



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the KCAG Office at (559) 852-2654 by 4:00 on the Friday prior to this meeting. Agenda backup information and any public records provided to the Board after the posting of the agenda for this meeting will be available for public review at 339 West D Street, Suite B, Lemoore, CA. In addition most documents will be posted on www.kingscog.org

MEETING

Agenda: Kings County Association of Governments RHNA Advisory Committee Meeting #6

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/83922507705?pwd=Uk1xNUtjZExSNXFvQThhT3V1MkJEZz09

Dial by your location:

- +1 346 248 7799 US (Houston)
- +1 720 707 2699 US (Denver)
- +1 253 215 8782 US (Tacoma)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Washington DC)

Meeting ID: 839 2250 7705
Passcode: 649902

Find your local number: <https://us06web.zoom.us/j/83922507705>
Attention: Please mute your microphone unless speaking

Time: Wednesday, July 13, 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 June 8, 2022	1	Approval
II. DISCUSSION ITEMS		
A. Revised RHNA Methodology	3	Recommendation
III. NEXT STEPS		
A. July 27, 2022 KCAG Commission Public Hearing – Draft RHNA Methodology		
IV. ADJOURNMENT: Next meeting TBD		



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.

DRAFT

DATE: July 13, 2022

Agenda Item #II.A

TO: KCAG RHNA Advisory Committee

FROM: John Douglas, AICP
JHD Planning LLC

SUBJECT: Revised RHNA Methodology

At the last RHNA Committee meeting on June 8th the Committee reviewed the Preliminary Draft RHNA Methodology. As we discussed, a key factor in the methodology is the growth forecast of housing and employment that will also be used in the Regional Transportation Plan (RTP) update that is currently being prepared by KCAG. Subsequent to our last Committee meeting revised RTP growth forecast data became available; therefore, changes to the draft RHNA methodology are also necessary.

In addition, after the June 8th meeting HCD staff provided some recommendations for minor changes to the preliminary RHNA methodology.

This memo describes proposed revisions to the draft RHNA methodology to incorporate this new information.

Revised Growth Forecast

Revisions to the 2050 Kings County RTP growth forecast are as follows.

	2050 Housing			2050 Employment		
	Previous	Revised	Difference	Previous	Revised	Difference
Armona CSD	1,344	1,090	(255)	428	430	2
Avenal	2,287	2,667	380	2,497	2,826	330
Corcoran	3,887	4,444	557	4,382	5,081	699
Hanford	21,945	25,186	3,241	27,024	25,921	(1,104)
Home Garden CSD	337	295	(42)	40	40	1
Kettleman City CSD	864	380	(484)	240	243	4
Kings County	12,004	7,430	(4,574)	16,402	16,538	136
Lemoore	9,792	11,186	1,394	6,508	6,440	(68)
Stratford PUD	540	322	(218)	180	181	1
TOTAL	53,000	53,000	0	57,700	57,700	0
Total Unincorporated	15,090	9,517	(5,573)	17,290	17,433	143

As seen in this table, the most significant change in the housing forecast is a shift in the distribution of projected growth from the unincorporated county areas to the cities, with the largest increases in Hanford and Lemoore. Changes in the employment forecast are less pronounced, with reductions in projected jobs in Hanford and Lemoore and increases in the other jurisdictions. The total countywide forecast is unchanged for both housing and employment.

HCD Comments

HCD staff indicated that the preliminary RHNA allocations appear to be reasonable, but they recommended that the methodology be revised to prioritize projected housing and employment growth rather than historical trends to better align with State policy. The preliminary methodology assigned a weight of 20% each to recent population growth and recent employment growth. Revising the methodology to replace these historical factors with projected housing and employment growth would address HCD’s concern.

Revised Draft RHNA Methodology

As noted in previous meetings, there are multiple ways that various planning factors can be reasonably incorporated into the RHNA methodology. Based on the changes to the RTP growth forecast and the guidance provided by HCD, a revised draft RHNA methodology has been prepared based on the following factors:

- 40% RTP housing forecast (2022-2050)
- 40% RTP employment forecast (2022-2050)
- 20% TCAC opportunity scores
- Housing vacancy rate adjustment

When these revised factors are used, the changes to the preliminary RHNA allocations would be as follows:

Jurisdiction	RHNA (Total units)	
	Previous	Revised
Avenal	43	277
Corcoran	468	715
Hanford	5,762	5,547
Lemoore	2,487	2,329
County unincorporated	668	561
TOTAL	9,429	9,429

The preliminary draft RHNA methodology document has been revised accordingly and is posted on the KCAG website at: <https://www.kingscog.org/housing>

NEXT STEPS

At the July 13th Committee meeting we will review the revised draft methodology and consider action to forward a recommendation to the KCAG Commission to conduct a public hearing to receive public comments on the methodology. The subsequent steps in the RHNA process would be as previously described in the June 8 agenda packet.