2014
Kings County
Regional Housing Needs Assessment Plan

Kings County Association of Governments
Adoption
January 28, 2015
2014 KINGS COUNTY REGIONAL
HOUSING NEEDS ASSESSMENT PLAN

For the Kings County 5th Cycle Regional Housing Need Determination
January 1, 2014 – January 31, 2024

Adoption
January 28, 2015

PREPARED BY:

Kings County Association of Governments

With support by the
Kings Regional Housing Technical Advisory Committee
BEFORE THE KINGS COUNTY ASSOCIATION OF GOVERNMENTS COMMISSION

* * * * * * * *

IN THE MATTER OF ADOPTING THE 2014 KINGS COUNTY REGIONAL HOUSING NEEDS ASSESSMENT PLAN

RESOLUTION NO. 15-01
RE: 2014 KINGS COUNTY RHNA PLAN

WHEREAS, Government Code Section 65584 directs each Council of Governments to prepare regional housing needs plans and requires that regional housing needs determinations make allocations specific to jurisdictions, including consideration of housing needs of all income levels; and

WHEREAS, the California Department of Housing and Community Development (HCD), as required by State law, has determined the existing and projected regional share of housing for all of Kings County for the planning period of January 1, 2014 through January 31, 2024 and provided that determination to KCAG; and

WHEREAS, the Kings County Association of Governments (KCAG) is mandated to prepare a Regional Housing Needs Assessment (RHNA) Plan that determines each city's and the county's share of the regional housing needs within Kings County for the planning period; and

WHEREAS, a methodology and the draft 2014 Kings County RHNA Plan was prepared by KCAG with assistance from the Kings Regional Housing Technical Advisory Committee and released for the required public review periods; and

WHEREAS, public hearings were held on April 23, 2014 to consider the RHNA allocation methodology and on January 28, 2015 to receive comments on the draft 2014 Kings County RHNA Plan.

NOW, THEREFORE, BE IT RESOLVED, that the KCAG Commission hereby adopts the 2014 Kings County Regional Housing Needs Assessment Plan. This plan determines the housing needs of each jurisdiction within Kings County, and directs each city and the county to address these housing needs in their General Plan Housing Element update due by January 31, 2016.

The foregoing Resolution was adopted on a motion by Commissioner Verboon, seconded by Commissioner Chedester, at a regular meeting held on the 28th day of January, 2015 by the following vote:

AYES: Verboon, Chedester, Neves, Cartwright, Casida, Curry,
NOES:
ABSENT:
ABSTAIN:

KINGS COUNTY ASSOCIATION OF GOVERNMENTS COMMISSION

[Signature]
Chairman

WITNESS, my hand this 28th day of January, 2015.

[Signature]
Terri King, Executive Director
# Table of Contents

## I. Introduction ............................................................................................................... 1
- Kings County Regional Housing Assessment .............................................................. 1
- Kings County Profile ............................................................................................... 2

## II. The Regional Housing Needs Assessment Process ................................................. 5
- State Housing Element Law .................................................................................... 5
- Kings County’s Regional Share of Projected Statewide Housing Need ................... 5
- Development of the Regional Housing Needs Plan ................................................. 8
- Review and Approval of the Regional Housing Needs Assessment Plan ............... 9

## III. RHNA Methodology ............................................................................................... 10
- Phase 1: Housing Demand and Growth Factors .................................................... 10
  - Growth Rate ..................................................................................................... 10
  - New Housing Construction – Building Permits ................................................. 11
  - Market Demand for Housing ......................................................................... 12
  - Other Growth Factors ................................................................................... 19
- Phase 2: Income Distribution ................................................................................. 30

## IV. Regional Housing Needs by Jurisdiction .............................................................. 31

### Appendices

A  Government Code Section 65584  
B  Regional Housing Needs Determination from HCD  
C  Public Hearing Notices
# List of Figures

<table>
<thead>
<tr>
<th>Figure</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure 1</td>
<td>Kings County Vicinity Map</td>
<td>4</td>
</tr>
<tr>
<td>Figure 2</td>
<td>Regional Housing Need Determination from HCD</td>
<td>7</td>
</tr>
<tr>
<td>Figure 3</td>
<td>KCAG Kings Regional Housing Technical Advisory Committee</td>
<td>8</td>
</tr>
<tr>
<td>Figure 4</td>
<td>Kings County Growth Rate and Projected Growth</td>
<td>11</td>
</tr>
<tr>
<td>Figure 5</td>
<td>Residential Building Permits 2008-2013</td>
<td>12</td>
</tr>
<tr>
<td>Figure 6</td>
<td>Single Family Housing Sales 2008-2013</td>
<td>13</td>
</tr>
<tr>
<td>Figure 7</td>
<td>Gross Rent as a Percentage of Household Income</td>
<td>14</td>
</tr>
<tr>
<td>Figure 8</td>
<td>Gross Rent in Kings County</td>
<td>14</td>
</tr>
<tr>
<td>Figure 9</td>
<td>Kings County Subsidized Housing Developments</td>
<td>15</td>
</tr>
<tr>
<td>Figure 10</td>
<td>Kings County Fair Market Rents</td>
<td>19</td>
</tr>
<tr>
<td>Figure 11</td>
<td>Work Locations of County Residents</td>
<td>20</td>
</tr>
<tr>
<td>Figure 12</td>
<td>Work Locations of City Residents</td>
<td>22</td>
</tr>
<tr>
<td>Figure 13</td>
<td>Trip to Work Travel Times for All of Kings County</td>
<td>22</td>
</tr>
<tr>
<td>Figure 14</td>
<td>Business Patterns for Kings County</td>
<td>23</td>
</tr>
<tr>
<td>Figure 15</td>
<td>Kings County Employment by Industry</td>
<td>24</td>
</tr>
<tr>
<td>Figure 16</td>
<td>Avenal Major Employers</td>
<td>25</td>
</tr>
<tr>
<td>Figure 17</td>
<td>Corcoran Major Employers</td>
<td>25</td>
</tr>
<tr>
<td>Figure 18</td>
<td>Hanford Major Employers</td>
<td>26</td>
</tr>
<tr>
<td>Figure 19</td>
<td>Lemoore Major Employers</td>
<td>27</td>
</tr>
<tr>
<td>Figure 20</td>
<td>Kings County Major Employers</td>
<td>28</td>
</tr>
<tr>
<td>Figure 21</td>
<td>Regional Housing Need Assessment Formula</td>
<td>32</td>
</tr>
<tr>
<td>Figure 22</td>
<td>Regional Housing Need Assessment</td>
<td>32</td>
</tr>
</tbody>
</table>
I. Introduction

The State of California, recognizing the critical importance of adequate and affordable housing, seeks to address this statewide need by requiring Cities and Counties to plan for their fair share of the forecasted regional housing need. The Department of Housing and Community Development (HCD) first determines the housing needs of each region within the State. Using projected population and household growth figures, HCD derives the total number of housing units a region is expected to need over the next 10.08 year projection period. Then to address housing affordability, HCD further divides the regional housing totals into four income categories to ensure that the region plans for its fair share of the State’s affordable housing need. These regional housing totals then form the basis from which Council of Governments, such as the Kings County Association of Governments, must allocate and distribute the region’s responsibility amongst their member agencies.

Council of Governments are mandated by the State, under Government Code Section 65584 (Appendix A), to prepare a Regional Housing Needs Assessment (RHNA) Plan. This plan determines the number of housing units required for each jurisdiction to plan for within the region and further breaks the allocation into specific income groups: Very Low, Low, Moderate, and Above Moderate. A number of factors are required to be addressed by the Council of Governments in determining each jurisdiction’s housing determination according to Government Code Section 65584. Criteria such as market demand for housing, employment opportunities, availability of suitable development sites, public facilities, commuting patterns, type and tenure of housing, and farmworker housing needs must be considered. The allocated number of housing units broken down by income groups will then be used by each jurisdiction in their General Plan Housing Element update as required by State law.

Kings County Regional Housing Assessment

The Kings County Association of Governments (KCAG) as the Council of Governments is charged with the role of determining how the State determined regional housing needs for the Kings County Region will be distributed among the unincorporated County and the four incorporated cities of Avenal, Corcoran, Hanford, and Lemoore. KCAG has prepared this Regional Housing Need Assessment (RHNA) Plan to allocate each jurisdiction’s fair share of new housing units that are projected to be needed from January 1, 2014 to January 31, 2024. This housing need allocation will serve as the basis for the Housing Element updates of the County and four Cities, which are due by January 31, 2016. Housing Elements will cover the proceeding 10.08 year planning period through 2024. Since the allocated housing units in the RHNA Plan also covers the 2 years prior to the Housing Element update, housing units constructed as of January 1, 2014 can be credited towards the respective jurisdiction’s housing allocation.
In review of the housing needs determination within Kings County, Kings County Association of Governments developed an allocation distribution 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 Section 65584. The criteria used in this methodology included 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 (NAS Lemoore) personnel. Although the housing need determination in this plan is not required to take into account the military base, Indian reservation, or prison populations, NAS Lemoore is identified as a relevant factor. Using the assumptions and methodology detailed within this plan, KCAG in coordination with the KRHTAC has derived the distribution of each jurisdiction’s share of the regional housing and allocated the units according to the four income categories for housing affordability.

This Kings County Region RHNA Plan contains an overview of the assessment process and methodology used in determining the jurisdictional housing allocations within Kings County. The goal of this RHNA Plan is to promote a fair distribution of attainable housing among the four incorporated 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 this plan for each jurisdiction, are not to be construed as quotas for future development. This 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 the RHNA Plan determination is not a requirement of this plan. The RHNA Plan was adopted by the KCAG Commission on January 28, 2015 and submitted to the California Housing and Community Development Department.

Kings County Profile

Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Monterey County to the 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 in 1908, another 100 square miles were added from Fresno County. Encompassing nearly 1400 square miles, Kings County is geographically situated along the flat valley floor with only the southwestern portion reaching higher elevations in the Kettleman Hills and adjacent mountain range. 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 the Tulare Lake. Water diversion and levees have since controlled flooding and dried the lake up. Now referred to as the Tulare Lake Basin, this area is extensively used for agricultural crop production.

Generally considered a rural agricultural county, Kings County includes 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. In addition, the County is home to the Naval Air Station Lemoore, Santa Rosa Rancheria, and is the location of the Corcoran State Prisons and the Avenal State Prison. Altogether 151,982 people made their residence in Kings County. Of this total population, approximately 117,896 or 77.57% of the population lives within the cities of Avenal, Corcoran, Hanford and Lemoore. The remaining 34,086 people live within the unincorporated communities of Armona, Home Garden, Kettleman City, and Stratford. The Lemoore Naval Air Base houses roughly 5,000 naval personnel, while the Santa Rosa Rancheria is home to 997 Tachi Yokut
Indians on 2,300 acres of tribal land. The Avenal State Prison has an estimated inmate population of 3,923 (March 2014). The estimated population of the Corcoran State Prison is 4,292 and the Substance Abuse Treatment Facility is estimated at 5,561 (March 2014). There are another 894 estimated persons that live in group quarters in Hanford and Lemoore. The remaining 24,695 Kings County residents live in the unincorporated rural areas.

Access through the County and to other major outside destinations is provided through the highway system. Kings County is located between the Valley’s two major north-south highway routes, Interstate 5 to the southwest and State Highway 99 to the northeast. Other connecting State routes include Highway 41 and 43 that travel north-south, and Highway 198 that travels east-west. While Interstate 5 and Highway 99 provide routes to major cities such as Los Angeles and San Francisco, State Route 41 connects the Valley with the Central Coast. Highway 198 also travels east to the Sequoia National Forest.

Agriculture remains the predominant landscape of Kings County. Of the County’s 1,391 square miles, approximately 91% of all lands are devoted to agriculture uses. Agricultural resources continue to remain one of the highest valued assets within Kings County. As a valued resource, the County has continually made strides to implement progressive efforts to sustain agriculture. For Kings County, the Williamson Act and the Farmland Security Zone Program represent the most cost effective and extensive agricultural land preservation mechanisms available. Of the 810,887 agricultural acres within the County, approximately 84% (682,823 acres in 2008) were under contract. Williamson Act Contracts account for 53% (361,864 acres), while the Farmland Security Zone Contracts account for 47% (320,959 acres). Land under either of these types of contracts is limited to agriculture-supportive uses. Additionally, the County maintains four types of agricultural zone districts which limit the ability to develop important or primed agricultural land for uses other than those considered agriculture-supportive. Kings County has implemented a “Right to Farm Ordinance” which states that agricultural operations are the principal and favored used of land in the areas of Kings County designated as “Agricultural”.

Kings County is ranked 8th among California counties in agricultural production (2012 data). According to the Kings County 2013 Annual Agricultural Crop Report, milk remains the county’s leading commodity, followed by cotton (second) and cattle (third). Kings County has 24 certified organic producers that farm on 18,734 acres, producing more than 60 organic crops. The agricultural industry within Kings County is well diversified with production of field crops, seeds, fruit & nuts, vegetables, apiary products, livestock & poultry, and other related products.
Figure 1
II. The Regional Housing Needs Assessment Process

State Housing Element Law

The California Legislature has found the lack of housing in the State to be of critical concern threatening the economic, environmental, and social quality of life (Government Code 65589.5). Therefore, the State has determined that improving the availability of adequate and decent housing for all Californians is of statewide importance and priority.

Recognizing the regional nature of the California’s housing needs, the State delegates to each region or county the responsibility of accommodating new housing growth through their respective jurisdictional planning efforts (Government Code, Section 65581). As required by Government Code Section 65584, the State Department of Housing and Community Development (HCD) first provides a determination of the region’s existing and projected housing needs to the Kings County Association of Governments (KCAG) as the Council of Governments. Projections for the Kings County Region are based upon the State Department of Finance’s (DOF’s) recent population projections (2024 population projections). Upon receiving the regional determination, KCAG is then tasked with the role of determining each city’s and the county’s share of the forecasted regional housing need. The planning allocations are further broken down into income groups ensuring that each jurisdiction plans for a mix of housing affordable to all economic segments of the population. This Kings County 5th cycle of the Regional Housing Needs Determination is prepared and documented in the RHNA Plan, which describes the assumptions and methodology used in calculating each jurisdiction’s share of the regional housing need.

Local planning agencies within the county are charged with the vital role of planning for the adequate provision of housing stock that serves all economic segments of the population. In planning for housing, jurisdictions will use the information contained within this RHNA Plan to update their respective Housing Element as due by January 31, 2016.

Housing unit is defined as a house, apartment, mobile home, or other separate living quarters. Separate living quarters are where occupants live and eat separately from other persons and have direct access from the outside or through a common entrance. Prisons, hospitals, and other similar type group quarters are not considered households.

Kings County’s Regional Share of Projected Statewide Housing Need

The Department of Housing and Community Development has determined the regional share of the State’s existing and projected housing needs for the Kings County. KCAG received this determination from HCD in their letter dated January 22, 2014 (Appendix B). HCD has determined that Kings County needs to accommodate and plan for 10,220 housing units during the respective period of January 1, 2014 to January 31, 2024.

Unique to this 5th cycle RHNA update is the continued impacts of the Great Recession. According to the U.S. National Bureau of Economic Research, the Great Recession began in December 2007 and ended in June 2009. The recession is often associated with the U.S. subprime mortgage crisis, financial crisis of 2007-2008 and the U.S. “housing bubble” market collapse. Some geographical areas, including the centrally located California San Joaquin Valley did not immediately recover from the devastating economic impacts to the housing market. As
documented in housing statistics, 2014 is perhaps the first stable year in respect to housing where the median housing price in the greater San Joaquin Valley has continued to slowly increase, reflective of a healthy housing market.

As required by State mandate, the County and four Cities have agreed to plan for this region’s share of housing. However, it must be emphasized that the County and four Cities disagree with the State’s determination of the regional housing needs for the Kings County, and that the State’s regional housing assessment for Kings County is considered to greatly exceed the reasonably estimated number of new housing units that will be developed through the year 2024. As compared to the prior RHNA cycle years of 2001-2007, when a total of 5,550 residential building permits were issued, only 1,212 residential building permits were issued in Kings County between the years 2008-2013, a significant loss in housing unit development due primarily to the Great Recession. When considering this current RHNA cycle and the most recent historical building permit data for the years of 2008-2013, the yearly average of housing unit permits was only 202. If this economic recession average was projected out through the current RHNA (10.08 year period), it would result in roughly 2,036 new units throughout the January 2024 planning period. This is significantly less than the 10,220 units identified by HCD. While new housing construction is anticipated to slowly increase as the Kings County Region continues to recover from the economic recession, it is highly unlikely that 10,220 housing units will be built during this 5th RHNA cycle.

During the consultation process with HCD, State staff was considerate of the slow recovery from the Great Recession in the San Joaquin Valley and made special considerations to the Valley Councils of Governments. KCAG and our member agencies are appreciative of HCD’s efforts to adjust the regional forecasts assumptions. Our member jurisdictions are also appreciative of the state’s efforts and given their key role in planning for the region’s fair share, find the projected housing assessment of 10,220 unrealistically inflated.

The total number of housing units for the Kings County Region is further broken down by HCD into four income categories: 22.7% for Very Low, 17.0% for Low, 17.9% for Moderate, and 42.4% for Above Moderate (Figure 2). For purposes of this plan, income categories have been defined by HCD as based on 2007-2011 American Community Survey data, which identifies the County’s median family income as $48,838. Income categories are defined as follows:

- **Very Low Income** – The income limits for a four-person family does not exceed 50 percent of the median family income of the County.

