



# COUNTY OF KINGS BOARD OF SUPERVISORS

GOVERNMENT CENTER HANFORD, CALIFORNIA 93230 (559) 582-3211 EXT 2362  
Catherine Venturella, Clerk of the Board of Supervisors

## AGENDA ITEM August 25, 2009

**SUBMITTED BY:** Community Development Agency – Greg Gatzka – Marcum Caldwell

**SUBJECT:** DRAFT HOUSING ELEMENT PRESENTATION

### **SUMMARY:**

#### **Overview:**

State law requires Housing Elements to be updated periodically to reflect changing housing needs and conditions. The Kings County Housing Element was last updated in 2003 and now must be updated for the 2009-2014 planning period. With the support of the Kings County Association of Governments, the County and the Cities of Avenal, Corcoran, Hanford and Lemoore are cooperatively preparing a joint Housing Element update.

#### **Recommendation:**

**Authorize the Draft Housing Element to be submitted to the Department of Housing and Community Development for comment.**

#### **Fiscal Impact:**

None. The 2008-09 Budget already includes program funding for the Comprehensive General Plan Update activities which includes funding for the Housing Element Update. Housing Element certification will increase eligibility for certain kinds of grant funds.

(cont'd)

**BOARD ACTION:**

APPROVED AS RECOMMENDED: \_\_\_\_\_ OTHER: \_\_\_\_\_

I hereby certify that the above order was passed and adopted  
on \_\_\_\_\_, 2009.

CATHERINE VENTURELLA, Clerk to the Board

By \_\_\_\_\_, Deputy.

# **Agenda Item**

## **Draft Housing Element Presentation**

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### **BACKGROUND:**

Since the Housing Element is revised periodically, this update represents a fine-tuning process rather than a wholesale overhaul. Many of the County's efforts have been successful and should be continued through 2014.

As part of the update of the Housing Element a Regional Housing Needs Allocation (RHNA) Plan was developed in order for future growth to be allocated to the appropriate jurisdiction. Appendix A includes a detailed review of current policies and programs intended to identify which components are working well and which should be revised to reflect changed circumstances or take advantage of new opportunities or lessons learned over the past few years. Policies and programs which are recommended to be updated to be in compliance with State law include: emergency shelters, transitional and supportive housing, housing for persons with special needs, and farmworker housing.

Staff is recommending that your Board receive comment from the public concerning the draft housing element and direct staff to submit the Draft Housing Element to the California Department of Housing and Community Development (HCD) for comment.

Upon the completion of HCD's review, they will issue their findings in a letter notifying the County either that the element is in "substantial compliance" or detailing the specific areas where, in HCD's opinion, revisions are necessary in order to comply with state law. An HCD letter indicating substantial compliance is referred to as "certification." Certification is important for several reasons:

- maintain eligibility for certain grant funds,
- ensure the legal adequacy of the General Plan,
- preserve local control of land use decisions,
- avoid a RHNA "carryover" to the next planning period, and
- avoid a shortened 4-year Housing Element planning cycle (under recently adopted SB 375).

The housing element will be certified in late 2009 or early 2010 by HCD and thereafter your Board will hold a final public hearing for adoption of the housing element.

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