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MEETING

Agenda: Kings County Association of Governments
RHNA Advisory Committee Meeting #5

Place: Kings County Association of Governments
339 W. "D" Street, Suite B, Lemoore, CA

Participants may also attend remotely via Zoom or telephone:

<https://us06web.zoom.us/j/84602741444?pwd=a2lIMIRvNTgYeGFpdzdIc00xZ0VjQT09>

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Meeting ID: 846 0274 1444
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Time: Wednesday, June 8, 2022 (2:00 p.m. or immediately following the KCAG TAC meeting)

<u>ITEM</u>	<u>PAGE</u>	<u>ACTION</u>
I. CALL MEETING TO ORDER		
A. Unscheduled Appearances		
B. Meeting Minutes		
1. Minutes of May 11, 2022	1	Approval
II. DISCUSSION ITEMS		
A. Preliminary RHNA Methodology	3	Discussion
III. NEXT STEPS		
A. June 22, 2022 KCAG Commission Public Hearing – Draft RHNA Methodology		
IV. ADJOURNMENT: Next meeting scheduled for July 13, 2022		



MEETING NOTES

KCAG RHNA Committee Meeting #4 Wednesday, May 11th, 2022 Via Zoom

Participants Present

Terri King, KCAG
Chuck Kinney, County of Kings, Kings County Development Agency
Noelle Tomlinson, County of Kings, Kings County Development Agency
Kevin Tromborg, City of Corcoran, Community Development
Kristi Baley, City of Lemoore
Gabrielle Myers, City of Hanford
Mary Beatie, City of Hanford
Sandra Lerma, City of Hanford
Tom Brinkhuis, HCD
John Douglas, JHD Planning, LLC
Edith Medina, Civic Solutions

I. CALL MEETING TO ORDER

Terri King called the meeting to order at approximately 2:10 p.m.

John Douglas confirmed the attendees present.

II. DISCUSSION ITEMS

Douglas presented a slide show on the preliminary draft RHNA methodology and noted this is the first major milestone on the RHNA process. He clarified that the committee is not being asked to approve the methodology at this point, but rather to identify any concerns.

He noted that the preliminary methodology was developed based on the statutory RHNA objectives with consideration to the planning factors identified in State law.

The first step in the methodology is to distribute total housing units to each jurisdiction based on the factors that were selected for incorporation into the preliminary methodology, as follows:

- Recent population growth (excluding population in group quarters)
- Recent employment growth
- Projected housing growth
- Projected employment growth
- Access to opportunity as quantified by HCD and TCAC scores
- Vacancy adjustment to address differences in the number of vacant units in each jurisdiction

The first 5 factors were each given equal weight (20%) in the formula, while the vacancy adjustment was applied directly to each jurisdiction based on the difference between the countywide vacancy rate and the jurisdiction's vacancy rate.

The second step in the methodology is to allocate each jurisdiction's total housing need into the 4 income categories using a 150% equity income shift based on the difference between each jurisdiction's income distribution and the countywide income distribution.

Douglas noted that the methodology proposed would further the statutory objectives, but that review by HCD is required as well as a public hearing to receive comments and an opportunity for appeals prior to final approval of the RHNA Plan by the KCAG Commission.

III. Next Steps

Douglas noted that if this preliminary RHNA methodology is acceptable, then the next step would be to prepare a draft document describing the methodology, which will be published on the KCAG website for review.

The KCAG Commission is required by law to conduct a public hearing on the preliminary methodology. Based on feedback from stakeholders, HCD, and jurisdictions, a draft RHNA methodology will then be prepared, which will go through another round of review, an appeal process, and a public hearing by the KCAG Commission to consider adoption of the final RHNA plan.

The issue of annexations was discussed, and Douglas noted that if a city annexes an unincorporated area there is an opportunity for a RHNA transfer from the county to the annexing city. If the city and county do not agree on a transfer, a proposal can be submitted by either party to the KCAG Commission for a decision.

Douglas asked if there are questions or comments.

Mary Beattie asked about next steps and more details on the timeline.

Douglas noted that if committee believes this preliminary methodology is a reasonable starting point, then we would move forward with additional public review and HCD consultation in June.

Beattie asked how long the initial public review will be. Douglas noted that there would be about a month for public review prior to the KCAG Commission hearing.

Chuck Kinney commented that the annexation will likely not be an issue for the RHNA allocation.

With no additional questions or comments, Douglas asked if there is consensus among the group that this is a reasonable preliminary methodology that should be circulated for public review. All jurisdictions indicated consent to move forward with public review of the preliminary methodology.

Douglas noted that although the City of Avenal representative is not present at this meeting due to another commitment, she previously sent an email indicating that Avenal has no objections to moving forward with public review of the preliminary methodology as presented in the staff report.

By unanimous vote the meeting minutes for April 13th were approved.

IV. Adjournment

The meeting was adjourned at approximately 3pm. The next meeting will be held on June 8th immediately following the TAC meeting.