- **Low Income** – Four-person family with income between 51 percent and 80 percent of the County median family income.

- **Moderate Income** – Four-person family with income between 81 percent and 120 percent of the County median family income.

- **Above Moderate Income** – Four-person family with income 121 percent or more of the County median family income.
**Figure 2**

**Department of Housing and Community Development**  
**REGIONAL HOUSING NEED DETERMINATION**  
**JANUARY 1, 2014 – JANUARY 31, 2024**  
**KINGS COUNTY REGION**

<table>
<thead>
<tr>
<th>Income Distribution</th>
<th>Percentage</th>
<th>Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Very Low</strong> ($24,419 and below) up to 50% of county MFI*</td>
<td>22.7%</td>
<td>2,320</td>
</tr>
<tr>
<td><strong>Low</strong> ($24,420 to $39,070) 51% to 80% of county MFI*</td>
<td>17.0%</td>
<td>1,735</td>
</tr>
<tr>
<td><strong>Moderate</strong> ($39,071 to $58,606) 81% to 120% of county MFI*</td>
<td>17.9%</td>
<td>1,830</td>
</tr>
<tr>
<td><strong>Above Moderate</strong> ($58,607 and above) over 121% of county MFI*</td>
<td>42.4%</td>
<td>4,335</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>100%</td>
<td>10,220</td>
</tr>
</tbody>
</table>

*2007-2011 American Community Survey Data, Median Family Income for Kings County $48,838

Source: Department of Housing and Community Development correspondence dated January 22, 2014.
HCD’s regional determination forms the basis from which this Regional Housing Needs Assessment Plan was developed. Within this plan, local factors affecting housing growth are effectively analyzed and used in determining the fair share allocation for each jurisdiction within the region. This RHNA Plan adopted on January 28, 2015 allocates to the local jurisdictions their “fair share” of the region’s projected housing need respective to the planning period from January 1, 2014 through January 31, 2024.

Development of the Regional Housing Needs Assessment Plan

The first step in developing the 2014 RHNA Plan was the reformation of the Kings Regional Housing Technical Advisory Committee (KRHTAC) as used in prior RHNA cycles. The KRHTAC is made up of representatives from the planning departments of the Cities of Avenal, Corcoran, Hanford, Lemoore, and the County of Kings. Kings County Association of Governments (KCAG) served as staff to this advisory body. See Figure 3 for a list of KRHTAC members. The KRHTAC began meeting in January 2014 to discuss this 5th RHNA Cycle for the Kings County region.

![Table: Kings Regional Housing Technical Advisory Committee (KRHTAC)]

The second step was for KCAG to develop an allocation methodology that would be used in determining each jurisdiction’s share of the projected regional housing need. The KRHTAC was instrumental in the guidance and development of an allocation methodology that was agreed upon by all jurisdictions.

Figure 3
Factors required by Government Code 65584(a) were taken into consideration and discussed at length with the KRHTAC in developing the allocation methodology. These factors included:

- Market Demand for Housing
- Employment Opportunities
- Availability of Suitable Sites and Public Facilities
- Commuting Patterns
- Type and Tenure of Housing Need
- Loss of Units in Assisted Housing Developments
- Housing Needs of Farmworkers
- Areas with Disproportionately High Concentrations of Lower Income Households

Other key factors were also taken into consideration, such as historical population, historical building permit data, and other housing growth data for each jurisdiction.

Review and Approval of the Regional Housing Needs Assessment (RHNA) Plan

The RHNA Plan must be adopted by the KCAG Commission before January 31, 2015. Prior to the approval, specific plan reviews and appeals were considered. At the very minimum, a 60 day public review and comment period is required for the draft RHNA methodology and when the draft RHNA determination is issued by KCAG. The draft methodology was released on February 19, 2014 and was followed by a public hearing on April 23, 2014. The draft RHNA distribution for each jurisdiction was issued on June 26, 2014. At this point, if any member agency disagreed with the RHNA allocation as determined by KCAG, a revision of its share would be considered and would trigger the following actions within the time periods outlined below.

- **Revision Request (60 days)** - A jurisdiction may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in Government Code 65584.05(b) within 60 days following receipt of the draft allocation. A local jurisdiction may ask to modify their allocation share of the regional housing need in accordance with the factors described in paragraphs (1) to (9) inclusive, of subdivision (d) of Section 65584.04, including any information submitted by the local government to KCAG. The request for a revised share shall be based on comparable data available for all affected jurisdictions and accepted planning methodology, and supported by adequate documentation.

- **KCAG Action on Revision Requests** - Within 60 days of receiving a timely request for revision to the Draft RHNA, KCAG shall either accept the proposed revision and modify the Draft RHNA or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

- **Appeal Request and Public Hearing** - A jurisdiction shall have the right to appeal KCAG’s denial of a revision request within 60 days of the date established by KCAG to file a timely appeal. A public hearing shall be conducted 30-35 days from the date the jurisdiction is notified when its appeal will be heard. The appealing jurisdiction shall be notified by certified mail, return receipt requested, of at least one public hearing on its appeal.

At the conclusion of the 60 days on August 25, 2014, no revisions were requested by the member agencies.

Final Determination - Before making its final determination, KCAG shall consider comments, recommendations, available data, accepted planning methodology, and local geological and
topographical restraints on the production of housing. If KCAG accepts a revision or appeal and modifies its earlier determination, the city or county shall use the revised determination. If KCAG grants a revised allocation, pursuant to Government Code 65584(c)(1), the current total housing need must still be maintained. If, however, KCAG indicates that the revision or appeal is inconsistent with the projected regional housing need, the jurisdictions will be required to use the original shares as previously determined.

III. RHNA Methodology

In formulating the Regional Housing Needs Assessment (RHNA) Plan methodology, two phases were established to facilitate the allocation process. The first phase involved determining the housing demand and growth factors that relate to new construction housing for each jurisdiction. The second phase consisted of formulating an income distribution to equitably distribute housing to each jurisdiction in a manner that provides housing opportunities for all economic segments of Kings County.

Phase 1: Housing Demand and Growth Factors

KCAG staff, in coordination with the KRHTAC, developed a weighted formula to distribute the total number of housing units to each jurisdiction. This formula incorporates the following weighted factors: a.) Growth Rate (75%); b.) Building Permits (10%); c.) Market Demand for Housing (10%); and d.) Other Growth Factors (5%). Together, these factors were determined to have the most significant impact on determining housing growth within the region. Each factor was weighted according to its effect on future development as determined by KCAG staff and the KRHTAC. This formula takes into account those factors required by State law (Government Code Section 65584(a)) in distributing the regional housing needs.

Growth Rate

Population growth fuels housing demand and ultimately new housing construction. Since population growth has such a significant effect on future housing development, the growth rate column in the allocation formula was assigned the largest weight, (.75). The KRHTAC members by consensus agreed to use their general plan growth rate or a modified growth rate based on known factors.

Using 2014 Department of Finance population estimates as the base population (minus the prison populations) and the growth rates provided by each of the jurisdictions, the relative growth for each jurisdiction and the Kings County region as a whole was calculated through the year 2024. Growth rates were specified by each jurisdiction based upon growth rates in their respective General Plan document. KRHTAC agreed that using the General Plan growth rates was the most appropriate way to represent the most relevant growth rates for each jurisdiction within the region.

Once the 2024 projected populations were derived, a total for the Kings County region was computed by adding up each of the jurisdictions projected populations. The relative growth of each jurisdiction was then determined based on how much each grew as a percent of the total growth of the Kings County from 2014 to 2024. Each jurisdiction’s growth rate was then applied in the methodology formula by multiplying the growth rate by the weight factor of (.75). Please see Figure 4.
### Figure 4

#### KINGS COUNTY GROWTH RATE AND PROJECTED GROWTH

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Growth Rate(1)</th>
<th>2014 Household Population(2)</th>
<th>2024 Projected Household Population(3)</th>
<th>Change from 2024 to 2014 Populations(4)</th>
<th>% Growth of Total County</th>
</tr>
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<tr>
<td>Avenal</td>
<td>2.00%</td>
<td>9,166</td>
<td>11,014</td>
<td>1,848</td>
<td>7.11%</td>
</tr>
<tr>
<td>Corcoran</td>
<td>2.00%</td>
<td>12,694</td>
<td>15,253</td>
<td>2,559</td>
<td>9.85%</td>
</tr>
<tr>
<td>Hanford</td>
<td>2.10%</td>
<td>55,283</td>
<td>66,985</td>
<td>11,702</td>
<td>45.03%</td>
</tr>
<tr>
<td>Lemoore</td>
<td>3.10%</td>
<td>25,281</td>
<td>33,181</td>
<td>7,900</td>
<td>30.40%</td>
</tr>
<tr>
<td>County</td>
<td>0.73%</td>
<td>26,879</td>
<td>33,181</td>
<td>6,302</td>
<td>23.61%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2.06%</strong></td>
<td><strong>129,303</strong></td>
<td><strong>155,290</strong></td>
<td><strong>25,987</strong></td>
<td><strong>100.00%</strong></td>
</tr>
</tbody>
</table>

1. Growth Rate from each jurisdiction's General Plan in 2014.
2. 2014 data from Department of Finance, excluding prison and Lemoore NAS populations.
3. Base 2014 pop. was multiplied first by the growth rate, then multiplied by 10.08 years, and then added to the base 2014 pop.
4. 2024 pop. growth minus the 2014 pop. growth, divided by change in total for Kings County.

### New Housing Construction - Building Permits

Residential building permits provide a reliable measure of how many actual new housing units a jurisdiction has constructed on an annual basis. Historical building permit data on new housing units was compiled from each jurisdiction’s building department for the years 2008 – 2013. Generally considered to result from private sector efforts, these new housing developments are often a response to population growth, housing demand, speculation, development opportunities, and a reflection of the greater and local economies. In reviewing the prior building permits for new construction, all of the jurisdictions in the Kings County region saw a significant drop in the number of building permits pulled beginning in 2008. More to the point, in the Cities of Avenal and Corcoran there were no multi-family residential units built between 2008 and 2013. Faring only slightly better, the largest jurisdiction in the region, the City of Hanford built one multi-family project with 48 total units during this six year period. The City of Lemoore similarly built only one multi-family project with 80 units and the County of Kings continued this trend, adding one multi-family residential project with 20 units. The jurisdictions are optimistic that as the Kings County region fully recovers from the Great Recession, the demand for new housing will result in a greater number of building permits and ultimately new housing developments for the residents in the region.

Building permits are integrated into the regional housing allocation methodology formula and weighted as a factor of (.10). This is due to the fact that although building permits are indicative of new housing growth trends, they are still considered historical and not a direct projection of future housing growth. Therefore, new residential building permits are an important factor in identifying areas of new housing growth and relevant to determining jurisdictional housing needs. Building permits were applied in the formula by first totaling the residential permits for the entire Kings County region. Then each jurisdiction’s new housing permits were divided by the region total to determine each jurisdiction’s relative percentage share of the residential building permit activity (Figure 5). The resulting percentage is then multiplied by the assigned weight (.10).
Figure 5

RESIDENTIAL BUILDING PERMITS 2008 - 2013

<table>
<thead>
<tr>
<th>Year</th>
<th>Avenal</th>
<th>Corcoran</th>
<th>Hanford</th>
<th>Lemoore</th>
<th>Unincorporated Kings County</th>
<th>Kings County Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>4</td>
<td>31</td>
<td>95</td>
<td>67</td>
<td>38</td>
<td>235</td>
</tr>
<tr>
<td>2009</td>
<td>12</td>
<td>43</td>
<td>81</td>
<td>28</td>
<td>25</td>
<td>189</td>
</tr>
<tr>
<td>2010</td>
<td>27</td>
<td>21</td>
<td>89</td>
<td>11</td>
<td>33</td>
<td>181</td>
</tr>
<tr>
<td>2011</td>
<td>0</td>
<td>10</td>
<td>48</td>
<td>30</td>
<td>27</td>
<td>115</td>
</tr>
<tr>
<td>2012</td>
<td>1</td>
<td>1</td>
<td>102</td>
<td>99</td>
<td>31</td>
<td>234</td>
</tr>
<tr>
<td>2013</td>
<td>5</td>
<td>1</td>
<td>138</td>
<td>87</td>
<td>27</td>
<td>258</td>
</tr>
<tr>
<td>Total:</td>
<td>49</td>
<td>107</td>
<td>553</td>
<td>322</td>
<td>181</td>
<td>1,212</td>
</tr>
</tbody>
</table>
% of County Total: 4.04% 8.83% 45.63% 26.57% 14.93% 100%

Source: Cities of Avenal, Corcoran, Hanford, and Lemoore and the County of Kings.

Market Demand for Housing

Market demand for housing within the region was investigated by analyzing several sub-factors related to existing housing demand and other elements affecting housing growth. These sub-factors include: historical housing sales, type and tenure of housing need, loss of units in subsidized housing developments, Lemoore Naval Air Station housing demand, and the housing needs of farmworkers. Together, these sub-factors form the basis for market demand as applied in the allocation formula. As an indicator of where new housing is directed, the Market Demand factor was applied a weight of (.10) within the allocation formula.

Historical Housing Sales

The Multiple Listing Service data from the Kings County Board of Realtors provided information on where homes were sold throughout the County (See Figure 6). The data covered the time period beginning in January 1, 2008 and concluding on December 31, 2013. The Multiple Listing Service data does not include properties for sale by the owner, homes for sale in which the seller has requested that their agent exclude, or homes listed by agents that do not participate in the Multiple Listing Service. By analyzing this data, each jurisdiction’s housing market demand was determined and shown as a percentage of the total homes sold in the County. This was accomplished by dividing the number of homes sold in each jurisdiction by the total number of homes sold Countywide. The resulting numbers formed the base percentage for market demand. Additional sub-factors, as detailed below, were then used to adjust and modify the market demand percentage for each jurisdiction before being included in the allocation formula.
Figure 6

<table>
<thead>
<tr>
<th>Year</th>
<th>Avenal</th>
<th>Corcoran</th>
<th>Hanford</th>
<th>Lemoore</th>
<th>Kings County</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>10</td>
<td>25</td>
<td>351</td>
<td>172</td>
<td>40</td>
<td>598</td>
</tr>
<tr>
<td>2009</td>
<td>15</td>
<td>39</td>
<td>403</td>
<td>188</td>
<td>58</td>
<td>703</td>
</tr>
<tr>
<td>2010</td>
<td>20</td>
<td>45</td>
<td>434</td>
<td>160</td>
<td>37</td>
<td>696</td>
</tr>
<tr>
<td>2011</td>
<td>22</td>
<td>54</td>
<td>534</td>
<td>230</td>
<td>47</td>
<td>887</td>
</tr>
<tr>
<td>2012</td>
<td>19</td>
<td>45</td>
<td>599</td>
<td>280</td>
<td>72</td>
<td>1015</td>
</tr>
<tr>
<td>2013</td>
<td>18</td>
<td>49</td>
<td>527</td>
<td>239</td>
<td>60</td>
<td>893</td>
</tr>
<tr>
<td>Total Homes Sold</td>
<td>104</td>
<td>257</td>
<td>2,848</td>
<td>1,269</td>
<td>314</td>
<td>4,792</td>
</tr>
<tr>
<td>% of County Total</td>
<td>2.17%</td>
<td>5.36%</td>
<td>59.43%</td>
<td>26.48%</td>
<td>6.55%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Kings County Multiple Listing Service Data provided by Kings County Board of Realtors.

Type and Tenure of Housing Need (overpayment and overcrowding)

State law requires that the type of housing (i.e., single-family, multi-family and mobile homes) and tenure of housing (i.e., owner and renter) be considered when distributing the Regional Housing Need Assessment. The very diverse housing markets and needs in Kings County make it difficult to develop a methodology for equitably allocating housing need by type and tenure to each jurisdiction. However, the consideration of these factors is essential for the proper distribution and planning of housing that meets the needs of each jurisdiction’s residents. Therefore, this criterion of the State Housing Element Law is best addressed in each jurisdiction’s housing element update, where the needs of the local housing market can be reflected more accurately than at the regional level.

The U.S. Department of Housing and Urban Development (HUD) defines “affordable housing” as not more than 30% of a resident’s monthly income. According to the most recent Census data (2008-2012 American Community Survey) available, 45.7% of Kings County households are
paying more than 30% of their monthly income in rent (Figure 7). This is an increase from the prior 36% of Kings County households as based on 2000 Census data. According to the National Low Income Housing Coalition’s (NLIHCC) Out of Reach 2014 Report, the estimated mean renter wage in Kings County (Hanford-Corcoran MSA) is $12.04. A Kings County resident would have to earn a housing wage of $17.10 per hour or an annual income of $35,560, to afford a two-bedroom housing unit at the area’s Fair Market rent price (See Figure 12 for Kings County Fair Market rents). Census data illustrates that 37.8% of households in Kings County earn less than $35,000 (American Community Survey 1-Year Estimates, 2013 Inflation-Adjusted Dollars, S1901). The need for low-income housing in Kings County is evident and has been addressed through the 49 rental complexes containing 2,890 units currently utilizing subsidized housing contracts to make their rents affordable for low income families.

