%**	**660**	**18.8%**	**2,420**	**14.1%**	**1,643**	**20.4%**	**1,171**	**12.6%**	**6,378**	**15.6%**
Owner	**67**	**2.5%**	**187**	**5.3%**	**705**	**4.1%**	**561**	**6.9%**	**415**	**4.5%**	**1,935**	**4.7%**
Renter-	**417**	**15.3%**	**473**	**13%**	**1,715**	**10%**	**1,082**	**13%**	**756**	**8%**	**4,443**	**11%**
Nonfamily households:	478	17.5%	795	22.6%	4,201	24.5%	2,158	26.7%	1,587	17.0%	9,219	22.6%
Owner-	80	2.9%	241	6.9%	1,730	10.1%	842	10.4%	767	8.2%	3,660	9.0%
Renter-	398	14.6%	554	15.8%	2,471	14.4%	1,316	16.3%	820	8.8%	5,559	13.6%

Source: Census 2009-2013 ACS, Table B25007

3. Large Families

Large families represented approximately 20% of all owner households and about 21% of all renter households in Kings County (Table 2-27). Large households are most prevalent in Avenal (37% of owners and 31% of renters) while Hanford and Lemoore have the lowest proportions of large households.

Large families may have difficulty finding housing units that are large enough to accommodate their needs while still being affordable. The Housing Authority helps address the needs of these families by providing rental assistance in the form of Section 8 vouchers for extremely-low- and very-low-income households. Vouchers provide the difference between the market rent charged for the unit and the amount of rent that can be afforded by the household, typically no more than 30% of household income.

Table 2-27
Household Size by Tenure

	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
Household Size	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Owner	996	100%	1,605	100%	9,658	100%	4,363	100%	4,505	100%	21,127	100%
1	80	8.0%	226	14.1%	1,500	15.5%	672	15.4%	599	13.3%	3,077	14.6%
2	317	31.8%	393	24.5%	2,988	30.9%	1,524	34.9%	1,418	31.5%	6,640	31.4%
3	48	4.8%	282	17.6%	2,096	21.7%	690	15.8%	806	17.9%	3,922	18.6%
4	180	18.1%	263	16.4%	1,587	16.4%	602	13.8%	546	12.1%	3,178	15.0%
5	**154**	**15.5%**	**210**	**13.1%**	**801**	**8.3%**	**434**	**9.9%**	**635**	**14.1%**	**2,234**	**10.6%**
6	**136**	**13.7%**	**135**	**8.4%**	**392**	**4.1%**	**314**	**7.2%**	**327**	**7.3%**	**1,304**	**6.2%**
7+	**81**	**8.1%**	**96**	**6.0%**	**294**	**3.0%**	**127**	**2.9%**	**174**	**3.9%**	**772**	**3.7%**
Renter	1,731	100%	1,911	100%	7,503	100%	3,709	100%	4,804	100%	19,658	100%
1	324	18.7%	396	20.7%	2,013	26.8%	902	24.3%	580	12.1%	4,215	21.4%
2	243	14.0%	322	16.8%	1,611	21.5%	1,168	31.5%	1,159	24.1%	4,503	22.9%
3	270	15.6%	387	20.3%	1,307	17.4%	563	15.2%	933	19.4%	3,460	17.6%
4	354	20.5%	278	14.5%	1,073	14.3%	649	17.5%	1,008	21.0%	3,362	17.1%
5	**197**	**11.4%**	**210**	**11.0%**	**654**	**8.7%**	**250**	**6.7%**	**702**	**14.6%**	**2,013**	**10.2%**
6	**217**	**12.5%**	**186**	**9.7%**	**637**	**8.5%**	**84**	**2.3%**	**250**	**5.2%**	**1374**	**7.0%**
7+	**126**	**7.3%**	**132**	**6.9%**	**208**	**2.8%**	**93**	**2.5%**	**172**	**3.6%**	**731**	**3.7%**

Source: Census 2009-2013 ACS, Table B25009

Whereas providing rental assistance helps meet the needs of extremely-low- and very-low-income households, the underlying need for affordable housing units must also be addressed. As discussed in Table 2-33, Assisted Housing Units (page 2-38), Kings County has a total of over 2,500 units of subsidized affordable housing. The majority of these projects are located in Hanford and Lemoore. The Housing Plan (Chapter 5) sets forth programs to encourage the construction of additional affordable rental and ownership housing.

4. Military Personnel and Veterans

The U.S. Navy plays a critical role in Kings County economy and its housing market. Lemoore is home to the Naval Air Station Lemoore (NASL). Commissioned in 1961, NASL serves as the master training center for carrier-based fighter squadrons for the United States Pacific Fleet. According to NASL, military personnel at the base totaled approximately 7,500 enlistees and officers in 2009. Of those, approximately 40% were single and 60% had families.

There are currently (2015) 1,630 residential units on base, plus additional quarters for approximately 2,400 single personnel. On-base housing does not fully satisfy the total housing need for base personnel and their families. In addition to Navy personnel, approximately 2,700 civilians are employed on-base. Because of the housing shortfall, military personnel and civilians must find accommodations in nearby communities.

The basic housing allowance provided to Navy personnel ranges from $837 to $1,422 for single individuals and from $1,035 to $1,692 for families. Single-service members, grade E-1 through

E-4, are typically required to live on-base, while enlistees with their families must compete for remaining base family housing without any preference based on their pay grade.

In addition to active personnel, military veterans comprised a significant need group. According to recent Census estimates, approximately 10,600 military veterans lived within Kings County.

5. Agricultural Employees

Kings County is one of the state's major agricultural areas, ranking 8th among California counties in total agricultural production. According to the Kings County Agricultural Commissioner, 92% of the total land area in the County is devoted to farm land. Table 2-28 shows the County's leading agricultural products.

Table 2-28
Leading Agricultural Crops, Kings County

Crop	Rank	Value
Milk	1	$773,219,000
Cotton	2	$318,098,000
Cattle and Calves	3	$179,265,000
Almonds	4	$122,689,000
Pistachios	5	$110,196,000
Walnuts	6	$98,288,000
Tomatoes, processed	7	$97,494,000
Alfalfa	8	$84,957,000
Corn, Silage	9	$69,573,000
Grapes	10	$46,638,000

Source: Kings County Crop Report, 5/20/2014

Recent Census data estimated that about 16% of employed Kings County residents worked in farming and related industries. Of these, about 37% lived in unincorporated areas (Table 2-29). Of the four cities, Avenal was home to the greatest number of farmworkers.

Table 2-29
Farmworkers by Jurisdiction

Jurisdiction of Residence	Number of Farmworkers	% of County Total
Avenal	2,173	26%
Corcoran	894	11%
Hanford	1,575	19%
Lemoore	633	8%
Unincorporated	3,051	37%
Kings County	8,326	100%

Source: 2009-2013 Census ACS, Table DP-3

Farmworkers have special housing needs due to their relatively low wages. According to California Employment Development Department[4], wages for farmworkers in the San Joaquin Valley ranged from $12 to 14/hour, which is equivalent to approximately $25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in over-crowded and substandard living situations.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the State of California Department of Housing and Community Development (HCD) has

[4] http://www.labormarketinfo.edd.ca.gov/data/ca-agriculture.html

dramatically declined since the 1950s. Between 1955 and 1982, grower-registered facilities declined from 9,000 to 1,414 camps. By 1998, only 500 camps were registered with HCD, none of which were in Kings County. According to growers, the dramatic decline in labor camps is due to the high cost of maintaining housing and the climate of litigation facing growers who maintain camps. Additionally, most farm owners/managers hire the majority of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

The Constraints analysis (Chapter 4) contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans. The majority of loans under both types of programs are issued to people working in the agricultural industry. Moreover, the majority of occupants of Section 515 projects and other subsidized projects also are employed in the farming industry. In Lemoore the farmworker population is significantly smaller, although many farmworkers also access standard homeownership and/or rehabilitation loans. The Housing Plan (Chapter 5) includes programs to address the housing and supportive services needs of farmworkers.

6. Persons with Disabilities

Because of the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. In an attempt to capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.[5]

Disabilities are most common among senior citizens. According to recent Census estimates, the proportion of people 65 years of age and over reporting some type of physical disability ranged from 39% in the unincorporated area to 52% in Avenal. The incidence of disabilities affecting the working age population was considerably less, ranging from about 8% in the unincorporated county to 13% in Corcoran (see Table 2-31).

<u>Developmental Disabilities</u>

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

[5] Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of current disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center[6] (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County (Table 2-30). CVRC provides diagnosis, evaluation, and case management services. The Center also operates approximately 20 small group homes for mentally disabled clients and placement services to help clients find affordable, independent housing (typically Section 8 units). The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals.

Table 2-30
Persons with Developmental Disabilities Receiving Services from CVRC

Living Arrangement	Avenal	Corcoran	Hanford	Lemoore	Armona	Kettleman City	Stratford
Own home	53	68	418	197	34	<10	<10
Independent/Supportive Living	<10	10	63	15	0	0	0
Intermediate Care Facility	0	0	34	0	0	0	0
Community Care Facility	0	<10	39	0	0	0	0
Foster/Family Home	0	<10	<10	<10	0	0	0
Other	0	0	<10	0	0	0	0

Source: CA Dept. of Developmental Services, 2014

[6] www.cvrc.org

Table 2-31
Disabilities by Age

Disability Type by Age	Avenal		Corcoran		Hanford		Lemoore		Unincorporated		Kings County	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
Population under 5 years w/disability	11	0.7%	0	0.0%	0	0.0%	0	0.0%	5	0.2%	16	0.1%
With a hearing difficulty	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.2%	5	0.0%
With a vision difficulty	11	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	11	0.1%
Population 5 to 17 years w/disability	44	1.6%	115	3.8%	547	4.6%	294	6.0%	323	4.7%	1,323	4.5%
With a hearing difficulty	26	0.9%	36	1.2%	109	0.9%	28	0.6%	56	0.8%	255	0.9%
With a vision difficulty	0	0.0%	10	0.3%	52	0.4%	53	1.1%	98	1.4%	213	0.7%
With a cognitive difficulty	0	0.0%	68	2.3%	352	3.0%	219	4.5%	170	2.5%	809	2.7%
With an ambulatory difficulty	0	0.0%	5	0.2%	156	1.3%	11	0.2%	30	0.4%	202	0.7%
With a self-care difficulty	0	0.0%	5	0.2%	159	1.3%	17	0.3%	25	0.4%	206	0.7%
Population 18 to 64 years w/disability	541	8.6%	980	13.1%	3,347	10.6%	1,107	7.7%	1,422	7.8%	7,397	9.5%
With a hearing difficulty	250	4.0%	108	1.4%	771	2.5%	286	2.0%	353	1.9%	1,768	2.3%
With a vision difficulty	217	3.5%	209	2.8%	484	1.5%	203	1.4%	254	1.4%	1,367	1.8%
With a cognitive difficulty	229	3.7%	335	4.5%	1,238	3.9%	482	3.3%	628	3.5%	2,912	3.7%
With an ambulatory difficulty	283	4.5%	570	7.6%	2038	6.5%	518	3.6%	623	3.4%	4032	5.2%
With a self-care difficulty	138	2.2%	214	2.9%	612	1.9%	227	1.6%	297	1.6%	1488	1.9%
With an independent living difficulty	198	3.2%	339	4.5%	1330	4.2%	383	2.7%	448	2.5%	2698	3.5%
Population 65 years and over w/disability	311	52.1%	426	46.6%	2146	40.3%	848	46.7%	1182	38.6%	4913	41.9%
With a hearing difficulty	64	10.7%	192	21.0%	860	16.1%	396	21.8%	437	14.3%	1949	16.6%
With a vision difficulty	24	4.0%	95	10.4%	356	6.7%	78	4.3%	280	9.1%	833	7.1%
With a cognitive difficulty	44	7.4%	131	14.3%	566	10.6%	184	10.1%	273	8.9%	1198	10.2%
With an ambulatory difficulty	240	40.2%	250	27.3%	1559	29.3%	503	27.7%	713	23.3%	3265	27.9%
With a self-care difficulty	96	16.1%	100	10.9%	537	10.1%	176	9.7%	181	5.9%	1090	9.3%
With an independent living difficulty	183	30.7%	199	21.7%	951	17.8%	400	22.0%	520	17.0%	2253	19.2%

Note: Numbers represent persons, not disabilities. Persons may report more than one type of disability
Source: 2009-2013 ACS Table S1810

State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that: 1) the public and common use portions of such units are readily accessible to and usable by disabled persons; 2) the doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features. In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations (see Chapter 4. Constraints for additional discussion).

7. Homeless

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions.

Table 2-32
Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	*
Corcoran	19
Hanford	202
Lemoore	*
Unincorporated area	6
Kings County totals	**227**

Source: Kings/Tulare County Continuum of Care Point-in-Time Survey, 2015
*Did not participate in the 2015 survey

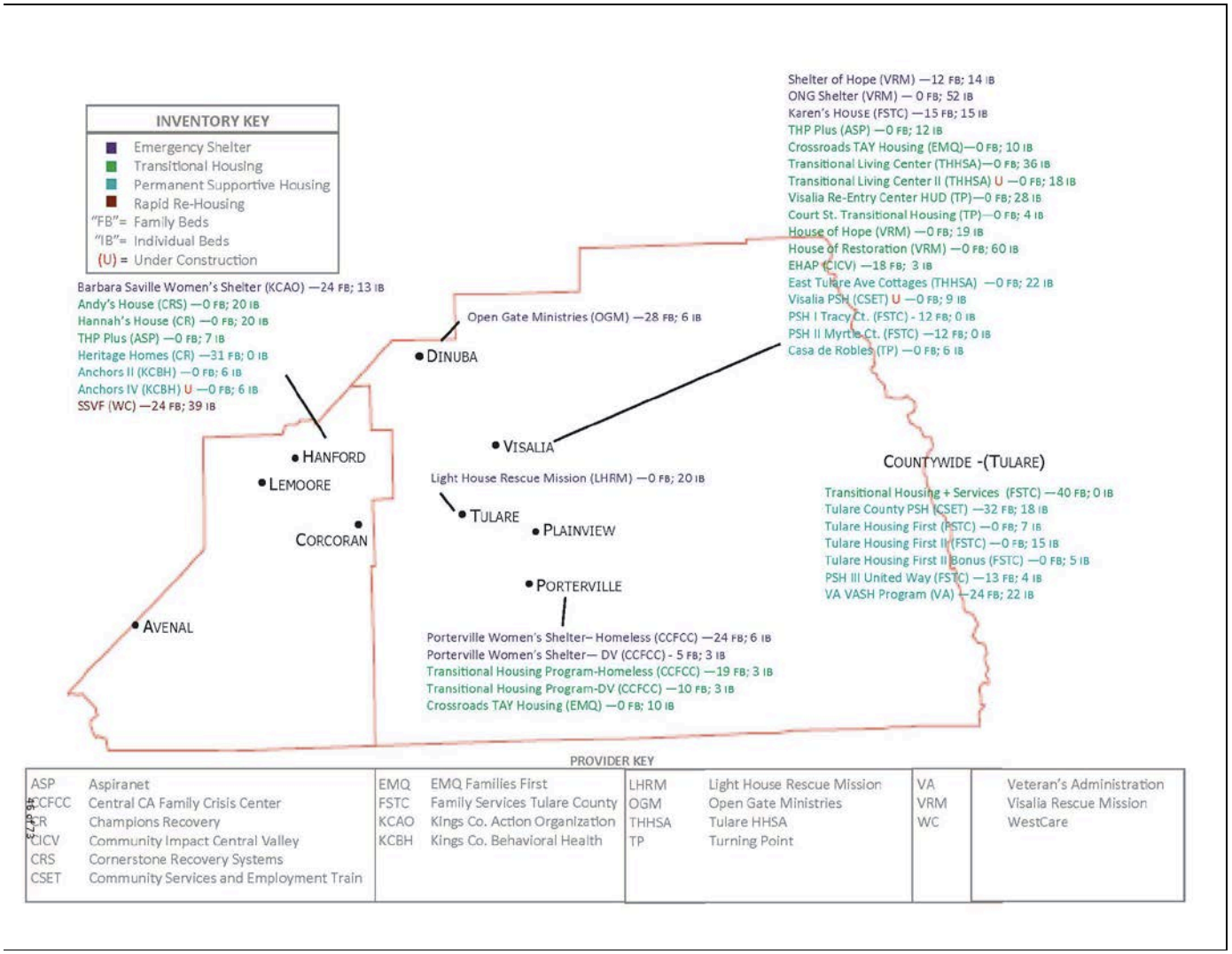
Obtaining an accurate assessment of the magnitude of the homeless population is difficult because many individuals are not visibly homeless but rather live with relatives or friends, in hotels/motels or shelters, and other temporary accommodations. In an attempt to address the needs of homeless people in Kings County, the Kings/Tulare County Continuum of Care Coordinating Group conducted a Point-in-Time ("PIT") survey of homeless people in these two counties in January 2015 (Table 2-32). The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Based on the 2015 survey, the following portrait of homeless people emerged.

- 40% are chronic homeless
- 33% have a chronic health condition
- 41% suffer from mental illness
- 23% are victims of domestic violence
- 31% have a physical disability
- 23% have a substance abuse problem
- 7% are veterans
- 9% are unaccompanied children or young adults under age 25

As of 2015, 49% of the homeless population was housed in temporary living arrangements. Of this total, 30% lived in transitional housing and 19% were in emergency shelters. Just over half were living on the streets or in a car.

