



**KINGS COUNTY**  
**COMMUNITY DEVELOPMENT AGENCY**

# **Kings County** **2009 Housing Element Update**

**Public Workshop**  
**March 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”



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# *Housing Element Overview*

- **Importance of HCD Certification**
  - Eligibility for grant funds
  - Legal adequacy of the General Plan
  - Local control of land use decisions



# *Key Housing Element Requirements*

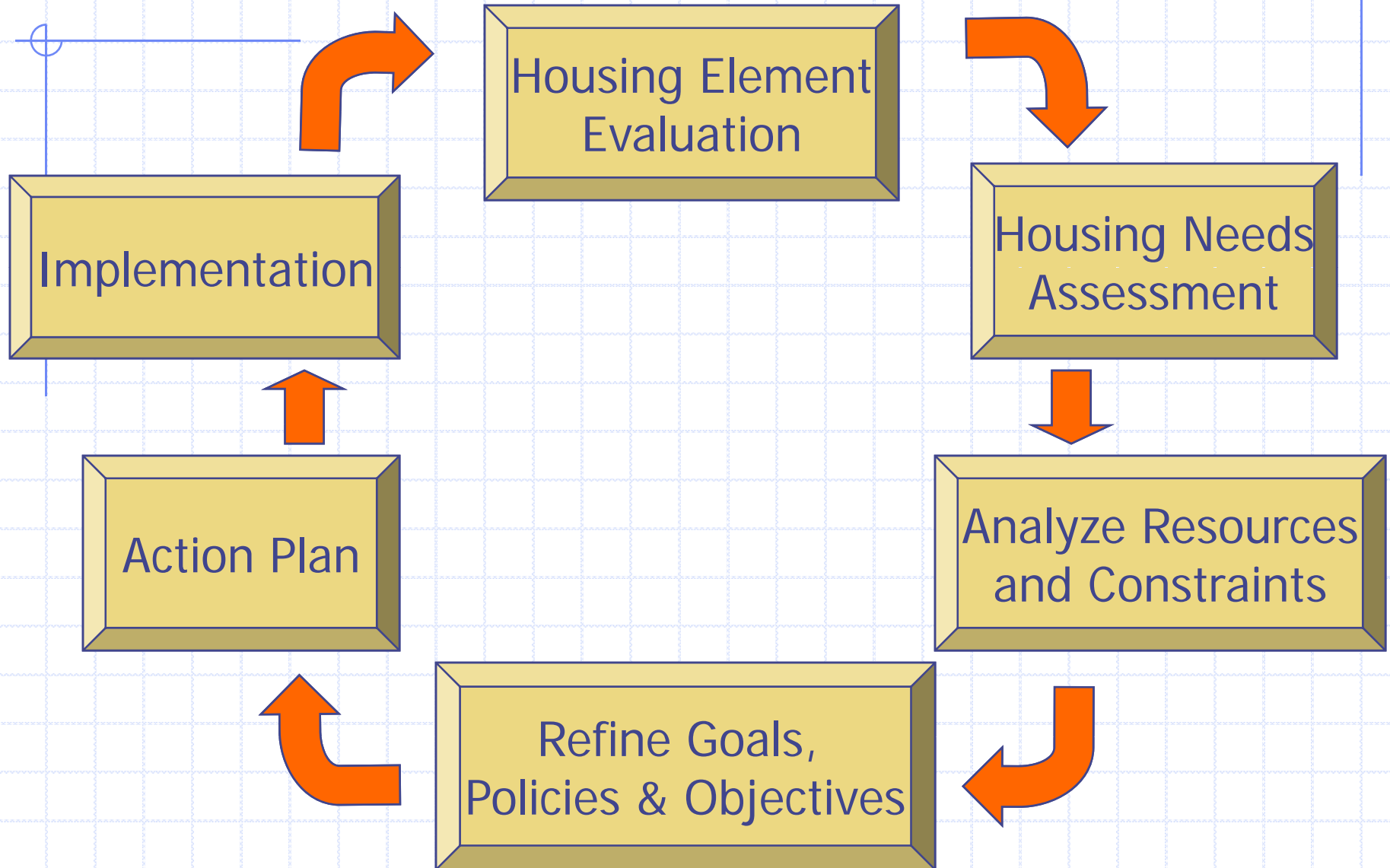
- Maintain & improve existing housing
- Plan for growth needs for all economic segments
- Remove constraints to housing development
- Fair housing



