2002
KINGS COUNTY REGIONAL
HOUSING NEEDS ALLOCATION PLAN

FOR PLANNING PERIOD: January 1, 2001 – July 1, 2008

October 30, 2002

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Introduction

California continues to experience tremendous population growth, at a rate that ranks it 1st among the nation’s 50 states. According to the U.S. Bureau of the Census, State Population Rankings Summary, California will continue to rank 1st through 2025 with a projected population of 49.3 million people. As a result, the State will continue to experience increased demand for reasonably attainable housing.

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 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 new and replacement housing units a region is expected to need over the next 7 ½ years. Then to address housing affordability, HCD further divides the regional housing totals into four income categories to ensure that the region accommodates its fair share of the State’s affordable housing need. These regional housing totals then form the basis from which regional planning agencies, such as the Kings County Association of Governments, must allocate and distribute amongst the jurisdictions within its area of responsibility their share of the regional housing need.

Regional Planning Agencies are mandated by the State, under Government Code Section 65584 (Appendix A), to prepare a Regional Housing Needs Allocation (RHNA) Plan. This plan determines the number of housing units needed for each jurisdiction within the region, and allocates them according to four income groups, Very Low, Low, Moderate, and Above Moderate. A number of factors are required to be addressed by the regional planning agency in determining each jurisdiction’s housing allocation. 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 by income group will then be used by each jurisdiction in their General Plan Housing Element update as required by State law.

Kings County Regional Housing Allocation

The Kings County Association of Governments (KCAG) is charged with the role of determining how the State determined regional housing needs for Kings County will be distributed among the unincorporated County and the four incorporated cities of Avenal, Corcoran, Hanford, and Lemoore. KCAG has prepared this Regional Housing Allocation Plan to allocate each jurisdiction’s fair share of new and replacement housing units that are projected to be needed from January 1, 2001 to July 1, 2008. These housing allocations will serve as the basis for the Housing Element updates of the County and four Cities, which are due by December 31, 2003. Housing Elements will cover the proceeding 5 year planning period through 2008. Since the allocated housing units in the RHNA Plan also covers the 2 ½ years prior to the Housing Element update, housing units constructed during this time (2001 - 2003) will be considered as applying towards the respective jurisdiction’s housing attainment goal.

In determining the housing allocation within Kings County, the Kings County Association of Governments developed an allocation 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(a). The criteria used in this methodology include 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 Lemoore Naval Air Station personnel. Although the housing unit allocations in this plan are not required to take into account the military base, Indian reservation, or prison populations, the Lemoore Naval Air Station is identified as a relevant factor due to the increased base personnel, shortage of on-base housing, and reliance upon adjacent communities within this region. 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 RHNA Plan, due to be completed by December 31, 2002, contains an overview of the allocation 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, and 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, however, are not to be construed as quotas for development. This RHNA Plan only determines the number and affordability of units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of these allocations is not a requirement of this plan.

**Kings County Profile**

Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and 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 levies 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 is also made up of 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 Lemoore Naval Air Station, Santa Rosa Rancheria, and is the location of the Corcoran State Prison, and Avenal State Prison. Altogether, 129,461 people make their residence in Kings County, according to the 2000 Census. Of this population, approximately 79,033 people live within the cities of Avenal, Corcoran, Hanford and Lemoore. An additional 7,704 people live within the unincorporated communities of Armona, Home Garden, Kettleman City, and Stratford. The Lemoore Naval Air Base houses 5,749 naval personnel, while the Santa Rosa Rancheria is home to 517 Tachi Yokut Indians on 170 acres of tribal land. The two State prisons, located within the City of Avenal and the City of Corcoran, house 6,561 inmates and 11,313 inmates respectively. The remaining 18,584 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.

Even with all the urbanized land and public facilities, agriculture remains the predominant landscape of Kings County, and is evidenced in the approximately 84% (749,100 acres) of the County presently being used for agriculture. Of the land used for agriculture, 96% is in the Agricultural Preserve Program and under either a Williamson Act or Farmland Security Zone contract. According to the Kings County Ag Commissioners’ 2001 Agricultural Crop Report, milk remains the county’s leading commodity, followed by cotton (second) and cattle (third). 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 Allocation 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 State’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). Projections for Kings County are based upon the State Department of Finance’s (DOF’s) most recent population projections (June 2001). Upon receiving the regional determination, KCAG is then tasked with the role of determining each city’s and the county’s share of the regional housing. The 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 determination is prepared and documented in this Regional Housing Needs Allocation (RHNA) Plan, which describes the assumptions and methodology used in calculating each jurisdiction’s share of the regional housing need.

Local governments 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. Housing Element updates are due by December 31, 2003, as required by legislation enacted on July 19, 2001 (SB 932, Chapter 85, Statutes of 2001). See Appendix B.

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 (HCD) has determined the regional share of the State’s existing and projected housing needs for Kings County. Kings County Association of Governments (KCAG) received this determination from HCD in their letter dated January 8, 2002 (Appendix C). HCD has determined that Kings County needs to accommodate 9,713 to 11,246 housing units during the planning period of January 1, 2001 to June 30, 2008.

As required by State Law, 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 regional housing needs for Kings County, and that the State’s regional housing allocation for Kings County is considered to greatly exceed the reasonably estimated number of new housing units that will be developed through the year 2008. On average, 484 new units have been constructed annually during the past five years within the Kings County region. Projected out over an 8.5 year period, this current trend would only result in 4,114 new units throughout the planning period, which is less than half of the minimum required by the State. Even if current building trends were artificially inflated by an additional 100%, the total number...
of new units would still be 1,485 units short of the minimum allocation. The County and four Cities will plan for the regional housing as allocated by the State, however, the member jurisdictions find the State’s allocation to this region as unrealistic.

The total number of housing units for the region are further broken down by HCD into four income categories. Kings County as a region needs to accommodate 24% for Very Low, 20% for Low, 16% for Moderate, and 40% for Above Moderate. (See Figure 2) For purposes of this plan, income categories have been defined based upon Census 2000 data, which identifies the County’s median family income as $35,749. 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 50 percent and 80 percent of the County median family income.
- **Moderate Income** – Four-person family with income between 80 percent and 120 percent of the County median family income.
- **Above Moderate Income** – Four-person family with income 120 percent or more of the County median family income.