Figure 3 – Shelter Facilities in Kings and Tulare Counties



The 2015 PIT survey identified an inventory of 237 emergency shelter beds, 340 transitional housing beds and 307 permanent supportive housing beds in Kings County (see Figure 3). The unmet need was estimated to be 75 emergency shelter beds, 22 transitional housing beds and 80 permanent supportive housing beds.[7]

Additional emergency assistance is provided by the Salvation Army in Hanford, which provides short-term assistance in the form of food, financial assistance for rent and utility bills, motel vouchers and bus or plane tickets. Corcoran Christian Aid provides food, vouchers and other types of emergency financial assistance within Corcoran.

Despite these services, a significant shortage in emergency shelters and transitional housing remains. In 2007 the State Legislature passed Senate Bill (SB) 2, which strengthened the planning and zoning requirements for emergency shelters and transitional/supportive housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone, subject to objective development standards, or as an alternative, the jurisdiction may meet the need through a multi-jurisdictional agreement with up to three adjacent jurisdictions. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

E. Analysis of At Risk Housing

State law requires that housing elements include an analysis of assisted housing projects that are eligible to change from low-income housing to market rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of affordability restrictions. Assisted housing developments include multi-family rental housing that receives assistance under certain federal and state programs, as well as local programs (e.g., in-lieu fees, inclusionary and/or density bonus programs).

Kings County and its four incorporated cities have 44 projects providing over 2,400 affordable rental units subsidized through local, state, and federal programs. Covenants and deed restrictions are used to maintain the affordability of publicly assisted housing as affordable to low- and moderate-income households. Over time, however, these covenants and use restrictions expire and must be renewed or renegotiated to ensure continued affordability of housing. Table 2-33 shows the assisted rental projects in Kings County for which affordability controls are currently in place. All of these projects have affordability covenants that extend at least 10 years and, therefore, none is considered to be at risk of conversion to market rate.

[7] The PIT survey did not include all jurisdictions in Kings County, therefore a breakdown of unmet need for each jurisdiction is not available.

Table 2-33
Assisted Housing Units

Project/Jurisdiction	Year Built	Total Units	Low Income Units	Assistance Program	Covenant Expires
Avenal					
El Palmar Apartments	2004	81	80	TCAC, RDA, CCRC (Large Family)	2059
Hearthstone Village	2005	81	80	TCAC (Large Family)	2060
Pleasant Valley Manor Apts	1986	40	39	USDA Rural Dev, Section 515 (Family)	2036
Villa Esperanza	2008	81	80	TCAC (Large Family)	2063
Wien Manor	1983	40	38	HUD, Section 515 (Family)	2027
Totals - Avenal		**323**	**317**		
Corcoran					
Avalon Family Apartments	N/A	56	55	TCAC (Large Family)	2035
Carolyn Apartments	1983	40	38	HUD, Section 515 (Family)	2032
Corcoran Family Apartments	2009	69	68	TCAC (Large Family)	2064
Corcoran Garden Apartments	2002	38	38	TCAC, Section 515 (Large Family)	2032
Corcoran Station Senior Apts	1997	44	44	CHRPR, RDA, HOME (Elderly)	2047
Kings Manor	2004	81	80	TCAC, Bonds (Large Family)	2059
Saltair Place	2004	42	40	TCAC (Large Family)	2059
Valley View Village	1966	100	100	HUD	N/A
Westgate Manor	1985	45	44	Section 515 (Elderly, Disabled)	2035
Whitley Gardens I	1979	63	62	TCAC (Non Targeted)	2029
Whitley Gardens II	1984	24	24	TCAC (Non Targeted)	2035
Totals - Corcoran		**602**	**593**		
Hanford					
Amberwood I	1996	48	42	USDA Rural Dev, Sec. 515 (Family)	2030
Amberwood II	1981	40	39	USDA RD and HUD, Sec 515 (Family)	2031
Cameron Commons	1982	32	32	RHCP	perpetuity
Casa Del Sol Apartments	1997	80	79	TCAC (Large Family)	2052
Cedarbrook	1999	70	70	TCAC (Large Family)	2030
Hanford Senior Villas	1982	48	47	TCAC (Senior)	2032
Heritage Park at Hanford	1997	81	80	TCAC (Senior)	2047
Kings View Apartments Inc	N/A	N/A	10	N/A	N/A
Kings View Hanford	N/A	10	10	HUD	2031
Lincoln Plaza	2006	40	39	TCAC (Large Family)	2061
Sunnyside Village	1969	150	150	HUD	perpetuity
Tierra Vista Apartments	2010	48	48	TCAC/HOME	2065
View Road Apartments	1983	121	120	USDA Rural Development (Elderly)	2031
Totals - Hanford		**768**	**766**		
Lemoore					
Alderwood	1996	80	79	TCAC (Large Family)	2051
Antlers Hotel	2003	10	10	CDBG/RDA	2058
Brookfair Manor	1968	72	72	FDIC Affordable Housing Prog (Family)	2052
Kings River Apartments	1986	44	43	USDA, Section 515	2034
Lemoore Elderly	1987	23	23	USDA, Section 515	2032
Lemoore Villa	1979	28	28	USDA, Section 515	2032
Montclair Apartments	1999	80	79	TCAC (Large Family)	2054
Montgomery Crossing	2009	57	56	TCAC (Large Family)	2064
Mountain View Apartments	1988	39	38	HUD, Section 515	2037
Villa San Joaquin	1975	36	35	TCAC, Section 515 (Non Targeted)	2059
Westberry Square Apartments	1998	100	99	TCAC (Large Family)	2053
Totals - Lemoore		**569**	**562**		
Unincorporated Area					
Armona Village	1986	33	32	USDA Rural Development, Section 515	2033
Kettleman City Apartments	1983	40	40	USDA Rural Development, Sec 514/516	2032
Single Family Homes (various)	1980s	7	7	Public Housing	perpetuity
Sycamore Court	1966	118	118	HUD	perpetuity
Totals – Unincorporated Area		**198**	**197**		
Grand Total – Kings County		**2,467**	**2,442**		

F. Housing Growth Needs

1. Overview of the Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 10-year period from January 1, 2014 through January 31, 2024. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

In determining the housing allocation for the five jurisdictions within Kings County, the Kings County Association of Governments (KCAG) developed an allocation methodology with the assistance of the Kings Regional Housing Technical Advisory Committee (KRHTAC). This methodology takes into account local growth assumptions and considers certain criteria as specified in *Government Code* §65584(a). The criteria used in this methodology include an analysis of available data on local housing, population, economic, and other growth factors. One growth assumption deemed relevant to housing growth and demand within Kings County is the housing needs of Naval Air Station Lemoore personnel. Although the housing unit allocations in the RHNA are not required to take into account the military base, the Indian reservation, or prison populations, the Naval Air Station Lemoore is identified as a relevant factor. Using the assumptions and methodology detailed within the RHNA plan, KCAG in coordination with the KRHTAC derived the distribution of each jurisdiction's share of the regional housing need and allocated the units according to the four income categories for housing affordability.

The goal of the RHNA Plan is to promote a fair distribution of attainable housing among the four cities and the unincorporated County in a way that also helps meet the state's housing goals. Attainable housing is defined as housing that is both sufficient in supply and affordably priced. The total housing units specified in the RHNA plan for each jurisdiction are not to be construed as quotas for development. The RHNA Plan only determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of these allocations is not a requirement of the RHNA plan.

Table 2-34
Regional Housing Needs, 2014-2024

Jurisdiction	Extremely Low*	Very Low*	Low	Moderate	Above Mod	Total
Avenal	73	72	108	115	271	639
Corcoran	108	107	161	169	401	946
Hanford	549	548	821	865	2,049	4,832
Lemoore	339	338	507	534	1,267	2,985
Unincorporated	93	93	138	147	347	818
Kings County total	**1,160**	**1,160**	**1,735**	**1,830**	**4,335**	**10,220**

* 50% of VL units are assumed to be extremely-low per state law
Source: KCAG 2015

Table 2-34 shows the regional housing needs allocations for Kings County jurisdictions for the 2014-2024 period. All new units built or preserved after January 1, 2014 are credited in the new RHNA period. A discussion of how each jurisdiction's land inventory accommodates this growth need is provided in Chapter 3.

This page intentionally left blank

Chapter 3. Resources and Opportunities

This chapter analyzes the resources available for the development, rehabilitation, and preservation of housing in Kings County and the cities of Avenal, Corcoran, Hanford, and Lemoore. This includes an evaluation of the extent to which vacant or underutilized land compares to the regional housing needs allocation, and the financial and administrative resources available to support housing activities and implement the housing programs described in Chapter 5.

A. Land Resources

California law (*Government Code* §65584) requires that each city and county, when preparing its state-mandated housing element, develop local housing programs designed to address housing needs for all income groups in their community. This concept seeks to ensure that each jurisdiction, to the extent feasible and appropriate, plans for a variety of housing for population growth expected in the region as well as people who might reasonably be expected to reside within the jurisdiction if a variety of housing accommodations appropriate to their needs were available. This section analyzes the capacity for residential development in each jurisdiction and how that capacity compares to the regional housing needs allocation (RHNA) identified in the previous chapter.

The current RHNA covers the period January 1, 2014 through January 31, 2024. Housing units built during 2014-15 are credited in the new planning period. Jurisdictions must demonstrate that there is adequate capacity to achieve the remainder of their RHNA for all income categories during the planning period based on an analysis of realistic development potential on vacant or underutilized sites.

It is important to recognize that the RHNA is a *planning target, not a construction mandate*. Since local governments do not build housing, their responsibilities are to create opportunities for residential development for all income levels through appropriate land use plans and regulations, and through implementation of programs designed to facilitate housing development. The focus of these responsibilities is on the provision of housing for lower-income households and persons with special needs since these groups have the greatest difficulty in obtaining adequate and affordable housing.

To fully address RHNA requirements, jurisdictions must demonstrate that there are adequate sites with appropriate zoning and development standards to accommodate their remaining housing need at all affordability levels. To that end, a parcel-specific inventory was prepared by each jurisdiction. The resulting inventory consists of vacant sites or underutilized sites with potential for additional development or redevelopment. Chapter 4 provides an analysis of the appropriateness of zoning regulations and development standards for each jurisdiction to facilitate housing development at all income levels. The detailed parcel listings and identification of potential development constraints for each jurisdiction are provided in Appendix B. Sites with Farmland Security Zone or Williamson Act contracts were eliminated from the analysis. The land inventory analyses for each jurisdiction are summarized in Table 3-1 below. This analysis demonstrates that the land inventory in each jurisdiction is adequate to accommodate the RHNA in all income categories.

Table 3-1
Land Inventory Summary

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Avenal					
RHNA (Table 2-34)	145	108	115	271	639
Units completed or permitted (Table A-3a)	40	18	6		64
Net Remaining RHNA	195		109	271	575
Housing sites (Table B-2a)	580		2,145	2,049	4,774
Adequate Capacity?	Yes		Yes	Yes	Yes
Corcoran					
RHNA (Table 2-34)	215	161	169	401	946
Units completed or permitted (Table A-3b)					
Net Remaining RHNA	376		169	401	946
Housing sites (Table B-2b)	477		1,198	1,000	2,675
Adequate Capacity?	Yes		Yes	Yes	Yes
Hanford					
RHNA (Table 2-34)	1,097	821	865	2,049	4,832
Units completed or permitted (Table A-3c)					
Net Remaining RHNA	1,918		865	2,049	4,832
Housing sites (Table B-2c)	3,016		2,445	41	5,502
Adequate Capacity?	Yes		Yes	Yes	Yes
Lemoore					
RHNA (Table 2-34)	677	507	534	1,267	2,985
Units completed or permitted (Table A-3d)	-	28	184	-	212
Net Remaining RHNA	1,156		350	1,267	2,773
Housing sites (Table B-2d)	1,523		1,181	1,121	3,825
Adequate Capacity?	Yes		Yes	Yes	Yes
Unincorporated					
RHNA (Table 2-34)	186	138	147	347	818
Units completed or permitted (Table A-3e)	14	1	16	13	44
Net Remaining RHNA	309		131	334	774
Housing sites (Table B-2e)	525		502	906	1,933
Adequate Capacity?	Yes		Yes	Yes	Yes

B. Financial and Administrative Resources

Kings County jurisdictions have access to a variety of local, state, federal, and private resources to assist in the production of affordable housing for extremely-low, very-low, low- and moderate-income households. In addition, various nonprofit and for-profit agencies may have the administrative capacity to help the jurisdictions further their housing goals. The following section describes the most significant funding sources currently used by cities and the County, and the agencies that can help achieve the housing goals described in Chapter 5.

1. Financial Resources

Home Investment Partnership (HOME): The federal HOME Program offers funding for local jurisdictions to improve and/or expand the supply of affordable housing opportunities for lower-income households. All projects and programs funded with HOME funds must be targeted to very-low- and low-income households and may have requirements for matching funds from non-federal resources equal to 25% of the requested funds. All of the jurisdictions in Kings County must apply to state HCD for HOME funds annually on a competitive basis. Recently, the cities of Avenal and Hanford received HOME grants for first-time homebuyer loans and housing rehabilitation loans. Lemoore received first-time homebuyer grant funds while Kings County and Hanford received Rental New Construction grant funding.

Community Development Block Grant (CDBG): The federal CDBG program is designed to maintain viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, especially for persons of low- and moderate-income. CDBG funds can be used for a variety of activities, including housing acquisition, housing rehabilitation, new construction, public works, and community facilities. Each year, jurisdictions may apply for up to $800,000 under both the General Allocation and Economic Development components of the CDBG programs. The maximum amount per application is $500,000. In addition, grants of up to $70,000 per year from the General Planning and Technical Assistance allocation and $70,000 per year for the Economic Development Planning and Technical Assistance are awarded and do not count toward the $800,000 cap.

Affordable Housing and Sustainable Communities Program: The AHSC Program furthers the purposes of AB 32 and SB 375 by investing in projects that reduce GHG emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and protecting agricultural land from sprawl development. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds. The AHSC Program is administered by the Strategic Growth Council (SGC). HCD will implement the transportation, housing and infrastructure component of the AHSC Program. Funds are allocated through a competitive process, based on the merits of applications submitted and the proposed use of funds. The threshold requirements and application selection criteria focus on the extent to which developments realize the AHSC Program's objectives of reducing GHG emissions, benefiting Disadvantaged Communities, providing affordable housing, demonstrating project readiness, and meeting other policy considerations.

2. Administrative Resources

Described below are the major public and non-profit agencies that have been involved in housing activities or are interested in housing activities in Kings County. These agencies play important roles in meeting the housing needs of the community. In particular, they are involved in the improvement of the

housing stock, provision of affordable housing, homeownership assistance, and rental assistance to households in need.

Self Help Enterprises: Incorporated in 1965, Self-Help Enterprises of Visalia is a non-profit housing developer that assists low-income residents of rural areas with housing and related services. “Self-help” housing refers to housing built in part by the future occupants of the home by allowing families to use their "sweat equity" as the down payment on the new home they might otherwise not be able to afford. Self-Help Enterprises is actively involved in helping farm laborers and other low-income families in becoming homeowners through both training and supervision as self-help builders, and assembling public and private funds in support of new construction. Self-Help Enterprises also develops multi-family housing and administers housing programs for all jurisdictions in Kings County on a contract basis.

Housing Authority of Kings County (HAKC): The Housing Authority’s mission is to promote decent, safe, and affordable housing and economic opportunity to low-income families throughout Kings County and its four incorporated cities. The Housing Authority operates three public housing projects providing 268 units of affordable housing and 32 state housing apartments. The Housing Authority also provides 688 Section 8 Housing Choice Vouchers. Finally, the Authority manages 45 farm labor residences, a Rental Housing Construction program apartment complex, a 44-unit California Housing Rehabilitation Program-Rental (CHRP-R) senior citizen project, and two transitional housing projects with 12 spaces for foster youth.

C. Opportunities for Energy Conservation

Avenal

The City of Avenal is developing a partnership with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation. The partnership should be in place in 2016.

Corcoran

The City of Corcoran provides expedited permit processing for residential solar energy equipment installations. The City’s Rehabilitation Program also encourages energy-efficient improvements when equipment or construction will involve items eligible for such upgrades. The City is also working with ARRA funds to install electrical retrofits on City-owned buildings/equipment, and entered into a Lease Agreement for a Solar Farm. In addition, the Housing Plan includes Program 2.16 to refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.

Hanford

The City of Hanford will be incorporating the policies and requirements of recent amendments to state law (AB32 and SB375). In addition, the City requires or encourages the following in residential developments:

- Street trees which reduce heat generated from pavement
- Landscaping in new development to shade parking lots
- Solar photovoltaic panels as options

- Require developers to exceed Title 24 Standards (Heat & Energy) by 10%
- Increased residential densities
- High Albedo (light-colored roofs are often required)

Lemoore

The Community Design Element of the City's General Plan incorporates several policies and implementation actions that support energy conservation and green development. These include:

- Requiring new development to incorporate passive heating and natural lighting where feasible
- Incorporate green building standards into the Zoning Ordinance and Building Code to ensure a high level of energy efficiency in new development, including requiring the use of Energy Star appliances in new development and substantial renovations, requiring all new development to qualify for the equivalent of "LEED Silver" rating or better, requiring all new residential development to be pre-wired for optional photovoltaic energy systems and/or solar water heating, and requiring all new projects that will use more than 40,000 kilowatt-hours per year of electricity to install photovoltaic energy systems.

Kings County

The Community Development Agency provides expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also given to photovoltaic systems that provide energy for residential uses.

In addition, lower-income households are referred to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.