# *Key Housing Element Requirements*

- Accommodate a variety of new housing:
  - Single-family houses
  - Multi-family apartments & condos
  - Second units (granny flats)
  - Farm worker housing
  - Persons with disabilities & special needs
  - Transitional & supportive housing
  - Emergency shelters
  - Manufactured housing

# *Housing Element Cycle*





# *Recent Changes in Housing Element Law*

## **AB 2348**

- Establishes “**default density**” of 20 units/acre for lower-income housing
  - ✓ Must demonstrate “adequate sites” with appropriate densities & development standards to accommodate RHNA



# *Recent Changes in Housing Element Law*

## **AB 2634**

- Requires Housing Elements to consider needs & programs for **extremely-low-income** households
  - ✓ 30% or less of county median = \$16,150)



# *Recent Changes in Housing Element Law*

## **SB 2**

- **Stronger planning requirements for emergency shelters and transitional & supportive housing**
  - ✓ Identify zone where permanent emergency shelters are allowed by-right
  - ✓ Transitional/supportive housing is a residential use with same requirements as for other residential uses of the same type in the same zone

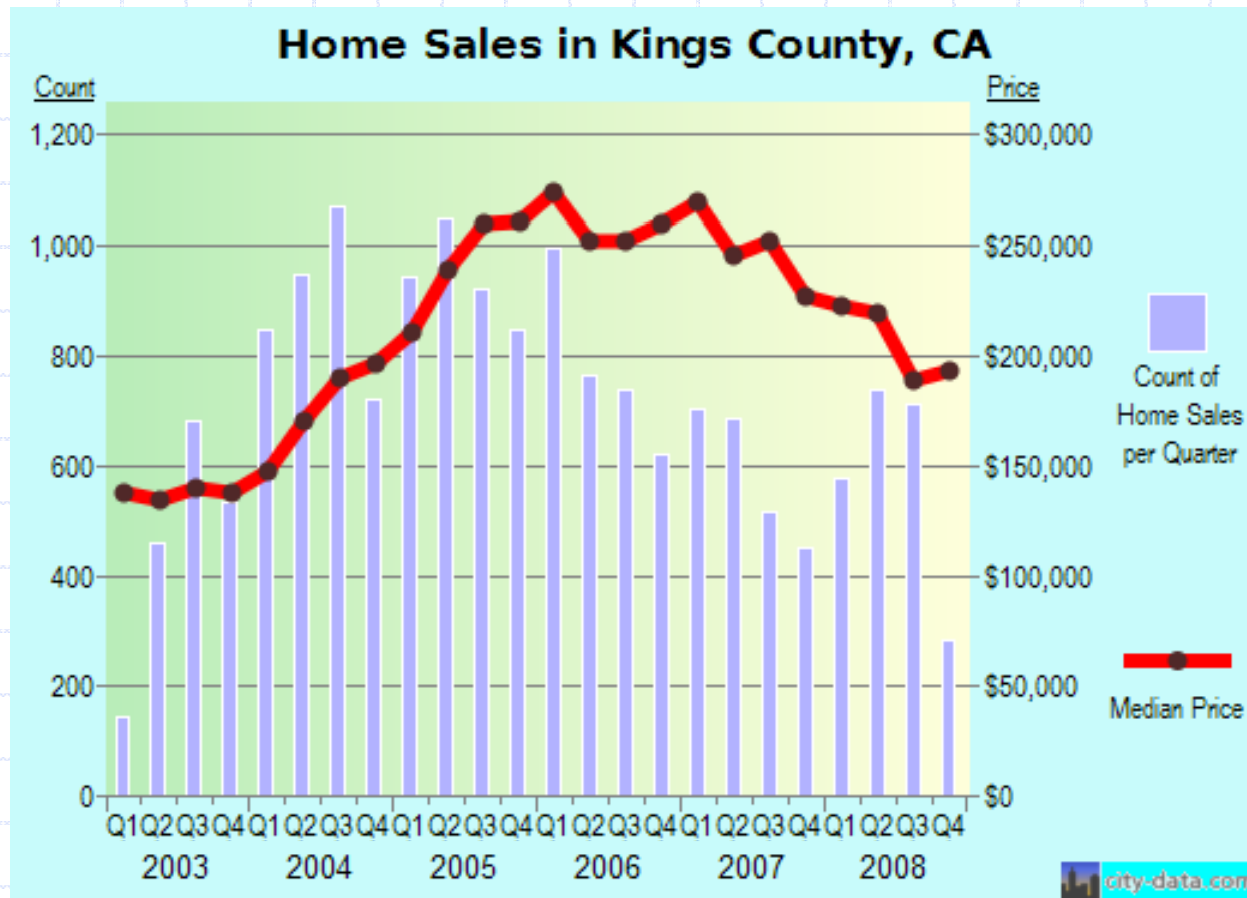
# *Recent Changes in Housing Element Law*

