


Kings County 2009 Housing Element Update


City of Corcoran
August 3, 2009

Conexus




Housing Element Overview

- Part of the General Plan
- 2009 update required by state law
- Joint effort of KCAG, county & cities
- Focus housing priorities & strategies through 2014
- Review by HCD – “Certification”




Housing Element Overview

- Importance of HCD Certification
 - Eligibility for grant funds
 - Legal adequacy of the General Plan
 - Local control of land use decisions
 - No RHNA “carryover”
 - Ensure 8-year Housing Element “shelf life”




Housing Element Contents

1. Introduction
2. Needs Assessment
 - ✓ Existing needs
 - ✓ Growth needs 2007-2014
3. Resources for Housing
 - ✓ Land inventory
 - ✓ Financial & administrative resources



Housing Element Contents

4. Constraints Analysis
 - ✓ Governmental
 - ✓ Non-Governmental
5. Housing Plan
 - ✓ Goals & Policies
 - ✓ Implementation Programs
 - ✓ Quantified Objectives
6. Glossary



Housing Element Contents

APPENDICES

- A. Evaluation of the 2003 Element
 - ✓ Appropriateness of prior goals, policies & programs
 - ✓ Accomplishments vs. objectives
- B. Land Inventory
- C. Public Participation Summary




Key Issues

- Regional Housing Needs Allocation
- Emergency shelters, transitional & supportive housing
- Housing for persons with special needs




Regional Housing Needs Allocation 2007-2014

- Mandated by state law & prepared by KCAG
- Each jurisdiction must accommodate its fair share of the total county housing need
- Housing for all economic segments in each jurisdiction
- Linked to availability of sites with appropriate zoning
- Programs to encourage new housing at all income levels



Significance of RHNA


- RHNA is not a construction quota
- Cities & counties don't build housing
- RHNA need is compared to inventory of sites (vacant and underutilized)
- Focus on Lower-income categories (VL + L)



RHNA Income Categories Kings County 2009

Median Income = \$55,800	Income Limits
Extremely Low (<30%)	\$16,750
Very Low (31-50%)	\$27,900
Low (51-80%)	\$44,650
Moderate (81-120%)	\$66,950
Above Mod (>120%)	\$66,950+


Assumptions:
Based on a family of 4
30% of gross income for rent or PITI
10% down payment, 5.5% interest, 1.25% taxes & insurance
Source: Cal HCD: Census



RHNA Income Categories Kings County 2009

Median Income = \$55,800	Income Limits	Affordable Rent
Extremely Low (<30%)	\$16,750	\$419
Very Low (31-50%)	\$27,900	\$698
Low (51-80%)	\$44,650	\$1,115
Moderate (81-120%)	\$66,950	\$1,674
Above Mod (>120%)	\$66,950+	\$1,674+


Assumptions:
Based on a family of 4
30% of gross income for rent or PITI
10% down payment, 5.5% interest, 1.25% taxes & insurance
Source: Cal HCD: Census



RHNA Income Categories Kings County 2009

Median Income = \$55,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$16,750	\$419	--
Very Low (31-50%)	\$27,900	\$698	\$115,000
Low (51-80%)	\$44,650	\$1,115	\$180,000
Moderate (81-120%)	\$66,950	\$1,674	\$275,000
Above Mod (>120%)	\$66,950+	\$1,674+	\$275,000+


Assumptions:
Based on a family of 4
30% of gross income for rent or PITI
10% down payment, 5.5% interest, 1.25% taxes & insurance
Source: Cal HCD: Census



RHNA Allocations Kings County 2007-2014


	Very Low	Low	Mod	Above Mod	Total
Avenal	80	126	214	291	711
Corcoran	80	160	295	370	905
Hanford	1,446	1,015	938	2,359	5,758
Lemoore	748	534	502	1,237	3,021
County unincorporated	137	193	316	448	1,094
KCAG Total	2,491	2,028	2,265	4,705	11,489

Source: Kings County Association of Governments, 8/2008




Net Remaining RHNA Corcoran

	Very Low	Low	Mod	Above Mod	Total
RHNA	80	160	295	370	905
Units Built 2007-08	66	67	99	1	233
Net Remaining RHNA	14	93	196	369	672



Land Inventory vs. RHNA Corcoran

	Lower	Mod	Above Mod	Total
Single-family sites	--	1,017	846	1,863
Multi-family sites	124	--	--	124
Underutilized sites	70	--	--	70
Total inventory	194	1,017	846	2,057
Net Remaining RHNA	107	196	369	672
Adequate Capacity?	Yes	Yes	Yes	Yes



New Programs

Program 2.12 – Emergency Shelters & Transitional/Supportive Housing


- ✓ Emergency shelters permitted by right in the C S zone subject to appropriate development standards
- ✓ Transitional/supportive housing is a residential use with same requirements as for other residential uses of the same type in the same zone



New Programs

Program 2.14 – Housing for Persons with Special Needs

- ✓ Small community care facilities (up to 6 persons) to be allowed by-right in any residential zone
- ✓ Large community care facilities (7+ persons) allowed with a CUP in the R-1 and R-M zones
- ✓ Reasonable accommodation ordinance



Next Steps

- **Public meetings** (August)
- **State HCD review** (Sept - Oct)
- **Final Housing Element adoption** (Winter 2009/10)