This page intentionally left blank

Chapter 4. Constraints

The Kings County jurisdictions recognize that adequate and affordable housing for all income groups strengthens the community. Government policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Likewise, non-governmental constraints such as land and construction costs, and environmental and infrastructure constraints can also affect housing cost and availability.

This chapter of the Housing Element discusses potential governmental and non-governmental constraints focusing primarily on those constraint areas that may be mitigated through the policies and programs discussed in Chapter 5.

A. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, residential development standards, and permit processing procedures may present constraints to the maintenance, development, and improvement of housing.

1. Land Use Plans and Regulations

The jurisdictions' General Plan Land Use Elements contain the primary policies that guide residential development. These policies are implemented through several types of ordinances, including the Zoning and Subdivision ordinances. Zoning regulations establish the amount and distribution of different land uses within the jurisdictions, while subdivision regulations establish requirements for the division and improvement of land.

a. General Plan Land Use Designations

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element. During the previous planning period General Plan updates were adopted in Corcoran (2014) and Kings County (2010), and updates are currently underway in Avenal and Hanford.

Table 4-1 shows the residential General Plan land use categories for the Kings County jurisdictions. The land use designations support a variety of housing types, ranging from very low density development, which generally includes single-family homes on large lots to high-density development, which includes multi-family development ranging from 14 to 29 units per acre.

Table 4-1
General Plan Residential Land Use Categories

Designation	Density Range (units/acre	Description
Avenal[1]		
Residential Estate	0-2	Single-family detached with lot sizes greater than 20,000 sf
Low Density Residential	2-10	Single-family detached with lot sizes greater than 6,000 sf
Medium Density Residential	10-15	Duplex, triplex and fourplex development
High Density Residential	15-29	Multi-family apartments and condominiums
Downtown Commercial	n.a.	Residential use allowed in conjunction with commercial
Community Commercial	n.a.	Residential use allowed in conjunction with commercial
Corcoran		
Very Low Density Residential	0-2	Single-family lots of one-half acre or more
Low Density Residential	4.5 – 10	Single-family detached in traditional subdivisions or clustered planned developments. Lot sizes generally are 4,500 to 7,500 sf.
Medium Density Residential	10-15	Duplex, triplex and fourplex development.
High Density Residential	15-29	Multi-family apartments and condominiums.
Hanford[2]		
Very Low Density Residential	0-3	Single-family estate lots with 12,000 sf or more.
Low Density Residential	2-9	Single family detached with lot sizes from 6,000 sf to 10,000 sf.
Medium Density Residential	7-15	Duplexes, zero lot lines, patio homes, and townhomes on lot sizes from 4,500 sf. to 7,500. 6,000sf min. for new subdivision.
High Density Residential	10-22	Multi-family apartments and condominiums development.
Lemoore		
Agriculture/Rural Residential	0-1	Single-family detached in rural and semi-rural areas with lot sizes greater than 40,000 sf
Very Low Density Residential	1-3	Single-family detached in semi-rural area with lot sizes between 15,000 sf to 40,000 sf
Low Density Residential	3-7	Single-family detached in typical residential subdivision with lot sizes from 7,000 to 15,000 sf
Low Medium Density Residential	7-12	Small lot single-family, attached single-family and duplexes, triplexes, fourplexes and townhomes.
Medium Density Residential	12-17	Apartments and townhomes.
High Density Residential	17-25	Multi-family apartments and townhomes.
Mixed Use	8-20	Multi-family and commercial uses.
Kings County		
Very Low Density	0-1	Single-family detached with lot sizes of at least one acre
Low Density	1-2	Single-family detached
Low-Medium Density	2-4	Single-family detached
Medium Density	4-7	Single family detached
Medium High Density	7-11	Multi-family apartments and condominiums
High Density	11-24	Multi-family apartments and condominiums
Very High Density	24+	Multi-family apartments and condominiums

Notes:
1. Avenal is currently preparing a General Plan update
2. Hanford is currently preparing a General Plan update, which is expected to be completed in early 2016. It is anticipated that allowable densities will be increased to 20 units/acre in the Medium Density category and 29 units/acre in the High Density category.

Sources: Avenal General Plan, 2005
Corcoran General Plan, 2014
Hanford General Plan, 2002
Lemoore General Plan, 2008
Kings County General Plan, 2010

b. Zoning Designations and Housing Opportunities

Each jurisdiction in Kings County regulates the type, location, density, and scale of residential development through local zoning ordinances. The zoning regulations serve to implement each jurisdiction's General Plan and are designed to protect and promote the health, safety, and general welfare of residents. Housing Element law requires that jurisdictions facilitate and encourage a range in types and prices of housing for all economic and social groups in the community. This includes single-family and multi-family housing, manufactured housing, residential care facilities, emergency shelters, transitional housing, and other housing.

A summary of the residential development permitted by each King County jurisdiction is provided in Table 4-2 through Table 4-6.

Table 4-2
Permitted Residential Development by Zoning District - City of Avenal

Housing Type	R-E	R-1	R-2	R-3	D-C	S-C	P-F
Single-Family Detached	P	P	P	P			P
Single-Family Attached			P	P			
Multi-Family			P	P	C		
Mobile Home Park	C	C	C	C			
Second Units	P	P	P	P			
Farmworker Housing	P[1]	P[1]	P[1]	P[1]			P[1]
Emergency Shelters				P			C
Transitional and Supportive Housing	[2]	[2]	[2]	[2]	[2]	[2]	[2]
Residential Care Facility (6 or less)	P	P	P	P			
Residential Care Facility (7 or more)	C	C	C	C			
Senior Housing/Assisted Living[3]	C	C	C	C	C		
Single Room Occupancy					C	C	
Group Home/Boarding House	C	C	C	C	C		

Notes:
P=permitted use C=conditional use
1. Farmworker housing permitted in conformance with Health & Safety Code 17021.5 and 17021.6.
2. Permitted subject only to the same standards and procedures as apply to dwellings of the same type in the same zone.
3. Conventional senior housing is permitted under the same regulations as multi-family. "Retirement or Rest Home" and "Convalescent Hospital/Nursing Home" are conditionally permitted uses.

Source: City of Avenal Zoning Ordinance, 2015

Table 4-3
Permitted Residential Development by Zoning District - City of Corcoran

Housing Type	RA	R-1	RM	Other
Single-Family Detached	P	P	P	P
Multi-Family			P	P[3]
Mobile Home Parks	C	C	C	
Second Units	P	P	P	
Farmworker Housing[1]	P[2]	P[2]	P[2]	P[2]
Emergency Shelters				P[4]
Transitional and Supportive Housing	P	P	P	
Residential Care Facility (6 or less)	P	P	P	P[5]
Residential Care Facility (7 or more)	C	C	C	P[6]
Senior Housing/Assisted Living		C	C	
Group Homes (includes boarding houses)	P[7]	P[7]	P[8]	
Single Room Occupancy				C[9]

Notes:
P=permitted use A=administrative permit C=conditional use
Other = CN, CC, CH, CD, CS, PO
1. Employee housing with up to 12 units or 36 beds permitted by-right in the A zone and larger facilities permitted by CUP.
2. Employee housing for 6 or fewer persons permitted as a single-family use. CUP required for housing with 7+ occupants.
3. Permitted in CD and PO zones.
4. Emergency shelters permitted by-right in the CS zone
5. Permitted by-right in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
6. Permitted by CUP in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
7. 6 or fewer residents permitted by-right
8. 6 or fewer residents; larger facilities permitted by CUP in the RM and PO zones
9. Permitted by CUP in CN, CC, CH, CD and CS zones

Source: City of Corcoran Zoning Ordinance, 2015

Table 4-4
Permitted Residential Development by Zoning District - City of Hanford

Housing Type	R-1 20	R-1 6, 8, 12	RM	OR	CC	DC	MC
Single-Family Detached	P	P	P	P			P
Single-Family Attached	-	-	P	P	-	-	P
Multi-Family	-	-	P	P	C[1]	P[1]	P
Mobilehome Parks	-	-	C	-	-	-	-
Second Units	P	P	P	P	-	-	-
Farmworker Housing[3]	P[4]	P[4]	P[4]	P[4]	-	P[4]	P[4]
Emergency Shelters	-	-	-	P	-	-	-
Transitional and Supportive Housing	2	2	2	2	2	2	2
Residential Care Facility (6 or less)	P	P	P	P	-	-	-
Residential Care Facility (7 or more)	C	C	C	C	-	-	-
Senior Housing/Assisted Living	-	-	C	C	-	-	-
Single Room Occupancy	-	-	C[5]	P[5]	-	-	-

Notes:
P=permitted use C=conditional use
1. Dwellings over a permitted use.
2. Permitted subject only to the same standards and procedures as for other residential dwellings of the same type in the same zone
3. Employee housing with up to 12 units or 36 beds permitted as an agricultural use.
4. Employee housing for up to 6 persons is considered a family use.
5. Listed as “Boarding and Rooming Houses”

Source: City of Hanford Zoning Ordinance, 2015

Table 4-5
Permitted Residential Development by Zoning District - City of Lemoore

Housing Type	AR	RVLD	RLD	RN	RLMD	RMD	RHD
Single-Family Detached	P	P	P	P	P	P	-
Multi-Family	-	-	-	-	P	P	P
Mobile Home Park	-	C	C	C	C	A	A
Second Units[7]	-	A	A	A	A	A	A
Farmworker Housing	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	-
Emergency Shelters[2]	-	-	-	-	-	-	-
Transitional and Supportive Housing	P	P	P	P	P	P	P
Residential Care Facility (6 or less)[3]	-	P	P	P	P	P	P
Residential Care Facility (7 or more)[4]	-	-	-	-	C	C	P
Senior Housing/Assisted Living	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]
Single Room Occupancy[6]	-	-	-	-	-	-	P

Notes:
P=permitted use A=administrative use permit C=conditional use permit
1. Employee housing for 6 or fewer persons. Employee housing for 7+ persons conditionally permitted in the AR and RVLD zones
2. Permitted by-right in CF zone and also by CUP in the ML zone
3. Also permitted by-right in DMX-2, DMX-3 and MU zones and by CUP in DMX-1 zone.
4. Also permitted by CUP in MU and NC zones.
5. Permitted subject to the same use regulations as non-age-restricted housing
6. SROs also permitted by CUP in all DMX zones.
7. Second units also allowed by AUP in DMX-2 and DMX-3 zones

Source: City of Lemoore Zoning Ordinance, 2015

Table 4-6
Permitted Residential Development by Zoning District - Kings County

Housing Type	A	RR	R1	RM	C	MU	PF
Single-Family Detached	P	P	P	P	-	P[2]	
Single-Family Attached	-	-	-	P	-	P[2]	
Multi-Family	-	-	-	P	-	P[2]	
Mobile Home Parks	-	C	C	C	-	-	
Second Units	-	P	P	P	-	-	
Farmworker Housing	P[1]	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	P
Transitional and Supportive Housing	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]
Residential Care Facility (6 or less)	P	P	P	P	-	P	P[3]
Residential Care Facility (7 or more)	-	-	-	-	-	-	P[3]
Senior Housing/Assisted Living	-				-	-	
Boarding or Rooming House	-	P[5]	-	P[5]	-	-	
Single Room Occupancy	-	-	-	-	P[6]	-	

Notes:
P=permitted use C=conditional use
1. Up to 4 units permitted by Site Plan Review
2. Permitted by Site Plan Review above or to rear of a commercial use.
3. Care facilities for up to 30 persons permitted by Site Plan Review; larger facilities permitted by CUP
4. Housing for up to 6 persons permitted by-right in Residential, Agriculture and MU zones
5. Boarding houses for up to 30 persons permitted by Site Plan Review; larger facilities permitted by CUP
6. SROs permitted by Site Plan Review in the CS, CH and CR districts.

Source: Kings County Development Code, 2015

As shown in Table 4-2 through Table 4-6 above, Kings County jurisdictions allow for a wide variety of housing types, including single-family and multi-family residences at a variety of densities that facilitate market rate and affordable housing projects. Mixed use is also allowed in designated areas of all jurisdictions.

All jurisdictions allow for the development of manufactured housing and mobile homes, providing a valuable source of affordable housing for seniors, families, and farmworkers. In accordance with state law, all jurisdictions allow second units as a permitted use in all single-family zones. Low-income housing can be accommodated in all districts permitting residential use in Kings County jurisdictions including mixed-use districts.

c. Special Needs Housing

To further fair housing opportunities, Kings County jurisdictions provide for a range of housing opportunities for persons with special needs, including those in residential care facilities, persons with disabilities, the elderly, farmworkers, persons needing emergency shelter or transitional living arrangements, and single-room-occupancy units. Many of these groups also fall under the category of extremely-low-income households. Table 4-2 through Table 4-6 above show the zoning requirements for each jurisdiction with respect to permitted and conditionally permitted special needs housing types. Each jurisdiction's provisions for these housing types are discussed further below.

Extremely-Low-Income Households

Many of the persons and households discussed in this section under the topic of special needs fall within the e*xtremely-low-income* category, which is defined as 30% or less of area median income, or up to $24,250 per year for a 4-person household in Kings County (2015).

A variety of policies and programs described in Chapter 5 address the needs of extremely-low-income households, including persons with disabilities and those in need of residential care facilities. Such programs include housing rehabilitation, preservation of existing affordable units, Section 8 vouchers, provision of adequate sites for new multi-family housing, administrative, regulatory and financial assistance to affordable projects, zoning to encourage and facilitate farmworker housing, emergency shelters, transitional and supportive housing, single room occupancy (SROs) and second units. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially after the dissolution of redevelopment agencies.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. *Health and Safety Code* §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer clients to obtain conditional use permits or variances that are not required of other single-family dwellings.

For all Kings County jurisdictions the development standards for licensed residential care facilities for six or fewer persons are no different than for other residential uses in the same zone. A conditional use permit is required in some jurisdictions for larger residential care facilities for more than six persons. A deviation

in site planning requirements and reduction in parking may be granted through the conditional use process. A discussion of each jurisdiction's regulations for residential care facilities is provided below:

- **Avenal** –Residential care facilities that serve six or fewer persons are a permitted use in all residential zones. Facilities serving more than six persons are conditionally permitted in all residential zones. These requirements are consistent with state law and do not pose a constraint on the establishment of such facilities.
- **Corcoran** – Residential care facilities serving six or fewer persons are permitted by-right in all residential zones as well as the Professional Office (PO) zone. Larger care facilities for more than six persons are permitted by CUP in all residential zones and the PO zone and by administrative permit in CN, CC, CH, CD and CS zones. These requirements are consistent with state law and do not pose a constraint on the establishment of care facilities.
- **Hanford** – Residential care facilities that serve six or fewer persons are a permitted use in all residential zones and the OR zone. Larger state- or county-licensed care facilities that provide housing on a temporary basis and that do not require personal supervision or rehabilitation services are conditionally permitted in all residential zones and the OR zone. These regulations are consistent with state law and do not pose a significant constraint on the establishment of residential care facilities.
- **Lemoore** –Residential care facilities that serve six or fewer persons are permitted by-right in most residential and mixed-use zones subject to the same regulations as other residential uses. Residential care facilities serving more than six persons are permitted by-right in the RHD zone and by CUP in the RLMD, RMD, MU and NC zones. Program 4.12 includes a commitment to process a Zoning Code amendment to allow small residential care facilities in any zone subject to the same regulations as other residential uses consistent with state law.
- **Kings County** – Under current zoning regulations, community care facilities that serve six or fewer persons are a permitted use all residential, mixed use and agricultural zones. Community care facilities for seven or more persons are conditionally permitted in all residential zones and most agricultural zones. In the PF zone, community care facilities serving up to 30 persons are permitted by site plan review and larger facilities are permitted by conditional use permit. These regulations are consistent with state law and do not pose a significant constraint on the establishment of residential care facilities.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Additionally, §65008 of the *Government Code* requires localities to analyze potential and actual constraints, and include programs to accommodate housing for disabled persons.

Building codes adopted by all Kings County jurisdictions incorporate accessibility standards contained in Title 24 of the California *Code of Regulations*. Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Because many homes in Kings County jurisdictions were built before modern accessibility standards, an important housing issue facing people with disabilities is retrofitting existing homes to improve access. For retrofitting homes, all jurisdictions administratively permit unenclosed ramps to protrude into required setbacks without a variance. Each jurisdiction allows a property owner to build a ramp to allow people with disabilities access into a single-family home upon securing a building permit and payment of local building permit and inspection fees. Each jurisdiction also administers a Housing Rehabilitation Program that provides federally funded loans to eligible homeowners or rental property owners to make accessibility improvements.

Key planning requirements for each jurisdiction related to housing persons with disabilities are described below:

Avenal

- Definition of "family" – The Avenal Zoning Code defines family as: "*One or more persons related or unrelated, living together as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall include domestic servants employed by the family but shall not include a fraternal, religious, social, or business group.*" This definition is consistent with current housing law.
- Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per 4 beds.
- Reasonable accommodation – Chapter 9.16 of the City's Zoning Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state law.

Corcoran

- Definition of "family" – The Corcoran Zoning Code defines family as: "*Any group of individuals living together as a single housekeeping unit where the residents and share common living, sleeping, cooking and eating facilities. Family members need not be related by blood but are distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use.*" This definition is consistent with current law.
- Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per two beds plus 1 space per 300 sq. ft. of office and other non-residential areas.
- Reasonable accommodation – Chapter 11-30 of the Zoning Code provides administrative procedures for reviewing and approving requests for modifications

to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state law.

