



Kings County

2009 Housing Element Update

City of Avenal
August 12, 2009



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 farmworkers and persons with disabilities



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

<i>Median Income = \$55,800</i>	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; Conexus



RHNA Allocations

Kings County Jurisdictions

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 Avenal

	Very Low	Low	Mod	Above Mod	Total
RHNA	80	126	214	291	711
Units Built 2007-08	--	--	14	--	14
Net Remaining RHNA	80	126	200	291	697



Land Inventory vs. RHNA Avenal

	Lower	Mod	Above Mod	Total
Single-family sites	--	2,423	--	2,423
Multi-family sites	655	--	--	655
Total inventory	655	2,423	--	3,078
Net Remaining RHNA	206	200	291	697
Adequate Capacity?	Yes	Yes	Yes	Yes



New Programs

Program 1.13 – Emergency Shelters & Transitional/Supportive Housing

- ✓ Allow emergency shelters in the R-3 zone by-right 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 1.14 – Farmworker Housing

- ✓ Facilities with no more than 36 beds or 12 units must be treated as an agricultural land use

Program 1.15 – Persons with Disabilities

- ✓ Definition of “family”
- ✓ Reasonable accommodation ordinance



Next Steps

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