*Figure 2*

| Department of Housing and Community Development | Regional Housing Need Determination | January 1, 2001 – June 30, 2008 | Kings County |
|------------------------------------------------|------------------------------------|-------------------------------|
| **Income Distribution**                        | **Percentage**                     | **Low Housing Units**          | **Middle Housing Units** |
| Very Low                                       | 24%                                | 2,331                         | 2,699                     |
| ($17,875 and below)                            |                                    |                               |                           |
| up to 50% of county MFI*                       |                                    |                               |                           |
| Low                                            | 20%                                | 1,943                         | 2,249                     |
| ($17,876 to $28,599)                           |                                    |                               |                           |
| 51% to 80% of county MFI*                      |                                    |                               |                           |
| Moderate                                       | 16%                                | 1,554                         | 1,799                     |
| ($28,600 to $42,899)                           |                                    |                               |                           |
| 81% to 120% of county MFI*                     |                                    |                               |                           |
| Above Moderate                                  | 40%                                | 3,885                         | 4,498                     |
| ($42,900 and above)                            |                                    |                               |                           |
| over 121% of county MFI*                       |                                    |                               |                           |
| Total                                          | 100%                               | 9,713                         | 11,246                    |

* Census 2000 Median Family Income for Kings County = $35,749

Source: Attachment I of the Department of Housing and Community Development correspondence dated January 8, 2002.
HCD provides two alternative projections of housing need for the region, Low and Middle determinations. The Low alternative is the minimum number of housing units that the region must plan to accommodate during the 7.5 year planning period. The Middle option is the preferable number of housing units that HCD recommends be used in the RHNA Plan. After duly considering both options, KCAG has determined that the Low range will be used in allocating housing needs to jurisdictions within Kings County.

HCD’s regional determination forms the basis from which this Regional Housing Needs Allocation (RHNA) 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, due by December 31, 2002, allocates to the local jurisdictions their “fair share” of the region’s projected housing construction need covering the planning period, from January 1, 2001 through June 30, 2008.

**Development of the Regional Housing Needs Plan**

The first step in developing the RHNA Plan was the formation of the Kings Regional Housing Technical Advisory Committee (KRHTAC) on February 14, 2002. 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.

**Figure 3**

<table>
<thead>
<tr>
<th>KINGS COUNTY ASSOCIATION OF GOVERNMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>KINGS REGIONAL HOUSING TECHNICAL ADVISORY COMMITTEE</td>
</tr>
<tr>
<td>City of Avenal  Jim Doughty, Planning &amp; Development Director</td>
</tr>
<tr>
<td>City of Corcoran  Jeri Grant, Planning &amp; Development Director</td>
</tr>
<tr>
<td>City of Hanford  Jim Beath, Community Development Director  Lori Saldana, Housing Specialist</td>
</tr>
<tr>
<td>City of Lemoore  Holly Smyth, Chief Planner</td>
</tr>
<tr>
<td>County of Kings  Bill Zumwalt, Planning Director</td>
</tr>
<tr>
<td>Kings County Association of Governments  Greg Gatzka, Senior Staff  Jena Names, Staff</td>
</tr>
</tbody>
</table>

The second step was for KCAG to develop an allocation methodology that would be used in determining each jurisdiction’s share of the regional housing need. The KRHTAC served an instrumental role in assisting KCAG in the development of a methodology that was acceptable to all jurisdictions. 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 Allocation (RHNA) Plan
The RHNA Plan is due by December 31, 2002. However, prior to its approval, specific draft plan review and appeal periods must be accommodated. A work plan was developed by KCAG in order to meet the completion requirements of the RHNA Plan (See Figure 4). Local jurisdictions will have 90 days to review the Draft Regional Housing Needs Allocation Plan, as required by Government Code 65584(c). This 90 day review period ends on September 24, 2002.

90 Day Review Period- During this period, any 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(a). The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation. Any proposed revision to a jurisdiction’s housing need will require a compensating adjustment to one or more of the other jurisdiction’s housing needs in order to maintain the total housing need within the region. Within the 90 day review period, a copy of the Draft RHNA will be submitted to the Department of Housing and Community Development (HCD) for a 30 day review period. HCD will ensure that the Draft RHNA is consistent with the statewide housing need and may revise the Draft RHNA if necessary to obtain this consistency.

Subsequent 60 Day Period- Within 60 days of the time period for the proposed revisions 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.

Request for Public Hearing- A jurisdiction shall have the right to request a public hearing within 30 days of the denial of the proposed revisions. The jurisdiction shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

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 the proposed revision or modifies its earlier determination, the city or county shall use the revised share. 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 proposed revision is inconsistent with the regional housing need, the jurisdictions will be required to use the original shares as previously determined.
**Figure 4**

**Kings County Association of Governments Work Plan for Completion of Regional Housing Needs Allocation (RHNA) Plan**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 14, 2002</td>
<td>First meeting to organize the Kings Regional Housing Technical Advisory Committee (KRHTAC) and review the RHNA Plan development process</td>
</tr>
<tr>
<td>March 14, 2002</td>
<td>Preliminary Draft of RHNA Methodology circulated to KRHTAC members for review and comment.</td>
</tr>
<tr>
<td>April 1, 2002</td>
<td>Revision 1 of Draft RHNA Methodology circulated to KRHTAC members for review and comment.</td>
</tr>
<tr>
<td>April 10, 2002</td>
<td>Revision 2 of Draft RHNA Methodology circulated to KRHTAC members for review and comment. Draft RHNA Methodology finalized.</td>
</tr>
<tr>
<td>April 10 – May 31, 2002</td>
<td>Draft RHNA Plan developed by KCAG.</td>
</tr>
<tr>
<td>June 13, 2002</td>
<td>Draft Plan reviewed by KRHTAC members.</td>
</tr>
<tr>
<td>June 26, 2002</td>
<td>Draft RHNA Plan submitted to KCAG Commission and released for comment. Copy is forwarded to State Housing and Community Development (HCD) for the State’s 30 day comment period.</td>
</tr>
<tr>
<td>June 27 – September 24, 2002</td>
<td>Jurisdictions have 90 days to propose revisions to their share of the regional housing needs allocation.</td>
</tr>
</tbody>
</table>

**If no revisions are proposed for the housing allocation numbers, the RHNA Plan can be adopted at the October 24, 2002 KCAG Commission hearing.**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>October 10, 2002</td>
<td>KRHTAC makes recommendation on any proposed revisions.</td>
</tr>
<tr>
<td>October 24, 2002</td>
<td>KCAG Commission takes action on KRHTAC recommended plan.</td>
</tr>
<tr>
<td>October 24 – November 25, 2002</td>
<td>30 day appeal period for jurisdictions to appeal the KCAG decision.</td>
</tr>
</tbody>
</table>

**If no appeal is made, the RHNA Plan can be adopted at the November 27 KCAG Commission hearing.**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 12, 2002</td>
<td>KRHTAC members consider appeal.</td>
</tr>
<tr>
<td>December 26, 2002</td>
<td>KCAG Commission holds public hearing on appeal.</td>
</tr>
<tr>
<td>December 30, 2002</td>
<td>Final adoption date if appeal is made on RHNA Plan.</td>
</tr>
</tbody>
</table>

**Final RHNA Plan is prepared based upon appeal hearing**
III RHNA Methodology

In formulating the Regional Housing Needs Allocation (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 future new construction and replacement housing needs for each jurisdiction. The second phase consisted of formulating an income distribution to equitably distribute new 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 additional and replacement 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). Three growth rate alternatives where developed for consideration by the KRHTAC. Two growth rates were calculated from short term and long term historical population data. The third was a compilation of growth rates assigned by each jurisdiction and based upon adopted general plans. See Figure 5 for a listing of alternative growth rates. These three alternative growth rates were then used to arrive at each jurisdiction’s population estimate for 2008.