Hanford

- Definition of "family" – The Hanford Zoning Code defines family as: "*A single residential unit or person or group of persons living together as a domestic unit in a single residential unit*". This definition is consistent with current housing law.
- Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per four beds plus 1 space per staff person during the day shift.
- Reasonable accommodation – The City's Zoning Code (Chapter 17.72) includes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities. Requests for reasonable accommodation are reviewed and approved administratively by the Community Development Director within 30 days of receiving an application. There is no fee associated with a reasonable accommodation application.

Lemoore

- Definition of "family" – The Lemoore Zoning Code does not include a definition of "family." In order to comply with state Fair Housing Law, Chapter 5 Program 4.12 provides that the City will process a Code amendment to revise the definition of "family" consistent with current law.
- Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other uses in the same zone. Required parking is 1 space per four beds. Reasonable accommodations – Zoning Code Sec. 9-2B-6 establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.
- Reasonable accommodation – Zoning Code Sec. 9-2B-6 establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities.

Kings County

- Definition of "family" – The Kings County Development Code defines family as: *"One or more persons living as a bona fide single nonprofit relatively permanent housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use. A family shall not include a fraternal, social or business group."* This definition is consistent with current housing law.
- Separation requirements – The County's Development Code does not impose any separation requirements between group homes or residential care facilities.

- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.
- Reasonable accommodation – Article 22 of the County Development Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with fair housing law.

Farmworker Housing

Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

It is estimated that approximately 8,300 farm laborers in Kings County are permanent non-migrant and seasonal laborers. The housing needs of these farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. The remaining farm laborers are migrant farmworkers who are not permanent residents of Kings County.

The California Employee Housing Act[8] regulates farmworker housing and generally requires that no conditional use permit, zoning variance, or other zoning clearance shall be required of state-permitted employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone (*Health and Safety Code* §17021.5). In addition, state-permitted employee housing facilities with no more than 36 beds in group quarters or 12 units must be treated as an agricultural land use that is not required to obtain any conditional use permit or other approval that is not required of other agricultural uses in the same zone (*Health and Safety Code* §17021.6).

Each jurisdiction's regulations regarding farmworker housing are described below.

- **Avenal** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers, and a majority of units in assisted multi-family projects are occupied by farmworkers.
- **Corcoran** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. Corcoran has some of the lowest housing prices and apartment rents in California and can meet its needs for farmworker housing through traditional housing. The City actively assists farmworker housing needs: farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a larger share of units in assisted multi-family projects.
- **Hanford** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. As the most urbanized city in Kings County, Hanford has relatively few resident farmworkers.
- **Lemoore** – Farmworker housing for up to six employees is permitted in most residential zones, however a Code amendment is needed to ensure conformance with Employee Housing Act requirements (see Program 4.11 in the Housing Plan). As a more urbanized community, the City of Lemoore has relatively little farmland within its boundaries and only one small area at the western edge of the city with agricultural zoning. The City's overall efforts to provide and maintain affordable housing opportunities will help to

[8] California *Health and Safety Code* §17000 et seq.

support the few permanent non-migrant and seasonal laborers who may choose to reside in Lemoore.

- **Kings County** – The Kings County Development Code permits farmworker housing with up to four dwelling units in all agricultural zones subject to Site Plan Review. The Housing Plan includes Program 5.10 to process an amendment in conformance with the Employee Housing Act.

Emergency Shelters, Transitional and Supportive Housing

An *emergency shelter* is a year-round facility that provides shelter to homeless families and/or individuals on a limited short-term basis. *Transitional housing* is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. *Supportive housing* includes supportive services (e.g., job training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

The passage of SB2 in 2007 amended the requirements for local government regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review). Additionally SB2 requires that transitional and supportive housing be treated as a residential use subject to only those requirements that apply to other residential dwellings of the same type in the same zone.

Each jurisdiction's policies regarding emergency shelters, transitional and supportive housing are described below.

- **Avenal** - Emergency shelters are permitted by-right in the R-3 zone and by conditional use permit in the PF zone. Required standards include:
  - Maximum of 25 persons per night
  - Off-street parking at one space per five beds plus one space for each staff person on duty
  - Management and security plan
  - Minimum separation of 300 feet between emergency shelters
  - On-site waiting and intake areas screened from the public right-of-way

  The R-3 zone is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

  Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Corcoran** - Emergency shelters are permitted "by right" in the Service Commercial (CS) zone and by conditional use permit in the Light Industrial (IL) and Heavy Industrial (IH) zones. Required standards include only those that apply to other uses in the same zone. The CS zone is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

  Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Hanford** – Emergency shelters are permitted by-right in the OR (Office Residential) zone subject to the following standards.

- Maximum 25 beds
- A management and security plan prepared in consultation with the City Manager
- Off-street parking provided at a ratio of one space per 5 beds plus one space for each staff person on duty
- Minimum separation of 300 feet between emergency shelters

The OR zone encompasses approximately 166 acres, is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Lemoore** – Emergency shelters permitted "by right" in the Community Facilities (CF) zone and by CUP in the Light Industrial (ML) zone. Required standards include only those that apply to other uses in the same zone.

  The CF zone is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

  In most zoning districts, transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone. Program 4.10 is included in the Housing Plan to update definitions and amend zoning regulations in conformance with state law.

- **Kings County** – The Development Code allows emergency shelters through a ministerial site plan review process in the Public Facilities (PF) zone and subject to a conditional use permit in Mixed Use zones, in conformance with SB 2. The PF zone contains approximately 325 acres and has the capacity to accommodate additional shelters. Transitional and supportive housing for up to 6 persons are permitted subject only to those requirements that apply to other residential uses of the same type in the same zone. Program 5.8 is included in the Housing Plan to ensure consistency with state law.

Single Room Occupancy (SRO)

Single room occupancy (SRO) facilities are small studio-type apartment units, typically occupied by one or two extremely-low-income persons. SROs may provide either private or shared kitchen and bathroom facilities. Each jurisdiction's policies regarding SROs are described below.

- **Avenal** - SROs are permitted by CUP in the Downtown Commercial (DC) and Service Commercial (SC) zones.
- **Corcoran** – SROs are permitted by CUP in all commercial zones (CN, CC, CH, CD, CS) and the Light Industrial (IL) zone.
- **Hanford** – SROs are permitted by CUP in the Office Residential (OR) zone.
- **Lemoore** – SROs are permitted by-right in the High Density Residential (RHD) zone and by CUP in the Downtown Mixed Use zones (DMX-1, DMX-2 and DMX-3).
- **Kings County** – SROs permitted by ministerial Site Plan Review in the CS, CH and CR districts.

These regulations help to encourage and facilitate the provision of small economical housing units for persons with limited incomes and do not pose an unreasonable regulatory constraint.

d. Development Standards

The Kings County jurisdictions regulate the type, location, density, and scale of residential development primarily through their zoning ordinances. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Zoning Ordinance sets forth the specific residential development standards, described below and summarized in Table 4-7.

Table 4-7
Residential Development Standards

Jurisdiction	Development Standard	RR	R-1		RM
Kings County	Min. Lot Size (sf)	30,000	3,000 – 20,000		6,000
	Max. Density (du/ac)	1.5	2-14.5		14.5-29
	Lot Coverage (%)	40%	40 - 83%		50 - 70%
	Max. Height (ft.)	30 (50 by CUP)	30 (50 by CUP)		30 (50 by CUP)
	Development Standard	**RE**	**R-1**	**R-2**	**R-3**
Avenal	Min. Lot Size (sf)	20,000	6,000	7,000	6,000
	Max. Density (du/ac)	n.a.	n.a.	12.4	21.8
	Lot Coverage (%)	40%	50%	60%	60%
	Max. Height (ft.)	35	35	35	35
	Development Standard	**R-A**	**R-1-12 / R-1-10/ R-1-6**	**RM-2.5/ RM-3**	**RM-1.5/ RM-2**
Corcoran	Min. Lot Size (sf)	20,000	12,000/10,000/ 6,000	6,000	6,000
	Max. Density (du/ac)	2.2	3.6-7.3	17.5/14.5	29/21.7
	Lot Coverage (%)	40%	40%	60%	70%
	Max. Height (ft.)	35	35	35	35
	Development Standard	**R-1-20**	**R-1-12, R-1-8 R-1-6**	**RM-3**	**RM-2**
Hanford	Min. Lot Size (sf)	20,000	12,000/8,000/ 6,000	6,000	6,000
	Max. Density (du/ac)	3	3.6-7.3	14.5	21.8
	Lot Coverage (%)	40	40%	50%	50%
	Max. Height (ft.)	40	35	35	35
	Development Standard	**AR/RVLD/**	**RLD/RN**	**RLMD**	**RMD/RHD**
Lemoore	Min. Lot Size (sf)	40,000/15,000	7,000/3,000	3,000	2,000
	Max. Density (du/ac)	3	7/12	12	17/25
	Lot Coverage (%)	n.a.	n.a.	n.a.	n.a.
	Max. Height (ft.)	40	35	35	45/60

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County, 2015

Structural Standards

The permitted density of residential development varies between jurisdictions and zones. The maximum allowable density ranges from 22 units per acre in Avenal and Hanford up to 29 units per acre in Corcoran and Kings County. The wide range of densities allowed in Kings County jurisdictions facilitates a variety of housing types ranging from single-family homes to multi-family apartment complexes.

Minimum lot sizes range from 3,000 square feet to 30,000 square feet for single-family residential zones and from 2,000 to 7,000 square feet per unit for multi-family residential zones. The zoning ordinances also regulate the size of residential structures through lot coverage and height limits. All Kings County jurisdictions have reasonable structural limits, with maximum heights ranging from 30 to 60 feet. Multi-family lot coverage requirements are generous, and all jurisdictions allow coverage of at least 50% in multi-family zones. The single-family zones allow lot coverage of at least 40%. Agricultural zones have a lower lot coverage limit due to the predominant non-residential nature of these areas. These development standards are typical of other cities in the San Joaquin Valley and are not considered to be a constraint to development.

Parking Requirements

The parking requirements for Kings County jurisdictions are summarized in Table 4-8. All jurisdictions require 2 parking spaces for single-family detached units. Requirements for multi-family units vary based on bedroom counts with studio and one-bedroom units typically requiring not more than 1.5 spaces per unit. Although two covered spaces are required for multi-family units in Avenal, this ratio can be reduced for projects that qualify for a density bonus.

Table 4-8
Residential Parking Standards

Unit Type	Avenal	Corcoran	Hanford	Lemoore	Kings County
Single-family detached	2 covered	2 (1 in garage or carport)	2 (1 in garage or carport)	2 (1 in DMX-1 or DMX-2)	2
Multi-family	2 covered	Studio: 1 1 Bedroom: 1 2 Bedroom: 1.5 3 Bedroom: 2	Studio: 1.5 1 Bedroom: 1.5 2 Bedroom: 2 3 Bedroom: 2 (1 covered)	0-1 Bedroom: 1.5 2+ Bedroom: 2 (1 in DMX-1 or DMX-2)	1.5 per unit + 1 per 3 units guest parking
Second units	1	1 or 2 bedroom: 1 3+ bedroom: 2	1	None	2
SRO units	1 per bedroom	1	1 covered	0.5	1
Boarding houses	1 covered space per bedroom or 1 space per 150 square feet of sleeping space whichever is greater	1 per 2 beds	1 covered	2 per unit	1 per 2 beds + 1 per 3 beds guest parking

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County, 2015

Providing adequate parking is necessary to facilitate the sale or rental of a unit. Allowing too few spaces limits the potential occupants of a unit. These parking requirements are designed to accommodate multiple vehicles for households most likely to own more than one vehicle – households in single-family homes and in apartments with two or more bedrooms. According to recent Census data, 77% of owner-

occupied units and 47% of renter units in Kings County have 2 or more vehicles. Therefore, requiring two spaces per residence is a reasonable requirement and does not constrain development in Kings County.

e. Secondary Dwelling Units

Secondary dwelling units are attached or detached units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as the primary structure. Second units often provide affordable housing for extremely-low-, very-low- and low-income households, including seniors. *Government Code* §65852.2 (AB 1866) requires jurisdictions to allow second units by-right (as permitted uses) in all single-family zones unless specific findings are made. As shown in Table 4-2 through Table 4-6, second units are permitted in single-family zones in all five jurisdictions.

Specific requirements for secondary units for each jurisdiction are summarized below.

- **Avenal** – The City of Avenal requires a ministerial permit review for second units to ensure consistency with the following standards set forth in the zoning code: 1) the floor area of the second unit shall not exceed 1,200 square feet or 30% of the primary structure, 2) the height shall not exceed the height of the main dwelling, and 3) one additional parking space shall be provided. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Corcoran** – The City of Corcoran allows second units subject to ministerial review. Standards include: 1) the floor area of the second unit shall not exceed 1,200 square feet (if detached) or 30% of the primary structure (if attached), 2) the second unit must be integrated into the design of the main unit and conform to applicable development standards for the site, and 3) one additional parking space shall be provided for second units with one or two bedrooms, and two additional spaces for second units with three or more bedrooms.
- **Hanford** – The City of Hanford requires an administrative application for second units to ensure consistency with development standards set forth in the Zoning Code. These standards include: 1) maximum floor area of 1,200 square feet (if detached) or 30% of the primary structure (if attached) and minimum floor area of 150 square feet, 2) owner occupancy of the primary residence or the second unit, 3) at least one additional parking space (which may be tandem), and 4) compliance with the other regulations for the R, RM and OR districts, except as provided in the second housing units standards. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Lemoore** – The City of Lemoore requires an administrative permit for all second units to ensure consistency with development standards set forth in the zoning code. Second units are permitted on lots of at least 5,000 square feet. Either the primary unit or the second unit must be owner-occupied. Development standards include: 1) a floor area limit of 30% of the existing living area (interior habitable area) of the existing dwelling if attached and 1,200 square feet if detached, 2) a prohibition on second units in planned unit developments unless approved as part of the project, 3) height limited to the height of the existing unit and 4) compliance with the height, building setbacks, lot coverage and zoning requirement generally applicable to the zone in which the property is located. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Kings County** – Kings County requires ministerial site plan review for second units to ensure consistency with develop standards set forth in the zoning code. These standards include: 1) a floor area limit of 30% of the existing living area if attached and 1,200 square

feet if detached, 2) owner occupancy of the primary residence or the second unit, 3) at least two additional parking spaces, and 4) compliance with the other regulations for the R districts. These regulations are consistent with AB 1866 and do not pose a constraint on second units.

f. Density Bonus

Under current state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The density bonus policies for each jurisdiction are discussed below.

- **Avenal** –Section 9.19.01(D) of the Avenal Zoning Ordinance establishes density bonus incentives and procedures in conformance with current state law. Use of the density bonus has been limited, however, since allowable densities are sufficient to facilitate affordable housing without requiring a density bonus.
- **Corcoran** – The 2014 Zoning Ordinance update defers to state density bonus law.
- **Hanford** – Sec. 17.39.040 of the Municipal Code establishes density bonus incentives and procedures in conformance with state law.
- **Lemoore** – The City completed a comprehensive update to the Zoning Code in 2013. Article G – Affordable Housing Incentives (Density Bonus) establishes standards and procedures in conformance with state density bonus law.
- **Kings County** – Article 22 of the Development Code establishes density bonus procedures in compliance with state law.

g. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

As described below, all jurisdictions allow for the development of manufactured housing and mobile homes, providing a valuable source of housing for seniors, families, as well as farmworkers.

- **Avenal** – The City of Avenal permits mobile homes and manufactured housing on permanent foundations subject to the same standards as apply to conventional homes by-right in the A-I, A-E, R-E and R-1 zones and by CUP in the R-2 and R-3 zones. Although the Zoning Ordinance includes a Mobile Home Park (MHP) district, there is no land designated as such in the city. All existing MHPs are zoned R-1.
- **Corcoran** – The City of Corcoran permits mobile homes and manufactured housing on permanent foundations by-right in any residential zone. New mobilehome parks are allowed by CUP in any residential zone and existing MHPs are located in single-family, multi-family, or service commercial zones.

- **Hanford** – The City of Hanford permits mobile homes and manufactured housing on permanent foundations subject to administrative approval in any residential zones. Mobile home parks are permitted in the RM-2 and RM-3 zones subject to a Conditional Use Permit.
- **Lemoore** – The City of Lemoore permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to conventional homes. Mobile home parks are permitted by administrative permit or CUP in all residential zones except Agricultural-Residential (AR). The regulations do not unreasonably constrain production of this type of housing.
- **Kings County** – Kings County permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to conventional homes. Manufactured housing communities or mobile home parks are permitted in all residential zones with a conditional use permit.

2. Residential Permit Processing and Environmental Review

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in Table 4-9**,** processing times for Kings County jurisdictions are relatively quick: single-family projects require one to eight weeks, while multi-family projects typically require one to three months.

Table 4-9
Development Review Processing

Permitting Requirements and Timeframes	Jurisdiction				
	Avenal	Corcoran	Hanford	Lemoore	Kings County
Tentative Tract Map	2 mo.	3 mo.	45-60 days	45-60 days	2-3 mo.
Parcel Map	3 mo.	2 mo.	30-45 days	45 days	4-6 weeks
Required Permits					
Conditional Use Permit for Housing in Residential Zones	n.a.	n.a.	Not required for housing; 30-45 days	Required for PUDs only; 60 days	Not required for housing; 120 days
Architectural Review for Housing in Residential Zones	Administrative as part of SPR	Only PUDs 30-45 days	Only PUDs 30-45 days	30-45 days	Not required
Administrative Site Plan Review for Apartments	Required 30 days	Required 30-45 days	Required 30 days	n.a.	Required 5 Weeks
Time Frame from plan submittal to approval					
- Single-family project	1 week	14 days	30-45 days	60 days	4-6 weeks
- Multi-Family project	30 days	1 to 3 mo.	30-45 days	60-90 days	4-6 weeks

du=dwelling unit
* Exception is for Planned Unit Developments (PUD)
Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County, 2015.

