



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 Commission 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.

As a courtesy to those in attendance, please silence cell phones, pagers and electronic devices.

SPECIAL MEETING

Agenda: KINGS COUNTY ASSOCIATION OF GOVERNMENTS COMMISSION

Place: In-Person

City of Hanford, City Council Chambers
Civic Auditorium
400 N. Douty Street, Hanford, California 93230

Other Locations:

City of Avenal
Avenal City Hall
919 Skyline Blvd., Avenal, California

City of Corcoran
Corcoran City Hall
832 Whitley Ave., Corcoran, California

Zoom Meeting

Meeting ID: 599 973 9795; Passcode: 93245
<https://zoom.us/j/5999739795?pwd=b1gvc0hadUI5OVlqTDVQSDIlbzdlzd09>

Phone only: 1-669-900-6833

Time: 3:00 p.m., Wednesday, July 27, 2022

KINGS COUNTY ASSOCIATION OF GOVERNMENTS TEMPORARY PUBLIC MEETING PROTOCOL

KCAG hereby provides notice that effective April 1, 2022 it will return to in-person and public meetings. However, due to the renovation of the Kings County Board of Supervisors Chambers, the location and time of the Commission's regular monthly meetings has changed. Until further notice and the completion of the renovation of the Board of Supervisors Chambers, KCAG will be holding special meetings on a monthly basis at the City of Hanford, City Council Chambers located at the Civic Auditorium located at 400 N. Douty Street, Hanford, California 93230

Members of the public who wish to participate in this meeting can do so in one of the following three ways: (1) by attending the meeting in person, (2) via Zoom Meeting, or (3) by submitting written comments on any matter within the KCAG Commission's subject matter jurisdiction, regardless of whether it is on the agenda for KCAG Commission consideration or action and those written comments will be entered into the administrative record of the meeting. To submit written comments by U.S. Mail or e-mail for inclusion in the meeting record, they must be received by the KCAG Office no later than 2:00 p.m. on the afternoon of the noticed meeting. To submit written comments by e-mail, please forward them to Terri.King@co.kings.ca.us. To submit such comments by U.S. Mail, please forward them to KCAG, at 339 W. D Street, Suite B, Lemoore, CA 93245.

Commission Members

Commissioner Joe Neves, Chair
Commissioner Sid Palmerin, Vice Chair
Commissioner Kalish Morrow
Commissioner David Orth
Commissioner Alvaro Preciado
Commissioner Doug Verboon

Supervisor, County of Kings
Councilmember, City of Corcoran
Councilmember, City of Hanford
Councilmember, City of Lemoore
Councilmember, City of Avenal
Supervisor, County of Kings

ITEM

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ACTION

I. CALL MEETING TO ORDER - Chairman

A. Roll Call

B. Unscheduled Appearances

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to three minutes.

C. Minutes

- | | | |
|-----------------------------|-----|--------|
| 1. Minutes of June 22, 2022 | 1-5 | Action |
|-----------------------------|-----|--------|

II. KCAG TRANSPORTATION POLICY COMMITTEE

A. General Transportation Items

- | | | |
|--|-----|-------------|
| 1. Draft 2022 Regional Transportation Plan and Sustainable Communities Strategy, Draft Environmental Impact Report, Draft 2023 Federal Transportation Improvement Program, and Draft Air Quality Conformity Analysis | 6-8 | Information |
|--|-----|-------------|

B. Caltrans Reports

C. Correspondence

D. Staff Comments

E. Commissioner Comments

III. KCAG COMMISSION

A. General Commission Items

- | | | |
|---|--------------------|-------------------------------|
| 1. Reaffirm all Actions Taken by the TPC on July 27, 2022 | - | Action |
| 2. Preliminary Draft 6th Cycle Regional Housing Needs Allocation Methodology | 9-12
Attachment | Information
Public Hearing |
| 3. Areawide Planning Review No. 22-01
Self Help Enterprises
USDA Rural Development Housing Preservation Grant | 13-16 | Action |

B. Adjourn to Closed Session

1. Closed Session for the Discussion of the Following:
 - a. Performance Review – Executive Director
Public employee performance evaluation review, pursuant to subdivision (b)(1) of Government Code section 54957
 - b. Conference with Labor Negotiator: [Govt. Code Section 54957.6]
KCAG Negotiator: Kris B. Pedersen, General Legal Counsel
Executive Director