Using the base 2000 population and projected 2008 population estimates, relative growth for each jurisdiction and the Kings County region as a whole was calculated for the three alternatives. Relative growth was calculated by dividing a jurisdiction’s growth between 2000 – 2008 by the total regional population growth for that same time period. Each jurisdiction’s relative growth rate was then applied in the methodology formula by multiplying the weight factor of (.75). KRHTAC reviewed all three alternatives, and it was by unanimous agreement that Alternative C be used in determining regional housing allocations.

Alternative A
This alternative involved the analysis of population estimates from the Department of Finance (DOF) E-5 Reports from January 1, 1978 through January 1, 2000. Using statistical software, regression analysis was computed for the full 22 year time period, and a historical growth rate for each jurisdiction was developed.

Alternative B
This alternative involved analyzing population estimates from the DOF E-5 Reports and determining each jurisdiction’s most recent and consistent growth trends. This was accomplished by visually analyzing time-series graphs and determining the current growth trends. Consistent growth trends were identified and found to be typical of the past 4-7 years. Regression analysis was performed on these current growth trend years, and growth rates were determined for each jurisdiction.
Alternative C
This alternative involved using the growth rates determined by each jurisdiction which are based upon growth rates in their respective General Plan document. Adjustments were made by some jurisdictions, however, to take into account current growth assumptions. The City of Avenal provided an adjusted growth rate which reflects new employment opportunities in its industrial sector that were not addressed in its current General Plan. The City of Corcoran used a lower adjusted growth rate from their 1996 general plan, since certain growth assumptions in their general plan did not occur. The City of Hanford’s growth rate is derived from their present general plan update efforts. The City of Lemoore provided a growth rate that is based on their general plan and also takes into consideration their recent growth. The County of Kings provided an adjusted growth rate that centers on rural community development and corrects the growth decline resulting from city annexations. Alternative C, using the General Plan growth rates, was determined to represent the most relevant growth rates for each jurisdiction within the region.

**Figure 5**

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Alternative A Historic Growth Rate</th>
<th>Alternative B Current Trend Growth Rate</th>
<th>Alternative C General Plan Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Avenal</td>
<td>3.15%</td>
<td>0.02%</td>
<td>2.80%</td>
</tr>
<tr>
<td>City of Corcoran</td>
<td>2.45%</td>
<td>1.49%</td>
<td>2.85%</td>
</tr>
<tr>
<td>City of Hanford</td>
<td>2.98%</td>
<td>2.53%</td>
<td>2.80%</td>
</tr>
<tr>
<td>City of Lemoore</td>
<td>2.34%</td>
<td>4.41%</td>
<td>4.21%</td>
</tr>
<tr>
<td>Unincorporated Kings County</td>
<td>-0.02%</td>
<td>-0.28%</td>
<td>0.75%</td>
</tr>
</tbody>
</table>

Sources:
Alternative B: Regression analysis of DOF E-5 Report data for each jurisdiction’s current growth trend.
Alternative C: Growth rate factors taken from each jurisdiction’s General Plan (exception: City of Avenal and County of Kings. See text for explanation.)

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 year 2001 (See Figure 6 for building activity locations), and data for the four prior years was obtained from various other
governmental and private agencies. This data directly identifies the extent of new housing units being developed within each city, community, and other unincorporated areas. Generally considered to result from private sector efforts, these new housing developments are often a response to population growth, housing demand, speculation and development opportunities. Therefore, new residential building permits are an important factor in identifying areas of new housing growth and relevant to determining jurisdictional housing needs.

**Figure 6**

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. 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 7). The resulting percentage is then multiplied by the assigned weight (.10).
Figure 7

Residential Building Permits 1997 - 2001

<table>
<thead>
<tr>
<th>Year</th>
<th>Avenal</th>
<th>Corcoran</th>
<th>Hanford</th>
<th>Lemoore</th>
<th>Unincorporated</th>
<th>Kings County Total</th>
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<tbody>
<tr>
<td>1997</td>
<td>8</td>
<td>33</td>
<td>275</td>
<td>182</td>
<td>64</td>
<td>562</td>
</tr>
<tr>
<td>1998</td>
<td>10</td>
<td>42</td>
<td>282</td>
<td>159</td>
<td>42</td>
<td>535</td>
</tr>
<tr>
<td>1999</td>
<td>10</td>
<td>2</td>
<td>232</td>
<td>107</td>
<td>6</td>
<td>357</td>
</tr>
<tr>
<td>2000</td>
<td>3</td>
<td>37</td>
<td>217</td>
<td>104</td>
<td>8</td>
<td>369</td>
</tr>
<tr>
<td>2001</td>
<td>12</td>
<td>20</td>
<td>347</td>
<td>164</td>
<td>56</td>
<td>599</td>
</tr>
<tr>
<td>Total</td>
<td>43</td>
<td>134</td>
<td>1,353</td>
<td>716</td>
<td>176</td>
<td>2,422</td>
</tr>
</tbody>
</table>

% of County Total: 1.77% 5.53% 55.87% 29.56% 7.27% 100%

Source: Various Governmental and Private Agencies.

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. The Lemoore Naval Air Station is included as a relevant factor affecting housing demand, due to the base’s increasing reliance upon adjacent communities for housing. 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 8). The data covered the period from January 1, 2001 through December 31, 2001. 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 county 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.