**Figure 7**

<table>
<thead>
<tr>
<th>Gross Rent In Kings County As a Percentage of Household Income in Past 12 Months</th>
<th>Less than 15.0 %</th>
<th>15.0% to 19.9%</th>
<th>20.0% to 24.9%</th>
<th>25.0% to 29.9%</th>
<th>30.0% to 34.9%</th>
<th>35.0% or more</th>
<th>Not computed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>2,148</td>
<td>2,175</td>
<td>2,451</td>
<td>1,962</td>
<td>1,847</td>
<td>6,959</td>
<td>1,713</td>
<td>19,255</td>
</tr>
<tr>
<td>Percentage</td>
<td>11.2%</td>
<td>11.3%</td>
<td>12.7%</td>
<td>10.2%</td>
<td>9.6%</td>
<td>36.1%</td>
<td>8.9%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: 2008-2012 American Community Survey 5-Year Estimates, B25070

**Figure 8**

<table>
<thead>
<tr>
<th>Gross Rent In Kings County</th>
<th>Less than $200</th>
<th>$200 to $299</th>
<th>$300 to $499</th>
<th>$500 to $749</th>
<th>$750 to $999</th>
<th>$1,000 to $1,499</th>
<th>$1,500 or more</th>
<th>No Cash Rent</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Households</td>
<td>158</td>
<td>434</td>
<td>1,320</td>
<td>4,082</td>
<td>5,035</td>
<td>5,130</td>
<td>1,654</td>
<td>1,442</td>
<td>19,255</td>
</tr>
<tr>
<td>Percent of Households</td>
<td>0.8%</td>
<td>2.3%</td>
<td>6.9%</td>
<td>21.2%</td>
<td>26.1%</td>
<td>26.6%</td>
<td>8.6%</td>
<td>7.5%</td>
<td>100%</td>
</tr>
<tr>
<td>Median</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td><strong>$874</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2008-2012 American Community Survey 5-Year Estimates, B25063

*2008-2012 American Community Survey 5-Year Estimates, B25064
Loss of Units in Subsidized Housing Developments

There are 49 complexes, consisting of 2,890 units, currently under subsidized housing contracts in Kings County. A list of these assisted developments in Kings County is provided in Figure 9. Information on these assisted developments was gathered from the Department of Housing and Urban Development (HUD), the California Housing Partnership Corporation, the Kings County Housing Authority, the USDA California Rural Development Office, and from local planners. All of these developments have been listed by either one or more of the agencies listed above with the potential of being at-risk of conversion from affordable housing to market rate housing. Affordable housing refers to rents regulated at levels affordable to lower income households. Market rate refers to rents being established by the market forces of supply and demand. This list should be used by local jurisdictions in addition to a local assessment of potential unit loss in the process of updating their individual housing elements.

**Figure 9**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Units</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Admin Farm Labor Housing</td>
<td>Armona</td>
<td>5</td>
<td>Farm Labor/ Low Income</td>
</tr>
<tr>
<td>Armona Village</td>
<td>Armona</td>
<td>33</td>
<td>Low Income</td>
</tr>
<tr>
<td>Sycamore Court</td>
<td>Armona</td>
<td>17</td>
<td>Low Income</td>
</tr>
<tr>
<td>Pleasant Valley Manor</td>
<td>Avenal</td>
<td>40</td>
<td>Low Income</td>
</tr>
<tr>
<td>El Palmar Apartments</td>
<td>Avenal</td>
<td>80</td>
<td>Low Income</td>
</tr>
<tr>
<td>Hearthstone Apartments</td>
<td>Avenal</td>
<td>80</td>
<td>Low Income</td>
</tr>
<tr>
<td>Villa Esperanza</td>
<td>Avenal</td>
<td>80</td>
<td>Low Income</td>
</tr>
<tr>
<td>Wien Manor Apartments</td>
<td>Avenal</td>
<td>40</td>
<td>Low Income</td>
</tr>
<tr>
<td>Avalon Family</td>
<td>Corcoran</td>
<td>56</td>
<td>Low Income</td>
</tr>
<tr>
<td>Carolyn Apartments</td>
<td>Corcoran</td>
<td>40</td>
<td>Low Income</td>
</tr>
<tr>
<td>Corcoran Garden</td>
<td>Corcoran</td>
<td>38</td>
<td>Low Income</td>
</tr>
<tr>
<td>Corcoran Station</td>
<td>Corcoran</td>
<td>42</td>
<td>Senior</td>
</tr>
<tr>
<td>Dairy Villas</td>
<td>Corcoran</td>
<td>69</td>
<td>Low Income</td>
</tr>
<tr>
<td>Kings Manor</td>
<td>Corcoran</td>
<td>80</td>
<td>Low Income</td>
</tr>
<tr>
<td>Saltair Place</td>
<td>Corcoran</td>
<td>40</td>
<td>Low Income</td>
</tr>
<tr>
<td>Valley View Village</td>
<td>Corcoran</td>
<td>100</td>
<td>Low Income</td>
</tr>
<tr>
<td>Westgate Manor</td>
<td>Corcoran</td>
<td>44</td>
<td>Senior/Disabled</td>
</tr>
<tr>
<td>Whitely Gardens I</td>
<td>Corcoran</td>
<td>64</td>
<td>Low Income</td>
</tr>
<tr>
<td>Whitely Gardens II</td>
<td>Corcoran</td>
<td>24</td>
<td>Low Income</td>
</tr>
<tr>
<td>Amberwood I</td>
<td>Hanford</td>
<td>48</td>
<td>Low Income</td>
</tr>
<tr>
<td>Amberwood II</td>
<td>Hanford</td>
<td>40</td>
<td>Low Income</td>
</tr>
<tr>
<td>Cameron Commons</td>
<td>Hanford</td>
<td>32</td>
<td>Low Income</td>
</tr>
<tr>
<td>Casa Del Sol</td>
<td>Hanford</td>
<td>80</td>
<td>Low Income</td>
</tr>
<tr>
<td>Cedarbrook</td>
<td>Hanford</td>
<td>70</td>
<td>Low Income</td>
</tr>
<tr>
<td>Hanford Senior Villa</td>
<td>Hanford</td>
<td>48</td>
<td>Senior/Disabled</td>
</tr>
<tr>
<td>Heritage Park</td>
<td>Hanford</td>
<td>113</td>
<td>Low Income/Senior</td>
</tr>
<tr>
<td>Housing Authority</td>
<td>Hanford</td>
<td>175</td>
<td>Low Income</td>
</tr>
<tr>
<td>Kings Garden Apartments</td>
<td>Hanford</td>
<td>100</td>
<td>Low Income</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>---------</td>
<td>-------</td>
<td>------------</td>
</tr>
<tr>
<td>Kings View Hanford Apartments</td>
<td>Hanford</td>
<td>10</td>
<td>Senior</td>
</tr>
<tr>
<td>Lincoln Plaza</td>
<td>Hanford</td>
<td>40</td>
<td>Low Income</td>
</tr>
<tr>
<td>Sunnyside Village</td>
<td>Hanford</td>
<td>151</td>
<td>Low Income</td>
</tr>
<tr>
<td>Toscana Apartments</td>
<td>Hanford</td>
<td>80</td>
<td>Low Income</td>
</tr>
<tr>
<td>View Road Apartments</td>
<td>Hanford</td>
<td>121</td>
<td>Senior</td>
</tr>
<tr>
<td>Kettleman City Apartments</td>
<td>Kettleman City</td>
<td>40</td>
<td>Farm Labor/ Low Income</td>
</tr>
</tbody>
</table>

| Alderwood                     | Lemoore | 77    | Low Income |
| Antlers Hotel                 | Lemoore | 10    | Low Income/ Senior |
| Brookfair Manor               | Lemoore | 72    | Low Income |
| Cinnamon Villas               | Lemoore | 80    | Senior     |
| Country Club                  | Lemoore | 55    | Low Income |
| Kings River Apartments        | Lemoore | 44    | Low Income |
| Lemoore Elderly Apartments    | Lemoore | 23    | Senior     |
| Lemoore Mountain View         | Lemoore | 39    | Senior/Disabled |
| Lemoore Villa                 | Lemoore | 28    | Low Income |
| Lucerne Hotel                 | Lemoore | 6     | Low Income |
| Montclair Apartments          | Lemoore | 79    | Low Income |
| Montgomery Crossing           | Lemoore | 56    | Low Income |
| Oleander Terrace              | Lemoore | 65    | Low Income |
| Villa San Joaquin Apartments  | Lemoore | 36    | Low Income |
| Westberry Court               | Lemoore | 100   | Low Income |

Source: Department of Housing and Urban Development, the California Housing Partnership Corporation, the Kings County Housing Authority, the USDA California Rural Development Office, and local jurisdictions.

**Naval Air Station Housing Lemoore Demand**

Naval Air Station (NAS) Lemoore was commissioned in 1961. It is the largest West Coast Naval Air Station, home to sixteen F/A-18 squadrons and about 10,600 military and civilian personnel, including their dependents. On October 2, 2014, the Department of the Navy selected NAS Lemoore as its West Coast home base for the F-35C aircraft. Along with Strike Fighter Realignment, the relocation of two Hornet squadrons from NAS Oceana to NAS Lemoore will result in a gradual increase in personnel and dependents until 2028.

NAS Lemoore consists of three developed areas: the Operations Area, Administration Area, and Family Housing Area. The Operations Area includes the airfield, with two offset 13,500 foot runways. The Administration Area includes office spaces to support the administrative functions of the Base. Under public private venture, Lincoln Military Housing manages NAS Lemoore’s family housing facilities.

NAS Lemoore has completed the final phase of nearly $500 million in military construction (MILCON) family housing facilities and infrastructure replacement projects funded between 1996 and 2004. On-base military housing is comprised of homes separated into six distinct neighborhoods – Carl Vinson, Constellation, Coral Sea Park, Midway Park, Reagan Park and Stone Park. During 2009, Lincoln Military Housing and Clark Construction built 40 additional
homes, increasing the total to 1,630 homes. This construction added one additional neighborhood to the existing five neighborhoods; there were also two additional community centers constructed to accommodate increased housing. Unaccompanied housing is conveniently located on NAS Lemoore and houses approximately 2,400 personnel in 20 buildings.

An average of 4,900 on-base residents enjoy bicycle and jogging paths, playgrounds, and two elementary schools that boast a long history of both state and national excellence awards. A 6,500 square foot Community Center hosts residents and their guests in a variety of both fun-filled and educational events.

Customers took advantage of other housing services such as marketing, rental property locating, and tenant-landlord mediation services on more than 3,500 occasions in 2013. The Rental Partnership Program (RPP) networks service members with civilian property managers in the local communities. Service members receive reduced rents, no credit check, and waiver of security deposit when paying rent by allotment.

NAS Lemoore uses smart landscaping techniques to reduce its dependence on water that must be transported from the Sacramento Delta to the Air Station. It converted 12 acres of turf to low maintenance and drought tolerant plants and mineral products as well as curtailing watering in non-core areas. Additional efforts to improve base appearance and efficiency, while reducing the environmental impact are continuing. Through faucet, showerhead and additional fixture upgrades as well as potable water recirculation in the Operations Area, NAS Lemoore projects annual water savings of roughly 35 million gallons (or slightly over 107 acre feet annually).

Housing Needs of Farmworkers

Agriculture is a vital part of the economy in Kings County. Of the approximate 810,887 agricultural acres within the unincorporated areas of Kings County, 84% or 682,823 acres (2008 data) were under either a Williamson Act or Farmland Security Zone Contract. Meeting the housing needs of those employed in agriculture is an important part of the housing element process and has been identified by the State (Government Code 65584, Section 4) as an important component to be considered and addressed in the Regional Housing Needs Assessment Plan.

While general population estimates of farmworkers is very limited; according to the most reliable information available, there were approximately 486,000 farmworkers in California as of September 2000 (Migrant and Seasonal Farmworker Enumeration Profiles Study: California). Farmworkers are overwhelmingly Hispanic (80%), and are mostly males (72%). According to the California’s Strategic Workforce Development Plan 2013-2017, approximately 49% percent of the state’s agricultural jobs in 2011 were in the San Joaquin Valley. Farmworkers have historically experienced above-average unemployment rates in part because of the highly seasonal nature of agriculture; however, their low levels of education and often limited English language skill compared with the general population also explain much of their labor Market disadvantage. Farmworkers have the lowest income of any occupation surveyed by the Census Bureau and the highest poverty rate of any occupation. Farmworkers have the lowest educational attainments and are second from the lowest, after the private housekeeper occupation, in home ownership. Farmworkers have one of the lowest rates of health insurance and are overwhelmingly non-citizens (including legal residents, workers with a permit, and undocumented workers).

According to the Migrant and Seasonal Farmworker Enumeration Profiles (MSFW) Study, as of September 2000, there were an estimated 8,910 seasonal farmworkers and 7,682 migrant
farmworkers employed in Kings County. A seasonal farmworker is defined as “an individual whose principal employment [51% of time] is in agriculture on a seasonal basis, who has been so employed within the last 24 months.” A migrant farmworker meets the same definition but “establishes for the purposes of such employment a temporary abode.” (U.S. Code, Public Health Services Act, “Migrant Health”). The MSFW Study also estimated 10,111 non-farmworkers in seasonal households and 2,823 non-farmworkers in migrant households. The total number of estimated migrant and seasonal farmworkers and non-farmworkers is 29,526 for Kings County.

Farmworkers are predominantly very-low and low-income residents. Although no farm labor camps are currently present in Kings County, the County routinely permits mobile homes to be used as employee housing and smaller farmworker housing units. Kings County administratively permits mobile homes as farmworker employee housing in the AG-20, AX, AL-10, and AG-40 zones. The County also has a significant number of government-subsidized housing projects, yet still lacks an adequate supply of affordable housing for very –low income residents. The County works with the Housing Authority and non-profit developers to develop rental and ownership housing opportunities for farmworkers. The County has also established development standards for Single Room Occupancy housing, which the County can use as a strategy to provide additional residential units for extremely-low income persons and farmworkers.

Kings County is sensitive to the issue of farmworker housing and to the issue of affordable housing in general. The Housing Authority of Kings County offers affordable housing to farmworkers in Kettleman City and Armona. Currently, there are two residential areas which offer farmworker housing. The first is a 40-unit farm labor housing complex located in the rural community of Kettleman City and the second location is 5 single-family homes in the rural community of Armona. To ensure the availability of those units to farmworkers, residents must derive a minimum percentage of their income from a farming operation. As of October 2014, there were 5 families waiting for openings in Armona and 25 families waiting for a unit in Kettleman City. In comparison to programs open to the public and not exclusive to farmworkers, there are 6,086 families waiting for openings in Section 8 housing program and 1,685 families waiting for openings in 15 single-family homes in Armona as part of the low income conventional program. According to the Kings County Housing Authority, currently there are no additional sources of funding that can be used to increase the farmworker housing opportunities in Kings County.

As the numbers above indicate, there is comparatively little demand for farmworker housing. The key reason farmworkers do not take advantage of the existing programs available to assist them is due to immigration status. Many waiting for legal status are concerned that receiving assistance will hinder or halt altogether their eligibility for work visas and may lead to deportation. Others who are not working legally avoid assistance programs for fear of deportation. According to the California Employment Development Department, farmworkers (Farmworkers and Laborers, Crop and Nursery Occupation Profile) in Kings County earned a median hourly wage of $8.97 and a median annual income of $18,640 in 2014.

Section 8(c)(1) of the United States Housing Act of 1937 requires the Secretary to annually publish Fair Market Rents to be used for various Department of Housing and Urban Development (HUD) programs. Fair Market Rents (FMRs) are the gross rent estimates that include both shelter rent paid by the tenant to the landlord and the cost of tenant-paid utilities, except telephone. FMRs are set at the 40th percentile rent – the rent for 40 percent of the standard rental housing units are at or below this dollar amount. Figure 10 illustrates the FMRs for Kings County.
Rent overpayment is evident with the estimated 29,526 farmworkers and their families needing to work between 42 – 85 hours a week to afford FMR. One effect of overpayment of rent is the overcrowding of living quarters. This is more common with men who are working away from their families, although there is an increasing amount of several families sharing one apartment. As a result of the lack of affordable development for very-low and low-income populations, overcrowding in the Communities of Armona, Home Garden, Kettleman City, and Stratford is an issue.

Kings County has been a leader in providing a safe transportation option for farmworkers in traveling to agricultural work sites. As farming operations and post processing services are commonly found in rural areas away from urbanized centers with housing, farmworkers must travel potentially long distances to work locations that may vary according to the crop and/or season. California Vanpool Authority (CalVans) is a joint powers agency that evolved from a vanpool program first established by the Kings County Area Public Transit Agency in 2001. Specifically, the Agricultural Industries Transportation Services (AITS) is a program that provides safe and reliable transportation for farmworkers to travel to and from agricultural jobs. Approved drivers of a new vanpool are provided a late model, air-conditioned 15 passenger van that is regularly serviced and maintained. According to the CalVans website, http://www.calvans.org/why-us/agriculture most riders pay a little more than $2 per ride, or nearly half of what most raiteros charge. As CalVans is a public transit agency, participants of the AITS program pay a modest fee to ride in a vanpool than covers the costs of the vehicle and insurance. Drivers in the AITS programs are all volunteers with a Class C driver license and do not receive pay for their driving services. As of October 2014, there were 274 AITS vans providing transportation to agricultural work sites throughout California and parts of Arizona. Additional vans will continue to be added in the future to keep up with demand for the program. Farmworker housing will be investigated in further detail in the upcoming Housing Element updates due in January 2016.