## **SB 375**

- Addresses land use & transportation effects on greenhouse gas (GhG) emissions
  - ✓ 31% of GhG emissions come from passenger vehicles (i.e., excluding freight)
  - ✓ Uses transportation planning to reduce GhG emissions
  - ✓ Links regional housing needs (RHNA) with transportation planning
  - ✓ CARB (state) sets regional emissions targets; COGs (local elected officials) adopt plans (RTP, RHNA) to achieve targets
  - ✓ Sustainable Communities Strategy



# Kings County Housing Market



Source: [City-data.com](http://City-data.com)

# *Home Mortgage Trends*

## *U.S. - 2008*

<b>"Zero-down" loans:</b>	<b>2000: &lt;5%</b> <b>2006: 21%</b>
<b>"Sub-prime" loans in default:</b>	<b>1 in 5</b>
<b>Proportion of all homes in default:</b>	<b>1 in 10</b>
<b>California foreclosures in 2008:</b> <i>(more than 1999-2007 combined)</i>	<b>236,000</b>



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## *Mortgage Delinquencies*

	Kings County	Fresno County	Tulare County	Kern County	CA Totals
<b>Mortgage delinquencies (2008-Q2)</b>	<b>2.5%</b>	<b>3.9%</b>	<b>3.3%</b>	<b>4.6%</b>	<b>1.4%</b>
<b>Rank among California counties (per capita)</b>	<b>37</b>	<b>21</b>	<b>31</b>	<b>11</b>	<b>--</b>

Sources: *First American CoreLogic; ForeclosureRadar.com*



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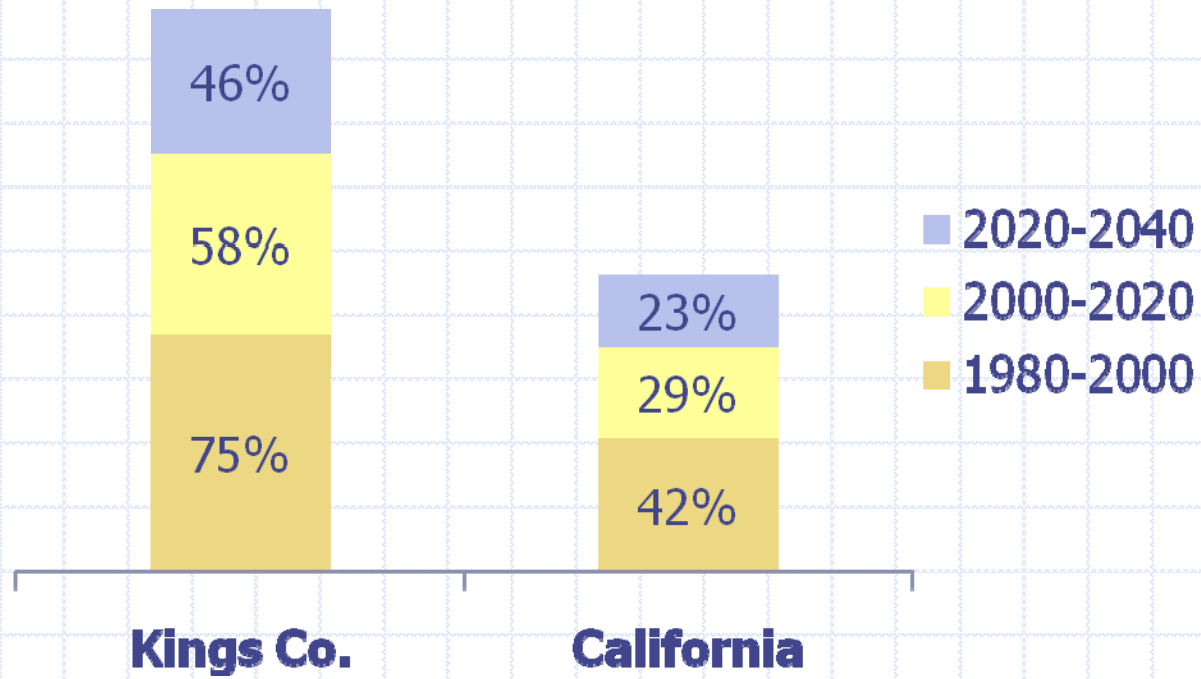
# Population Growth 1980-2040