The Kings County Multiple Listing Service indicates that housing demand is centered within the urbanized areas between State Highway 43 to the east, Highway 41 to the west, and along Highway 198 running east-west. The majority of homes (83.82%) sold in Kings County in 2001 were in the cities of Hanford and Lemoore. The cities farther to the south, Avenal and Corcoran, had much lower market demand and represented only 4.39% of the homes sold. The unincorporated County area, where the remaining 11.8% of the homes were sold, is comprised primarily of housing incidental to agricultural operations and the four rural communities.
Figure 8

<table>
<thead>
<tr>
<th>Market Area</th>
<th>Total Homes Sold</th>
<th>As a % Of County Total</th>
<th>Average Sale Amount</th>
<th>Average Days on Market</th>
<th>Average Sale Price a % of List Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Avenal</td>
<td>8</td>
<td>1.35%</td>
<td>$64,562</td>
<td>121</td>
<td>93.08%</td>
</tr>
<tr>
<td>City of Corcoran</td>
<td>18</td>
<td>3.04%</td>
<td>$66,307</td>
<td>161</td>
<td>96.20%</td>
</tr>
<tr>
<td>City of Hanford</td>
<td>340</td>
<td>57.34%</td>
<td>$117,828</td>
<td>116</td>
<td>97.62%</td>
</tr>
<tr>
<td>City of Lemoore</td>
<td>157</td>
<td>26.48%</td>
<td>$118,780</td>
<td>132</td>
<td>96.85%</td>
</tr>
<tr>
<td>Unincorporated Kings County</td>
<td>70</td>
<td>11.80%</td>
<td>$86,256</td>
<td>171</td>
<td>95.88%</td>
</tr>
<tr>
<td>Total Kings County</td>
<td>593</td>
<td>100.00%</td>
<td>$88,751</td>
<td>154</td>
<td>95.90%</td>
</tr>
</tbody>
</table>

Source: 2001 Kings County Multiple Listing Service Data, 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 making the Regional Housing Need Allocation. 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) subsidy standards define “affordable housing” as not more than 30% of a resident’s monthly income. According to the Census 2000 data, 36% of Kings County Households are paying more than 30% of their monthly household income in rent (see Figure 9). According to the National Low Income Housing Coalition’s (NLIHC) Out of Reach 2001: America’s Growing Wage-Rent Disparity report, the housing wage in Kings County is $10.35 ($21,528 per year). This is the amount a worker would have to earn per hour (40 hours per week) to afford a two-bedroom unit at the area’s Fair Market rent (See Figure 12 for Kings County Fair Market rents). The Census 2000 data shows that 28% of Kings County households earn less that the $10.35 per hour housing wage. The need for low-income housing in Kings County is evident and has been addressed through the 18 rental complexes containing 799 units currently utilizing subsidized housing contracts to make their rents affordable for low income families.
**Figure 9**

Gross Rent In Kings County
As a Percentage of Household Income in 1999

<table>
<thead>
<tr>
<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>2,038</td>
<td>2,054</td>
<td>1,659</td>
<td>1,573</td>
<td>1,086</td>
<td>4,269</td>
<td>2,111</td>
</tr>
<tr>
<td>Percentage</td>
<td>13.8%</td>
<td>13.9%</td>
<td>11.2%</td>
<td>10.6%</td>
<td>7.3%</td>
<td>28.9%</td>
<td>14.3%</td>
</tr>
</tbody>
</table>

Source: Census 2000

*Federal housing subsidy standards define “affordable housing” as not more than 30% of a resident’s monthly income.

**Figure 10**

Gross Rent In Kings County
1999

<table>
<thead>
<tr>
<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>437</td>
<td>623</td>
<td>4,598</td>
<td>4,860</td>
<td>1,670</td>
<td>656</td>
<td>122</td>
<td>1,824</td>
</tr>
<tr>
<td>Percent of Households</td>
<td>3.0%</td>
<td>4.2%</td>
<td>31.1%</td>
<td>32.9%</td>
<td>11.3%</td>
<td>4.4%</td>
<td>0.8%</td>
<td>12.3%</td>
</tr>
<tr>
<td>Median</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$533</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Source: Census 2000

*Federal housing subsidy standards define “affordable housing” as not more than 30% of a resident’s monthly income.

**Loss of units in subsidized housing developments**

There are 18 complexes, consisting of 799 units, currently under subsidized housing contracts in Kings County. A list of these assisted developments in Kings County is provided below (Figure 11). 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, and the USDA California Rural Development Office. All of these developments have been listed by either one or more of the agencies listed above as being at-risk of conversion from affordable housing to market rate housing (See Appendix D). 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 11**

**KINGS COUNTY SUBSIDIZED HOUSING DEVELOPMENTS**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Units</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Armona Village</td>
<td>Armona</td>
<td>33</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>Wien Manor</td>
<td>Avenal</td>
<td>40</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>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>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>39</td>
<td>Low Income</td>
</tr>
<tr>
<td>Kings View Hanford Apartments</td>
<td>Hanford</td>
<td>10</td>
<td>Senior</td>
</tr>
<tr>
<td>View Road Apartments</td>
<td>Hanford</td>
<td>121</td>
<td>Senior</td>
</tr>
<tr>
<td>Kings River Apartments</td>
<td>Lemoore</td>
<td>44</td>
<td>Low Income</td>
</tr>
<tr>
<td>Lemoore Elderly Apartments</td>
<td>Lemoore</td>
<td>23</td>
<td>Senior</td>
</tr>
<tr>
<td>Lemoore Mountain View</td>
<td>Lemoore</td>
<td>39</td>
<td>Senior/Disabled</td>
</tr>
<tr>
<td>Lemoore Villa</td>
<td>Lemoore</td>
<td>28</td>
<td>Low Income</td>
</tr>
<tr>
<td>Villa San Joaquin Apartments</td>
<td>Lemoore</td>
<td>36</td>
<td>Low Income</td>
</tr>
</tbody>
</table>

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

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**Lemoore Naval Air Station Housing Demand**

The Lemoore Naval Air Station opened for operation in 1960 and has grown to hold a population of 7,149 people, 40 squadrons, two schools, several base-operated businesses and recreational facilities. Closure of other military bases, the consolidation of personnel, military budget cuts and redirection of monies towards war time efforts abroad, have left the Lemoore Naval Air Station (LNAS) without the resources necessary to expand much needed on-base housing. The limited housing stock on base is not considered adequate to accommodate existing personnel and their families. At present, base officials estimate that 5,749 naval personnel and families live on-base. However, they are still in need of an additional 500 units to house existing personnel. Take into account the planned addition of another Super Hornet Squadron due to arrive in the summer of 2003, results in the increase of 200 additional out of area personnel and their families in need of housing. Base housing has been limited to replacement housing development only with no provision for the construction of additional units. With the redirection of federal funds to war
time efforts, base officials are being directed to rely upon adjacent communities within a 30 mile radius for their housing needs. This would effectively place additional demand for housing upon the City of Lemoore, Community of Armona, and the western fringes of the City of Hanford.

Housing Needs of Farmworkers
Agriculture is a vital part of the economy in Kings County. Eighty-four percent of the county’s land is utilized in agricultural production and agriculture accounts for 21% of the employment. 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 Allocation (RHNA) Plan.