Other Growth Factors

Other Growth Factors, for purposes of this plan, are defined as factors that encourage, induce, or direct future population and housing growth. Included in this category is consideration of
commuting patterns, employment opportunities, and the availability of suitable housing sites and infrastructure. These sub-factors were analyzed to distinguish future potential growth areas. Although these other growth factors may indicate where growth will occur, they do not predict the future. Due to their speculative nature, the “Other Growth Factors” in the allocation formula have been assigned a weight of (.05).

Commuting Patterns

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 highway infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increased 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 Assessment 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 54,462 person workforce stays within the Kings County area for employment. The remaining workforce is employed outside the County, with a minuscule portion of less than 1% working outside the State. See Figure 11 below.

Figure 11

<table>
<thead>
<tr>
<th>WORK LOCATIONS OF KINGS COUNTY RESIDENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Kings County</td>
</tr>
<tr>
<td>Outside Kings County</td>
</tr>
<tr>
<td>Outside of California</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Source: 2008-2012 American Community Survey, 5-Year Estimates

When considering the work locations of city residents within the Kings County region as illustrated in Figure 12, the City of Hanford has the largest concentration of workers at 45.5% (9,174) that live and work within their jurisdictional limits. As the largest jurisdiction in the Kings County region, the City of Hanford has least amount of residents at 54.4% (10,989) who travel to jobs elsewhere in Kings County. The City of Avenal has the largest amount of residents who commute to jobs outside of their respective city limits at 76.6% (3,913), followed closely by the City of Lemoore at 69.6% (7,380). According to the most recent data available, 38% of residents work in their city of residence, with 62% traveling to other work locations in Kings County. Interestingly, this is a shift from the 2000 Census data, where 48% of residents worked in their same city and 35.7% traveled to work location 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 travel distances. In looking at work 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.

The unincorporated areas and communities of Kings County have limited employment opportunities for residents. As previously noted, agricultural is the foundation of the Kings County economy and thus a significant source of employment. Specifically, in the unincorporated areas, agriculture is the largest employer where affordable housing options are limited. Due to this lack of affordable housing for very-low and low-income populations, overcrowding in the communities of Armona, Home Garden, Kettleman City, and Stratford is an issue.

The unincorporated communities have evolved into bedroom communities with residents commuting to jobs in the adjacent urbanized areas of Hanford, Lemoore, Fresno, and Visalia. The unincorporated communities lack sufficient economic development activity to support existing and future residents in the community. The commercial cores that serve as the primary hub of the unincorporated communities are in a state of decline and have limited commercial reinvestment opportunities. Additional housing growth is needed to support residential populations, that will then attract those desired businesses, commercial areas, jobs, and amenities, that in turn will attract future residential populations. The lack of community amenities and job opportunities is perceived to have kept residential home sites depreciated and less desirable in the housing market.
**Figure 12**

<table>
<thead>
<tr>
<th>Residence Location</th>
<th>City of Avenal</th>
<th>City of Corcoran</th>
<th>City of Hanford</th>
<th>City of Lemoore</th>
<th>Total of All Cities</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
<td>%</td>
<td>No.</td>
<td>%</td>
<td>No.</td>
</tr>
<tr>
<td>Same City</td>
<td>1,196</td>
<td>23.4%</td>
<td>1,644</td>
<td>41.8%</td>
<td>9,174</td>
</tr>
<tr>
<td>Elsewhere in Kings County</td>
<td>3,913</td>
<td>76.6%</td>
<td>2,288</td>
<td>58.2%</td>
<td>10,989</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,109</strong></td>
<td><strong>100%</strong></td>
<td><strong>3,932</strong></td>
<td><strong>100%</strong></td>
<td><strong>20,163</strong></td>
</tr>
</tbody>
</table>

*Source: 2008-2012 American Community Survey, 5-Year Estimates*

**Figure 13**

<table>
<thead>
<tr>
<th>Travel Time In Minutes</th>
<th>Number of Persons</th>
<th>Percent of Workforce</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-9</td>
<td>10,958</td>
<td>21%</td>
</tr>
<tr>
<td>10-19</td>
<td>19,497</td>
<td>37%</td>
</tr>
<tr>
<td>20-44</td>
<td>16,129</td>
<td>31%</td>
</tr>
<tr>
<td>45&gt;</td>
<td>5,807</td>
<td>11%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>52,391</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

*Source: 2013 American Community Survey, 1-Year Estimates, C08303*
The diverse employment industries in Kings County employ 79.5% of the residents who work within the county. In considering the workforce commuting time for Kings County residents, 37% travel 10-19 minutes to their respective employment, followed closely by 31% of residents traveling 20-44 minutes. For the Kings County Region to achieve a more equitable job-housing balance, a larger proportion of the new home construction should ideally be built near the employment centers in the county that lend themselves to mixed use development. However, as detailed in Figures 16 - 20, many of the large employment centers in the Kings County Region are located in rural areas that are either not suitable for civilian housing developments or are not compatible with residential housing. For example, the largest employer in Kings County is Naval Air Station Lemoore. As building civilian housing within a close proximity to these federal lands is not an option, other smart growth transportation measures will need to be explored. This is a similar theme in considering the large employment centers such as the State Prisons, agricultural jobs, or the Tachi Palace Hotel and Casino. For various reasons, housing developments will not be built near these important employment centers.

When analyzing business patterns in the jurisdictions as illustrated in Figure 14, the Cities of Hanford and Lemoore will continue to be the dominate employment centers in Kings County and will be the areas to which proportionately more new housing construction will be directed.

**Figure 14**

<table>
<thead>
<tr>
<th>BUSINESS PATTERNS FOR KINGS COUNTY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Avensal</td>
</tr>
<tr>
<td>---------</td>
</tr>
<tr>
<td>Number of Establishments</td>
</tr>
<tr>
<td>44</td>
</tr>
<tr>
<td>Number of Employees</td>
</tr>
<tr>
<td>651</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 Zip Code Business Patterns (NAICS)
*2012 County Business Patterns minus specific zip code data

*Employment Opportunities*

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 contrast, the California unemployment in August 2014 rate was 7.4% and 8.9% for the annual average for 2013. Historically, agriculture and government employment have dominated the 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 (2012 data). According to the Kings County 2013 Annual Agricultural Crop Report, milk remains the county’s leading commodity, followed by cotton (second) and cattle (third).

The primary industries in Kings County include government, agriculture, manufacturing, and trade, transportation, and utilities. Government is the largest employer in the county, accounting
for 33% of the employment whereas agriculture accounts for 15%. Trade, transportation, and utilities represents 13%, manufacturing accounts for 10%, and educational and health services reflects 13%. (Kings County Comprehensive Economic Development Strategy 2014, 2013 EDD Labor Market Data).

**Figure 15**

**Kings County Employment by Industry**

An important aspect of maintaining the jobs-housing balance is to evaluate where future employment opportunities are likely to occur. By identifying these future employment areas, the regional housing allocation can more effectively be directed to those areas needing adequate housing for the local workforce. In developing the allocation formula, each jurisdiction’s future job creation was estimated and shown as a percentage of the total job creation for the county. This was accomplished by dividing the number of potential jobs in each jurisdiction by the county total of future jobs. The resulting numbers were then included in the formula.

_Avenal Area_ – Presently, the major employers in Avenal are in the oil and gas, corrections, agriculture, and government industries (Figure 16). The Avenal Industrial Park is ideally suited for future manufacturing, warehousing and distribution business. The City is also actively promoting a major retail highway commercial development at the intersection of Interstate 5 and State Route 269. This has the potential to produce many jobs. The first utility scale solar farm in Kings County was also constructed in Avenal. Future job growth in this community has been conservatively estimated to generate 6% of the new jobs county wide through the year 2024.
**Figure 16**

<table>
<thead>
<tr>
<th>AVENAL MAJOR EMPLOYERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMPLOYER</td>
</tr>
<tr>
<td>Avenal State Prison</td>
</tr>
<tr>
<td>Keenan Farms</td>
</tr>
<tr>
<td>Paramount Child Development Center</td>
</tr>
<tr>
<td>City of Avenal</td>
</tr>
</tbody>
</table>

Source: October 2014, Kings Economic Development Corporation

**Corcoran Area** – The major employment industries found in the City of Corcoran area are in corrections, manufacturing, and agricultural industries. Corcoran’s industrial park is home to several businesses as listed in Figure 17. It is estimated that the current growth trends will be responsible for 9% of the total future county job growth.

**Figure 17**

<table>
<thead>
<tr>
<th>CORCORAN MAJOR EMPLOYERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMPLOYER</td>
</tr>
<tr>
<td>J.G. Boswell Company</td>
</tr>
<tr>
<td>J.G. Boswell Company Tomato</td>
</tr>
<tr>
<td>MidState Precast</td>
</tr>
<tr>
<td>Camfil Farr Company</td>
</tr>
<tr>
<td>Sawtelle &amp; Rosprim</td>
</tr>
<tr>
<td>Proctor &amp; Crookshanks Companies</td>
</tr>
<tr>
<td>Hansen Ranches/ Equipment</td>
</tr>
<tr>
<td>Buttonwillow Warehouse Company</td>
</tr>
<tr>
<td>City of Corcoran</td>
</tr>
<tr>
<td>Lakeland Dusters</td>
</tr>
<tr>
<td>Corcoran Machine Works</td>
</tr>
<tr>
<td>Corcoran State Substance Abuse</td>
</tr>
<tr>
<td>Treatment Facility -</td>
</tr>
<tr>
<td>Corcoran State Prison I</td>
</tr>
</tbody>
</table>

Source: October 2014, Kings Economic Development Corporation
Hanford Area – The major employers in Hanford are in the health care, government, education, and the agricultural industries (Figure 18). An influx of new businesses in the Hanford industrial park continues to provide job opportunities. In the immediate future, growth will be seen in health care, commercial retail, and government. Hanford will be providing approximately 60% of the total county new employment growth. Major employers for the City of Hanford are listed below.

**Figure 18**

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

Source: October 2014, Kings Economic Development Corporation

Lemoore Area – Naval Air Station Lemoore (NASL) is the dominate employment center in Kings County. In October 2014 the Department of Navy confirmed that the Naval Air Station Lemoore will be the home to the F-35C Joint Strike Fighter aircraft. As noted in the environmental study document, the F-35C aircraft will bring new military and civilian personnel and their dependents. It is estimated that 600 plus new jobs in construction and demolition projects will contribute $36 million in labor income. NASL provides an economic boost of nearly $1 billion to the regional economy. Additional important employers in the Lemoore area include agricultural processing and the casino and gaming industry. A newly constructed interchange on State Route 198 and 19th Avenue will provide further incentive for new business growth in the industrial park. Lemoore is estimated to have 22% of the total county new employment growth.
### Figure 19

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

Source: October 2014, Kings Economic Development Corporation

Unincorporated County Area – Currently, the majority of employment sectors in the unincorporated areas of Kings County are in distribution, farming operations and agricultural service facilities. Oil and natural gas exploration in the unincorporated lands near Kettleman City and the City of Corcoran could provide future job opportunities if test wells are successful. In the recent years, distribution centers have located in Kettleman City near the junction of the Interstate 5 and State Route 41. Bravo Farms, a new highway retail center that opened in 2014, provides a traveler’s retreat with access to local cheeses, wines, and gourmet foods. The newly widened State Route 198 expanded the prior two lanes to four lanes east of Hanford to the State Route 99 interchange in Tulare County. This important highway expansion project improves access to the industrial parks and commercial areas in the King County region. It is estimated that the unincorporated county will be responsible for 3% of the total county job growth.
Figure 20

<table>
<thead>
<tr>
<th>COUNTY OF KINGS</th>
<th>MAJOR EMPLOYERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMPLOYER</td>
<td>EMPLOYEES</td>
</tr>
<tr>
<td>(Armona)</td>
<td></td>
</tr>
<tr>
<td>Valley Pump &amp; Dairy Systems</td>
<td>20</td>
</tr>
<tr>
<td>Bennett &amp; Bennett Inc.</td>
<td>12</td>
</tr>
<tr>
<td>Central Valley Cabinet</td>
<td>10</td>
</tr>
<tr>
<td>Raven’s Deli</td>
<td>9</td>
</tr>
<tr>
<td>(Kettleman City)</td>
<td></td>
</tr>
<tr>
<td>FedEx Facility</td>
<td>125</td>
</tr>
<tr>
<td>Conway Express</td>
<td>30</td>
</tr>
<tr>
<td>Waste Management</td>
<td>37</td>
</tr>
<tr>
<td>Bravo Farms</td>
<td>30</td>
</tr>
<tr>
<td>(Stratford)</td>
<td></td>
</tr>
<tr>
<td>J.C. Diversifield</td>
<td>150</td>
</tr>
<tr>
<td>Orton Equipment Company</td>
<td>23</td>
</tr>
</tbody>
</table>

Source: October 2014, Kings Economic Development Corporation

Availability of Suitable Sites and Infrastructure:

Estimated Undeveloped Residential Designated Land - City General Plans designate land for residential use within their city limits and areas surrounding the city within the City’s Sphere of Influence boundary. The City of Avenal is the only exception, since the Avenal Sphere of Influence boundary is almost entirely coterminous with the City Limit boundary. General Plan residential land use designations range from Very Low Density Residential to High Density Residential. The County of Kings General Plan policies direct urban growth to existing rural communities and the four cities.

Land supply for future residential housing development is not constrained for Kings County. Based upon a review of General Plan documents including existing and proposed land use plans and policies for each of the incorporated cities and for the County, there is sufficient land available in the region to accommodate the projected housing growth through the year 2024. As such, the incorporated cities and County of Kings do not anticipate the need to zone any additional lands to meet the goals of this 5th cycle update to the RHNA Plan. A detailed review of suitable sites will be conducted by each local agency during the preparation of the Housing Elements that are due in January 2016.
Availability of Community and City Infrastructure – Data on existing and planned sewer and water capacities for each city and service district within the County was collected. Service capacity information as provided by each of the jurisdictions is summarized below.

The City of Avenal has specified that in a normal water year, the City is able to deliver water resources sufficient to sustain current and future growth in respect to housing. In severe drought conditions, the City’s water annual allotment from the Central Valley Project (California Aqueduct) as dependent on hydraulic conditions and is likely to be reduced. Avenal strongly encourages water conservation and continues to work with stakeholders in identifying additional water resources. The City has sufficient sewer infrastructure to support future growth.

Current and future residential growth in the City of Corcoran will not be limited by either water or sewer capacity. The City has sufficient water resources to provide for existing housing and future housing developments, including infill sites. In the effort to continually improve services, Corcoran has identified areas within its boundaries are lacking in storm drain infrastructure and will seek out resources to upgrade those lacking services.

The City of Hanford has sufficient water and sewer capacity for current and future housing growth. In the previous years Hanford has added water tanks and expanded capacity of the sewer treatment plant from 5.5 million gallons to 8 million gallons. The City of Hanford plans to add an additional water well approximately every two years beginning in 2014 to meet the demand of future growth. There are no current plans to add capacity to the sewer treatment plant at this time. In response to the severe drought conditions, the City has tightened restrictions on outdoor water use and encourages residents to conserve water resources.

The City of Lemoore has sufficient water and sewer capacity to accommodate current and future housing growth. In recent years there has been additional sewer capacity and construction of new water wells. There are no current plans to upgrade either the water or sewer infrastructure systems at this time. The City of Lemoore has tightened restrictions on outdoor water use and strongly encourages residents to conserve limited water resources.

Unlike most of the incorporated communities in Kings County, there are challenges in respect to water and sewer infrastructure for the rural communities. The unincorporated areas of Kings County are currently faced with water quality and quantity issues that must be address in order to support future growth. Drought conditions in recent years have led to a depleted groundwater aquifer and both residents and community service districts could potentially face dry wells and an insufficient water supply. Within the communities of Home Garden and Stratford, existing wells can support limited infill development but the ability to provide for larger scale developments is uncertain. Currently, the communities of Armona and Kettleman City have placed moratoriums on new water connections due to the lack of sufficient water resources. In Armona and Stratford, any potential large-scale growth will require additional wells to be drilled, provided there is water availability. The water supply provided by the Home Garden Community Services District meets existing demand but has uncertain capacity for any substantial additional connections. Water supplied by the Kettleman City Communities Services District despite proximity to the California Aqueduct, is extremely limited. As such, the community has had little to no housing growth to provide new affordable units due primarily to the lack of water availability. Larger residential subdivision developments must therefore be able to demonstrate sufficient water availability or the provision of additional water supply that will be added to the community system prior to development.
The unincorporated areas of Kings County must also continue to address elevated water quality standards, including the Federal Arsenic Standards established by EPA for minimum contaminant levels. Of the four unincorporated communities in Kings County, only Stratford and Home Garden have met the EPA standards for allowable arsenic levels. In addition, water supplied by the Kettleman City Community Services District currently contains intermittent levels of benzene contaminants. The water treatment systems of these communities have limited treatment capacity and additional capacity will need to be developed to support additional population growth.

All unincorporated communities and their respective community service districts will require additional wastewater treatment facility capacity to handle increased demand. Outside of these districts, residents rely on individual septic systems.

Phase 2: Income Distribution

The second phase in developing the regional housing assessment methodology consisted of determining how each jurisdiction’s allocation would be distributed in respect to the required four income categories. The income distribution is provided by HCD in the Regional Housing Needs Assessment, with the intent that adequate housing stock is planned for by each local jurisdiction. HCD and the local jurisdictions recognize that multiple housing options will provide a greater array of choices for all economic segments of Kings County. The income distribution also seeks to reduce the concentration of lower income households in areas of disproportionately high concentrations.