C. Adjourn Closed Session / Reconvene Open Session

Public report of action taken in closed session, pursuant Government Code section 54957.1

IV. MISCELLANEOUS

A. Correspondence

B. Staff Comments

C. Commissioner Comments

V. ADJOURNMENT: Next meeting scheduled for August 10, 2022



TO: KCAG Commission

FROM: Terri King, Executive Director

DATE: July 27, 2022

SUBJECT: Preliminary Draft 6th Cycle Regional Housing Needs Allocation (RHNA) Methodology

OVERVIEW

Regional councils of governments such as KCAG play an essential role in addressing the housing needs of California families. Under State law, the framework for housing planning includes three major steps, which occur on eight-year cycles. In Kings County, KCAG has direct responsibility for the first two steps while cities and the County have responsibility for the third step in the process, as follows:

1. **Regional Housing Needs Determination:** Prior to each planning cycle, the California Department of Housing and Community Development (HCD) assigns KCAG a total regional housing need assessment (RHNA) determination for the next eight-year planning period, divided among four income categories. Kings County is currently in the planning process for the 6th cycle, in reference to the six RHNA periods since the comprehensive overhaul of State housing law in 1980. In January of this year HCD assigned KCAG a RHNA total of 9,429 units for the new planning period (Attachment 1). It is important to note that HCD's RHNA determination represents a planning target, not a development forecast or mandate for future housing construction. RHNA allocations are generally higher than the expected level development because a fundamental purpose of the RHNA is to ensure that ample opportunities for housing development are available.
2. **RHNA Plan:** After receiving the regional housing allocation from HCD, KCAG is responsible for developing a methodology for distributing the total housing need among the five KCAG member jurisdictions. State law requires that this methodology further specific objectives and consider a list of planning factors as discussed in the preliminary RHNA methodology. After opportunities for public review of the draft methodology, KCAG must adopt a RHNA Plan that allocates a share of the total countywide housing need to each of the five jurisdictions based on State law and HCD guidelines. Today's public hearing is one of the requirements of this second step of the process.
3. **Housing Element Updates:** After KCAG adopts the final RHNA Plan, each jurisdiction must then prepare a Housing Element update that demonstrates, among other things, how the jurisdiction can accommodate its RHNA allocation at each income level through a parcel-specific analysis of its land use plans and development regulations. As noted above, the RHNA allocations are planning targets, not development predictions or mandates, and jurisdictions must identify realistic opportunities for housing development commensurate with the RHNA allocations. If a jurisdiction cannot demonstrate the availability of sufficient parcels with appropriate zoning to accommodate the RHNA allocation, land use plans and regulations must be amended to provide adequate capacity.

Step 1 of the RHNA process concluded in January of this year when HCD issued the RHNA determination to KCAG (Attachment 1). In February, KCAG initiated Step 2 of the RHNA process, which included the formation of a RHNA Advisory Committee comprised of staff representatives from each of the five member jurisdictions. During the past several months KCAG staff and consultant team have

been working with the RHNA Advisory Committee to develop a draft methodology for allocating RHNA shares to member jurisdictions. Agendas and other materials from RHNA Advisory Committee meetings are posted on KCAG's website at <https://www.kingscoq.org/index.asp?SEC=64842BF8-D8CD-46BC-ABBF-C6E5FCAEBF6F&DE=4F5153B8-160C-4073-A6B3-B046094E65E6&Type=B> BASIC.

PRELIMINARY DRAFT RHNA METHODOLOGY

Since February of this year KCAG staff and consultants have been coordinating closely with the RHNA Advisory Committee to prepare a preliminary methodology for allocating shares of the regional housing need to the five jurisdictions. The preliminary methodology has been guided by the requirements of State law, recommendations from HCD, data analysis, data provided by member jurisdictions, and discussions with the RHNA Committee. The major factors utilized in the preliminary draft methodology are the following:

- Projected housing and employment growth
- Housing vacancy rates
- Housing opportunity areas as determined by HCD and the Tax Credit Allocation Committee
- Current household income data

One of the important requirements of State law is that the RHNA Plan be consistent with the development pattern reflected in the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The draft RHNA methodology furthers this requirement by using the same growth forecast as the 2022 RTP/SCS update that is currently in process.