According to the Migrant and Seasonal Farmworker Enumeration Profiles (MSFW) Study (see Attachment E) there is 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.

Housing available exclusively to farmworkers in Kings County is limited. Currently, there are two residential areas which offer farmworker housing. One is a 40-unit farm labor housing complex located in the rural community of Kettleman City. The other consists of 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. Currently, there are 3 families waiting for openings in Armona and 11 families waiting for a unit in Kettleman City. In comparison, there are 1,124 families waiting for openings in Section 8 housing complexes.

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 Employment Development Department “Occupational Employment (2000) & Wage Data (2001)”, the mean hourly wage for Farming, Fishing and Forestry Occupations is $7.86 and the mean annual wage is $16,359. (Given there are no fisheries or forestry industries in Kings County we can use this wage data for describing farming occupations.)

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 12 describes the FMRs for Kings County.
Rent overpayment is evident with the estimated 29,526 farmworkers and their families needing to work between 42 – 86 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 have been incidences of several families sharing one apartment. According to the Kings County Housing Authority there are monies available to increase the farmworker housing in Kings County if sufficient need can be justified. An increase in the size of the waiting lists or needs expressed by farmworkers and employers would trigger the building process. Direct contact with Farmworker families will aid in understanding their needs, build their trust in government programs, and increase their knowledge of what programs are available to them. The Kettleman City Family Resource Center, scheduled to start construction in Summer 2002, will provide an opportunity for information gathering and dissemination. Another avenue will be the Agricultural Industries Transportation Services (AITS) program. AITS will provide safe transportation for farmworkers to commute to and from job sites. Given that additional farmworker information will be available through these programs at a later date, the farmworker housing issue will be investigated in further detail in the upcoming Housing Element updates.

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, create wear and tear on the roads, degrade air quality, and increase expenses to the workforce. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers in order to balance the jobs-housing ratio and decrease commuting distances.
The 2001 Regional Transportation Plan provides information on the workforce that resides within the Kings County area. According to the 2001 Regional Transportation Plan, approximately 85% of the roughly 37,000 person workforce lives and works within the Kings County area. The remaining workforce is employed outside the County, with a smaller portion of less than 1% working outside the State. See Figure 13 below.

Figure 13

<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><strong>Total</strong></td>
</tr>
</tbody>
</table>

Source: 2001 Regional Transportation Plan

As for the workforce within each respective City, Corcoran has the highest percentage (59.8%) of workers that live and work within the City. The City of Hanford, however, clearly has the largest concentration of workers (7,099) that live and work within their City limits. Overall, approximately 48% of the workforce lives and works within the same City. Roughly another 35.7% work somewhere else within the County, and 16% work outside the County. Workers living in the City of Lemoore appear to have more of an extended commute to work, with only 27% working within the same City, and approximately 73% working elsewhere (See Figure 14).

Figure 14

<table>
<thead>
<tr>
<th>WORK LOCATIONS OF CITY RESIDENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence Location</td>
</tr>
<tr>
<td>--------------------</td>
</tr>
<tr>
<td>Same City</td>
</tr>
<tr>
<td>Elsewhere in Kings County</td>
</tr>
<tr>
<td>Outside of Kings County</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

Source: 2001 Regional Transportation Plan
The diverse employment industries in Kings County employ 84.6% of the residents who work within the county. Seventy percent (70%) of the workforce commutes more than 10 minutes one way to work, although, a significant amount (48%) commutes within the city they reside. By directing a larger proportion of the new home construction to the present and future employment centers of the county, commuting times and distances will be reduced and the jobs-housing ratio will be balanced. Figure 16 shows Lemoore and Hanford 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 16**

**BUSINESS PATTERNS FOR KINGS COUNTY**

<table>
<thead>
<tr>
<th></th>
<th>Avenal</th>
<th>Corcoran</th>
<th>Hanford</th>
<th>Lemoore</th>
<th>Unincorporated Kings County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Establishments</td>
<td>46</td>
<td>163</td>
<td>957</td>
<td>314</td>
<td>54</td>
</tr>
<tr>
<td>Number of Employees</td>
<td>2,028 (1,300)*</td>
<td>5,714 (2,940)**</td>
<td>17,299</td>
<td>6,453</td>
<td>615</td>
</tr>
</tbody>
</table>

* The Avenal State Prison employs 1,300 people, of which a majority commute to work from another city.
**The Corcoran State Prison employs 2,940 people, of which a majority commute to work from another city.

Employment opportunities
Kings County’s civilian labor force is approximately 45,900, with an unemployment rate of 14% according to the California Employment Development Department. Historically, agriculture and related industries have dominated Kings County’s economy, and agriculturally-oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. The primary industries include government, agriculture, and services. Government is the largest industry in the county, accounting for 32% of the employment where agriculture accounts for 21% (2001 Kings County Snapshot, Labor Market Information Division of the California Employment Development Department).
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, 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 included in the allocation formula.

**Avenal Area** – Presently, the major employers in Avenal are in the corrections, oil and gas, agriculture, health services, and government industries (Figure 18). There is an industrial park planned near Interstate 5 which is estimated to create 500 jobs. Because the industrial park is contingent on grant funding, it has conservatively been estimated to generate 10% of the new jobs county wide.

**Figure 18**

<table>
<thead>
<tr>
<th>EMPLOYER</th>
<th>EMPLOYEES</th>
<th>INDUSTRY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avenal State Prison</td>
<td>1300</td>
<td>Correctional Facility</td>
</tr>
<tr>
<td>Chevron U.S.A. Inc.</td>
<td>25</td>
<td>Gas and Oil</td>
</tr>
<tr>
<td>Pacific Gas and Electric</td>
<td>66</td>
<td>Natural Gas Compressor Plant</td>
</tr>
<tr>
<td>Paramount Farms</td>
<td>600</td>
<td>Agricultural</td>
</tr>
<tr>
<td>Reef Sunset Unified School</td>
<td>306</td>
<td>Education</td>
</tr>
<tr>
<td>Avenal Rural Health Care</td>
<td>25</td>
<td>Health Services</td>
</tr>
<tr>
<td>City of Avenal</td>
<td>22</td>
<td>Government</td>
</tr>
</tbody>
</table>

Source: Kings Economic Development Corporation
Corcoran Area – There are no indicators of substantial job growth in Corcoran over the next eight years. It is estimated with current growth trends that Corcoran will be responsible for 2% of the total county job growth. Currently, the major employers in Corcoran are in the corrections, health care, education, manufacturing, and agricultural industries (Figure 19).