At the early meetings of the KRHTAC that began in January 2014, the group reviewed the residential housing development that occurred during the prior RHNA year period from 2007-2013 and found that relatively few housing permits were requested (as compared to the prior RHNA period) for single family residential housing units and even fewer permits were pulled for multi-family developments. As such, it was agreed by the KRHTAC that RHNA units by income categories would be equally distributed amongst the jurisdictions. The income categories as determined by HCD for the 10,220 housing units as detailed in Figure 2 on Page 6 were used to distribute the RHNA units by income category.
IV. Regional Housing Needs by Jurisdiction

In determining the regional housing needs distribution for each jurisdiction, KCAG staff and the KRHTAC applied the housing allocation methodology as detailed in Section III of this plan. The methodology is based on the four factors including: (1) Growth Rate, (2) Building Permits, (3) Market Demand, and (4) Growth Factors.

The results of the data analysis and the RHNA distribution are tabulated in Figure 21. The “Units to be Allocated” column represents each jurisdiction’s fair share of the projected regional housing needs determination. This is the total number of new residential housing units that each of the local jurisdictions must plan for through the respective January 1, 2014 to January 31, 2024, planning period. Residential housing units as of January 1, 2014 may be credited towards the respective local jurisdictions allocated regional housing need.

In carrying out HCD’s intent to provide a mix of housing types that serve all income levels, the allocation housing determination was further distributed into income categories. Each jurisdiction must plan for the number of new housing units within each income category (Figure 22). Income categories are defined below:

- **Very Low Income** – The income limits for a four-person family does not exceed 50 percent of the median family income of the County ($24,419 and below).
- **Low Income** – Four-person family with income between 50 percent and 80 percent of the County median family income ($24,420 to $39,070).
- **Moderate Income** – Four-person family with income between 80 percent and 120 percent of the County median family income ($39,071 to $58,606).
- **Above Moderate Income** – Four-person family with income 120 percent or more of the County median family income ($58,607 and above).

In conclusion, using the assumptions and methodology detailed within this plan, KCAG staff in coordination with the KRHTAC has successfully distributed each jurisdiction’s fair share of the HCD’s regional housing needs determination and allocated the housing units according to the four income categories for housing affordability.
### Figure 21

**Regional Housing Need Allocation Formula**

**Phase 1: Housing Demand and Growth Factors**

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Growth Rate(1)(2) x .75(3)</th>
<th>Building Permits(2) x .10(3)</th>
<th>Market Demand(2) x .10(3)</th>
<th>Other Growth Factors(2) x .05(3)</th>
<th>Total Weighted Percentage</th>
<th>Units to be Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avenal</td>
<td>7.11% 5.33%</td>
<td>4.04% 0.40%</td>
<td>2.17% 0.22%</td>
<td>6.00% 0.30%</td>
<td>6.25%</td>
<td>639</td>
</tr>
<tr>
<td>Corcoran</td>
<td>9.85% 7.39%</td>
<td>8.83% 0.88%</td>
<td>5.36% 0.54%</td>
<td>9.00% 0.45%</td>
<td>9.26%</td>
<td>946</td>
</tr>
<tr>
<td>Hanford</td>
<td>45.03% 33.77%</td>
<td>45.63% 4.56%</td>
<td>59.43% 5.94%</td>
<td>60.00% 3.00%</td>
<td>47.28%</td>
<td>4,832</td>
</tr>
<tr>
<td>Lemoore</td>
<td>30.40% 22.80%</td>
<td>26.57% 2.66%</td>
<td>26.48% 2.65%</td>
<td>22.00% 1.10%</td>
<td>29.21%</td>
<td>2,985</td>
</tr>
<tr>
<td>Uninc. County.</td>
<td>7.61% 5.71%</td>
<td>14.93% 1.49%</td>
<td>6.55% 0.66%</td>
<td>3.00% 0.15%</td>
<td>8.01%</td>
<td>818</td>
</tr>
<tr>
<td><strong>Total County</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
<td><strong>10,220</strong></td>
</tr>
</tbody>
</table>

(1) Growth Rate from each jurisdiction’s General Plan, or as agreed upon by jurisdiction.  
(2) As a percentage of County total.  
(3) Weights determined by affect on housing growth as determined by RHNA 2014 methodology.  
(4) Regional Housing Needs Determination dated January 22, 2014, Department of Housing and Community Development

### Figure 22

**Regional Housing Need Allocation**

**Phase 2: By Income Distribution**

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Very Low(5) % of Total</th>
<th>Low(3) % of Total</th>
<th>Moderate(4) % of Total</th>
<th>Above Moderate(5) % of Total</th>
<th>Total Housing Need</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avenal</td>
<td>145 22.70%</td>
<td>108 17.00%</td>
<td>115 17.90%</td>
<td>271 42.40%</td>
<td>639</td>
<td>100%</td>
</tr>
<tr>
<td>Corcoran</td>
<td>215 22.70%</td>
<td>161 17.00%</td>
<td>169 17.90%</td>
<td>401 42.40%</td>
<td>946</td>
<td>100%</td>
</tr>
<tr>
<td>Hanford</td>
<td>1,097 22.70%</td>
<td>821 17.00%</td>
<td>865 17.90%</td>
<td>2,049 42.40%</td>
<td>4,832</td>
<td>100%</td>
</tr>
<tr>
<td>Lemoore</td>
<td>677 22.70%</td>
<td>507 17.00%</td>
<td>534 17.90%</td>
<td>1,267 42.40%</td>
<td>2,985</td>
<td>100%</td>
</tr>
<tr>
<td>Uninc. County.</td>
<td>186 22.70%</td>
<td>138 17.00%</td>
<td>147 17.90%</td>
<td>347 42.40%</td>
<td>818</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Total County</strong></td>
<td><strong>2,320</strong></td>
<td><strong>1,735</strong></td>
<td><strong>1,830</strong></td>
<td><strong>4,335</strong></td>
<td><strong>10,220</strong></td>
<td></td>
</tr>
</tbody>
</table>

2011 (Inflation Adjusted Dollars) Kings County Household Median Income - $48,838(1)

(2) Very Low = 50% of County Median Income ($24,419 and below)  
(3) Low = 50% to 80% of County Median Income ($24,420 to $39,070)  
(4) Moderate = 80% to 120% of County Median Income ($39,071 to $58,606)  
(5) Above Moderate = 120% of County Median Income ($58,607 and above)  
(6) Regional Housing Needs Determination dated January 22, 2014, Department of Housing and Community Development
Appendix A

Government Code Section 65584
65584. (a) (1) For the fourth and subsequent revisions of the housing element pursuant to Section 65588, the department shall determine the existing and projected need for housing for each region pursuant to this article. For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing need shall include that share of the housing need of persons at all income levels within the area significantly affected by the general plan of the city or county.

(2) While it is the intent of the Legislature that cities, counties, and cities and counties should undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate the entire regional housing need, it is recognized, however, that future housing production may not equal the regional housing need established for planning purposes.

(b) The department, in consultation with each council of governments, shall determine each region's existing and projected housing need pursuant to Section 65584.01 at least two years prior to the scheduled revision required pursuant to Section 65588. The appropriate council of governments, or for cities and counties without a council of governments, the department, shall adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county at least one year prior to the scheduled revision for the region required by Section 65588. The allocation plan prepared by a council of governments shall be prepared pursuant to Sections 65584.04 and 65584.05 with the advice of the department.

(c) Notwithstanding any other provision of law, the due dates for the determinations of the department or for the council of governments, respectively, regarding the regional housing need may be extended by the department by not more than 60 days if the extension will enable access to more recent critical population or housing data from a pending or recent release of the United States Census Bureau or the Department of Finance. If the due date for the determination of the department or the council of governments is extended for this reason, the department shall extend the corresponding housing element revision deadline pursuant to Section 65588 by not more than 60 days.

(d) The regional housing needs allocation plan shall be consistent with all of the following objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.

(3) Promoting an improved intraregional relationship between jobs and housing.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high
share of households in that income category, as compared to the
countywide distribution of households in that category from the most
recent decennial United States census.

(e) For purposes of this section, "household income levels" are as
determined by the department as of the most recent decennial census
pursuant to the following code sections:

(1) Very low incomes as defined by Section 50105 of the Health and
Safety Code.

(2) Lower incomes, as defined by Section 50079.5 of the Health and
Safety Code.

(3) Moderate incomes, as defined by Section 50093 of the Health
and Safety Code.

(4) Above moderate incomes are those exceeding the moderate-income
level of Section 50093 of the Health and Safety Code.

(f) Notwithstanding any other provision of law, determinations
made by the department, a council of governments, or a city or county
pursuant to this section or Section 65584.01, 65584.02, 65584.03,
65584.04, 65584.05, 65584.06, 65584.07, or 65584.08 are exempt from
the California Environmental Quality Act (Division 13 (commencing
with Section 21000) of the Public Resources Code).

65584.01. (a) For the fourth and subsequent revision of the housing
element pursuant to Section 65588, the department, in consultation
with each council of governments, where applicable, shall determine
the existing and projected need for housing for each region in the
following manner:

(b) The department's determination shall be based upon population
projections produced by the Department of Finance and regional
population forecasts used in preparing regional transportation plans,
in consultation with each council of governments. If the total
regional population forecast for the planning period, developed by
the council of governments and used for the preparation of the
regional transportation plan, is within a range of 3 percent of the
total regional population forecast for the planning period over the
same time period by the Department of Finance, then the population
forecast developed by the council of governments shall be the basis
from which the department determines the existing and projected need
for housing in the region. If the difference between the total
population growth projected by the council of governments and the
total population growth projected for the region by the Department of
Finance is greater than 3 percent, then the department and the
council of governments shall meet to discuss variances in methodology
used for population projections and seek agreement on a population
projection for the region to be used as a basis for determining the
existing and projected housing need for the region. If no agreement
is reached, then the population projection for the region shall be
the population projection for the region prepared by the Department
of Finance as may be modified by the department as a result of
discussions with the council of governments.

(c) (1) At least 26 months prior to the scheduled revision
pursuant to Section 65588 and prior to developing the existing and
projected housing need for a region, the department shall meet and
consult with the council of governments regarding the assumptions and
methodology to be used by the department to determine the region's
housing needs. The council of governments shall provide data
assumptions from the council's projections, including, if available, the following data for the region:

(A) Anticipated household growth associated with projected population increases.

(B) Household size data and trends in household size.

(C) The rate of household formation, or headship rates, based on age, gender, ethnicity, or other established demographic measures.

(D) The vacancy rates in existing housing stock, and the vacancy rates for healthy housing market functioning and regional mobility, as well as housing replacement needs.

(E) Other characteristics of the composition of the projected population.

(F) The relationship between jobs and housing, including any imbalance between jobs and housing.

(2) The department may accept or reject the information provided by the council of governments or modify its own assumptions or methodology based on this information. After consultation with the council of governments, the department shall make determinations in writing on the assumptions for each of the factors listed in subparagraphs (A) to (F), inclusive, of paragraph (1) and the methodology it shall use and shall provide these determinations to the council of governments.

(d) (1) After consultation with the council of governments, the department shall make a determination of the region's existing and projected housing need based upon the assumptions and methodology determined pursuant to subdivision (c). The region's existing and projected housing need shall reflect the achievement of a feasible balance between jobs and housing within the region using the regional employment projections in the applicable regional transportation plan. Within 30 days following notice of the determination from the department, the council of governments may file an objection to the department's determination of the region's existing and projected housing need with the department.

(2) The objection shall be based on and substantiate either of the following:

(A) The department failed to base its determination on the population projection for the region established pursuant to subdivision (b), and shall identify the population projection which the council of governments believes should instead be used for the determination and explain the basis for its rationale.

(B) The regional housing need determined by the department is not a reasonable application of the methodology and assumptions determined pursuant to subdivision (c). The objection shall include a proposed alternative determination of its regional housing need based upon the determinations made in subdivision (c), including analysis of why the proposed alternative would be a more reasonable application of the methodology and assumptions determined pursuant to subdivision (c).

(3) If a council of governments files an objection pursuant to this subdivision and includes with the objection a proposed alternative determination of its regional housing need, it shall also include documentation of its basis for the alternative determination. Within 45 days of receiving an objection filed pursuant to this section, the department shall consider the objection and make a final written determination of the region's existing and projected housing need that includes an explanation of the information upon which the determination was made.
(a) For the fourth and subsequent revisions of the housing element pursuant to Section 65588, the existing and projected need for housing may be determined for each region by the department as follows, as an alternative to the process pursuant to Section 65584.01:

(1) In a region in which at least one subregion has accepted delegated authority pursuant to Section 65584.03, the region's housing need shall be determined at least 26 months prior to the housing element update deadline pursuant to Section 65588. In a region in which no subregion has accepted delegation pursuant to Section 65584.03, the region's housing need shall be determined at least 24 months prior to the housing element deadline.

(2) At least six months prior to the department's determination of regional housing need pursuant to paragraph (1), a council of governments may request the use of population and household forecast assumptions used in the regional transportation plan. This request shall include all of the following:

(A) Proposed data and assumptions for factors contributing to housing need beyond household growth identified in the forecast. These factors shall include allowance for vacant or replacement units, and may include other adjustment factors.

(B) A proposed planning period that is not longer than the period of time covered by the regional transportation improvement plan or plans of the region pursuant to Section 14527, but a period not less than five years, and not longer than six years.

(C) A comparison between the population and household assumptions used for the Regional Transportation Plan with population and household estimates and projections of the Department of Finance.

(b) The department shall consult with the council of governments regarding requests submitted pursuant to paragraph (2) of subdivision (a). The department may seek advice and consult with the Demographic Research Unit of the Department of Finance, the State Department of Transportation, a representative of a contiguous council of governments, and any other party as deemed necessary. The department may request that the council of governments revise data, assumptions, or methodology to be used for the determination of regional housing need, or may reject the request submitted pursuant to paragraph (2) of subdivision (a). Subsequent to consultation with the council of governments, the department will respond in writing to requests submitted pursuant to paragraph (1) of subdivision (a).

(c) If the council of governments does not submit a request pursuant to subdivision (a), or if the department rejects the request of the council of governments, the determination for the region shall be made pursuant to Sections 65584 and 65584.01.

(a) At least 28 months prior to the scheduled housing element update required by Section 65588, at least two or more cities and a county, or counties, may form a subregional entity for the purpose of allocation of the subregion's existing and projected need for housing among its members in accordance with the allocation methodology established pursuant to Section 65584.04. The purpose of establishing a subregion shall be to recognize the community of
interest and mutual challenges and opportunities for providing
housing within a subregion. A subregion formed pursuant to this
section may include a single county and each of the cities in that
county or any other combination of geographically contiguous local
governments and shall be approved by the adoption of a resolution by
each of the local governments in the subregion as well as by the
council of governments. All decisions of the subregion shall be
approved by vote as provided for in rules adopted by the local
governments comprising the subregion or shall be approved by vote of
the county or counties, if any, and the majority of the cities with
the majority of population within a county or counties.

(b) Upon formation of the subregional entity, the entity shall
notify the council of governments of this formation. If the council
of governments has not received notification from an eligible
subregional entity at least 28 months prior to the scheduled housing
element update required by Section 65588, the council of governments
shall implement the provisions of Sections 65584 and 65584.04. The
delgate subregion and the council of governments shall enter into an
agreement that sets forth the process, timing, and other terms and
conditions of the delegation of responsibility by the council of
governments to the subregion.

(c) At least 25 months prior to the scheduled revision, the
council of governments shall determine the share of regional housing
need assigned to each delegate subregion. The share or shares
allocated to the delegate subregion or subregions by a council of
governments shall be in a proportion consistent with the distribution
of households assumed for the comparable time period of the
applicable regional transportation plan. Prior to allocating the
regional housing needs to any delegate subregion or subregions, the
council of governments shall hold at least one public hearing, and
may consider requests for revision of the proposed allocation to a
subregion. If a proposed revision is rejected, the council of
governments shall respond with a written explanation of why the
proposed revised share has not been accepted.

(d) Each delegate subregion shall fully allocate its share of the
regional housing need to local governments within its subregion. If a
delegate subregion fails to complete the regional housing need
allocation process among its member jurisdictions in a manner
consistent with this article and with the delegation agreement
between the subregion and the council of governments, the allocations
to member jurisdictions shall be made by the council of governments.

65584.04. (a) At least two years prior to a scheduled revision
required by Section 65588, each council of governments, or delegate
subregion as applicable, shall develop a proposed methodology for
distributing the existing and projected regional housing need to
cities, counties, and cities and counties within the region or within
the subregion, where applicable pursuant to this section. The
methodology shall be consistent with the objectives listed in
subdivision (d) of Section 65584.

(b) (1) No more than six months prior to the development of a
proposed methodology for distributing the existing and projected
housing need, each council of governments shall survey each of its
member jurisdictions to request, at a minimum, information regarding
the factors listed in subdivision (d) that will allow the development
of a methodology based upon the factors established in subdivision (d).

(2) The council of governments shall seek to obtain the information in a manner and format that is comparable throughout the region and utilize readily available data to the extent possible.

(3) The information provided by a local government pursuant to this section shall be used, to the extent possible, by the council of governments, or delegate subregion as applicable, as source information for the methodology developed pursuant to this section. The survey shall state that none of the information received may be used as a basis for reducing the total housing need established for the region pursuant to Section 65584.01.

(4) If the council of governments fails to conduct a survey pursuant to this subdivision, a city, county, or city and county may submit information related to the items listed in subdivision (d) prior to the public comment period provided for in subdivision (c).