State planning and zoning law provides permit processing requirements for residential development. Within the framework of state requirements, each jurisdiction has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review. A description of each jurisdiction's permit and environmental review process is described below.

- **Avenal –** Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map is two to three months. Multi-family projects are subject only to Site Plan Review by the Director if the project's site plan conforms to the Zoning Ordinance.

- **Corcoran** – Individual single-family homes can be built by-right in residential zones, while subdivisions require Planning Commission approval of a tentative map and City Council approval of a final map. Multi-family projects of any size in RM zones require only Site Plan Review, which is approved by the Director with no public hearing. Free-standing multi-family residential projects are also permitted with only Site Plan Review in the Downtown Commercial (CD) and Professional Office (PO) zones, with the exception of projects with five or more units in the PO zone, which require a CUP.

- **Hanford** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map is 45 to 60 days. For multi-family projects, a site plan review is required to enable the City to determine whether a proposed project conforms to the intent and provisions of the Zoning Ordinance, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. The Community Development Department makes findings for approval provided the project complies with the following City policies: 1) traffic safety, street dedications, street improvements, and environmental quality, 2) zoning, fire, police, building and health codes, and public works construction standards; and 3) any other applicable federal, state or local requirements. Architectural review is required only for Planned Unit Development (PUD) overlays, and only one parcel in Hanford is designated as such. Developers follow objective guidelines and the Planning Commission approves the project.

- **Lemoore** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Multi-family projects require Planning Commission approval of a Major Site Plan and Architectural Review and applicable CEQA requirements. City staff provides a standard checklist of items to developers at the outset of a project. Individual homes are approved administratively with only a building permit and no requirement for a public hearing. The purpose of the Site Plan Review process is to enable the City to determine whether a project conforms to the intent and provisions of the Zoning Ordinance, to guide the building official in permit issuance, and to provide for expeditious review of environmental assessments. The typical time required for review and approval of multi-family projects is 60 to 90 days.

- **Kings County** – Kings County allows single-family and multi-family residential projects by-right in residential zones. No conditional use permits are required for residential uses. Moreover, Kings County does not require architectural review or design review. However, the County does require a ministerial standard site plan review for multi-family housing to enable the County to determine whether a proposed project conforms to the intent and provisions of the Development Code, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. Processing times are largely a function of compliance with CEQA requirements.

These procedures help to ensure that each jurisdiction's development process meets all legal requirements without causing a significant unwarranted constraint to housing development.

3. Developer Fees, Improvement Requirements and Building Codes

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by Kings County jurisdictions and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of a project's impact or on the extent of the benefit that will be derived.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. Kings County jurisdictions require developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development along with a finding with justification that the change is needed. Kings County jurisdictions' building codes are based upon the most recent California codes and are updated periodically. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed that would unnecessarily add to housing costs.

Additional information regarding development fees, improvement requirements, and building codes is provided below.

a. Planning and Development Fees

Housing construction imposes short- and long-term infrastructure costs on communities. Short-term costs include staffing for planning services and inspections. In addition, new residential developments can result in significant long-term costs to maintain and improve infrastructure, public facilities, parks, and streets. In response to the taxing constraints imposed by Proposition 13, many California cities have relied increasingly on planning and development fees to fund services needed by new housing.

In Kings County, all jurisdictions collect planning and building fees for new development, as well as impact fees to assist in the construction of new schools as necessary. In addition, the cities of Avenal, Hanford, Corcoran, and Lemoore collect impact fees to help fund infrastructure improvements. The impact fees include public safety (police and fire), water system supply and distribution, wastewater collection/treatment, streets/thoroughfares, parks and recreation, and various others. Development within special districts (either a community service district or public utility district) requires connection fees to be paid to the respective special district where services were provided.

Table 4-10 presents the development processing and impact fees charged in each jurisdiction. According to a 2001 statewide fee study[9], Kings County jurisdictions' fees were lower than half of all jurisdictions in the state. Based on current conditions, fees (both processing and impact) range from approximately 2% to

[9] *Pay to Play: Residential Development Fees in California Cities and Counties*. HCD, August 2001.

11% of the total cost of housing in Kings County. Given the current realities of local government fiscal conditions, this is considered very modest and is not an unreasonable constraint to housing.

Residential projects may sometimes require the extension of water, sewer, and roads. In these cases, the off-site improvements are more costly than traditional infill development. In Kings County, cities often require the developer to pay for extending water and sewer infrastructure, but then allow the developer to recapture up to 50% of the costs if infill projects developed within ten years are served by that infrastructure extension that was oversized.

Table 4-10
Residential Development Fees

Jurisdiction	Single Family Projects[1]					Multi-Family Projects[2]				
	Avenal	Corcoran	Hanford	Lemoore	County	Avenal	Corcoran	Hanford	Lemoore	County
Processing Fees										
Building Plan Check & Permit	$1,332	$2,635	$2,588	$1,602	$3,120	$826	$925	$2,043	700	$1,860
Site Plan Review/CUP	--	$74	NA	$348	--	$200	$74	$145	$174	$52
Tent. & Final Subdivision Maps	$650	$1,269	$5,998	Tent $208 Final $421	$3,245	NA	NA	NA	NA	NA
CEQA Review[3]	--	$422	$306	$42	$630	--	$422	$153	$183	$630
Total Planning/Building Fees	$1,982	$4,400	$8,892	$2,621	$6,995	$1,026	$1,421	$2,341	$1,057	$2,542
Impact Fees										
Water	$729	$1,163	$1,843	$1,289	$350-5,900[4]	$490	$1,163	$1,419	$1,594	$350-5,900[4]
Wastewater	$656	$3,137	$2,272	$726	$0-6,637[4]	$504	$3,137	$2,074	$570	$0-6,637[4]
Roads	--	--	$2,476	E. side $1,150 W side $2,730 Avg $1,940	--	--	--	--	E. side $751 W. side $1,860 Averaged to $1,303	
Parks	$1,456	$923	$2,787	$2,963	--	$1,050	$923	$2,452	$2,365	--
Drainage	--	$300	--	$939	--	--	$300	--	$533	--
Fire	$882	$882	$158	$800	$920	$700	$700	$139	$638	$730
Library (County)	$323	$323	$323	$337.45	$338	$256	$256	$256	$268	$268
Criminal justice (County)	$1,207	$1,207	$1,207	$1,259.41	$1,260	$957	$957	$957	$999	$998
Sheriff (County)	$342	--	--	--	$342	$271	--	--	--	--
Police (City)	--	$466	$302	$277	--	--	$466	$266	$331	--
Animal control (County)	--	$4	$4	$4	--	--	$3	$3	3	--
PFF compliance (County)	$69	$69	$69	$40	$72	$55	$55	$55	$32	$58
Refuse	--	--	$310	$326	--	--	--	--	Varies	--
General govt. (City)	$737	$733	--	$1,096	--	$526	$733	--	$874	--
Total Impact Fees[5]	$6,401	$9,207	$11,752	$11,997	$2,940-15,127	$4,809	$8,693	$7,621	$9,507	$2,592-14,591
Total Processing & Impact Fees	**$8,383**	**$13,607**	**$20,644**	**$14,618**	**$9,935-$22,689**	**$5,835**	**$10,114**	**$9,963**	**$10,564**	**$4,596-$17,133**
Approx. % of Total Housing Cost[6]	**4%**	**7%**	**10%**	**10%**	**5-11%**	**5%**	**8%**	**8%**	**8%**	**2-9%**

Notes:
1. Per-unit fee based on a 10-lot subdivision with typical unit sizes
2. Per-unit fee based on a typical 20-unit apartment project
3. Assumes Negative Declaration
4. Applies only within Community Service Districts
5. Excluding school fees which range from $2.97 to $4.06 per sq. ft. depending on school district
6. Based on a single-family detached sales price of $200,000 and a multi-family unit value of $125,000
Source: Kings County jurisdictions, 2015

Developer impact fees are charged in some cases for certain improvements. In addition to paying impact fees, a developer may provide needed public facilities and services through the creation of a special assessment or infrastructure financing district, annexation to existing public utilities or community services district, or raising of private capital to complete the needed improvements. These costs are passed on to residents through prices or rents charged for new housing. In rural communities, new development is required to be annexed into a city or community services district in order to obtain water and sewer services.

b. Site Improvement Requirements

For new housing developments, all jurisdictions require installation of curbs, gutters, sidewalks, and street lighting. Developments must also provide connections to water and wastewater systems, or provide wells and septic tanks. Where roadways are not present, developers are required to construct all internal roadways for a subdivision, and provide connections to existing roadways. Table 4-11 summarizes typical improvements.

Table 4-11
On-Site and Off-Site Improvements

	Standard Improvements		
Permit Type	Internal Streets	On-site Landscaping and Open Space	Curb, Gutters, Sidewalk, Utilities
Avenal	ROW includes local street width of 36’ for streets, plus 4’ for sidewalk, and none for landscaping. For collectors, ROW 60’ with 5’ sidewalks on both sides	Front yard setback and lot coverage. Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Corcoran	ROW includes local street width of 60’, plus 4’ sidewalk on either side. Requires 6’ landscaping. Collector ROW is 68 feet with same requirements	Front yard setback and lot coverage. Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Hanford	ROW includes street width of 40’ plus 5’ for sidewalk, and 5’ for utility easement Collector has 80’ ROW, with same easements.	Front yard setback and lot coverage. Yard must be landscaped with 4 trees per lot. Apartment complexes must provide open space and/or amenities per Community Development Department approval	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, and fire hydrants
Lemoore	58’ ROW includes local street width of 34’, 5’ sidewalks, 7’ landscaping on each site. Street trees are placed every 40 feet. Most collectors and arterials have 74’-84’ ROWs, respectively, and 6’ sidewalks	Front yard setback and lot coverage. 10,000 sq ft. of open space required for multi-family projects (can include recreation bldg.) if project exceeds 25 units	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, fire hydrants, and undergrounding of utilities up to 70 kv
Kings County	For minor street, ROW is 50-56’. For collector, ROW is 60’.	Standard lot coverage requirements of 40% for single-family residences and 50 to 83% for multi-family residences. No standards for open space required, just landscaping.	Curbs and gutters are required for lot sizes less than 20,000 square feet. Street lights not required. Sewer and water hookups required for lot sizes less than one acre.

ROW=right of way
Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County

While site improvement requirements increase housing costs, they are typical for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by residents, and ensure the availability of needed public services and facilities. Jurisdictions can mitigate the cost of these

improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, or providing regulatory and financial incentives.

c. Building and Construction Codes

All Kings County jurisdictions have adopted the 2013 California Building Standards Code. The City of Lemoore requires new homes to be pre-wired to facilitate aftermarket solar energy installations. No other additional regulations have been imposed by the jurisdictions that would unnecessarily add to housing costs.

Code enforcement programs are implemented through each jurisdiction's Building Department, Planning Department, Police Department or Public Works Department. Code enforcement staff investigates violations of building code and property maintenance standards as well as other complaints. When violations are identified, eligible property owners are referred to appropriate rehabilitation programs providing grants or low-interest loans for property and building improvements. Each jurisdiction is committed to increasing public awareness of rehabilitation and home improvement programs and to coordinating these programs with code enforcement efforts. This commitment is reflected in Program 1 (Code Enforcement) of each jurisdiction's Housing Plan. In addition, all Housing Plans for Kings County jurisdictions have a housing rehabilitation program.

B. Non-Governmental Constraints

1. Environmental and Infrastructure Constraints

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. This section analyzes the potential environmental and infrastructure constraints to housing development in Kings County.

a. Agricultural Lands

The California Land Conservation Act, (commonly referred to as the "Williamson" Act) was adopted by the state legislature in 1965 to protect agricultural, wetland, and scenic areas of the state from unnecessary or premature conversion to urban uses. The Williamson Act explicitly pronounces the State's responsibility for protecting its agricultural industry from stagnation and recession. The agricultural industry is critical to the economy of Kings County, and its agricultural preserve program was first implemented in 1969.

To that end, Kings County has several mechanisms that serve to protect farmland from premature urbanization. Conservation or Farmland Security Zone Contracts provide that property may not be used by the owner, or their successors, for any purpose other than the production of agricultural products for commercial purposes. The minimum timeframe of a Land Conservation Contract cannot be less than 10 years. Farmland Security Zone contracts cannot be less than 20 years. Both contracts automatically renew one additional year and the automatic renewal continues indefinitely unless a notice of non-renewal is filed.

As discussed in Chapter 3 and Appendix B – Land Inventory, the sites identified for housing development are not encumbered with Williamson Act contracts, nor are any sites located within Farmland Security Zones. Thus, all sites proposed for development are not constrained by agricultural land use conservation contracts.

b. Wastewater Infrastructure

Wastewater service for residential development in King County is provided by public sewers in the incorporated cities and the unincorporated community service districts (CSDs). In rural areas of the County, wastewater service is not provided and residential developments rely on individual septic systems. An analysis of sewer capacity in Kings County jurisdictions and the capacity to accommodate growth commensurate with the RHNA for the 2016-2024 Housing Element planning period is provided below.

- **Avenal** – The City of Avenal provides sewer service to its urbanized areas and the Avenal State Prison. The City's sewage collection system includes two major trunk lines in Laneva Boulevard that extend from the urban area to the sewage treatment plant located in

southeast Avenal. Based on projected population growth the City's portion of treatment plant reserve capacity will not be fully utilized until the year 2024 under average flow conditions.

- **Corcoran** – Corcoran's wastewater is collected and conveyed to the City's treatment plant, located at the intersection of King Avenue and Pueblo Avenue, in the southeastern portion of the City. This facility provides secondary level treatment. Corcoran State Prison has its own wastewater treatment facility. The City's wastewater treatment plant has been expanded in recent years to accommodate population growth as outlined in the General Plan. The City continues to plan for expansion of the wastewater treatment facility as part of its Capital Improvement Program and Wastewater Collection Master Plan as necessary to include alternative analysis of water reclamation facilities. New development is responsible for construction of all sewer lines serving the development. Adequate treatment plant capacity is projected through the planning period.

- **Hanford** – Hanford's wastewater treatment plant has a design capacity of 8 million gallons per day (8 MGD) with a current inflow to the plant of approximately 5 MGD. There is sufficient capacity at the plant to support city growth for the foreseeable future. Hanford's wastewater treatment plant was recently expanded to provide additional capacity for city growth through 2016. To allow for growth east of the City's boundaries, either a major new interceptor line will be installed to connect this area with the wastewater treatment plant or a satellite tertiary wastewater treatment plant must be built. These improvements will either be funded through impact fees or provided by developers to ensure adequate capacity to accommodate development. Thus, adequate capacity will be available to serve new residential development commensurate with the regional housing production goals.

- **Lemoore** – Lemoore requires all new developments to connect to the City's sewer system. Single-family homes on lots of at least one-acre, which were previously allowed to use private septic systems, are now required to connect to sewer systems to prevent groundwater contamination. Lemoore's wastewater system has adequate capacity to serve projected development through the end of the planning period. New trunk lines and collectors must be planned in areas of the city where growth is expected to occur. Such improvements will be funded through wastewater impact fees.

- **Unincorporated County** – Wastewater treatment capacity is more limited in unincorporated communities than in the cities. In most of the unincorporated areas, wastewater treatment services are not provided, and residential development relies on individual septic systems. However, the Armona, Kettleman City and Stratford areas are served by wastewater treatment systems. The Stratford Public Utility District is able to service only existing connections. The community districts of Armona, Home Garden, and Kettleman City have adequate wastewater treatment capabilities. Home Garden contracts with the City of Hanford for wastewater treatment.

c. Water Availability and Infrastructure

The availability of water to serve residential development is an important prerequisite for determining the ability of sites to accommodate housing commensurate with the regional housing needs production goals during the 2016-2024 planning period. The availability of water to serve additional growth in each jurisdiction is discussed below.

- **Avenal** – The City of Avenal uses imported water supplied from the San Luis Canal as part of the federal Central Valley Project. Based on the Avenal Water Master Plan, the City is projected to have a sufficient supply of imported water to meet growth demands through

the planning period, although it is difficult to predict future water supplies with certainty due to the current drought.

- **Corcoran** – Corcoran relies upon five groundwater wells located in a well field northeast of the City to meet all domestic, commercial, and industrial water demands. To prevent aquifer overdrafting, Corcoran participates in groundwater recharge activities, has adopted water conservation ordinances, and treats/reuses wastewater effluent for irrigation at Corcoran State Prison. The City has sufficient existing and planned groundwater supply to serve the City's maximum population projected at buildout of the General Plan without depletion of the aquifer.

- **Hanford** – Hanford and surrounding urban areas rely on local groundwater from the San Joaquin Valley Groundwater Basin to meet all domestic, commercial, and industrial water demand. The City also maintains drainage basins to percolate storm water and excess domestic water year-round to recharge the aquifer. Approximately one-half the potable water consumed by urban users is for outdoor water use such as landscape irrigation. The other half is utilized by consumers for indoor use. Indoor water use is delivered to the City's wastewater treatment plant where it is treated, disinfected, and delivered to the Lakeside Irrigation District (by agreement) for reuse as agricultural irrigation water. The City's Urban Water Management Plan identifies adequate water through the planning period to serve anticipated urban growth.