	1980	2000	2008	2020	2040
<b>Kings County</b>	74,200	130,200	<b>155,000</b>	205,700	300,000
<b>California</b>	24 million	34 million	<b>38 million</b>	44 million	54 million

Source: California Department of Finance



# *Population Growth* *1980-2040*



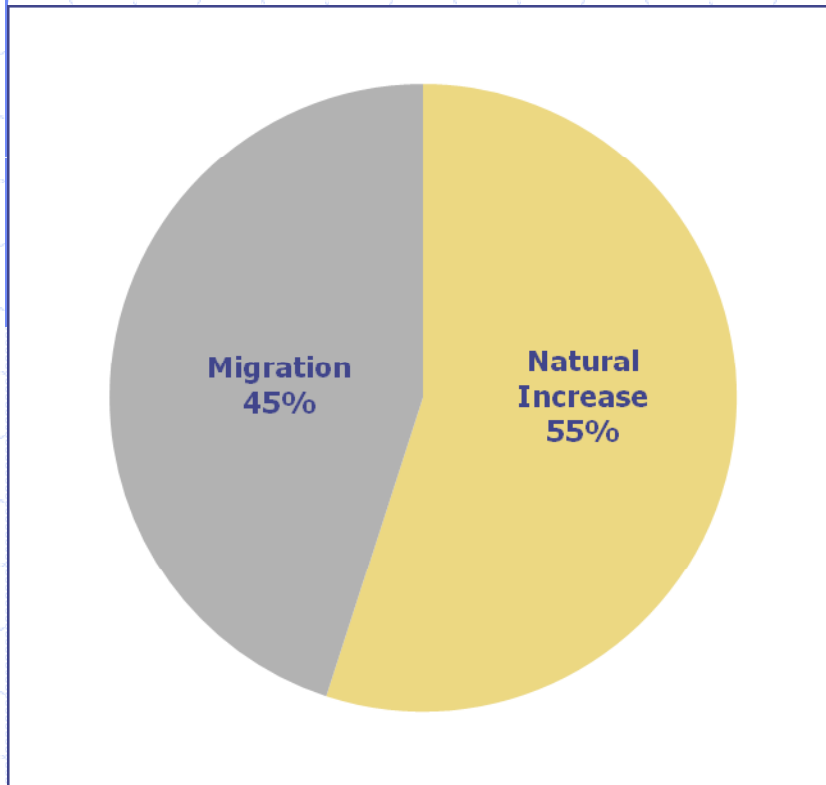
Source: California Department of Finance