DATE: June 8, 2022

Agenda Item #II.A

TO: KCAG RHNA Advisory Committee

FROM: John Douglas, AICP
JHD Planning LLC

SUBJECT: RHNA Methodology

At the last RHNA Committee meeting on May 11th the Committee reviewed the Preliminary Draft RHNA Methodology and by consensus accepted the preliminary methodology for distribution and further review. As discussed at the May 11th meeting, the Preliminary Draft RHNA Methodology is based on six factors:

- Recent population trends
- Recent employment trends
- RTP/SCS 2050 housing forecast
- RTP/SCS 2050 employment forecast
- TCAC opportunity scores
- Housing vacancy rates

Shortly after the May 11th meeting, HCD provided KCAG with new data related to TCAC opportunity index scores for Kings County jurisdictions. The revised opportunity scores provided by HCD result in a minor change to the preliminary RHNA allocations, as follows:

Jurisdiction	Original TCAC Index	Original RHNA (housing units)	Revised TCAC Index	Revised RHNA (housing units)	Net Change (housing units)
Avenal	0.18	227	0.00	43	(183)
Corcoran	0.19	518	0.19	468	(50)
Hanford	0.39	5,673	0.64	5,762	89
Lemoore	0.67	2,406	1.00	2,487	82
Unincorporated	0.42	604	0.64	668	63
TOTAL		9,429		9,429	0

Based upon the analysis discussed at the May 11th meeting as modified by HCD's revised opportunity scores, a Preliminary Draft RHNA Methodology document has been prepared and is posted on KCAG's website at: https://www.kingscog.org/index.asp?SEC=64842BF8-D8CD-46BC-ABBF-C6E5FCAEBF6F&DE=4F5153B8-160C-4073-A6B3-B046094E65E6&Type=B_BASIC.

NEXT STEPS

State law establishes the process for preparing and adopting the RHNA Plan. The remaining major steps are as follows:

Public Hearing to Receive Comments on the Preliminary Draft Methodology

State law requires KCAG to conduct a public hearing regarding the Preliminary Draft RHNA Methodology. An agenda item is being prepared for the June 22nd meeting of the KCAG Commission. Based upon comments received at or prior to the public hearing, the Commission may consider revisions to the Preliminary Draft Methodology or may accept the Draft Methodology as proposed.

HCD Review

HCD has been provided with a copy of the Preliminary Draft Methodology for informal review. After the KCAG Commission accepts the Draft Methodology, it must then be submitted to HCD for formal 60-day review. HCD then issues written findings regarding whether the Draft Methodology furthers the RHNA objectives set forth in Government Code Sec. 65584(d).

KCAG Public Hearing to Consider Approval of the RHNA Methodology

After receiving HCD's findings, the KCAG Commission will conduct a second public hearing to consider approval of the Final RHNA Methodology. If the Commission approves the Final Methodology, Draft RHNA Allocations based on the Final Methodology will then be distributed for public review.

Appeals

Within 45 days following publication of the Draft RHNA Allocations, a local government within the region or HCD may file an appeal with KCAG requesting a revision of the allocation to one or more jurisdictions. Appeals shall be based upon comparable data available for all affected jurisdictions and accepted planning methodology, supported by adequate documentation, and shall include a statement as to why the revision is necessary to further the intent of the statutory RHNA objectives. An appeal must also be consistent with the development pattern in the sustainable communities strategy and shall be limited to any of the following circumstances:

- (1) The council of governments failed to adequately consider the information submitted pursuant to subdivision (b) of Section 65584.04.
- (2) The council of governments failed to determine the share of the regional housing need in accordance with the approved RHNA methodology in a manner that furthers, and does not undermine, the intent of the statutory objectives.
- (3) A significant and unforeseen change in circumstances has occurred in the local jurisdiction or jurisdictions that merits a revision to the RHNA.

Comments on Appeals (if necessary)

If any appeals are filed, a 45-day comment period begins and local governments or HCD may file a comment on any appeals. If no appeals are filed, the draft allocation shall be issued as the Proposed Final RHNA Allocation Plan.

Decision on Appeals (if necessary)

If any appeals are filed, the KCAG Commission will conduct a public hearing and decide to uphold or deny the appeals. If no appeals are filed, the KCAG Commission will conduct a public hearing to consider adoption of the Final RHNA Plan.

Effect of Annexations on the RHNA

Government Code Sec. 65584.07(d) describes the process for the potential transfer of RHNA allocations between a county and a city in the event of an annexation after the final adoption of the RHNA allocation plan. The first step would be for the annexing city and the county to discuss a mutually acceptable transfer. If the parties agree on a transfer, it must be accepted KCAG. If the parties cannot reach a mutually acceptable agreement, then either party may submit a written request to the KCAG Commission 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.

RECOMMENDED ACTION

No formal action by the RHNA Committee is necessary at this time. The KCAG Commission is tentatively scheduled to conduct a public hearing on June 22nd regarding the Preliminary Draft RHNA Methodology and any party, including KCAG member jurisdictions, may submit a public comment at or prior to the public hearing.