(c) Public participation and access shall be required in the development of the methodology and in the process of drafting and adoption of the allocation of the regional housing needs. Participation by organizations other than local jurisdictions and councils of governments shall be solicited in a diligent effort to achieve public participation of all economic segments of the community. The proposed methodology, along with any relevant underlying data and assumptions, and an explanation of how information about local government conditions gathered pursuant to subdivision (b) has been used to develop the proposed methodology, and how each of the factors listed in subdivision (d) is incorporated into the methodology, shall be distributed to all cities, counties, any subregions, and members of the public who have made a written request for the proposed methodology. The council of governments, or delegate subregion, as applicable, shall conduct at least one public hearing to receive oral and written comments on the proposed methodology.

(d) To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs:

1. Each member jurisdiction's existing and projected jobs and housing relationship.

2. The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:
   
   (A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

   (B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for
urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

(C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.

(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

(3) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

(4) The market demand for housing.

(5) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.

(6) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.

(7) High-housing cost burdens.

(8) The housing needs of farmworkers.

(9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

(10) Any other factors adopted by the council of governments.

(e) The council of governments, or delegate subregion, as applicable, shall explain in writing how each of the factors described in subdivision (d) was incorporated into the methodology and how the methodology is consistent with subdivision (d) of Section 65584. The methodology may include numerical weighting.

(f) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by a city or county shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(g) In addition to the factors identified pursuant to subdivision (d), the council of governments, or delegate subregion, as applicable, shall identify any existing local, regional, or state incentives, such as a priority for funding or other incentives available to those local governments that are willing to accept a higher share than proposed in the draft allocation to those local governments by the council of governments or delegate subregion pursuant to Section 65584.05.

(h) Following the conclusion of the 60-day public comment period described in subdivision (c) on the proposed allocation methodology, and after making any revisions deemed appropriate by the council of governments, or delegate subregion, as applicable, as a result of comments received during the public comment period, each council of governments, or delegate subregion, as applicable, shall adopt a final regional, or subregional, housing need allocation methodology and provide notice of the adoption of the methodology to the jurisdictions within the region, or delegate subregion as applicable, and to the department.

(i) (1) It is the intent of the Legislature that housing planning be coordinated and integrated with the regional transportation plan.
To achieve this goal, the allocation plan shall allocate housing units within the region consistent with the development pattern included in the sustainable communities strategy.

(2) The final allocation plan shall ensure that the total regional housing need, by income category, as determined under Section 65584, is maintained, and that each jurisdiction in the region receive an allocation of units for low- and very low income households.

(3) The resolution approving the final housing need allocation plan shall demonstrate that the plan is consistent with the sustainable communities strategy in the regional transportation plan.

65584.05. (a) At least one and one-half years prior to the scheduled revision required by Section 65588, each council of governments and delegate subregion, as applicable, shall distribute a draft allocation of regional housing needs to each local government in the region or subregion, where applicable, based on the methodology adopted pursuant to Section 65584.04. The draft allocation shall include the underlying data and methodology on which the allocation is based. It is the intent of the Legislature that the draft allocation should be distributed prior to the completion of the update of the applicable regional transportation plan. The draft allocation shall distribute to localities and subregions, if any, within the region the entire regional housing need determined pursuant to Section 65584.01 or within subregions, as applicable, the subregion's entire share of the regional housing need determined pursuant to Section 65584.03.

(b) Within 60 days following receipt of the draft allocation, a local government may request from the council of governments or the delegate subregion, as applicable, a revision of its share of the regional housing need in accordance with the factors described in paragraphs (1) to (9), inclusive, of subdivision (d) of Section 65584.04, including any information submitted by the local government to the council of governments pursuant to subdivision (b) of that section. The request for a revised share shall be based upon comparable data available for all affected jurisdictions and accepted planning methodology, and supported by adequate documentation.

(c) Within 60 days after the request submitted pursuant to subdivision (b), the council of governments or delegate subregion, as applicable, shall accept the proposed revision, modify its earlier determination, or indicate, based upon the information and methodology described in Section 65584.04, why the proposed revision is inconsistent with the regional housing need.

(d) If the council of governments or delegate subregion, as applicable, does not accept the proposed revised share or modify the revised share to the satisfaction of the requesting party, the local government may appeal its draft allocation based upon either or both of the following criteria:

(1) The council of governments or delegate subregion, as applicable, failed to adequately consider the information submitted pursuant to subdivision (b) of Section 65584.04, or a significant and unforeseen change in circumstances has occurred in the local jurisdiction that merits a revision of the information submitted pursuant to that subdivision.

(2) The council of governments or delegate subregion, as applicable, failed to determine its share of the regional housing
need in accordance with the information described in, and the
methodology established pursuant to Section 65584.04.

(e) The council of governments or delegate subregion, as
applicable, shall conduct public hearings to hear all appeals within
60 days after the date established to file appeals. The local
government shall be notified within 10 days by certified mail, return
receipt requested, of at least one public hearing on its appeal. The
date of the hearing shall be at least 30 days and not more than 35
days after the date of the notification. Before taking action on an
appeal, the council of governments or delegate subregion, as
applicable, shall consider all comments, recommendations, and
available data based on accepted planning methodologies submitted by
the appellant. The final action of the council of governments or
delegate subregion, as applicable, on an appeal shall be in writing
and shall include information and other evidence explaining how its
action is consistent with this article. The final action on an appeal
may require the council of governments or delegate subregion, as
applicable, to adjust the allocation of a local government that is
not the subject of an appeal.

(f) The council of governments or delegate subregion, as
applicable, shall issue a proposed final allocation within 45 days
after the completion of the 60-day period for hearing appeals. The
proposed final allocation plan shall include responses to all
comments received on the proposed draft allocation and reasons for
any significant revisions included in the final allocation.

(g) In the proposed final allocation plan, the council of
governments or delegate subregion, as applicable, shall adjust
allocations to local governments based upon the results of the
revision request process and the appeals process specified in this
section. If the adjustments total 7 percent or less of the regional
housing need determined pursuant to Section 65584.01, or, as
applicable, total 7 percent or less of the subregion’s share of the
regional housing need as determined pursuant to Section 65584.03,
then the council of governments or delegate subregion, as applicable,
shall distribute the adjustments proportionally to all local
governments. If the adjustments total more than 7 percent of the
regional housing need, then the council of governments or delegate
subregion, as applicable, shall develop a methodology to distribute
the amount greater than the 7 percent to local governments. In no
event shall the total distribution of housing need equal less than
the regional housing need, as determined pursuant to Section
65584.01, nor shall the subregional distribution of housing need
equal less than its share of the regional housing need as determined
pursuant to Section 65584.03. Two or more local governments may agree
to an alternate distribution of appealed housing allocations between
the affected local governments. If two or more local governments
agree to an alternative distribution of appealed housing allocations
that maintains the total housing need originally assigned to these
communities, then the council of governments shall include the
alternative distribution in the final allocation plan.

(h) Within 45 days after the issuance of the proposed final
allocation plan by the council of governments and each delegate
subregion, as applicable, the council of governments shall hold a
public hearing to adopt a final allocation plan. To the extent that
the final allocation plan fully allocates the regional share of
statewide housing need, as determined pursuant to Section 65584.01,
the council of governments shall have final authority to determine
the distribution of the region's existing and projected housing need as determined pursuant to Section 65584.01. The council of governments shall submit its final allocation plan to the department within three days of adoption. Within 60 days after the department's receipt of the final allocation plan adopted by the council of governments, the department shall determine whether or not the final allocation plan is consistent with the existing and projected housing need for the region, as determined pursuant to Section 65584.01. The department may revise the determination of the council of governments if necessary to obtain this consistency.

(i) Any authority of the council of governments to review and revise the share of a city or county of the regional housing need under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

65584.06. (a) For cities and counties without a council of governments, the department shall determine and distribute the existing and projected housing need, in accordance with Section 65584 and this section. If the department determines that a county or counties, supported by a resolution adopted by the board or boards of supervisors, and a majority of cities within the county or counties representing a majority of the population of the county or counties, possess the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the distribution of the regional housing need, the department shall delegate this responsibility to the cities and county or counties.

(b) The distribution of regional housing need shall, based upon available data and in consultation with the cities and counties, take into consideration market demand for housing, the distribution of household growth within the county assumed in the regional transportation plan where applicable, employment opportunities and commuting patterns, the availability of suitable sites and public facilities, agreements between a county and cities in a county to direct growth toward incorporated areas of the county, or other considerations as may be requested by the affected cities or counties and agreed to by the department. As part of the allocation of the regional housing need, the department shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. Consideration of suitable housing sites or land suitable for urban development is not limited to existing zoning ordinances and land use restrictions of a locality, but shall include consideration of the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

(c) Within 90 days following the department's determination of a draft distribution of the regional housing need to the cities and the county, a city or county may propose to revise the determination of its share of the regional housing need in accordance with criteria
set forth in the draft distribution. The proposed revised share shall be based upon comparable data available for all affected jurisdictions, and accepted planning methodology, and shall be supported by adequate documentation.

(d) (1) Within 60 days after the end of the 90-day time period for the revision by the cities or county, the department shall accept the proposed revision, modify its earlier determination, or indicate why the proposed revision is inconsistent with the regional housing need.

(2) If the department does not accept the proposed revision, then, within 30 days, the city or county may request a public hearing to review the determination.

(3) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(4) The date of the hearing shall be at least 10 but not more than 15 days from the date of the notification.

(5) Before making its final determination, the department shall consider all comments received and shall include a written response to each request for revision received from a city or county.

(e) If the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the department grants a revised allocation pursuant to subdivision (d), the department shall ensure that the total regional housing need is maintained. The department's final determination shall be in writing and shall include information explaining how its action is consistent with this section. If the department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share that was originally determined by the department. The department, within its final determination, may adjust the allocation of a city or county that was not the subject of a request for revision of the draft distribution.

(f) The department shall issue a final regional housing need allocation for all cities and counties within 45 days of the completion of the local review period.

65584.07. (a) During the period between adoption of a final regional housing needs allocation and the due date of the housing element update under Section 65588, the council of governments, or the department, whichever assigned the county's share, shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(1) One or more cities within the county agree to increase its share or their shares in an amount equivalent to the reduction.

(2) The transfer of shares shall only occur between a county and cities within that county.

(3) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(4) The council of governments or the department, whichever assigned the county's share, shall approve the proposed reduction, if it determines that the conditions set forth in paragraphs (1), (2), and (3) above have been satisfied. The county and city or cities proposing the transfer shall submit an analysis of the factors and circumstances, with all supporting data, justifying the revision to
the council of governments or the department. The council of
governments shall submit a copy of its decision regarding the
proposed reduction to the department.

(b) (1) The county and cities that have executed transfers of
regional housing needs pursuant to subdivision (a) shall use the
revised regional housing need allocation in their housing elements
and shall adopt their housing elements by the deadlines set forth in
Section 65588.

(2) A city that has received a transfer of a regional housing need
pursuant to subdivision (c) shall adopt or amend its housing element
within 30 months of the effective date of incorporation.

(3) A county or city that has received a transfer of regional
housing need pursuant to subdivision (d) shall amend its housing
element within 180 days of the effective date of the transfer.

(4) A county or city is responsible for identifying sites to
accommodate its revised regional housing need by the deadlines set
forth in paragraphs (1), (2), and (3).

(5) All materials and data used to justify any revision shall be
made available upon request to any interested party within seven days
upon payment of reasonable costs of reproduction unless the costs
are waived due to economic hardship. A fee may be charged to
interested parties for any additional costs caused by the amendments
made to former subdivision (c) of Section 65584 that reduced from 45
to 7 days the time within which materials and data were required to
be made available to interested parties.

(c) (1) If an incorporation of a new city occurs after the council
of governments, subregional entity, or the department for areas with
no council of governments, has made its final allocation under
Section 65584.03, 65584.04, 65584.06, or 65584.08, a portion of the
county's allocation shall be transferred to the new city. The city
and county may reach a mutually acceptable agreement for transfer of
a portion of the county's allocation to the city, which shall be
accepted by the council of governments, subregional entity, or the
department, whichever allocated the county's share. If the affected
parties cannot reach a mutually acceptable agreement, then either
party may submit a written request to the council of governments,
subregional entity, or to the department for areas with no council of
governments, to consider the facts, data, and methodology presented
by both parties and determine the number of units, by income
category, that should be transferred from the county's allocation to
the new city.

(2) Within 90 days after the date of incorporation, either the
transfer, by income category, agreed upon by the city and county, or
a written request for a transfer, shall be submitted to the council
of governments, subregional entity, or to the department, whichever
allocated the county's share. A mutually acceptable transfer
agreement shall be effective immediately upon receipt by the council
of governments, the subregional entity, or the department. A copy of
a written transfer request submitted to the council of governments
shall be submitted to the department. The council of governments,
subregional entity, or the department, whichever allocated the county'
s share, shall make the transfer effective within 180 days after
receipt of the written request. If the council of governments
allocated the county's share, the transfer shall be based on the
methodology adopted pursuant to Section 65584.04 or 65584.08. If the
subregional entity allocated the subregion's share, the transfer
shall be based on the methodology adopted pursuant to Section
If the department allocated the county's share, the transfer shall be based on the considerations specified in Section 65584.06. The transfer shall neither reduce the total regional housing needs nor change the regional housing needs allocated to other cities by the council of governments, subregional entity, or the department. A copy of the transfer finalized by the council of governments or subregional entity shall be submitted to the department. The council of governments, the subregional entity, or the department, as appropriate, may extend the 90-day deadline if it determines an extension is consistent with the objectives of this article.

(d) (1) If an annexation of unincorporated land to a city occurs after the council of governments, subregional entity, or the department for areas with no council of governments, has made its final allocation under Section 65584.03, 65584.04, 65584.06, or 65584.08, a portion of the county's allocation may be transferred to the city. The city and county may reach a mutually acceptable agreement for transfer of a portion of the county's allocation to the city, which shall be accepted by the council of governments, subregional entity, or the department, whichever allocated the county's share. If the affected parties cannot reach a mutually acceptable agreement, then either party may submit a written request to the council of governments, subregional entity, or the department for areas with no council of governments, to consider the facts, data, and methodology presented by both parties and determine the number of units, by income category, that should be transferred from the county's allocation to the city.

(2) (A) Except as provided under subparagraph (B), within 90 days after the date of annexation, either the transfer, by income category, agreed upon by the city and county, or a written request for a transfer, shall be submitted to the council of governments, subregional entity, and to the department. A mutually acceptable transfer agreement shall be effective immediately upon receipt by the council of governments, the subregional entity, or the department. The council of governments, subregional entity, or the department for areas with no council of governments, shall make the transfer effective within 180 days after receipt of the written request. If the council of governments allocated the county's share, the transfer shall be based on the methodology adopted pursuant to Section 65584.04 or 65584.08. If the subregional entity allocated the subregion's share, the transfer shall be based on the methodology adopted pursuant to Section 65584.03. If the department allocated the county's share, the transfer shall be based on the considerations specified in Section 65584.06. The transfer shall neither reduce the total regional housing needs nor change the regional housing needs allocated to other cities by the council of governments, subregional entity, or the department for areas with no council of governments. A copy of the transfer finalized by the council of governments or subregional entity shall be submitted to the department. The council of governments, the subregional entity, or the department, as appropriate, may extend the 90-day deadline if it determines an extension is consistent with the objectives of this article.

(B) If the annexed land is subject to a development agreement authorized under subdivision (b) of Section 65865 that was entered into by a city and a landowner prior to January 1, 2008, the revised determination shall be based upon the number of units allowed by the development agreement.
(3) A transfer shall not be made when the council of governments or the department, as applicable, confirms that the annexed land was fully incorporated into the methodology used to allocate the city's share of the regional housing needs.

65584.08. (a) For the purposes of this section the "association" is the Southern California Association of Governments.
(b) For the fourth revision of the housing element pursuant to Section 65588 within the region of the association, the existing and projected need for housing for the region as a whole and each jurisdiction within the region shall be determined according to the provisions of this article except as those provisions are specifically modified by this section.
(c) The existing and projected housing need for the region shall be determined in the following manner:
(1) The association shall develop an integrated long-term growth forecast by five-year increments. The growth forecast is not a regional housing needs allocation plan.
(2) The forecast shall consist of the following three major variables by geographic area throughout the region:
   (A) Population.
   (B) Employment.
   (C) Households.
(3) The association shall convert households into housing units using replacement rates from the Department of Finance, and county level vacancy rates, by weighing vacancy rates of for-sale and for-rent units.
(4) The association shall transmit the forecast to the department with the following variables:
   (A) Population.
   (B) Employment.
   (C) Households.
   (D) Housing units.
   (E) Household formation ratios.
   (F) Replacement rates.
   (G) Owner and renter vacancy rates.
(5) Upon receiving the forecast, the department shall determine the existing and projected housing need for the region in accordance with paragraph (2) of subdivision (c) of, and with subdivision (d) of, Section 65584.01.
(d) The association shall conduct a public workshop for the purpose of surveying its member jurisdictions pursuant to subdivision (b) of Section 65584.04. Not less than 30 days prior to the date of commencement of the public workshop, the association shall notify affected jurisdictions about the manner in which it proposes to consider the factors specified in subdivision (d) of Section 65584.04 in the housing allocation process. Local governments may submit information about the factors before the workshop for consideration by the association and incorporation into the discussion of the methodology at the workshop.
(e) The association shall delegate development of the housing need allocation plan to the subregional entities, if the association and the subregional entities agree in writing to that delegation and the association ensures that the total regional housing need, by income category, is maintained.
(f) The association shall conduct a minimum of 14 public workshops to discuss the regional growth forecast and the methodology, including the factors, by which housing needs are proposed to be allocated to subregions, or, in the absence of a subregion, to individual jurisdictions. The workshops shall also present opportunities for jurisdictions and members of the public or relevant stakeholders to provide information to the association on local conditions and factors. Following the workshops, and concurrent with the adoption of its draft housing allocation plan, the association shall describe the following:

1. The manner in which the plan is consistent with the housing, employment, transportation, and environmental needs of the region.
2. The manner in which the methodology that produced the plan complies with subdivision (e) of Section 65584.04.
3. The manner in which the information received in the public workshops was considered in the methodology used to allocate the regional housing need.