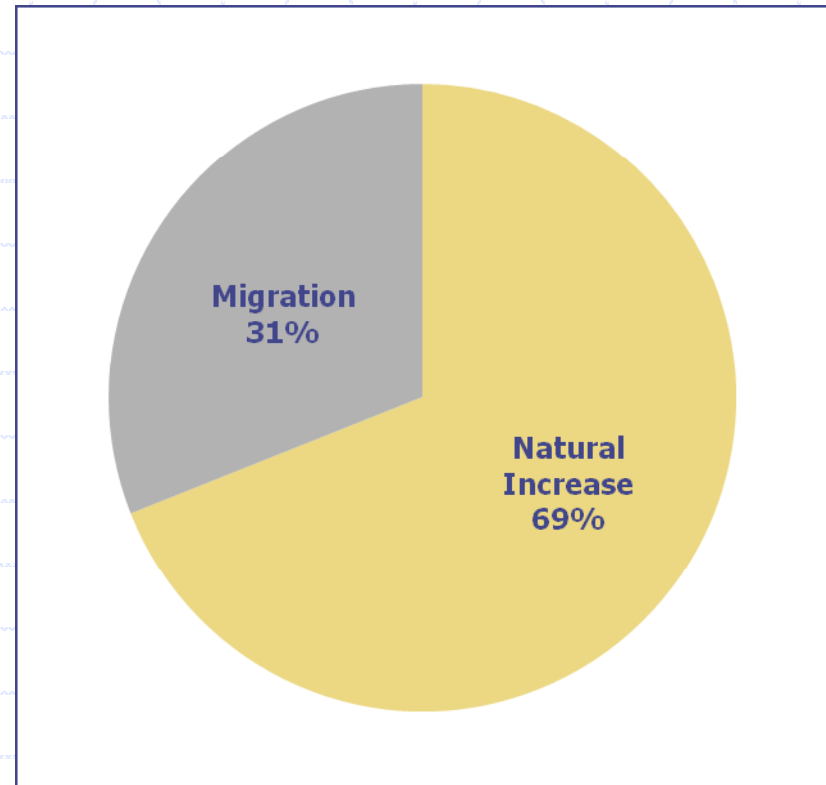
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# Population Growth 1990-2008



**Kings County**



**California**

Source: California Department of Finance



## ***Job Growth by Industry Kings County 2004-2014***

<b>Industry</b>	<b>New Jobs</b>
<b>Local government (including schools)</b>	<b>1,700</b>
<b>Agriculture</b>	<b>1,000</b>
<b>Retail trade</b>	<b>1,000</b>
<b>Education &amp; health services</b>	<b>900</b>
<b>Leisure &amp; hospitality</b>	<b>700</b>
<b>Manufacturing</b>	<b>400</b>
<b>Information – Finance - Insurance</b>	<b>300</b>
<b>Total job growth</b>	<b>7,100</b>

*Source: California Employment Development Department*



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???

- But what about the recession???



# *Regional Housing Needs Assessment*

*2007-2014*

- Mandated by state law
- 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)
- If insufficient sites are available, County must address shortfall (e.g., rezoning)



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# ***RHNA Income Categories***

## *Kings County 2008*

<i><b>Median Income = \$53,800</b></i>	<i><b>Income Limits</b></i>
<i><b>Extremely Low (&lt;30%)</b></i>	<i><b>\$16,150</b></i>
<i><b>Very Low (31-50%)</b></i>	<i><b>\$26,900</b></i>
<i><b>Low (51-80%)</b></i>	<i><b>\$43,050</b></i>
<i><b>Moderate (81-120%)</b></i>	<i><b>\$64,600</b></i>
<i><b>Above Mod (&gt;120%)</b></i>	<i><b>\$64,600+</b></i>

*Assumptions:*

*Based on a family of 4*

*30% of gross income for rent or PITI*

*10% down payment, 6% interest, 1.25% taxes & insurance*

*Source: Cal HCD; Conexus*



# ***RHNA Income Categories***

## *Kings County 2008*

<i><b>Median Income = \$53,800</b></i>	<i><b>Income Limits</b></i>	<i><b>Affordable Rent</b></i>
<i><b>Extremely Low (&lt;30%)</b></i>	<i><b>\$16,150</b></i>	<i><b>\$404</b></i>
<i><b>Very Low (31-50%)</b></i>	<i><b>\$26,900</b></i>	<i><b>\$673</b></i>
<i><b>Low (51-80%)</b></i>	<i><b>\$43,050</b></i>	<i><b>\$1,076</b></i>
<i><b>Moderate (81-120%)</b></i>	<i><b>\$64,600</b></i>	<i><b>\$1,615</b></i>
<i><b>Above Mod (&gt;120%)</b></i>	<i><b>\$64,600+</b></i>	<i><b>\$1,615+</b></i>