![Figure 19](image)

### CORCORAN MAJOR EMPLOYERS

<table>
<thead>
<tr>
<th>EMPLOYER</th>
<th>EMPLOYEE</th>
<th>INDUSTRY</th>
</tr>
</thead>
<tbody>
<tr>
<td>J.G. Boswell Company</td>
<td>150</td>
<td>Cotton/Safflower Oil</td>
</tr>
<tr>
<td>Mercury Luggage/Seward Trunk</td>
<td>55</td>
<td>Luggage</td>
</tr>
<tr>
<td>Farr Company</td>
<td>40</td>
<td>Filtration Equipment</td>
</tr>
<tr>
<td>Corcoran Sawtelle &amp; Rosprim</td>
<td>25</td>
<td>Farm Equipment</td>
</tr>
<tr>
<td>Karl M. Smith, Inc.</td>
<td>20</td>
<td>Sheet Metal Fabrication</td>
</tr>
<tr>
<td>Homac Manufacturing Company</td>
<td>20</td>
<td>Electrical Connectors</td>
</tr>
<tr>
<td>CDR Systems Inc.</td>
<td>20</td>
<td>Fiberglass Underground Boxes</td>
</tr>
<tr>
<td>Secure Instrument Cases</td>
<td>10</td>
<td>Aluminum Enclosures</td>
</tr>
<tr>
<td>MidState Precasting</td>
<td>30</td>
<td>Precast Concrete</td>
</tr>
<tr>
<td>Corcoran State Prison</td>
<td>1500</td>
<td>Correctional Facility</td>
</tr>
<tr>
<td>Corcoran Unified School District</td>
<td>389</td>
<td>Education</td>
</tr>
<tr>
<td>J.G. Boswell Company</td>
<td>225</td>
<td>Farming</td>
</tr>
<tr>
<td>Corcoran District Hospital</td>
<td>103</td>
<td>Health Services</td>
</tr>
<tr>
<td>California State Prison Systems</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Accounting Office</td>
<td>40</td>
<td>Accounting Center</td>
</tr>
<tr>
<td>California Substance Abuse Facility - &amp; State Prison at Corcoran</td>
<td>1400</td>
<td>Correctional Facility</td>
</tr>
</tbody>
</table>

Source: Kings Economic Development Corporation

Hanford Area – Currently, the major employers in Hanford are in the manufacturing, processing, health care and government industries (Figure 20). There are plans for the addition of a new high school, elementary school, enlarging of the College of the Sequoias campus, and development of new commercial and retail businesses in the 12th Avenue and Lacey Boulevard area. These projects are estimated to create approximately 800 new jobs. Hanford will be providing approximately 47% of the total county new employment growth.

Lemoore Area – The Lemoore Naval Air Station, retail, service, and manufacturing industries dominate the employment environment in Lemoore (Figure 21). The new West Hills Community College campus has just opened, a new Leprino cheese manufacturing plant is being constructed and the S&K Food Processing Plant will be expanding as well. These projects are estimated to generate approximately 500 new jobs. Lemoore will be creating 40% of the total county new employment growth.


**Figure 20**

**HANFORD**

**MAJOR EMPLOYERS**

<table>
<thead>
<tr>
<th>EMPLOYER</th>
<th>EMPLOYEE</th>
<th>INDUSTRY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Vegetable Dehydration</td>
<td>120-300</td>
<td>Onions/Garlic</td>
</tr>
<tr>
<td>International Paper</td>
<td>200</td>
<td>Paper Bag Division</td>
</tr>
<tr>
<td>International Paper</td>
<td>125</td>
<td>Container Division</td>
</tr>
<tr>
<td>Del Monte</td>
<td>730</td>
<td>Tomatoes</td>
</tr>
<tr>
<td>Marquez Brothers International Inc.</td>
<td>163</td>
<td>Mexican Cheese Products</td>
</tr>
<tr>
<td>Central Valley Meats</td>
<td>240</td>
<td>Meat Locker</td>
</tr>
<tr>
<td>Norwesco, Inc.</td>
<td>25</td>
<td>Molded Polyethylene Tanks</td>
</tr>
<tr>
<td>Sears</td>
<td>92</td>
<td>Department Store</td>
</tr>
<tr>
<td>Kings Community Action Org.</td>
<td>120</td>
<td>Community Service</td>
</tr>
<tr>
<td>Adventist Health</td>
<td>1100</td>
<td>Health Care</td>
</tr>
<tr>
<td>The Hanford Sentinel Publication</td>
<td>124</td>
<td>Newspaper</td>
</tr>
<tr>
<td>City of Hanford</td>
<td>225</td>
<td>Government</td>
</tr>
<tr>
<td>Kings County</td>
<td>1200</td>
<td>Government</td>
</tr>
<tr>
<td>Walmart</td>
<td>400</td>
<td>Department Store</td>
</tr>
</tbody>
</table>

Source: Kings Economic Development Corporation

**Figure 21**

**LEMOORE**

**MAJOR EMPLOYERS**

<table>
<thead>
<tr>
<th>EMPLOYER</th>
<th>EMPLOYEES</th>
<th>INDUSTRY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Budget Group Inc.</td>
<td>290</td>
<td>Reservation Call Center</td>
</tr>
<tr>
<td>Leprino Foods</td>
<td>260</td>
<td>Mozzarella Cheese</td>
</tr>
<tr>
<td>SK Foods</td>
<td>300seasonal/50 year-round</td>
<td>Tomato Paste</td>
</tr>
<tr>
<td>Budget</td>
<td>300</td>
<td>Reservation Call Center</td>
</tr>
<tr>
<td>Savemart</td>
<td>80</td>
<td>Retail Foods</td>
</tr>
<tr>
<td>K-Mart</td>
<td>60</td>
<td>Retail Sundries</td>
</tr>
<tr>
<td>Food Kings Market</td>
<td>65</td>
<td>Retail Food</td>
</tr>
<tr>
<td>Vineyard Inn Restaurant &amp; Motel</td>
<td>50</td>
<td>Accommodations</td>
</tr>
<tr>
<td>PG&amp;E</td>
<td>23</td>
<td>Electricity Supplier</td>
</tr>
<tr>
<td>Lemoore Naval Air Station</td>
<td>1400 civilians</td>
<td>Naval Support</td>
</tr>
<tr>
<td>Holiday Inn Express</td>
<td>14</td>
<td>Accommodations</td>
</tr>
<tr>
<td>The Palace Casino</td>
<td>800</td>
<td>Gaming Complex</td>
</tr>
</tbody>
</table>

Source: Kings Economic Development Corporation

Unincorporated County Area – Currently, the majority of employers in unincorporated Kings County are farming operations and agricultural service facilities. There are no indicators of substantial job growth and it is estimated with current growth trends that the unincorporated county will be responsible for 1% of the total county job growth.
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. As these policies are strongly supported within the County, proposed urban development within the City fringe areas is directed to the City for annexation. For the scope of this plan, potential residential development within the city fringe areas have been considered as City developable residential land. The term “vacant residential lots” refers to land that is currently divided into a developable lot, or requires a parcel map land division of four or less lots. The term “undeveloped residential land” refers to larger parcels that have a General Plan residential designation but have not been subdivided into developable lots.

