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## Staff Report

ITEM NO. 5

**To:** Planning Commission  
**From:** David Wlaschin, Planning Director and Steve Brandt, City Planner  
**Date:** November 7, 2014 **Meeting Date:** November 10, 2014  
**Subject:** 2016 Housing Element Update

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### **Discussion:**

The City is currently working with the other jurisdictions of Kings County to complete a joint Housing Element Update. As part of the process, the City is required to hold a public meeting to inform the community and solicit public input. John Douglas, the consultant working with the jurisdictions to complete the update, was present at the November 4, 2014 Regular Meeting of the City Council to present a brief overview of the Housing Element update process.

### **Budget Impact:**

None at this time.

### **Recommendation:**

None – Informational only.



# *Agenda*

- **Housing Element overview**
- **Key issues**
- **Next steps**
- **Questions & comments**



# *Housing Element Overview*

- 2016 update required by state law
- Joint effort of Kings County & 4 cities
- Refine housing priorities & strategies through 2024
- Review by HCD – “Certification”



# *Housing Element Requirements*

- Maintain & improve existing housing
- Plan for growth needs for all economic segments
- Remove constraints to housing development
- Fair housing



# *Housing Element Requirements*

- Accommodate a variety of new housing:
  - Single-family houses & condos
  - Multi-family apartments
  - Second units (granny flats)
  - Manufactured housing & mobile homes
  - Persons with disabilities & special needs
    - Emergency shelters
    - Transitional & supportive housing
    - Residential care facilities
    - SROs
    - Reasonable accommodation



## *Key Issues*

- **Regional Housing Needs Assessment (RHNA)**
- **Zoning for special needs housing**



# *Regional Housing Needs Assessment*

- Mandated by state law & prepared by KCAG
- Each jurisdiction must accommodate its fair share of the county's housing need for all income levels
- Focus on Lower-income categories (VL + L)
- Linked to availability of sites with appropriate zoning
- Previous Housing Element program to complete Zoning Ordinance update
- RHNA is not a construction quota



# ***RHNA Income Categories***

## *Kings County 2014*

<i><b>Median Income = \$57,900</b></i>	<i><b>Income Limits</b></i>	<i><b>Affordable Rent</b></i>	<i><b>Affordable Price (est.)</b></i>
<i><b>Extremely Low (&lt;30%)</b></i>	<i><b>\$17,350</b></i>	<i><b>\$434</b></i>	<i><b>\$65,000</b></i>
<i><b>Very Low (31-50%)</b></i>	<i><b>\$28,950</b></i>	<i><b>\$724</b></i>	<i><b>\$110,000</b></i>
<i><b>Low (51-80%)</b></i>	<i><b>\$46,300</b></i>	<i><b>\$1,158</b></i>	<i><b>\$180,000</b></i>
<i><b>Moderate (81-120%)</b></i>	<i><b>\$69,500</b></i>	<i><b>\$1,738</b></i>	<i><b>\$270,000</b></i>
<i><b>Above Mod (&gt;120%)</b></i>	<i><b>\$69,500+</b></i>	<i><b>\$1,738+</b></i>	<i><b>\$270,000+</b></i>



# *Draft RHNA Allocations 2016-2024*

<b>Jurisdiction</b>	<b>RHNA</b>
<b>Avenal</b>	<b>639</b>
<b>Corcoran</b>	<b>946</b>
<b>Hanford</b>	<b>4,832</b>
<b>Lemoore</b>	<b>2,985</b>
<b>County unincorporated</b>	<b>818</b>
<b>KCAG Total</b>	<b>10,220</b>



# *Draft RHNA Allocations 2016-2024*

	<b>Very Low</b>	<b>Low</b>	<b>Mod</b>	<b>Above Mod</b>	<b>Total</b>
<b>Lemoore</b>	<b>677</b>	<b>507</b>	<b>534</b>	<b>1,267</b>	<b>2,985</b>
<b>County Total</b>	<b>2,320</b>	<b>1,735</b>	<b>1,830</b>	<b>4,335</b>	<b>10,220</b>

Source: *Kings County Association of Governments, 2014*



# *Resources for Housing*

- **Dissolution of redevelopment agencies**
- **Cap & Trade funds**



## *Next Steps*

- **Public workshops** (Fall-Winter 2014/15)
- **Draft Housing Element** (Winter-Spring 2015)
- **Public & HCD review** (Spring-Summer 2015)
- **Public hearings & adoption** (Summer-Fall 2015)