- **Lemoore** – The City of Lemoore provides water service within its corporate limits from seven wells. According to the 2008 General Plan, projected average day demand is expected to be within the current supply capacity. As the City grows in accordance with General Plan projections, demand will eventually exceed the supply available from existing wells. At that time, the City may need to drill additional wells. Lemoore is in the process of complying with new groundwater management regulations, but enforcement is still uncertain, so there is no known restriction on the number of wells that may be drilled inside the City limits. The City also encourages conservation measures to decrease demand. Because the City lies above a semi-confined aquifer, groundwater recharge is accomplished by up-basin stream recharge.

- **Unincorporated County** – The Kettleman City Community Services District (KCCSD) provides water to the unincorporated community of Kettleman City from two groundwater wells. The KCCSD has established a moratorium on new commercial and residential development until a new surface water treatment plant can be constructed which will treat water from the California Aqueduct. It is currently anticipated that construction of the new water treatment plant will begin in early 2016 and be completed in 2018.

  The Armona Community Services District (ACSD) provides water services in the unincorporated community from two groundwater wells. The ACSD has established a moratorium on new commercial and residential development until water system improvements or an imported water source is identified.

  Neither the KCCSD nor the ACSD are restricted in the amount of groundwater wells that can be drilled. The KCCSD and ACSD Capital Facilities Plans include the provision of new wells and additional water storage capacity to accommodate buildout of the General Plan land use policies. As demand for water supply increases with population growth, these community service districts will drill new wells and construct additional water storage facilities in accordance with their Capital Facilities Plans.

  Home Garden Community Service District (HGCSD) can support limited infill development and currently has undetermined capacity for future water connections.

Stratford Public Utility District (SPUD) has three existing wells, however only two are operational and one will be abandoned soon and can support limited infill development. The existing capacity will not support large-scale development within the community and new sources of potable water will be needed.

2. Land and Construction Costs

Land and construction costs contribute to the cost and affordability of housing. However, these market factors are largely beyond the control of local jurisdictions.

While land costs are primarily controlled by regional location, cities and counties can influence per-unit land costs through allowable densities. As discussed in the Governmental Constraints section, all of the jurisdictions in Kings County allow residential development at sufficient densities to accommodate market demand.

Like land costs, construction costs are not significantly affected by local policies. The price of materials and labor are affected by regional, national and international forces. Construction costs depend on the type of home as well as amenities, materials used, and quality of construction. Jurisdictions have several means to reduce the cost of housing construction, improve housing affordability, and expand housing opportunities for more residents. Using prefabricated or manufactured housing is one way to reduce construction costs. All Kings County jurisdictions have policies to facilitate the use of manufactured housing.

Local building code requirements could also affect the cost of new housing. All Kings County jurisdictions have adopted the California Building Code and no local amendments have been adopted that would significantly increase the cost of construction.

In some portions of Lemoore, mitigation is needed to comply with FEMA flood hazard regulations or to provide noise insulation in homes impacted by aircraft overflight from the Naval Air Station Lemoore. While these measures will increase constructions costs, they are at least partially offset by creating additional areas for residential development, thereby increasing the potential supply of housing.

3. Cost and Availability of Financing

Kings County jurisdictions are similar to most other communities with regard to private sector home financing programs. The financial crisis that began in 2008 has affected the availability of real estate loans, and although interest rates in the past several years have been at historic low levels for those with good credit, most lower-income households have difficulty qualifying for home loans.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, there is no evidence of redlining in Kings County.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is each jurisdiction's policy to uphold the law in this regard. In Kings County, fair housing complaints are referred to different agencies depending on the jurisdiction. The cities of Corcoran and Lemoore refer fair housing complaints to the HUD Fair Housing Enforcement Center in San Francisco. The cities of Corcoran and Lemoore also refer housing complaints to Tulare/Kings County Legal Aid. Kings County, Avenal, Hanford and Lemoore refer fair housing complaints to the Human Rights/Fair Housing Commission office in Fresno. Each jurisdiction's efforts to support fair housing are described in the Housing Plan (Chapter 5).

Chapter 5. Housing Plan

The earlier chapters of the Housing Element describe the housing needs, resources and constraints for the five jurisdictions in Kings County. This Housing Plan sets forth a comprehensive strategy and program of actions to address the housing issues identified within the cities of Avenal, Corcoran, Hanford, Lemoore, and the unincorporated areas of Kings County.

Section A highlights the major housing issues identified in Kings County and corresponding goals and policies to address those issues. Section B sets forth the specific programs to be implemented by the cities of Avenal, Corcoran, Hanford, Lemoore, and unincorporated Kings County to effectively implement the goals and policies.

A. Goals and Policies

1. Housing and Neighborhood Conservation

Improving the condition of housing is a primary housing goal for many communities. Although the majority of homes in each community are in sound condition, there is a need for repair, improvement, and rehabilitation of many homes, particularly older "Farmers Home" units and mobile homes as well as older multi-family complexes. Thus a primary goal of the Housing Element is to continue to support policies and programs for improving housing and residential neighborhoods.

GOAL 1. Improve and maintain the quality of housing and residential neighborhoods.

Policy 1.1. *Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.*

Policy 1.2. *Assist in the repair, rehabilitation, and improvement of residential structures; demolish and replace structures which are dilapidated and beyond repair.*

Policy 1.3. *Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve existing and future residential developments.*

Policy 1.4. *Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.*

2. Housing Production

Like most other areas in the San Joaquin Valley, growth and development in Kings County is expected to continue in the foreseeable future. The Housing Element sets forth policies to encourage the production of high quality housing that meets identified housing needs, further stimulates economic development, and improves residential neighborhoods.

GOAL 2. Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.

Policy 2.1. *Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs for the current planning period.*

Policy 2.2. *Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.*

Policy 2.3. *Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.*

Policy 2.4. *Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.*

3. Housing Constraints

Market factors and government regulations can have a significant impact on the cost of new housing. Although market factors are largely beyond the influence of local governments, Kings County jurisdictions can continue to implement responsive programs to mitigate the impact of market conditions and governmental regulations.

GOAL 3. Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.

Policy 3.1. *Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.*

Policy 3.2. *Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.*

Policy 3.3. *Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.*

Policy 3.4. *Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.*

4. Housing Assistance

Certain groups may have greater difficulty in finding decent, affordable housing due to unique circumstances. Persons with special needs include low- and moderate-income households, military personnel, seniors, persons with disabilities, large families, people who are homeless, single-parent households, and farmworkers. Kings County jurisdictions remain committed to assisting people of all walks of life in securing adequate housing.

GOAL 4. Provide housing assistance to extremely-low-, very-low-, low-, and moderate-income households and those with special housing needs.

Policy 4.1. *Support the provision of rental assistance to provide affordable housing options for extremely-low-, very-low- and low-income households.*

Policy 4.2. *Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.*

Policy 4.3. *Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large households, single-parent families, and farmworkers.*

Policy 4.4. *Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.*

5. Fair and Equal Housing Opportunities

Fair and equal housing opportunity is a continuing need in Kings County to ensure that all persons, regardless of their status, have the opportunity to find a suitable home. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive fair housing program.

GOAL 5. Further equal housing opportunities for persons, regardless of status.

Policy 5.1. *Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.*

Policy 5.2. *Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.*

B. Housing Programs

1. Avenal Housing Programs

Avenal has a long history dating back to the 1800s. Early American settlers arrived in the Kettleman Hills during the 1850s with the dream of raising cattle and farming. Oil, however, would bring fame, fortune, and people to Avenal. In 1929, Standard Oil surveyed the current site of Avenal to build a town. By 1940, Avenal was the second largest town in Kings County with a population of 3,000 – mostly oil workers – and was known for some of the best services and schools in California. During the 1940s, however, the decline of oil and gas production affected Avenal's economy, and many stores and houses were vacated.

Avenal State Prison

Avenal's transition began when agricultural workers came to the area. During the 1970s, the completion of the California Aqueduct provided needed water and completion of I-5 brought new business opportunities. Following incorporation in 1979, the City attracted a state prison in 1987, and later annexed the I-269/I-5 interchange and zoned the area for commercial and industrial development.

Community development will play an important role in Avenal's future. New quality housing is needed to attract employees of Avenal State Prison, Coalinga State Mental Hospital, and other future employers. Rehabilitation and infrastructure programs are needed to improve the quality of neighborhoods and foster identity and pride. Assisting residents in securing affordable rental and ownership housing remains a priority for Avenal. The Housing Element plays an important role in Avenal by guiding community development programs which will define and shape the City's future through 2024.

El Palmar Apartments

1.1 Code Enforcement

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Public Works department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program (Program 1.2).

Objective: Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program.

Responsible Agency: Code Enforcement Staff/Public Works Department

Funding: General Fund

Timeline: Ongoing

1.2 Housing Rehabilitation Program

In collaboration with a housing partner, the City will continue providing rehabilitation loans to lower-income households, including very-low- and extremely-low-income persons. Initiated in 1988 with CDBG funds, the Housing Rehabilitation Program will provide loans for up to $190,430 for most types of housing repairs, energy conservation improvements, and handicapped accessibility devices.

Objective: Continue to provide between 6 to 12 loans per year.
Continue to market the program through brochures at the public counter.

Responsible Agency: Community Development Department and Self-Help Enterprises

Funding: CDBG; HOME; CAL-HOME

Timeline: Ongoing

1.3 Preservation of At-Risk Affordable Housing

The City will work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. As noted in Chapter 2, Avenal has 317 units of affordable housing created through City, state, and federal programs, some of which serve very-low- and extremely-low-income persons, and none are at risk for conversion during the next 10 years.

Objective: Continue to monitor at-risk units.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Ongoing

1.4 Adequate Sites

The City will facilitate the production of new housing to accommodate demand commensurate with the City's share of regional housing needs. To that end, the Housing Element identifies "adequate" sites to accommodate the City's regional housing needs allocation identified as 639 units (73 extremely-low, 72 very-low, 108 low, 115 moderate, and 271 above moderate income affordability) during the current planning period. Adequate sites are those with appropriate development and density standards, water and sewer services, and adequate infrastructure.

Objective: Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation of 639 units.

Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.5 Infill Development

The City will continue to support infill development for homes and mobile homes in residential zones. Infill lots are being extensively used in Avenal for new development. The City works with developers to complete variances that allow more infill lots to be created and used. The City will provide an inventory at the public counter on the location of infill sites that are adequately served by infrastructure and suitable for residential development.

Objective:	Facilitate infill development by providing the location and zoning of residential infill sites in the community and working with developers to expedite applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Ongoing

1.6 Density Bonus Program

In accordance with state law, Avenal has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.

Objective:	Continue to implement the density bonus ordinance to assist development of affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.7 Regulatory and Financial Assistance

The City assists developers of affordable housing by reducing or deferring development fees, reducing processing times, and providing assistance with grant applications. The City will continue providing regulatory and financial assistance to facilitate the development of affordable housing to extremely-low-, very-low-, low-, and moderate-income households.

Objective:	Continue to defer/reduce fees and expedite processing for affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period.

1.8 First Time Homebuyer Program

In collaboration with a housing partner, Avenal will continue to provide home ownership opportunities to new low-income homebuyers through the First Time Homebuyer Program. Initiated in 2000, this program provides up to $130,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Residents must provide a $1,000 down payment and qualify for a home loan. The City will continue to apply for CDBG funds to provide assistance to first-time homebuyers.

Objective:	Assist 5 to 10 new first-time homebuyers annually.
Responsible Agency:	Community Development Department and Self-Help Enterprises
Funding:	HOME
Timeline:	Throughout the planning period

1.9 Section 8 Rental Assistance

Avenal will continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the monthly income and the allowable rent determined by the Section 8 program.

Objective:	Assist Kings County Housing Authority in promoting the Section 8 program by posting information at City Hall.
Responsible Agency:	Community Development Department, County Housing Authority
Funding:	Department of Housing and Urban Development
Timeline:	Throughout the planning period

1.10 Affordable Housing Assistance

The City works with nonprofit groups, such as Self-Help Enterprises, to build and/or rehabilitate housing affordable to lower-income households. The City receives CDBG and HOME funds for these efforts. Affordable housing has been developed under existing zoning and development standards, without the need for density bonus, although in some cases the City provides financial assistance to projects in the form of fee waivers and regulatory incentives. To continue supporting affordable housing, especially units for very-low- and extremely-low-income persons, the City will undertake the following actions.

Objective:	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, Proposition 1C, AHSC) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Responsible Agency:	Community Development Department and interested affordable housing providers/developers
Funding:	Local, state, and federal funds
Timeline:	Ongoing; apply for grant funding on an annual basis as available.

1.11 Special Needs Housing for Seniors and Persons with Disabilities

The City will assist in planning and locating affordable housing for special needs groups such as seniors and persons with disabilities, many of whom have very-low or extremely-low incomes. In the past, the City has expedited applications for senior housing apartments and assisted the developer with tax credit applications. The City will continue to work with developers on senior or special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications.

Objective:	Continue to work with developers on senior and special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.12 Second Units

Second units can provide additional housing opportunities for many special needs groups, including seniors, farmworkers and other persons with very-low or extremely-low incomes. Second units are allowed by right in residentially zoned areas consistent with state law. The City will continue to assist property owners with second unit applications by providing information and expediting their applications.

Objective:	Continue to assist property owners with second unit applications by providing information and expediting their applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.13 Emergency Shelters and Transitional/Supportive Housing

Housing Element Law requires all jurisdictions to provide adequate sites for a variety of housing types, including emergency shelters and transitional/supportive housing, through appropriate zoning and development standards. These types of housing typically serve those with very-low or extremely-low incomes. The Zoning Code permits emergency shelters in the High Density Multi-Family Residential (R-3) zone by right subject to appropriate development standards. The R-3 zone is conveniently located adjacent to services needed by persons residing in a shelter. The Zoning Code also allows transitional and supportive housing as a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone, consistent with state law.

Objective:	Continue to facilitate the provision of emergency shelters and transitional/supportive housing.
Responsible Agency:	Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

1.14 Farmworker and Employee Housing

Farmworker housing is an important issue in the Central Valley. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers. Many of the farmworkers served by these programs have very-low or extremely-low incomes.

In addition, the Zoning Code complies with *Health and Safety Code* §17021.5 and §17021.6 regarding farmworker housing.

Objectives:

1. Continue to ensure that the Zoning Code conforms with §17021.5 and §17021.6 of the *Health and Safety Code* regarding farmworker housing;
2. Inventory suitable sites for farmworker housing with the update of the Land Use Element;
3. Continue to assist interested developers by identifying sites and supporting funding applications for affordable housing; and
4. Provide, to the extent feasible, financial and regulatory incentives for affordable and farmworker housing developments.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Continue to facilitate the construction of farmworker housing throughout the planning period.

1.15 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, many of whom have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments, and City regulations and procedures are in conformance with state law.

Objective: Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

1.16 Promote Equal Housing Opportunities

The City refers fair housing complaints to the Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the City website.

Objective: Continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, library, post office, and shopping areas.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

1.17 Energy Conservation

The City of Avenal works cooperatively with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation.

Objective: Reduce energy use in residential developments by providing information and low-energy products to residents.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Program implementation throughout the planning period

2. Corcoran Housing Programs

Corcoran's history dates to the early 1900s. The town site originally served as a junction for the San Francisco Railroad and San Joaquin Valley Railroad. Later developers found Corcoran's climate and soil ideal for farming, particularly cotton, and grazing. In subsequent years, Corcoran grew rapidly with the rise of the cotton industry – attracting workers to its booming agricultural industry. In 1914, the town of Corcoran incorporated and continues to be known as the farming capital of California.

Corcoran State Prison

During the 1960s, the mechanization of cotton planting and harvesting caused a significant loss of jobs, residents, and economic vitality in Corcoran. Still the City remains a center of agriculture. J.G. Boswell Company, the nation's largest cotton producer, operates major farming operations in Corcoran. In 1988 and 1997, the City attracted two state prisons providing 3,200 jobs. In 2001, the City attracted Bioproducts, a world-leading manufacturer of nutritional animal food product supplements. The City also adopted a Downtown Specific Plan to revitalize its historic town center.

In addition to ongoing economic programs, community development also plays an ongoing important role in defining Corcoran's future. The City has undertaken several rehabilitation programs to improve older farmer housing, revitalize neighborhoods, improve infrastructure, and renovate the downtown. New quality housing is also needed for employees of Corcoran State Prison and to attract other employers. Providing housing assistance so that residents can afford quality rental and ownership housing continues as a priority.

Corcoran's Housing Element plays an important role by setting forth community development programs that will define and shaping the City's future through 2024.

2.1 Code Enforcement

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of residential neighborhoods and housing is maintained. The City's Code Enforcement staff

under the Community Development Department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff provides information to homeowners regarding the City's Housing Rehabilitation Program.

Objective:	Continue to work with the community to eliminate code violations. Refer property owners to the Housing Rehabilitation Program.
Responsible Agency:	Code Enforcement Staff
Funding:	General Fund
Timeline:	Throughout the planning period

2.2 Paint Programs

The City offers assistance to low- and moderate-income homeowners for exterior or interior painting in three related programs. The City's Paint Program covers the cost of paint only. Under the Senior/Handicapped Paint Program, the City provides low- and moderate-income seniors and people with disabilities with paint, paint supplies, and supervision.