(g) Following the adoption of the draft housing allocation plan, a local government may request from the association or the delegate subregion, as applicable, a revision of its share of the regional housing need in accordance with the factors described in subdivision (d) of Section 65584.04, including any information submitted by the local government pursuant to subdivision (d). The request for a revised share shall be based upon comparable data available for all affected jurisdictions and accepted planning methodology, and shall be supported by adequate documentation. The association or delegate subregion, as applicable, shall establish a timeline for accepting and reviewing revision requests. However, revision requests shall not be accepted after the deadline for filing an appeal pursuant to subdivision (i). The association or delegate subregion shall respond to the request in writing no later than the close of the appeal process, and shall describe the rationale for its decision.

(h) Both the methodology and allocation process shall consider the factors listed under subdivision (d) of Section 65584.04 and promote the goals and objectives of subdivision (d) of Section 65584 and the regional transportation plan growth forecasting process to integrate housing planning with projected population growth and transportation. The association shall complete the final housing need allocation plan on or before June 30, 2007. It is the intent of the Legislature that the housing element update deadlines, as required under Section 65588, and as modified by the department under paragraph (2) of subdivision (a) of Section 65584.02, will not be extended. The association shall submit a report to the Legislature on or before March 30, 2007, describing the progress it has made in completing the final need allocation plan.

(i) A city or county may file one appeal of its draft allocation to the association, or a delegate subregion, pursuant to subdivision (e) of Section 65584.05, based upon any of the following criteria:

1. The association or delegate subregion, as applicable, failed to adequately consider the information submitted pursuant to subdivision (d), or a significant and unforeseen change in circumstances has occurred in the local jurisdiction that merits a revision of the information submitted pursuant to that subdivision.
2. The association or delegate subregion, as applicable, failed to determine the local government's share of the regional housing need in accordance with the information described in, and the methodology established pursuant to subdivision (f).
(j) A city or county shall not be allowed to file more than one appeal under subdivision (i), and no appeals may be filed relating to any adjustments made pursuant to subdivision (g) of Section 65584.05.

(k) The final allocation plan shall be subject to the provisions of subdivision (h) of Section 65584.05.

(l) The final allocation plan adopted by the association shall ensure that the total regional housing need, by income category, as determined under subdivision (c), is maintained. The resolution adopted by the association approving the final housing need allocation plan shall show how the plan:

(1) Is consistent with the objectives of this section and article.

(2) Is consistent with the pending update of the regional transportation plan.

(3) Takes into account the information provided to the association by its member jurisdictions and members of the public pursuant to subdivisions (d) and (f).

(m) This section shall remain in effect only until January 1, 2015, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2015, deletes or extends that date.

65584.09. (a) For housing elements due pursuant to Section 65588 on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.

(b) The requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period.

(c) Nothing in this section shall be construed to diminish the requirement of a city or county to accommodate its share of the regional housing need for each income level during the planning period set forth in Section 65588, including the obligations to (1) implement programs included pursuant to Section 65583 to achieve the goals and objectives, including programs to zone or rezone land, and (2) timely adopt a housing element with an inventory described in paragraph (3) of subdivision (a) of Section 65583 and a program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583, which can accommodate the jurisdiction's share of the regional housing need.

65584.1. Councils of government may charge a fee to local governments to cover the projected reasonable, actual costs of the council in distributing regional housing needs pursuant to this article. Any fee shall not exceed the estimated amount required to implement its obligations pursuant to Sections 65584, 65584.01, 65584.02, 65584.03, 65584.04, 65584.05, and 65584.07. A city, county, or city and county may charge a fee, not to exceed the amount
charged in the aggregate to the city, county, or city and county by
the council of governments, to reimburse it for the cost of the fee
charged by the council of government to cover the council's actual
costs in distributing regional housing needs. The legislative body of
the city, county, or city and county shall impose the fee pursuant
to Section 66016, except that if the fee creates revenue in excess of
actual costs, those revenues shall be refunded to the payers of the
fee.

65584.2. A local government may, but is not required to, conduct a
review or appeal regarding allocation data provided by the department
or the council of governments pertaining the locality's share of the
regional housing need or the submittal of data or information for a
proposed allocation, as permitted by this article.

65584.3. (a) A city that is incorporated to promote commerce and
industry, that is located in the County of Los Angeles, and that has
no residentially zoned land within its boundaries on January 1, 1992,
may elect to adopt a housing element that makes no provision for new
housing or the share of regional housing needs as determined
pursuant to Section 65584 for the current and subsequent revisions of
the housing element pursuant to Section 65588, for the period of
time that 20 percent of all tax increment revenue accruing from all
redevelopment projects, and required to be set aside for low- and
moderate-income housing pursuant to Section 33334.2 of the Health and
Safety Code, is annually transferred to the Housing Authority of the
County of Los Angeles.

(b) (1) The amount of tax increment to be transferred each year
pursuant to subdivision (a) shall be determined at the end of each
fiscal year, commencing with the 1992-93 fiscal year. This amount
shall be transferred within 30 days of the agency receiving each
installment of its allocation of tax increment moneys, commencing in
1993.

(2) On or before December 31, 1992, the agency shall make an
additional payment to the Housing Authority of the County of Los
Angeles that eliminates any indebtedness to the low- and
moderate-income housing fund pursuant to Section 33334.3. This amount
shall be reduced by any amount actually expended by the
redevelopment agency for principal or interest payments on agency
bonds issued prior to the effective date of the act that adds this
section, when that portion of the agency's tax increment revenue
representing the low- and moderate-income housing set-aside funds was
lawfully pledged as security for the bonds, and only to the extent
that other tax increment revenue in excess of the 20-percent low- and
moderate-income set-aside funds is insufficient in that fiscal year
to meet in full the principal and interest payments.

(c) The Department of Housing and Community Development shall
annually review the calculation and determination of the amount
transferred pursuant to subdivisions (a) and (b). The department may
conduct an audit of these funds if and when the Director of Housing
and Community Development deems an audit appropriate.

(d) The amount transferred pursuant to subdivisions (a) and (b)
shall fulfill the obligation of that city's redevelopment agency to
provide for housing for low- and moderate-income families and individuals pursuant to Sections 33334.2 to 33334.16, inclusive, of the Health and Safety Code. The use of these funds for low- and moderate-income families in the region of the Southern California Association of Governments within which the city is located shall be deemed to be of benefit to the city's redevelopment project areas.

(e) (1) The amount transferred pursuant to subdivisions (a) and (b) to the Housing Authority of the County of Los Angeles shall be expended to provide housing and assistance, including, but not limited to, that specified in subdivision (e) of Section 33334.2 of the Health and Safety Code for low- and moderate-income families and individuals, in the region of the Southern California Association of Governments within which the city is located.

(2) Funds expended pursuant to this subdivision shall be expended in accordance with all of the following:

(A) The funds shall be expended for the construction of low- and moderate-income housing located no further than 15 miles from the nearest boundary line of the City of Industry.

(B) The low- and moderate-income housing constructed pursuant to this subdivision shall be in addition to any other housing required by the housing element of the general plan of the jurisdiction in which the low- and moderate-income housing is constructed.

(C) Funds may be encumbered by the Housing Authority of the County of Los Angeles for the purposes of this subdivision only after the authority has prepared a written plan for the expenditure of funds to be transferred to the authority pursuant to this subdivision and has filed a copy of this expenditure plan with the Department of Housing and Community Development.

(f) A city that meets the conditions specified in subdivision (d) shall continue to have responsibility for preparing a housing element pursuant to Section 65583 only to the extent to which the assessment of housing needs, statement of goals and objectives, and the five-year schedule of actions relate to the city's plan to maintain, preserve, and improve the housing that exists in the city on the effective date of the act which adds this section.

(g) This section shall not become operative unless and until a parcel of land, to be dedicated for the construction of a high school, is transferred pursuant to a written agreement between the City of Industry and the Pomona Unified School District, and a copy of this agreement is filed with the County Clerk of the County of Los Angeles.

65584.6. (a) The County of Napa may, during its current housing element planning period, identified in Section 65588, meet up to 15 percent of its existing share of the regional housing need for lower income households, as defined in Section 65584, by committing funds for the purpose of constructing affordable housing units, and constructing those units in one or more cities within the county, only after all of the following conditions are met:

(1) An agreement has been executed between the county and the receiving city or cities, following a public hearing held by the county and the receiving city or cities to solicit public comments on the draft agreement. The agreement shall contain information sufficient to demonstrate that the county and city or cities have complied with the requirements of this section and shall also include
the following:

(A) A plan and schedule for timely construction of dwelling units.

(B) Site identification by street address for the units to be developed.

(C) A statement either that the sites upon which the units will be developed were identified in the receiving city's housing element as potential sites for the development of housing for lower-income households, or that the units will be developed on previously unidentified sites.

(D) The number and percentage of the county's lower-income housing needs previously transferred, for the appropriate planning period, pursuant to this section.

(2) The council of governments that assigned the county's share receives and approves each proposed agreement to meet a portion of the county's fair share housing allocation within one or more of the cities within the county after taking into consideration the criteria of subdivision (a) of Section 65584. If the council of governments fails to take action to approve or disapprove an agreement between the county and the receiving city or cities within 45 days following the receipt of the agreement, the agreement shall be deemed approved.

(3) The city or cities in which the units are developed agree not to count the units towards their share of the region's affordable housing need.

(4) The county and the receiving city or cities, based on substantial evidence on the record, make the following findings:

(A) Adequate sites with appropriate zoning exist in the receiving city or cities to accommodate the units to be developed pursuant to this section. The agreement shall demonstrate that the city or cities have identified sufficient vacant or underutilized or vacant and underutilized sites in their housing elements to meet their existing share of regional housing need, as allocated by the council of governments pursuant to subdivision (a) of Section 65584, in addition to the sites needed to construct the units pursuant to this section.

(B) If needed, additional subsidy or financing for the construction of the units is available.

(C) The receiving city or cities have housing elements that have been found by the Department of Housing and Community Development to be in compliance with this article.

(5) If the sites upon which units are to be developed pursuant to this section were previously identified in the receiving city's housing element as potential sites for the development of housing sufficient to accommodate the receiving city's share of the lower income household need identified in its housing element, then the receiving city shall have amended its housing element to identify replacement sites by street address for housing for lower-income households. Additionally, the Department of Housing and Community Development shall have received and reviewed the amendment and found that the city's housing element continues to comply with this article.

(6) The county and receiving city or cities shall have completed, and provided to the department, the annual report required by subdivision (b) of Section 65400.

(7) For a period of five years after a transfer occurs, the report required by subdivision (b) of Section 65400 shall include information on the status of transferred units, implementation of the terms and conditions of the transfer agreement, and information on any dwelling units actually constructed, including the number, type,
location, and affordability requirements.

(8) The receiving city demonstrates that it has met, in the current or previous housing element cycle, at least 20 percent of its share of the regional need for housing for very low-income households allocated to the city pursuant to Section 65584.

(b) The credit that the county receives pursuant to this section shall not exceed 40 percent of the number of units that are affordable to lower income households and constructed and occupied during the same housing element cycle in unincorporated areas of the county. The county shall only receive the credit after the units have been constructed and occupied. Within 60 days of issuance of a certificate of occupancy for the units, the county shall inform the council of governments and the department in writing that a certificate of occupancy has been issued.

(c) Concurrent with the review by the council of governments prescribed by this section, the Department of Housing and Community Development shall evaluate the agreement to determine whether the city or cities are in substantial compliance with this section. The department shall report the results of its evaluation to the county and city or cities for inclusion in their record of compliance with this section.

(d) If at the end of the five-year period identified in subdivision (c) of Section 65583, any percentage of the regional share allocation has not been constructed as provided pursuant to subdivision (a), or, after consultation with the department, the council of governments determines that the requirements of paragraphs (5) and (7) of subdivision (a) have not been substantially complied with, the council of governments shall add the unbuilt units to Napa County's regional share allocation for the planning period of the next periodic update of the housing element.

(e) Napa County shall not meet a percentage of its share of the regional share pursuant to subdivision (a) on or after June 30, 2007, unless a later enacted statute, that is enacted before June 30, 2007, deletes or extends that date.
Appendix B

Regional Housing Needs Determination from the State Department of Housing and Community Development (HCD)
January 22, 2014

Ms. Terri King  
Executive Director  
Kings County Association of Governments  
339 West D Street, Suite B  
Leemo, CA 93245

Dear Ms. King,

RE: Kings County 5th Cycle Regional Housing Need Determination

This letter provides Kings County Association of Governments (Kings CAG) its 5th cycle regional housing need assessment (RHNA) determination for the approximate 10-year projection period between January 1, 2014 and January 31, 2024. The Department of Housing and Community Development (Department) is required to determine Kings CAG’s existing and projected housing need pursuant to State housing law, Government Code (GC) Section 65584, et. seq.

As you know, Senate Bill 375 (SB 375, Chapter 728, Statutes of 2008) further strengthened the coordination of regional housing and transportation planning. Metropolitan Planning Organizations (MPOs) are now required to develop and incorporate a new sustainable community strategy (SCS) in their Regional Transportation Plans (RTP) to achieve greenhouse gas emission reductions and accommodate the region’s housing need. SB 375 amended the RHNA schedule and methodology requiring local governments to update their housing elements no later than 18 months from the date Kings CAG adopts the RTP.

The Department has prepared Kings CAG’s RHNA determination based on Kings CAG’s estimated RTP adoption date of July 23, 2014. Please note that in the event the RTP is adopted on a different date, the RHNA and projection period will not change, but the housing element planning period and element due date will change accordingly. The Department must be notified of any change to the RTP adoption date and will reflect RTP adoption date changes on its website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/web_he_duedate.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/web_he_duedate.pdf).

For your information, GC Section 65584.01(d)(1) allows 30 days from the date of this letter to file an objection and proposed alternative to the Department’s determination (Attachment 1). An objection and proposed alternative must be based on demographic and methodology factors set forth in the statute.

The Department determined Kings CAG’s regional housing need to be 10,220 for the projection period, from January 1, 2014 to January 31, 2024. In assessing Kings CAG’s regional housing need, the Department considered the critical role housing plays in developing sustainable communities and supporting employment growth.
The Department further considered Kings CAG’s growth forecast, socio-economic base and potential for household formation trends to generate housing demand at a changing pace. Consideration was also given to the extraordinary uncertainty regarding national, State, local economies and housing markets. As a result, for this RHNA cycle only, the Department made an adjustment to account for abnormal vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures.

The Department and representatives of Kings CAG completed the consultation process specified in statute through correspondence and conference calls conducted between May 2013 and January 2014. The Department appreciates the assistance provided throughout the consultation process by you and Ms. Chris Lehn, Regional Planner. The Department also received assistance from Mr. Walter Schwarm, demographics expert with the Department of Finance’s Demographic Research Unit.

In completing Kings CAG’s RHNA, the Department applied methodology and assumptions regarding the following factors (GC Section 65584.01(c)(1)):
• anticipated household growth associated with projected population increases;
• household size data and trends in household size;
• rate of household formation, or headship rates, based on age, gender, ethnicity, or other established demographic measures;
• vacancy rates in existing housing stock, and for healthy housing market functioning and regional mobility, as well as housing replacement needs;
• other characteristics of the composition of the projected population; and
• relationship and any imbalance between jobs and housing.

Data, assumptions, and draft forecasts of population, employment and housing provided by Kings CAG in regards to the above factors were considered. Assumptions regarding the rate with which existing vacant housing units may be absorbed by the start of the projection period in 2014 was determined based on consultation with Kings CAG.

Attachments 1 and 2 to this letter describe details of the Department’s methodology and RHNA income category for Kings CAG to distribute the 10,220 regional housing unit need among all its local governments. Each locality must receive a RHNA share of very-low and low-income units. The distribution of RHNA for lower income, moderate-income, and above-moderate income categories in the aggregate cannot be less than the total for each of these income categories shown in Attachment 1.

Upon receipt of the Department’s final RHNA determination, Kings CAG is responsible for developing a RHNA distribution methodology and adopting a RHNA Plan for the projection period of January 1, 2014 through January 31, 2024. The RHNA represents the minimum amount of residential development capacity all jurisdictions must plan to accommodate through zoning and appropriate planning strategies. RHNA is not to be used within local general plans as a maximum amount or cap of residential development to plan for or approve.
HCD Determination of Kings County Regional Housing Need
January 22, 2014
Page 3

Housing element law (GC Section 65584, et. seq.) requires Kings CAG’s methodology and RHNA Plan to be consistent with the following objectives:

- increasing the housing supply and mix of housing types, tenure, and affordability;
- promoting infill development and socio-economic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns;
- promoting an improved intraregional relationship between jobs and housing; and
- balancing the distribution of households by income category.