<table>
<thead>
<tr>
<th>General Plan Residential Designated Land Not Yet Developed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avenal</td>
</tr>
<tr>
<td>City Fringe</td>
</tr>
<tr>
<td>Vacant Residential Lots(^{(1)})</td>
</tr>
<tr>
<td>Undeveloped Residential Land(^{(1)})</td>
</tr>
<tr>
<td>Total Acreage(^{(1)})</td>
</tr>
<tr>
<td>Potential Single-Family Homes(^{(2)})</td>
</tr>
</tbody>
</table>

Source: The General Plans for the cities of Avenal, Corcoran, Hanford, Lemoore, and the County of Kings.
\(^{(1)}\) The unit of measurement is acres.
\(^{(2)}\) The gross acreage is first multiplied by 70% to remove the area required for streets and other public improvements. The resulting acreage is then multiplied by 5.45, the number of home sites per acre based on the average 8,000 square foot residential lot.

There are approximately 7,877 acres of undeveloped land in Kings County (including the four incorporated cities), that are presently designated for residential use by local General Plan documents. To prevent overlap, City General Plans were used in calculating residential land within unincorporated city fringe areas. This total acreage translates into approximately 30,051 potential single-family homes, which exceeds Kings County’s fair share of the regional housing need (9,713). To approximate the number of potential single-family homes, the gross acreage was first multiplied by 70% to remove the area required for streets and other public improvements.
The resulting acreage was then multiplied by 5.45, the number of home sites per acre based on the average 8,000 square foot residential lot. This is a very rudimentary calculation and caution should be exercised when using this data. The resulting numbers give an idea of the possible number of single-family homes, but does not take into consideration the individual zoning requirements in each jurisdiction nor the possibility of multi-family housing. In addition, General Plans are considered long range planning documents that typically cover a 10-20 year time frame. Therefore, development of the total undeveloped residential acreage is not anticipated to occur within this plan’s timeframe through June 2008. Figure 22 details the acreage available within each jurisdiction, and the number of single-family homes possible.

The greater proportion of new housing construction is being directed to the cities of Hanford and Lemoore which have the largest amount of planned residential land use. See Figure 23 for locations of all residential designated land within Kings County. Local jurisdictions may use this information in updating their individual housing elements, but are advised to conduct their own local assessment of available residential land that takes into consideration the relevant zoning regulations.
Figure 24 below provides a breakdown of the total estimated developed and undeveloped acreage within each of the General Plan areas defined in Figure 23.

**Figure 24**

<table>
<thead>
<tr>
<th>GENERAL PLAN RESIDENTIAL DESIGNATED LAND</th>
<th>Avenal</th>
<th>Corcoran</th>
<th>Hanford</th>
<th>Lemoore</th>
<th>Unincorporated County</th>
<th>Total Kings County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Already Developed Residential^1^</td>
<td>674</td>
<td>884</td>
<td>3,295</td>
<td>1,471</td>
<td>2,828</td>
<td>9,152</td>
</tr>
<tr>
<td>Undeveloped Residential Land^1^</td>
<td>735</td>
<td>623</td>
<td>4,350</td>
<td>1,499</td>
<td>670</td>
<td>7877</td>
</tr>
<tr>
<td>Total Acreage^1^</td>
<td>1,409</td>
<td>1,507</td>
<td>7645</td>
<td>2,970</td>
<td>3,498</td>
<td>17,029</td>
</tr>
<tr>
<td>Single-Family^2^/Multi-Family^2^</td>
<td>832/77</td>
<td>1,267/240</td>
<td>6,753/892</td>
<td>2,550/420</td>
<td>3,338/160</td>
<td>14,740/2,289</td>
</tr>
</tbody>
</table>

Source: The General Plans for the cities of Avenal, Corcoran, Hanford, Lemoore, and the County of Kings.

Note: Acreage totals for the Cities of Corcoran, Hanford and Lemoore include the unincorporated fringe areas. The Unincorporated County total does not include City fringe areas as they are attributed to each respective City total.

*Availability of Community and City Infrastructure* – Formal attempts were made to collect data on existing and planned sewer and water capacities of each city and service district within the County. However, limited or no data was received from most entities, and prevented a comparative analysis of available service capacity within jurisdictions. Service capacity information made available to KCAG is provided below.

The City of Hanford provided the most thorough information, and plans to add two new water tanks, and two new wells in 2003-2004. Hanford also plans to increase sewer treatment capacity from 5.5 million gallons to 8 million gallons in 2003. The City of Lemoore has indicated that there is capacity for roughly an additional 1500 housing units. The City of Corcoran indicates that sufficient sewer capacity is available, but that water demand during peak periods is near maximum capacity. Corcoran will need additional water capacity in order to accommodate additional housing. The City of Avenal has indicated that they have capacity for approximately 200 additional housing units. Although capacity information for the four unincorporated communities was not received, past building permit activity indicates that all four are at or near capacity. Armona is the only exception with capacity to accommodate approximately 50 more units which are already planned. Sewer and water capacity in these rural communities is not likely to increase unless substantial assistance is provided to help fund improvements.

**Phase 2: Income Distribution**

The second phase in developing the regional housing allocation methodology consisted of determining how each jurisdiction’s allocation would be distributed by the four income categories. This ensures that adequate housing stock is provided 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. KCAG evaluated city and community income data, and reviewed the past determination in the previous RHNA Plan adopted on June 19, 1991. Both sources tended to provide insight into past and existing income distributions, but not direction on how to equitably distribute affordable housing to each jurisdiction. Concerns were expressed by the City of Corcoran that the city already has a considerable amount of affordable housing and that over-concentration should not occur in Corcoran. These concerns were sufficiently addressed in subsequent KRHTAC discussions.

The Kings Regional Housing Technical Advisory Committee and KCAG, through due consideration, have mutually agreed that allocation of affordable units should be equally distributed among all jurisdictions. Therefore, the uniform distribution of affordable housing is allocated based upon HCD’s income distribution percentage for the region. Given the total number of affordable housing units allocated to the two largest cities within the county (Hanford, Lemoore), over concentration of affordable housing in Corcoran or other communities is not at issue.
IV Regional Housing Needs by Jurisdiction

In determining the Regional Housing Needs for each Jurisdiction, KCAG applied the allocation formula as detailed in Section III of this plan (See Page 9). The applied allocation formula takes into account four main factors: (1) Growth Rate, (2) Building Permits, (3) Market Demand, and (4) Growth Factors.