Objective:	Dependent on funding levels
Responsible Agency:	Community Development Department, Job Training Office, Kings County Planning Department, and Kings County Office of Education
Funding:	CDBG
Timeline:	Throughout the planning period

2.3 Housing Rehabilitation Program

The City will continue providing rehabilitation loans to lower-income households through the Housing Rehabilitation Program. Initiated in 1981, the Housing Rehabilitation Program provides loans for up to the maximum allowed by HCD for most housing repairs, demolition/reconstruction, energy conservation improvements, and handicapped accessibility devices. Health and safety grants of up to $7,500 are provided to correct minor repairs or improve handicap accessibility for very low and low income households.

Objective:	Provide loans and grants as funding allows. Continue to market the program through brochures at the public counter. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program.
Responsible Agency:	Community Development Department
Funding:	HOME; CDBG
Timeline:	Throughout the planning period

2.4 Preservation of At-Risk Affordable Housing

The City continues to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Corcoran has 593 units of affordable housing for very-low-, low-, and moderate-income households created through various City, state, and federal programs. None of these housing projects is at-risk for conversion to market rate during the next 10 years. The City will continue to monitor the status of publicly-assisted affordable units and work with the project owners and interested non-profit organizations to preserve projects that may become at-risk of conversion.

Objective: Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

2.5 Adequate Sites

The City will facilitate construction of new housing to accommodate projected employment and population growth and to meet the needs of existing residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the region's housing needs allocation identified as 946 units (215 very low, 161 low, 169 moderate, and 401 above moderate) for the new planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

Objective: Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 946 units. Work with downtown property owners to facilitate the conversion of underutilized commercial buildings for residential use.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

2.6 Density Bonus Program

In accordance with state law, Corcoran has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.

Objective:	Continue to implement the density bonus ordinance to facilitate affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.7 Affordable Housing Development Assistance

The City facilitates the development of affordable housing through a number of tools including density bonuses, minimal fee requirements (no impact fees), and PUD development standards. The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to extremely-low-, very-low-, low-, and moderate-income households commensurate with its fair share housing needs. SRO and transitional housing projects in particular can help to address the needs of extremely-low-income persons. In addition, the City will facilitate the improvement and redevelopment of underutilized properties by encouraging consolidation of adjacent parcels through expedited processing, modified development standards and reduced development fees when such projects include affordable housing. To facilitate the development of affordable housing, the City will approve projects at or above the maximum allowable density pursuant to state density bonus law and continue to identify rezoning opportunities for additional High Density residential development.

Objective:	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, AHSC) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Continue to defer/reduce fees and expedite processing for affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund, grant funds
Timeline:	Throughout the planning period.

2.8 First Time Homebuyer Program

The City provides housing assistance to new homebuyers through its First Time Homebuyer Program. Up to $30,000 in housing assistance in the form of a low interest second mortgage loans is provided to qualified lower-income homebuyers. While this program is currently funded by HOME, a revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.

Objective:	Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program.
Responsible Agency:	Community Development Department
Funding:	HOME and revolving loan fund
Timeline:	Throughout the planning period

2.9 Purchase and Rehabilitation Homeownership Program

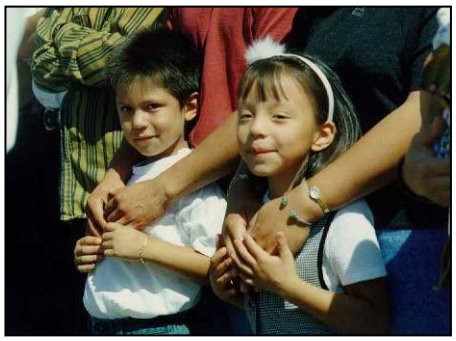
The purpose of the Purchase and Rehabilitation Homeownership Program is to improve the condition of housing for families that live in substandard or overcrowded conditions and assist very-low- and low-income families purchase quality homes. The City will provide a zero percent deferred loan to assist homebuyers purchase and rehabilitate a substandard home. Applicants must provide a $1,000 down payment and attend a home ownership education workshop. The City will advertise the program in local newspapers and create English and Spanish flyers advertising the program.

Objective: Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year

Responsible Agency: Community Development Department

Funding: CDBG funds

Timeline: Throughout the planning period



2.10 Section 8 Rental Vouchers

Corcoran will continue to participate in the Section 8 rental assistance program, which is administered by the Kings County Housing Authority. The Section 8 program provides rent subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the household's monthly income and the allowable rent determined by the federal government.

Objective: Assist the Housing Authority in promoting the Section 8 program.

Responsible Agency: Community Development Department, County Housing Authority

Funding: HUD

Timeline: Throughout the planning period

2.11 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters are permitted by-right in the C-S (Service Commercial) zone, and transitional and supportive housing are permitted as residential uses subject only to the same standards and procedures as for other residential uses of the same type in the same zone. The City will continue work with providers to facilitate the establishment of these facilities.

Objective: Continue to work with providers to facilitate emergency shelters and transitional/supportive housing.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

2.12 Farmworker and Employee Housing

Farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. In addition, the Zoning Ordinance allows farmworker housing consistent with §17021.5 and §17021.6 of the *Health and Safety Code*. The City will continue to assist interested farmworker housing developers by identifying sites, supporting funding applications, and providing regulatory and financial concessions to the extent feasible.

Objective: Continue to facilitate the provision of farmworker housing.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

2.13 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments and City regulations and procedures are in conformance with state law.

Objectives: Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

2.14 Promote Equal Housing Opportunities

Corcoran currently refers fair housing complaints to HUD and the Tulare/Kings County Legal Aid Foundation. However, other communities within Kings County refer fair housing complaints to different agencies. Therefore, it may be confusing to residents to know the appropriate agency to handle fair housing complaints or issues.

Objective: Corcoran will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation services and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Select a local provider by 2016

2.15 Weatherization and Energy-Efficient Home Improvements

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The City will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

Objective:	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.
Responsible Agency:	Community Development Department
Funding:	Nominal funding required
Timeline:	Throughout the planning period

3. Hanford Housing Programs

Hanford had its roots in the expansion of the Central and Southern Pacific Railroad system in the 1870s. Hanford was incorporated in 1891. As the County seat, Hanford has developed into the residential, commercial, and industrial center of the County. Hanford is known to embrace growth and change, while preserving the integrity of its past. Hanford's progressive business community coupled with the quaint, comfortable lifestyle continues to attract new people to Hanford, young or old.

Hanford Civic Auditorium

Downtown Hanford

Hanford's location along Highway 198 and pro-business climate contribute to the City's success. Hanford is home to the County's largest employers such as Kings County Government Center, Del Monte, Hanford Elementary, Wal-Mart, Hanford Community Medical, Central Valley Hospital, Marquez Brothers, and others. West Hills College, Chapman University, College of the Sequoias, and Kings County Workforce Investment Board provide educational opportunities. The City's Enterprise Zone, Foreign Trade Zone, and Industrial Park offer incentives for new business.

The Housing Element plays a key role in shaping the City's future. Continued development of housing is important to accommodate expected population and employment growth within the city. Community development programs strengthen neighborhoods by providing assistance to maintain and upgrade housing. Housing assistance programs ensure that residents of all income levels have the opportunity to live in the community. The Housing Element sets the framework for building upon the City's past successes in providing a diverse living environment.

3.1 Code Compliance

Code compliance is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Compliance staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code compliance activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.

Objective:	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program.
Responsible Agency:	Code Compliance staff
Funding:	General Fund
Timeline:	Throughout the planning period

3.2 Housing Rehabilitation Program

The City will continue providing rehabilitation loans to lower-income households. Initiated in 1985, the Housing Rehabilitation Program provides loans for up to $90,000 for housing repairs, energy conservation improvements, and handicapped accessibility devices. In addition the City offers an Emergency Repair Program, with grants up to $10,000. Hanford has designated southwest and central Hanford as "target areas" for this program.

Objective:	Assist 10 to 15 units per year if funds are available
Responsible Agency:	Community Development Department
Funding:	CDBG Funds; CalHome
Timeline:	Throughout the planning period

3.3 Preservation of At-Risk Affordable Housing

The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Hanford has approximately 766 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. Although none of the projects is considered to be at risk of converting to market-rate housing during the next 10 years, the City will continue to monitor the status of these projects.

Objective:	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
Responsible Agency:	Community Development Department and interested affordable housing providers/developers
Funding:	General Fund
Timeline:	Throughout the planning period

3.4 Adequate Sites

The City will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City's residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the regional housing needs allocation identified as 4,832 units (1,097 very-low, 821 low, 865 moderate, and 2,049 above-

moderate) during the planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure. Staff will monitor development affordability and report annually on progress toward the City's share of the regional housing need.

The City is currently preparing a comprehensive General Plan update, which is expected to be completed in early 2016. In order to enhance opportunities for affordable housing development, allowable densities are proposed to be increased to 20 units/acre in the Medium Density Residential category and 29 units/acre in the High Density Residential category.

The City will also encourage affordable housing development on small parcels by facilitating lot consolidation through expedited processing, density bonus and/or reduced processing fees.

Objective:	Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 4,832 units. Increase allowable densities for multi-family development as part of the comprehensive General Plan update.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Provide adequate sites throughout the planning period; adopt revised General Plan densities in 2016

3.5 Density Bonus Program

In accordance with state law, Hanford adopted a local density bonus ordinance in 2008 that is in conformance with state law. The City will continue to implement this program to encourage and facilitate development of affordable housing through the provision of density bonuses or other incentives for qualifying projects.

Objective:	Continue to publicize and implement the density bonus ordinance to assist development of affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

3.6 Planned Unit Development

The Hanford General Plan includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized "net" densities. The PUD option provides greater flexibility in the development process, which can lead to cost savings.

Objective:	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints.
Responsible Agency:	Community Development Department
Funding:	General Fund

Timeline: Throughout the planning period

3.7 First Time Homebuyer Programs

The City offers the Home Sweet Home First-Time Homebuyers Program that provides financing assistance to very-low-, low- and moderate-income first-time homebuyers. The program has been revised to increase the loan limit to $75,000, reduce the interest rate to 3% and extend the term to 30 years. Payment is deferred for the entire loan term.

In smaller communities, there may be a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (e.g., mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single-family affordable homeownership opportunities, but also impacts the State Recipients ability to spend FTHB funds in a community with limited affordable housing inventory. In order to mitigate this potential constraint, the City will support non-profit housing organizations in working with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program.

Objective: Assist 10 households for the First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program

Support non-profit housing organizations in working with HCD to remove constraints on the use of HOME funds

Responsible Agency: Community Development Department

Funding: HOME and CDBG funds

Timeline: Throughout the planning period

3.8 Section 8 Rental Assistance Program

Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program.

Objective: Assist Kings County Housing Authority in promoting the Section 8 program.

Responsible Agency: Community Development Department, County Housing Authority

Funding: HUD funds

Timeline: Throughout the planning period

3.9 Affordable Housing Assistance

The City promotes affordable housing through various programs - home ownership assistance, rehabilitation assistance, new construction/infill, and grant application

programs. Hanford is an entitlement city and receives CDBG and HOME funds directly from HUD. Affordable housing is being developed under existing zoning and development standards with administrative and financial assistance from the City. To continue supporting affordable housing production, the City will undertake the following actions.

Objective:	Seek applicable grants from state and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter.
Responsible Agency:	Community Development Department and affordable housing developers
Funding:	Local, state, and federal funds
Timeline:	Ongoing

3.10 Farmworker and Employee Housing

To address farmworker housing needs, the City permits farmworker housing in conformance with *Health and Safety Code* §17021.5 and §17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.

Objectives:	Assist interested developers in identifying sites and preparing funding applications;
	Provide, to the extent feasible, regulatory incentives
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

3.11 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters are permitted by-right in the OR zone, and transitional and supportive housing facilities are permitted subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

Objective:	Continue to facilitate the establishment of emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Facilitate establishment of emergency shelters and transitional/supportive housing throughout the planning period

3.12 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes and no constraints were identified. The City will continue to monitor legal requirements and local conditions and will update local regulations and procedures as necessary to encourage and facilitate the development, maintenance, and improvement of housing for persons with disabilities.

Objective:	Continue to monitor legal requirements and local conditions and update local regulations, if necessary, to remove any impediments to housing for persons with disabilities.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

3.13 Promote Equal Housing Opportunities

Promoting fair housing includes both education and enforcement. The City of Hanford will continue to support both education and enforcement efforts. The City has recently partnered with the Fair Housing Council of Central California (FHC-CC) for services related to fair housing.

Objective:	Hanford will continue to refer fair housing inquires to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall.
Responsible Agency:	Planning Department
Funding:	General Fund
Timeline:	Throughout the planning period

4. Lemoore Housing Programs

Lemoore is a city preparing for the future while preserving the best of its past. Incorporated in 1900, Lemoore has undergone significant changes over its 115-year history. Although the City's major employers are still rooted in agriculture, economic development has paved the way for a more diversified economy. Yet despite change, Lemoore retains the charm and beauty of a small rural town with its turn-of-the-century buildings, residences and casual environment.

Lemoore is committed to a sustainable economy and quality of life. Lemoore Naval Air Station provides a significant component of the City's economic base. West Hills College, Brandman University, College of the Sequoias, and Kings County Job Training Office all provide workforce training. With the elimination of redevelopment and the Enterprise Zone Program, there are no incentives to offer new businesses. A new interchange at SR 198 and 19th Avenue was constructed in 2014, and the City is working with Caltrans for an improved interchange at SR 41 and Bush Street. In 2014 the U.S. Navy announced that the new F-35C Joint Strike Fighter will be based at Lemoore beginning in 2016. This decision assures the long-term importance of the Naval Air Station to Lemoore's local economy.

The City's downtown revitalization efforts focus on mixed-use opportunities and converting historic structures for housing.

The 2016-2024 Housing Plan represents Lemoore's efforts to continue to build upon past successes by facilitating development of additional housing to accommodate employment growth, providing housing assistance to residents in need, and maintaining the charm of Lemoore's past.

4.1 Code Enforcement

The City will continue to provide code enforcement services and refer property owners to City rehabilitation programs. Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding Lemoore's Housing Rehabilitation Program.

Objective:	Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance.
Responsible Agency:	Code Enforcement coordinated with Police, Business License, Planning, Building and Fire Departments
Funding:	General Fund and grant funds

Timeline: Throughout the planning period

4.2 Housing Rehabilitation Program

In the past, the City's Housing Rehabilitation Program assisted lower-income households with substantial home repairs or reconstruction. Loans of up to $70,000 for rehabilitation and $116,000 for home reconstruction were provided to qualified applicants. All loans were deferred for 50 years with a zero percent interest rate as long as the residence remained the owner's primary home. No funding is currently available to operate this program; therefore, this program will only be implemented should HOME grant funds be awarded. The City will continue to monitor funding opportunities and apply for grant funds as they become available.

Objective: Assist lower-income households with rehabilitation based on available funding.

Responsible Agency: Planning Department

Funding Source: HOME funds

Timeline: Monitor the availability grant funding annually and submit applications as HOME funding is made available.

4.3 Zoning for Adequate Sites

The City will facilitate the construction of new housing to accommodate projected employment and population growth and to meet the needs of residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 2,985 units (339 extremely-low-, 338 very-low, 507 low, 534 moderate, and 1,267 above-moderate) during the planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

Mixed-use development represents one of the City's key land use strategies not only for meeting its housing needs, but also for achieving other planning objectives such as economic development, walkable communities, and reductions in vehicular trips and greenhouse gas emissions. The new Zoning Code includes regulations and incentives to implement the mixed-use policies contained in the Land Use Element of the General Plan, including incentives to encourage the inclusion of a residential component in projects located in mixed-use districts. Where necessary, the City will facilitate the subdivision of large parcels for development. The City will continue to monitor and report annually on its progress toward these objectives.

Objectives: Provide adequate sites to meet the housing needs allocation of 2,985 units.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Continue to accommodate the City's housing needs through 2024

4.4 Downtown Revitalization

As part of the City's 1992 Downtown Revitalization Plan, the City has been encouraging and facilitating the development and redevelopment of its downtown core. An important component

Lucerne Hotel

of these efforts has been mixed residential-commercial uses in the Downtown Mixed Use zones. The City has converted two historic hotels in the downtown to provide low-income and senior housing above commercial uses. Such projects have assisted the City in meeting revitalization objectives, historic preservation, and the need for lower-income housing.

Objective: Facilitate additional mixed-use projects in the downtown as opportunities arise.

Responsible Agency: Planning Department

Funding: CDBG and other grants

Timeline: Throughout the planning period

4.5 Planned Unit Development (PUD)

The City implements a PUD overlay zone to provide flexibility in setback requirements and other regulations, increase residential densities in certain areas through techniques such as clustering, provide flexible site requirements, and stimulate creative, flexible and more affordable development.

Objective: Continue to promote the benefits of PUD alternatives to traditional development.

Responsible Agency: Planning Department

Funding Source: General Fund

Timeline: Throughout the planning period

4.6 First Time Homebuyer Programs

The City offers first-time home ownership assistance to very-low-income homebuyers through a HOME-funded *First Time Homebuyer Program*. The Program offers assistance as a deferred second mortgage loan of up to $65,000 for down payment and closing cost assistance. Assistance under this program may include foreclosed properties. Buyers must provide a $1,000 down payment, qualify with a primary lender and comply with their requirements.

Objective: Assist 5 households annually.

Responsible Agency: Planning Department and City Manager's Office

Funding: HOME funds

Timeline: Throughout the planning period

4.7 Section 8 Rental Assistance

Administered by the Kings County Housing Authority, Lemoore will continue to participate in the Section 8 rental assistance program. This program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.

Objective: Assist the Housing Authority in promoting the Section 8 program.