Pursuant to GC Section 65584.05(h), Kings CAG is required to submit its RHNA Plan to the Department for approval within three days of adopting the RHNA Plan. Upon approval by the Department of the RHNA Plan, Kings CAG must distribute to all its local government members their income category shares of new housing needs to be addressed in their housing element updates covering the 2016 - 2024 planning period.

When updating their housing elements, local governments may take RHNA credit for units approved (entitled or permitted) since the January 1, 2014 start date of the RHNA projection period. Localities are also required to describe how units were credited to different income categories based on actual or projected sale price or rent level data. Any city planning to accommodate a portion of RHNA on sites within its Sphere of Influence (SOI) needs to include an annexation program in the housing element. The annexation program needs to demonstrate SOI sites can be annexed early enough in the planning period to make adequate sites available to avoid other rezoning pursuant to GC sections 65583(c)(1)(A), and 65583(f).

Regarding transfers of housing need among local governments, Assembly Bill 242 (Chapter 11, Statutes of 2008) amended provisions of GC Section 65584.07. Once Kings CAG has adopted its RHNA Plan, transfers meeting specified conditions may only occur from the county to cities within the county. Transfers after the due date of the housing element are restricted to city annexations and incorporations and must be completed within specified timeframes. The numbers of units by income to be transferred are determined either based on mutual agreement between affected local governments, or, when no agreement is reached, by the entity responsible for allocating housing need (Kings CAG). The Department must be notified of all transfers; jurisdictions affected by RHNA transfers must amend their housing element within the timeframe specified in the statute.

The Department commends Kings CAG’s commitment and efforts to meet the objectives of SB 375 and especially appreciates the assistance provided by Ms. Chris Lehn. We look forward to a continued partnership with Kings CAG and its member jurisdictions in planning to accommodate the region’s housing need. If you need assistance or have any question, please contact me or Anda Draghici, HPD Senior Specialist, at (916) 263-2911.

Sincerely,

Glen A. Campora
Assistant Deputy Director

Enclosures
ATTACHMENT 1

HCD REGIONAL HOUSING NEED DETERMINATION: Kings CAG
Projection Period: January 1, 2014 through January 31, 2024

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Percent</th>
<th>Regional Housing Need (rounded)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very-Low</td>
<td>22.7%</td>
<td>2,320</td>
</tr>
<tr>
<td>Low</td>
<td>17.0%</td>
<td>1,735</td>
</tr>
<tr>
<td>Moderate</td>
<td>17.9%</td>
<td>1,830</td>
</tr>
<tr>
<td>Above-Moderate</td>
<td>42.4%</td>
<td>4,335</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>100.0%</td>
<td><strong>10,220</strong></td>
</tr>
</tbody>
</table>

(1) The statutory objective regarding RHNA requires HCD, in consultation with Department of Finance (DOF) and councils of governments (COGs), to determine projected household growth and housing need based on DOF population projections and COG regional population forecasts and requires regional and local jurisdictions to plan to accommodate capacity for all of the projected RHNA. The Legislature recognizes that different assumptions and variances in methodologies can be used that can result in different population projections. Projection of housing need developed by DOF and HCD for RHNA purposes does not consider local government constraints.

For this RHNA cycle only (due to unique conditions not expected to recur to impact future RHNA cycles), the housing need was adjusted downward to account for an estimated 20 percent absorption level of unprecedented high vacancies in existing stock due to extraordinary conditions including high foreclosures and economic uncertainties.

(2) The income category percentages reflect the minimum percentage to apply against the total RHNA decided by Kings CAG in determining housing need for very-low, low, and moderate income households. Each category is defined by Health and Safety Code (Section 50093, et seq.). Percentages are derived from the 2007-2011 American Community Survey’s number of households by income, over 12 month periods. Housing unit need under each income category is derived from multiplying the portion of households per income category against the total RHNA determination.

(3) The 10,220 allocation (see Attachment 2) reflects Kings CAG’s projected minimum housing need (rounded) and an adjustment (-66) for existing excess vacant units in estimating 80% of vacant units will not be absorbed before 2014. This column represents the minimum housing need that Kings CAG’s RHNA Plan must address in total and also for very-low, low, and moderate income categories.

Based on the region’s estimated RTP adoption date of July 23, 2014 (subject to change):

5th Update of the Housing Element Due Date: January 31, 2016
### ATTACHMENT 2
HCD REGIONAL HOUSING NEED DETERMINATION: Kings CAG

<table>
<thead>
<tr>
<th>1</th>
<th>2024 Population: January 31, 2024 (DOF Projections)</th>
<th>188,396</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>less: 2024 Group Quarters Population (Average of DOF Projections and Kings CAG Forecast)</td>
<td>-26,789</td>
</tr>
<tr>
<td>3</td>
<td>2024 Household (HH) Population</td>
<td>161,607</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Household Formation Groups</th>
<th>HH Population</th>
<th>2024 HH</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Age Groups (DOF)</td>
<td>161,607</td>
<td>52,421</td>
</tr>
<tr>
<td>Under 15</td>
<td>42,597</td>
<td></td>
</tr>
<tr>
<td>15 - 24 years</td>
<td>23,632</td>
<td>10.32%</td>
</tr>
<tr>
<td>25 - 34 years</td>
<td>22,365</td>
<td>39.82%</td>
</tr>
<tr>
<td>35 - 44 years</td>
<td>20,185</td>
<td>50.46%</td>
</tr>
<tr>
<td>45 - 54 years</td>
<td>14,205</td>
<td>52.45%</td>
</tr>
<tr>
<td>55 - 64 years</td>
<td>16,883</td>
<td>53.36%</td>
</tr>
<tr>
<td>65 - 74 years</td>
<td>13,920</td>
<td>60.49%</td>
</tr>
<tr>
<td>75 - 84 years</td>
<td>5,836</td>
<td>65.73%</td>
</tr>
<tr>
<td>84+</td>
<td>1,985</td>
<td>68.15%</td>
</tr>
</tbody>
</table>

| 4 | 2024 Projected Households-January 31, 2024 | 52,421 |
| 6 | Household Growth: 10.08 Year Projection Period | 10,043 |
| 7 | less: Projected Household Growth on Tribal Land: 10.08 Year Projection Period | -103 |
| 8 | | 9,940 |

<table>
<thead>
<tr>
<th>Vacancy Allowance</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenure Percentage per 2010 Census</td>
<td>54.15%</td>
<td>45.85%</td>
<td>9,940</td>
</tr>
<tr>
<td>HH Growth by Tenure</td>
<td>5,383</td>
<td>4,557</td>
<td>9,940</td>
</tr>
<tr>
<td>Healthy Vacancy Rate</td>
<td>1.50%</td>
<td>4.00%</td>
<td>263</td>
</tr>
<tr>
<td>Vacancy Allowance</td>
<td>81</td>
<td>182</td>
<td>263</td>
</tr>
</tbody>
</table>

| Replacement Allowance (minimum) | 0.80% | 10,203 | 81 |

| 10 | less: Adjustment for Absorption of Existing Excess Vacant Units (specific to this RHNA cycle only) | 10,284 |

<table>
<thead>
<tr>
<th>Estimate 20% Absorbed, 80% Not Absorbed by 2014</th>
<th>Effective Vacant Units</th>
<th>Healthy Market Units</th>
<th>Differential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Derived (2010 Census, HH Growth, &amp; Vacancy Rate)</td>
<td>(1,535)</td>
<td>3,003</td>
<td>1468</td>
</tr>
<tr>
<td>Total 2012 Housing Stock</td>
<td>44,181</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Vacant Unit (Others) Adjustment</td>
<td>1.8%</td>
<td>1.8%</td>
<td></td>
</tr>
<tr>
<td>Total Adjusted Existing Vacant Units (Others)</td>
<td>(775)</td>
<td>713</td>
<td>-82</td>
</tr>
<tr>
<td>Estimated Vacant Units Not Absorbed by 2014</td>
<td>80%</td>
<td>82</td>
<td>-66</td>
</tr>
</tbody>
</table>

**KINGS CAG FINAL REGIONAL HOUSING NEED DETERMINATION**: 10,220

1. **2024 Population**: Pursuant to Government Code Section 65584.01(b), and in consultation with Kings CAG, the 2024 population projections used by the Department were provided by the Department of Finance.

2. **Group Quarter Population**: Figure is an estimate of persons residing either in a group home, institution, military, or dormitory calculated as a simple average between DOF's projected group quarters and Kings CAG's forecast. As this population doesn't constitute a "household" population generating demand for a housing unit, the group quarter population is excluded from the calculation of the household population, and is not included in the housing need.

3. **2024 Household (HH) Population**: The portion of population projected to reside in housing units after subtracting the group quarter population from total projected population.

4. **Projected 2024 Households (HHs)**: The January 31, 2024 number of households is derived by applying (to 2024 HH population by age and race/ethnicity) 2010 Census-based household headship rates, as provided by DOF. HH formation or headship rates reflect the propensity of different population groups (age, racial and ethnic) to form households.
ATTACHMENT 2

HCD REGIONAL HOUSING NEED DETERMINATION: Kings CAG

5. **Households at Beginning of Projection Period**: The baseline number of households at the beginning of the projection period (January 2014) was projected, as a direct effect of amendment to Section 65588(e)(6) specifying the new projection period to start on either June 30 or December 31 whichever date most closely precedes the end of the current housing element period. As such, the 2014 household number reflects the January 1, 2014 DOF-projected number of households.

6. **Household (HH) Growth**: This figure reflects projected HH growth and need for new units within boundaries of the county.

7. **Adjustment for Projected Household (HH) Growth on Tribal Land**: In consultation with Kings CAG, an adjustment (decrease) accounts for Tribal responsibility to meet HH growth generated within Tribal boundaries, based on 2000 and 2010 Census data for Santa Rosa Rancheria.

8. **Vacancy Allowance**: An allowance (unit increase) is made to facilitate availability and mobility among owner and renter units. Owner/Renter % is based on Census 2010 data. A smaller rate is applied to owner units due to less frequent mobility than for renter households. Information from a variety of authoritative sources supports an acceptable range of 1 to 4% for owner units and 4 to 8% for renter units depending on market conditions.

9. **Replacement Allowance**: Rate (0.8%) reflects the housing losses that localities annually reported to DOF each January for years 2002-2011.

10. **Adjustment for Absorption of Existing Excess Vacant Units**: For this RHNA cycle only (due to extraordinary uncertainty regarding conditions impacting the economy and housing market not expected to similarly impact future RHNA cycles), a new one-time adjustment was made to account for unprecedented high vacancies in existing stock due to unusual conditions including high foreclosures and economic uncertainties. An absorption rate of 20% of existing excess vacant units is assumed to occur in shrinking current excess vacant units before the start of the 2014 RHNA projection period. This result in applying a 80% adjustment to account for units not absorbed, reflected in a downward adjustment of (-60%). Existing housing stock consists of two components: (1) housing units for sale and rent that are above the housing units required to maintain the healthy market condition, calculated as the number of units in housing stock (for sale + for rent + sold, not occupied + rented, not occupied + occupied units), (2) housing units in the "vacant units others" category of existing housing stock above the "normal" rate considered to be at the level of 2000, at 1.5% of total housing units, as provided by the 2000 Census. For Kings County, the number of vacant units associated with the "healthy vacancy" rates was higher than the effective vacant units as provided by the 2010 Census, indicating no "excess" of for sale and for rent vacant units. As a result this portion of the vacancy adjustment applied was zero. For the "other" vacancy adjustment, the resulting adjustment was (-60%).

When applying the differential between the 2010 Census vacant units and the healthy market vacant units rate associated with the region's annual household growth. As the total adjustment was below the differential, the adjustment was applied in calculating the RHNA determination.

**RHNA Projection Period January 1, 2014 to January 31, 2024**: Pursuant to SB 375, the start of the projection period (in effect January 1, 2014) was determined pursuant to GC 65588(e)(6), which requires the new projection period to start on June 30 or December 31 that most closely precedes the end of the current housing element period, which for Kings County region is June 30, 2014. The end of the projection period was determined pursuant to GC 65588(e)(6) to be the end of the housing element planning period. **Note**: For projection purposes the end of the projection period is rounded to the end of the month.

**Housing Element Planning Period January 31, 2016 to January 31, 2024**: Pursuant to SB 375, the start of the planning period was determined pursuant to GC 65588(e)(6), 16 months from the estimated adoption date of Kings CAG's Regional Transportation Plan, based on notice provided to HCD, with the date rounded to the end of month for projection purposes. The end of the planning period was calculated in accordance with GC 65588(e)(3)(A), 18 months after the estimated adoption of the second RTP, provided that it is not later than eight years from the adoption of the previous housing element. If the actual RTP adoption date differs from the estimated date of July 23, 2014, the RHNA determination and the projection period will not change, however the housing element due date, and implicitly, the housing element planning period would change accordingly.
Appendix C

Kings County Public Hearing Notices
NOTICE OF PUBLIC HEARING
KINGS PROPOSED METHODOLOGY FOR THE REGIONAL HOUSING NEEDS ALLOCATION FIFTH CYCLE

NOTICE IS HEREBY GIVEN that the Kings County Association of Governments (KCAG), KCAG Commission will hold a public hearing to consider the Kings Proposed Methodology for the Fifth Cycle of the Regional Housing Needs Allocation. The proposed methodology was subject to a 60-day review and comment period, commencing on February 19, 2014 and concluding on April 23, 2014. The hearing will be held on April 23, 2014 at 4:30 p.m. in the Kings County Board of Supervisor’s Chambers, Administration Building, Kings County Government Center, 1400 W. Lacey, Blvd., Hanford, California.

KCAG is required by the California Government Code Section 65584 to prepare a Regional Housing Needs Allocation Plan for the Kings County region. The purpose of the Kings Proposed Methodology is to allocate to the cities and county their “fair share” of the region’s projected housing need by household income group over the 10.08 year planning period (2014-2024). The Regional Housing Needs Allocation Plan will be developed later this year as based on this Kings Proposed Methodology.

The Proposed Methodology for the Kings Regional Housing Needs Allocation Fifth Cycle is available for review at the Kings County Association of Government’s office, located at 339 W. “D” St., Suite B, Lemoore, CA and on our website at www.kingscog.org.

Public comments are welcome at the hearing and written comments may be submitted up to the day and time of the public hearing.

Contact Person: Chris Lehn, Regional Planner
339 W. “D” Street, Suite B
Lemoore, CA 93245
(559) 852-2677
Chris.Lehn@co.kings.ca.us

Post: April 4, 2014
Publish: April 12, 2014
Publication - The Hanford Sentinel

State of California

County of Kings

I am a citizen of the United States and a resident of the county foresaid; I am over the age of eighteen years, and not a part to or interested in the above-entitled matter. I am the principal clerk of The Hanford Sentinel, a newspaper of general circulation, printed and published daily in the city of Hanford, County of Kings, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Kings, State of California, under the date of October 23, 1951, case number 11623,

That I know from my own personal knowledge the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Published on: 4/12/2014

Filed on: 4/12/2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kings County, California

This Day 12 of Apr. 2014.
NOTICE OF PUBLIC HEARING
ADOPTION OF 2014 DRAFT KINGS COUNTY REGIONAL HOUSING NEEDS ASSESSMENT PLAN

NOTICE IS HEREBY GIVEN that the Kings County Association of Governments (KCAG), KCAG Commission will hold a public hearing to consider the adoption of the 2014 Draft Kings County Regional Housing Needs Assessment Plan for the Fifth Cycle of the Regional Housing Needs Assessment. The draft plan was subject to a 30-day review and comment period, commencing on November 17, 2014 and concluding on December 22, 2014. A public hearing will be held on January 28, 2015 at 4:30 p.m. in the Kings County Board of Supervisor’s Chambers, Administration Building, Kings County Government Center, 1400 W. Lacey, Blvd., Hanford, California prior to formal action by the KCAG Commission.

KCAG is required by the California Government Code Section 65584 to prepare a Regional Housing Needs Assessment Plan for the Kings County region. The purpose of the draft plan is to detail the state issued housing allocation to the region’s jurisdictions over the 10.08 year planning period (2014-2024).

The draft plan is available for review at the Kings County Association of Government’s office, located at 339 W. “D” St., Suite B, Lemoore, CA and on our website at www.kingscog.org. Public comments are welcome at the hearing and written comments may be submitted up to the day and time of the public hearing.

Contact Person: Chris Lehn, Regional Planner
339 W. “D” Street, Suite B
Lemoore, CA 93245
(559) 852-2677
Chris.Lehn@co.kings.ca.us

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Publish: January 14, 2015
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Sentinel_Finance@lee.net

Kings County Assoc. of Governments-Legals  
339 W D St Suite B  
Lemoore, CA 93245

ORDER NUMBER 41207

Publication: The Hanford Sentinel  
State of California  
County of Kings

I am a citizen of the United States and a resident of the county forsaid; I am over the age of eighteen year’s, and not a party to or interested in the above-entitled matter. I am the principal clerk of The Hanford Sentinel, a newspaper of general circulation printed and published daily in the city of Hanford, County of Kings, which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Kings, State of California, under the date of October 23, 1951, case number 11623.

That I know from my own personal knowledge the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

PUBLISHED ON: 01/14/2015

TOTAL AD COST: 110.85  
FILED ON: 1/14/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kings County, California

This Day 15 of Jan 2015.  
Signature V. Beierschmidt