The results of the data analysis and Regional Housing Needs allocation are tabulated in Figure 25. The “Units to be Allocated” column represents each jurisdiction’s share of the Regional Housing Needs Determination. This is the total number of new housing units to be planned for over the January 1, 2001 to June 30, 2008, planning period. Jurisdictions may reduce their allocation by net units developed during the interim period (January 1, 2001 until the date of housing element preparation).

Unincorporated land within each City’s Primary Sphere of Influence, as determined by the Local Agency Formation Commission of Kings County, was attributed to each respective City in determining jurisdiction housing allocations. Therefore, City annexations of land within their respective primary sphere of influence, as defined at the date of this plan, are not considered a qualifying event that transfers allocations between the County and Cities. Incorporations and annexations beyond the present City Primary Sphere of Influence boundaries are not anticipated to occur during this document’s planning period. For any jurisdictional changes that are not considered under the context of this plan’s determination, the transfer of housing allocations shall be addressed pursuant to Government Code Section 65584(c)(5).

Replacement housing units may also apply towards a jurisdiction’s attainment of their allocated regional housing need. The Department of Housing and Community Development determined the allowable number of replacement units for this region to be 608, based upon methodology outlined in Attachment III.a. in Appendix C. Using this number, KCAG assigned the total allowable number of replacement units for each jurisdiction that may apply towards their regional housing allocation attainment. The number of allowable replacement units for each jurisdiction was determined by multiplying 608 by the percentage of each jurisdiction’s share of the Regional Housing Need Determination.

To ensure that a mix of housing types serving all income levels is available, the allocation numbers are distributed into income categories. Each jurisdiction must plan for the number of new housing units within each income category (Figure 26). 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 ($17,875 and below).
- Low Income – Four-person family with income between 50 percent and 80 percent of the County median family income ($17,876 to $28,599).
- Moderate Income – Four-person family with income between 80 percent and 120 percent of the County median family income ($28,600 to $42,899).
- Above Moderate Income – Four-person family with income 120 percent or more of the County median family income ($42,900 and above).

In total, these allocated units meet the State’s minimum regional housing need determination of 9,713 new and replacement housing units. In addition, the unit breakdown by income category to each jurisdiction is in keeping with the State’s affordability allocation by income group.
### Figure 25

**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(^{(1)})((^{(2)})) x .10(^{(3)})</th>
<th>Market Demand(^{(1)})((^{(2)})) x .10(^{(3)})</th>
<th>Other Growth Factors(^{(1)})((^{(2)})) x .05(^{(3)})</th>
<th>Total Weighted Percentage</th>
<th>Units to be Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avenal</td>
<td>6.88%</td>
<td>5.16%</td>
<td>1.77%</td>
<td>0.18%</td>
<td>1.35% x 0.14%</td>
<td>0.50% x 0.05%</td>
</tr>
<tr>
<td>Corcoran</td>
<td>10.45%</td>
<td>7.84%</td>
<td>5.53%</td>
<td>0.55%</td>
<td>3.04% x 0.30%</td>
<td>2.00% x 0.10%</td>
</tr>
<tr>
<td>Hanford</td>
<td>42.36%</td>
<td>31.77%</td>
<td>55.87%</td>
<td>5.99%</td>
<td>57.32% x 0.73%</td>
<td>47.00% x 2.35%</td>
</tr>
<tr>
<td>Lemoore</td>
<td>31.18%</td>
<td>23.39%</td>
<td>29.56%</td>
<td>2.96%</td>
<td>26.48% x 2.65%</td>
<td>40.00% x 2.00%</td>
</tr>
<tr>
<td>Uninc. County.</td>
<td>9.13%</td>
<td>6.85%</td>
<td>7.27%</td>
<td>0.73%</td>
<td>11.81% x 1.18%</td>
<td>1.00% x 0.05%</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>100%</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.

\(^{(4)}\)Regional Housing Needs Determination dated January 8, 2002, Department of Housing and Community Development

### Figure 26

**REGIONAL HOUSING NEED ALLOCATION**

**PHASE 2: BY INCOME DISTRIBUTION**

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Very Low(^{(5)}) % of Total</th>
<th>Low(^{(5)}) % of Total</th>
<th>Moderate(^{(5)}) % of Total</th>
<th>Above Moderate(^{(5)}) % of Total</th>
<th>Total Housing Need %</th>
<th>Allowable Replacement Units(^{(6)})</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avenal</td>
<td>139 24%</td>
<td>116 20%</td>
<td>93 16%</td>
<td>232 40%</td>
<td>580 100%</td>
<td>36</td>
</tr>
<tr>
<td>Corcoran</td>
<td>205 24%</td>
<td>171 20%</td>
<td>137 16%</td>
<td>341 40%</td>
<td>854 100%</td>
<td>53</td>
</tr>
<tr>
<td>Hanford</td>
<td>1,059 24%</td>
<td>883 20%</td>
<td>706 16%</td>
<td>1,766 40%</td>
<td>4,414 100%</td>
<td>276</td>
</tr>
<tr>
<td>Lemoore</td>
<td>723 24%</td>
<td>602 20%</td>
<td>481 16%</td>
<td>1,204 40%</td>
<td>3,010 100%</td>
<td>187</td>
</tr>
<tr>
<td>Uninc. County.</td>
<td>205 24%</td>
<td>171 20%</td>
<td>137 16%</td>
<td>342 40%</td>
<td>855 100%</td>
<td>56</td>
</tr>
<tr>
<td><strong>Total County</strong></td>
<td><strong>2,331 24%</strong></td>
<td><strong>1,943 20%</strong></td>
<td><strong>1,554 16%</strong></td>
<td><strong>3,885 40%</strong></td>
<td><strong>9,713 100%</strong></td>
<td><strong>608</strong></td>
</tr>
</tbody>
</table>

2000 Kings County Median Income - $35,749\(^{(1)}\)

\(^{(1)}\)U.S. Bureau of the Census, Census 2000

\(^{(2)}\)Very Low = 50% of County Median Income ($17,875 and below)

\(^{(3)}\)Low = 50% to 80% of County Median Income ($17,876 to $28,599)

\(^{(4)}\)Moderate = 80% to 120% of County Median Income ($28,600 to $42,899)

\(^{(5)}\)Above Moderate = 120% of County Median Income ($42,900 and above)

\(^{(6)}\)Regional Housing Needs Determination dated January 8, 2002, Department of Housing and Community Development
Appendices A, B, C, D and E are on file at the KCAG Office and not posted on this web document. For more information regarding these appendices please contact Greg Gatzka at (559) 582-3211 ext. 2682.