Responsible Agency: Kings County Housing Authority

Funding: HUD

Timeline: Throughout the planning period

4.8 Affordable Housing Project Assistance

The City provides financial and administrative assistance to affordable housing projects whenever feasible. Financial assistance is dependent on grant funding and administrative assistance may include support with the preparation of grant applications as well as incentives such as density bonus and fast-track permit processing.

Objective: Assist affordable housing projects on a case-by-case basis, including priority for extremely-low-income units where feasible.

Responsible Agency: Planning Department

Funding: Grant funds; General Fund

Timeline: Throughout the planning period as funding becomes available

4.9 Senior and Special Needs Housing

The City supports development of affordable housing for special needs households, including elderly and disabled. The City has been supportive of special needs housing including affordable senior housing development, housing rehabilitation programs, and development of second units, all of which serve the needs of very-low- and extremely-low-income households and persons with disabilities. The City also supported the conversion of the Antlers Hotel into senior housing. The City will continue to facilitate the development of senior housing, special needs housing, and/or a senior assisted living facility in the Lemoore Market Area through incentives and administrative assistance.

Objective: Continue to support the development of senior/disabled/assisted living housing.

Responsible Agency: Planning Department

Funding: CDBG, state and federal funds

Timeline: Throughout the planning period

4.10 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. This type of housing is particularly important in addressing the needs of very-low- and extremely-low-income persons. The Zoning Code allows emergency shelters by-right in the RSC (Recreation, School and Conservation) zone subject to objective development standards. In addition, transitional and supportive housing are considered residential uses and are permitted in most zones subject only to the same requirements as other residential uses of the same type in the same zone. Minor revisions to definitions and zoning regulations are needed to ensure conformance with state law.

Objectives: Continue to facilitate emergency shelters and transitional/supportive housing consistent with state law.

Amend the Zoning Code to revise definitions and regulations for transitional and supportive housing in 2016 to ensure conformance with state law

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Zoning Code amendment in 2016

4.11 Employee and Farmworker Housing

As the second most urbanized city in Kings County, Lemoore has few resident farmworkers. Although agricultural operations are very limited, an amendment to City zoning regulations will be processed to allow farmworker housing in conformance with *Health and Safety Code* §17021.5 and §17021.6. Lemoore has worked with Self-Help Enterprises to create 36 affordable single-family units by providing land and home ownership assistance while families provided "sweat equity" towards constructing their homes. Occupants were primarily very-low-income farmworker families.

Objectives:

1. Process a Zoning Code amendment to allow employee housing in conformance with *Health and Safety Code* §17021.5 and §17021.6;
2. Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing; and
3. Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Code amendment in 2016; throughout the planning period

4.12 Remove Constraints on Housing for Persons with Disabilities and Special Needs

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, who often have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments. In order to comply with state requirements and reduce potential constraints, the City will process an amendment to the Zoning Code in the following areas:

1. Licensed residential care facilities serving 6 or fewer persons, excluding staff, will be permitted as a family residential use subject only to the same regulations as apply to other residential uses of the same type in the same zone;
2. A definition of "family" will be added in conformance with current law.

Objectives: Amend the Zoning Ordinance to remove potential constraints on persons with special needs consistent with current law.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Zoning Code amendment in 2016

4.13 Promote Equal Housing Opportunities

The City provides information on fair housing laws, landlord/tenant rights and responsibilities and refers complaints of housing discrimination to the Department of Fair Employment and Housing in Fresno. Information on housing discrimination is available at City Hall and flyers on fair housing are distributed to participants in the City's First Time Homebuyer Program.

In addition, the Zoning Ordinance includes reasonable accommodation procedures for reviewing and approving requests for modifications to zoning and building regulations by persons with disabilities.

Objective: Continue to provide fair housing information at City Hall and on the City website.

Continue to process requests for reasonable accommodation by persons with disabilities

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Throughout the planning period

5. Kings County Housing Programs

Kings County was formed in 1893 from the separation of the western portion of Tulare County and from an additional 100 square miles added from Fresno County in 1908. Located in the fertile agricultural valley floor along the Kings River, Kings County quickly began to establish itself as a prominent agricultural region. With the construction of the Southern Pacific Railroad – Alcade branch in 1877, the community of Armona soon began to flourish as a central fruit packing and shipping point. Growth of the smaller rural communities diminished as Hanford grew rapidly and later developments in Lemoore prospered.

More than 100 years after its founding, Kings County continues to remain strongly based in its agriculture roots. Today, Kings County is ranked as the 8th leading agricultural county in California (25th in the nation), and has risen to one of the top fifteen milk producing counties in the nation. With the County's prominent agricultural resources and vast distribution network to move agricultural goods to national and international markets, the County has remained dedicated towards supporting agriculture while directing urban development to cities and community areas where services are more efficiently provided.

This Housing Plan reflects the County's historical population trends and policies that direct urban development to existing cities or community service districts, while also providing opportunities for affordable housing development. The Housing Plan sets forth policies to encourage the production of housing where adequate infrastructure and services are available, preserve and rehabilitate residential structures, and provide housing assistance to low- and moderate-income households to meet their housing needs.

5.1 Code Enforcement

Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The Kings County Building Inspection staff will continue to work to enforce state and local regulations regarding building and property maintenance. In conjunction with code enforcement activities, staff will provide information to homeowners regarding the County's Housing Rehabilitation Program.

Objective:	Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance.
Responsible Agency:	Building Inspection Division
Funding:	General Fund
Timeline:	Throughout the planning period

5.2 Housing Rehabilitation Program

Working through nonprofit organizations and jurisdictions, the County offers housing rehabilitation assistance through the Housing Rehabilitation Program. Kings County offers housing rehabilitation assistance throughout County unincorporated areas, including the Corcoran fringe, Hanford fringe, Lemoore fringe, Armona, Home Gardens, Kettleman City, Stratford and other small community areas. The County provides low- or no-interest loans up to $57,000 to correct health and safety hazards and make more routine repairs. The loan can be deferred until the owner sells the home, moves out of the home, or is able to begin making payments.

Objective:	Provide 5 to 10 loans per year.
Responsible Agency:	Community Development Agency
Funding:	HOME and CDBG
Timeline:	Throughout the planning period

5.3 Preservation of At-Risk Affordable Housing

The County will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Unincorporated Kings County has four projects with approximately 197 units of affordable housing created through various County, state, and federal programs. None of those units are at risk for conversion to market rate.

Objective:	Continue to monitor at-risk units.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

5.4 Adequate Sites

The County will ensure that an adequate supply of residential land is designated in unincorporated areas to accommodate projected growth needs. Appendix B of the Housing Element identifies adequate sites within unincorporated areas to accommodate the County's share of the regional housing needs allocation, which is identified as 818 units (93 extremely-low, 93 very-low, 138 low, 147 moderate, and 347 above-moderate) for the new planning period. Adequate sites are those with appropriate zoning and development standards and adequate water and sewer services and other infrastructure.

Objective: Designate adequate sites to meet Kings County's housing needs of 818 units for the new planning period.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.5 First-Time Homebuyer Program

The County's First-Time Homebuyer Program provides qualified first-time homebuyers up to no more than 50% of purchase price towards a home purchase. The loan is deferred for the life of the first loan or until the home owner sells the house. This program is available in all the unincorporated areas of Kings County and is administered by Self-Help Enterprises.

Objective: Provide 10 to 15 loans per year.

Responsible Agency: Community Development Agency and Self-Help Enterprises

Funding: HOME

Timeline: Throughout the planning period

5.6 Section 8 Rental Assistance

Administered by the Kings County Housing Authority, unincorporated communities will continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.

Objective: Support the Housing Authority's Section 8 program by promoting the program via the County website and brochures at County offices.

Responsible Agency: Kings County Housing Authority

Funding: HUD

Timeline: Throughout the planning period

5.7 Foster Youth Transitional Program

The County supports the Housing Authority in the provision of transitional homes for foster youth. Foster children are a top priority for Kings County. Working with the Kings County Housing Authority, various agencies and organizations have established two transitional homes for aged-out foster children. The homes each accommodate six residents. The Hanford boys' home was completed in 2001 by refurbishing a dilapidated HUD home with the assistance of donations of material and labor. The Lemoore girls' home was built in 2002 from a historical dwelling that was refurbished.

Objective: Continue to support the Housing Authority in the provision of transitional homes for foster youth.

Responsible Agency: Community Development Agency and the Kings County Housing Authority

Funding: General Fund

Timeline: Throughout the planning period

5.8 Emergency Shelters and Transitional/Supportive Housing

Housing Element law requires jurisdictions to provide adequate sites for a variety of housing including emergency shelters and transitional/supportive housing through appropriate zoning and development standards. The Kings County Development Code allows emergency shelters in the PF zone subject only to a ministerial Site Plan Review, consistent with SB 2, and also allows emergency shelters by CUP in the R-1 and RM zones. The Development Code also allows transitional or supportive housing for up to 6 persons by-right in all residential zones. The Code will be amended to specify that transitional/supportive housing is a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone.

Objective: Amend the Development Code to permit transitional/supportive housing subject to the same requirements and procedures as for other residential uses of the same type in the same zone, as required by state law.

Continue to support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Development Code amendment in 2016

5.9 Mobile Home/Manufactured Housing

Mobile homes and manufactured housing can provide an important source of affordable housing in rural areas. Pursuant to state law, all jurisdictions must allow for the development of manufactured housing/mobile homes as a permitted use in all residential zones where single-family homes are permitted. County codes are consistent with state law in this regard, and the County will continue to facilitate this type of housing to address the needs of low- and moderate-income households.

Objective: Continue to allow manufactured housing by right in all R zones which allow "one-family dwellings."

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.10 Farmworker and Employee Housing

Kings County administratively permits mobile homes as farm employee housing in the AL-10, AG-20, AG-40 and AX zones. Farmworker housing not exceeding 5 units per parcel is permitted in the AL-10, AG-20 and AG-40 zones with larger facilities in the same zones requiring a conditional use permit. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing and smaller farmworker housing units. The County works with the Housing Authority and non-profit developers to develop rental and ownership housing for farmworkers. The County also facilitated renovation of a former motel into temporary and/or long-term, permanent agricultural employee housing for 24 farmworker families. To further assist in meeting housing needs, the County will:

Objective: Continue to support farmworker housing as follows:

1. Amend the Development Code to incorporate §17021.5 and §17021.6 of the *Health and Safety Code*
2. Assist interested developers by identifying sites and supporting funding applications
3. Provide, to the extent feasible, regulatory incentives.

Responsible Agency: Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers

Funding: General fund

Timeline: Development Code amendment in 2016

5.11 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update, the County conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments and no

significant constraints were identified. In order to facilitate the provision of adequate housing for persons with disabilities, the County will continue to:

1. Permit small licensed community care facilities (6 or fewer persons) by-right in all residential zones and larger community care facilities serving more than 6 persons by CUP in all residential zones; and
2. Implement the reasonable accommodation ordinance establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities.

Objective: Continue to facilitate the provision of community care facilities and housing for persons with disabilities

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.12 Promote Equal Housing Opportunities

Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office. The County will continue to publicize fair housing information at County offices, other public agencies and commercial centers. County staff will also coordinate with the cities of Avenal, Corcoran, Hanford and Lemoore regarding the most effective fair housing organizations to serve residents of Kings County.

Objective: Continue to facilitate the provision of fair housing information to residents of Kings County.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.13 Assist Affordable Housing Development

The County promotes the development of housing for extremely-low-, very-low-, low- and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards, administrative support to developers on grant applications. Programs 5.6 (Section 8 Rental Assistance), 5.8 (Emergency Shelters and Transitional/Supportive Housing), 5.9 (Mobile/Manufactured Housing), 5.10 (Farmworker and Employee Housing), 5.11 (Housing for Persons with Disabilities) and 5.16 (SRO Housing) are all intended to address the needs of extremely-low-income (ELI) households. In order to further assist in the development of ELI units, the County will apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. Potential funding sources include CDBG and HOME. The County will also seek State and Federal funding specifically targeted for the development of housing affordable to ELI households, such as AHSC funds. The County will promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Objective: Seek applicable grants for affordable housing, provide an inventory of housing sites to interested developers, and continue to pursue housing production and rehabilitation with nonprofit housing organizations.

Responsible Agency: Community Development Agency and affordable housing developers

Funding: Local, state, and federal funds

Timeline: Throughout the planning period; apply for grant funding on an annual basis as available.

5.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction

The Community Development Agency offers expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also provided for photovoltaic systems that generate energy for residential uses.

Objective: Increase energy conservation and reduce greenhouse gases/particulate matter in Kings County by encouraging developers to comply with the California Green Building Standards Code. Developers receive expedited plan check/permit processing if their project meets or exceeds the California Green Building Standards Code or if the project incorporates a photovoltaic system that provides energy for residential uses. This program will be publicized through postings within the Community Development Agency office and on the Agency's webpage.

Responsible Agency: Community Development Agency and housing developers

Funding: No additional County funding required

Timeline: Throughout the planning period

5.15 Weatherization and Energy-Efficient Home Improvements

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The County will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

Objective: Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.

Responsible Agency: Community Development Agency

Funding: Nominal funding required

Timeline: Throughout the planning period

5.16 Single Room Occupancy (SRO) Housing

To facilitate additional housing opportunities for lower-income residents, the County will continue to encourage development of SRO housing.

Objective: Address the needs of extremely-low-income persons through SRO housing.

Responsible Agency: Community Development Agency

Funding: Nominal funding required

Timeline: Throughout the planning period

5.17 Promote Fair and Balanced Fee Structures

Kings County promotes the development of affordable housing. However, such properties are often owned by non-profit organizations that are exempt from property taxes, which are necessary to provide funding for the public services and facilities required by residents. As a result, non-profit developments can have a negative fiscal impact on the County. In the event that affordable housing production by non-profit developers exceeds the level of need identified in the RHNA Plan for this planning period, the County will initiate a study to assess the fiscal impacts of additional non-profit affordable housing development, and consider appropriate mechanisms such as in-lieu fees to mitigate such impacts. Prior to implementation of such mitigation, the County shall conduct an evaluation of its effect on the cost and supply of housing, and process an amendment to the Housing Element.

Objective: The objective of this program is to balance the benefits of non-profit affordable housing tax benefits with the importance of maintaining local funding mechanisms for the continuance of essential County services.

Responsible Agency: Community Development Agency

Funding: No funding required at this time.

Timeline: To be determined

C. Quantified Objectives

Table 5-1 below summarizes the quantified objectives for housing construction, rehabilitation, and conservation for Kings County jurisdictions for the 2016-2024 planning period. Construction objectives do not reflect past building activity, but rather reflect housing needs based on demographic trends as determined by the California Department of Housing and Community Development (HCD).

Table 5-1
Quantified Objectives 2016-2024

Income Category	Avenal	Corcoran	Hanford	Lemoore	Unincorporated Kings County
New Construction[1]					
Extremely Low	73	108	549	339	93
Very Low	72	107	548	338	93
Low	108	161	821	507	138
Moderate	115	169	865	534	147
Above-Moderate	271	401	2,049	1,267	347
Rehabilitation					
Extremely Low	5	10	10		12
Very Low	5	20	40		13
Low	10	45	50		25
Moderate	0	0	0		0
Above-Moderate	0	0	0		0
Conservation[2]					
Extremely Low Very Low Low Moderate	317	593	718	624	197
Above-Moderate	0	0	0	0	0

1 Construction objectives are for 2014-2024 commensurate with the RHNA
2 Conservation objectives refer to existing units with affordability covenants (see Table 2-33)
Source: KCAG, *2014 Kings County Regional Housing Needs Assessment Plan*, January 28, 2015

Chapter 6. Glossary of Terms

Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Accessory Dwelling Unit: A dwelling unit accessory to a main single-family dwelling on a parcel of land and which meets the requirements of state law.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under state and federal statutes, housing which costs no more than 30% of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance) by federal, state, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very–low-, low-, and moderate-income households.

Kings County Association of Governments (KCAG): The regional government agency authorized by the federal and state government to address regional transportation, housing, and other planning issues in Kings County.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for very–low-, low-, and moderate-income residents due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The state department responsible for administering state-sponsored housing programs and for reviewing housing elements to determine compliance with state housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to a new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; e.g., an apartment or condominium building.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Elderly Household: Elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 65 or older.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility that houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to states and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered

homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the regional median family income. The following categories are used in the Housing Element:

- *Extremely Low*: Households earning less than 30% of County median family income;
- *Very low*: Households earning less than 50% of County median family income;
- *Low*: Households earning 51% to 80% of the County median family income;
- *Moderate:* Households earning 81% to 120% of County median family income;
- *Above Moderate*: Households earning above 120% of County median family income

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist: 1) where a housing subsidy is linked to a particular house or apartment, the housing subsidy is "project" or "unit" based; or 2) In Section 8 rental assistance programs the subsidy is provided to the family (called "tenant-based") who can then use the assistance to find suitable housing in the accommodations of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusionary Unit. An ownership or rental dwelling unit which is required to meet affordability criteria established by local ordinance.

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income (adjusted for household size) within a region for which half of the households have incomes above the median and half have incomes below the median. The "Areawide Median Income" (AMI) is established annually by HUD and HCD for each county as the basis for affordable housing programs.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50% of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in Kings County. These housing needs numbers serve as a basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30% of household annual income. Households with incomes of 50% or below the area median income are eligible to participate in the program.

Senior: The Census Bureau defines a senior as a person who is 65 years or older. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, people with disabilities, large families with five or more members, single-parent families with children, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California *Government Code* §66410, et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the California Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

This page intentionally left blank.