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# ***RHNA Income Categories***

## *Kings County 2008*

<i><b>Median Income = \$53,800</b></i>	<i><b>Income Limits</b></i>	<i><b>Affordable Rent</b></i>	<i><b>Affordable Price (est.)</b></i>
<i><b>Extremely Low (&lt;30%)</b></i>	<i><b>\$16,150</b></i>	<i><b>\$404</b></i>	<i><b>--</b></i>
<i><b>Very Low (31-50%)</b></i>	<i><b>\$26,900</b></i>	<i><b>\$673</b></i>	<i><b>\$100,000</b></i>
<i><b>Low (51-80%)</b></i>	<i><b>\$43,050</b></i>	<i><b>\$1,076</b></i>	<i><b>\$165,000</b></i>
<i><b>Moderate (81-120%)</b></i>	<i><b>\$64,600</b></i>	<i><b>\$1,615</b></i>	<i><b>\$250,000</b></i>
<i><b>Above Mod (&gt;120%)</b></i>	<i><b>\$64,600+</b></i>	<i><b>\$1,615+</b></i>	<i><b>\$250,000+</b></i>

*Assumptions:*

*Based on a family of 4*

*30% of gross income for rent or PITI*

*10% down payment, 6% interest, 1.25% taxes & insurance*

*Source: Cal HCD; Conexus*



# *Kings County Housing Market*

	Kings County	California
<b>Median home price (2008/Q4)</b>	<b>\$195,000</b>	<b>\$249,000</b>
<b>Median rent (new units)</b>	<b>\$595 (\$1,257)</b>	<b>\$984</b>

Sources: DataQuick; City-Data



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# ***RHNA Allocations Kings County 2007-2014***

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

Source: Kings County Association of Governments, 8/2008



# *Current Programs Kings County*

## *Maintenance & Improvement of Existing Housing*

- Code enforcement
- Housing Rehabilitation Loans



# *Current Programs Kings County*

## *New Housing Supply*

- Adequate Sites (RHNA)
- Density Bonus



# *Current Programs Kings County*

## *Housing Affordability*

- Preservation of At-Risk Housing
- First-Time Homebuyers
- Mobile Homes & Manufactured Housing
- Section 8 Rental Vouchers



# *Current Programs Kings County*

## *Fair Housing & Special Needs*

- Emergency & Transitional Shelters
- Foster Youth Transitional Housing
- Farmworker Housing
- Remove Constraints & Reasonable Accommodation for Persons with Disabilities
- Equal Housing Opportunities

# *Resources for Housing*

- **Kings County Housing Authority**
  - ✓ Public housing
  - ✓ Section 8 rental assistance
  
- **CDBG & HOME**
  - ✓ New housing development
  - ✓ Home purchase assistance
  - ✓ Acquisition & rehabilitation
  - ✓ Public works & community development

# *Resources for Housing*

- **USDA Rural Development**
  - ✓ Housing development
  - ✓ Home purchase assistance
  - ✓ Repair & rehabilitation
- **Low Income Housing Tax Credits**
  - ✓ New construction (competitive applications)
- **State Grants & Loans**
  - ✓ Prop 1C bond of 2006

## *Resources for Housing*

- **American Recovery and Reinvestment Act of 2009 (Federal stimulus package)**
  - ✓ CDBG
  - ✓ Neighborhood Stabilization Program
  - ✓ HOME
  - ✓ Public Housing Capital Fund
  - ✓ Homelessness Prevention
  - ✓ Energy & Green Retrofit Program

*Source: <http://www.cacities.org/federalstimulus>*

## *Next Steps*

- **Solicit public input** (Winter 2008-09)
- **Prepare Draft Housing Element** (Spring 2009)
- **Public review** (Summer 2009)
- **State HCD review** (Fall 2009)
- **Final Housing Element adoption** (Winter 2009/10)