At its meeting of July 13, 2022 the RHNA Advisory Committee reviewed the preliminary draft methodology and unanimously recommended that the Commission conduct a public hearing to receive public comments on the draft methodology as required by State law. On July 14, 2022 notice of the availability of the preliminary draft RHNA methodology and notice of the July 27, 2022 KCAG Commission public hearing was distributed by email to member agencies and KCAG's list of RHNA stakeholders. The preliminary draft methodology document provides a detailed explanation of the legal requirements, proposed approach, reference materials, and opportunities for public involvement in the development of the RHNA methodology and is posted for public review on KCAG's website at: <https://www.kingscoq.org/index.asp?SEC=64842BF8-D8CD-46BC-ABBF-C6E5FCAEBF6F&DE=4F5153B8-160C-4073-A6B3-B046094E65E6&Type=B> BASIC

The preliminary methodology results in the following RHNA allocations by income category for each jurisdiction:

Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total
	Units	%	Units	%	Units	%	Units	%	Units
Avenal	48	17.3%	37	13.3%	55	20.0%	137	49.4%	277
Corcoran	122	17.1%	116	16.3%	118	16.5%	359	50.2%	715
Hanford	1,370	24.7%	993	17.9%	1,066	19.2%	2,119	38.2%	5,547
Lemoore	586	25.1%	437	18.8%	408	17.5%	899	38.6%	2,329
Unincorporated	132	23.5%	89	15.9%	106	18.9%	234	41.8%	561
County total	2,257	23.9%	1,672	17.7%	1,753	18.6%	3,747	39.7%	9,429

Government Code Sec. 65584.04(d) requires KCAG to conduct a public hearing to receive comments on the draft RHNA methodology. Based upon comments received from member jurisdictions, HCD, and other stakeholders, KCAG may make revisions to the draft methodology as appropriate. At the time this report was prepared, no comments had been received regarding the preliminary draft methodology. KCAG staff recommends that the Commission conduct a public hearing, receive public testimony, and

provide direction to staff as described below. Staff will provide the Commission with any public comments received at or prior to the public hearing.

NEXT STEPS

HCD Review

Following this public hearing, the draft RHNA methodology must be submitted to HCD for a formal 60-day comment period. HCD has been provided with a copy of the preliminary draft RHNA methodology for informal review. HCD must then issue 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 must conduct a second public hearing to receive public comments and consider final approval of the RHNA methodology. If the Commission approves the methodology, draft RHNA allocations based on the final methodology will then be distributed for public review and opportunity for appeals.

Appeals

Within 45 days following publication of the draft RHNA allocations, any KCAG member jurisdiction or HCD may file an appeal to KCAG requesting a revision of the allocation to one or more jurisdictions. Appeals must be based upon comparable data available for all affected jurisdictions and accepted planning methodology, supported by adequate documentation, and 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 RTP/SCS 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, they will be published on KCAG's RHNA website and a 45-day comment period will begin during which any KCAG jurisdiction or HCD may submit a comment on any appeal. If no appeals are filed, the draft allocation will be issued as the proposed Final RHNA Allocation Plan.

Decision on Appeals (if necessary)

If any appeals are filed, the KCAG Commission must conduct a public hearing and determine whether to uphold or deny the appeals. If any appeal to reduce a jurisdiction's RHNA allocation is granted, the reduction in housing allocation must be reallocated to increase the allocation in other jurisdictions so that the regional total allocation is maintained.

Final RHNA Plan Adoption

Upon conclusion of any appeal proceedings, the Commission has final authority to approve the RHNA Plan.

RECOMMENDED ACTION

1. Conduct public hearing to receive comments on the preliminary draft RHNA methodology
2. Accept the preliminary RHNA methodology and direct staff to transmit the methodology to HCD for 60-day review; or

Direct staff to prepare a revised methodology based upon comments received, and submit to HCD for 60-day review

Attachments

1. HCD Final Regional Housing Need Determination letter of January 11, 2022
2. Preliminary Draft RHNA Methodology
(posted at: https://www.kingscoq.org/index.asp?SEC=64842BF8-D8CD-46BC-ABBF-C6E5FCAEBF6F&DE=4F5153B8-160C-4073-A6B3-B046094E65E6&Type=B_BASIC)