REVISED DRAFT

CITY OF LEMOORE

2024–2032 HOUSING ELEMENT

~~MARCH 2026~~MAY 2026

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2024–2032 HOUSING ELEMENT

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Cover Photo: Smith Avenue Family Apartments, opened Spring 2026

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List of Acronyms and Abbreviations

AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADF	average daily flow
ADUs	accessory dwelling units
AFFH	Affirmatively Further Fair Housing
AG	Agricultural
AHSC	Affordable Housing and Sustainable Communities
AMI	Area Median Income
APR	Annual Progress Report
AR	Agriculture/Rural
BMR	below-market-rate
CAT	Corcoran Area Transit
CDBG	Community Development Block Grant
CF	Community Facilities
CHAS	Comprehensive Housing Affordability Strategy
CIP	Capital Improvement Plan
CIRS	California Institute for Rural Studies
City	City of Lemoore
CNDDB	California Natural Diversity Database
County	Kings County
CTs	Census Tracts
CUP	Conditional Use Permit
CVRC	Central Valley Regional Center
DDS	Department of Developmental Services
DMX-1	Downtown Mixed Use, Core
DMX-2	Downtown, Mixed Use, Auto-oriented
DMX-3	Downtown Mixed Use, Transitional
DOF	Department of Finance
EDD	Employment Development Department
ELI	Extremely Low-Income
ES	Emergency Shelter
FAR	Floor Area Ratio
FEHA	Fair Employment and Housing Act
FHA	Fair Housing Analysis
FHAA	Fair Housing Amendments Act
FHCCC	Fair Housing Council of Central California
FMR	Fair Market Rent
HCD	Housing and Community Development
HMDA	Home Mortgage Disclosure Act
HUD	Housing and Urban Development
ICC	International Code Council

JADUs	junior accessory dwelling units
KART	Kings Area Rural Transit
KCAG	Kings County Association of Governments
KCAPTA	Kings County Area Public Transit Agency
LEHD	Longitudinal Employer-Household Dynamics
LIHTC	Low-Income Housing Tax Credit
MGD	million gallons per day
ML	Light Industrial
MRB	Mortgage Revenue Bond
MU	Mixed Use
NAICS	North American Industry Classification System
NAS	Naval Air Station
NRCS	Natural Resources Conservation Service
PIT	Point-in-Time
PLHA	Permanent Local Housing Allocation
PUD	Planned Unit Development
RCAA	Racial Concentration of Areas of Affluence
R/ECAP	Racially or Ethnically Concentrated Areas of Poverty
RHD	High-Density Residential
RHNA	Regional Housing Needs Allocation
RHNP	Regional Housing Needs Plan
RLD	Low-Density Residential
RLMD	Low-/Medium-Density Residential
RMD	Medium-Density Residential
RN	Low-/Medium-Density Residential Traditional Neighborhood
RTP	Regional Transportation Plan
RVLD	Very Low-Density Residential
SB	Senate Bill
SCAG	Southern California Association of Governments
SCS	Sustainable Communities Strategy
SGMA	Sustainable Groundwater Management Act
SMSA	Standard Metropolitan Statistical Area
SRO	single-room occupancy
TCAC	Tax Credit Allocation Committee
TTHM	Total Trihalomethanes
WWTP	wastewater treatment plant

SECTION 1 - INTRODUCTION

1.1 - Planning Context

The City of Lemoore (City) is located in the central portion of California's San Joaquin Valley within Kings County (County)(see Figure 1-1 Location Map), approximately 35 miles south of Fresno and 20 miles west of Visalia. The community is situated in one of the most productive agricultural regions in the United States, characterized by extensive irrigated farmland and a strong agricultural economy. Kings County was established in 1893 from portions of western Tulare County and later expanded with land from Fresno County. The County derives its name from the Kings River, which flows along the northern portion of the County and historically discharged into the Tulare Lake Basin. Although Tulare Lake no longer exists as a permanent body of water, the basin remains an important agricultural area that supports a variety of crop production and related agricultural industries.

Lemoore is one of four incorporated cities in Kings County, along with Avenal, Corcoran, and Hanford. The City serves as an important residential and employment center for the central portion of the County. In addition to its agricultural base, Lemoore's economy is strongly influenced by the presence of Naval Air Station (NAS) Lemoore, the largest master jet base on the West Coast. NAS Lemoore houses over 8,000 military personnel, civilian employees, and dependents, making it one of the largest employers in the region and a major contributor to the local economy and housing demand. The nearby Santa Rosa Rancheria, home to the Tachi Yokut Tribe, also represents an important cultural, governmental, and economic presence in the area.

Lemoore benefits from regional transportation connections that link the community to major employment and economic centers throughout California. State Route 198 runs directly through the City, providing east-west access to Interstate 5 and State Route 99, which serve as major north-south transportation corridors connecting the San Joaquin Valley with the San Francisco Bay Area and Southern California. State Route 41 provides connections to the Central Coast and the Sierra Nevada region. Freight and goods movement are supported by regional rail infrastructure, including Burlington Northern Santa Fe and the San Joaquin Valley Railroad, which connect agricultural producers and manufacturers to statewide and national markets. These transportation networks have played a significant role in supporting the economic development of both Lemoore and Kings County.

Agriculture remains the dominant land use in the region surrounding Lemoore and remains a major driver of the local economy. Kings County consistently ranks among the top agricultural producing counties in California, with leading commodities including dairy products, cattle, cotton, nuts, vegetables, and field crops. The presence of these industries contributes to employment opportunities in agricultural production, food processing, transportation, and supporting services.

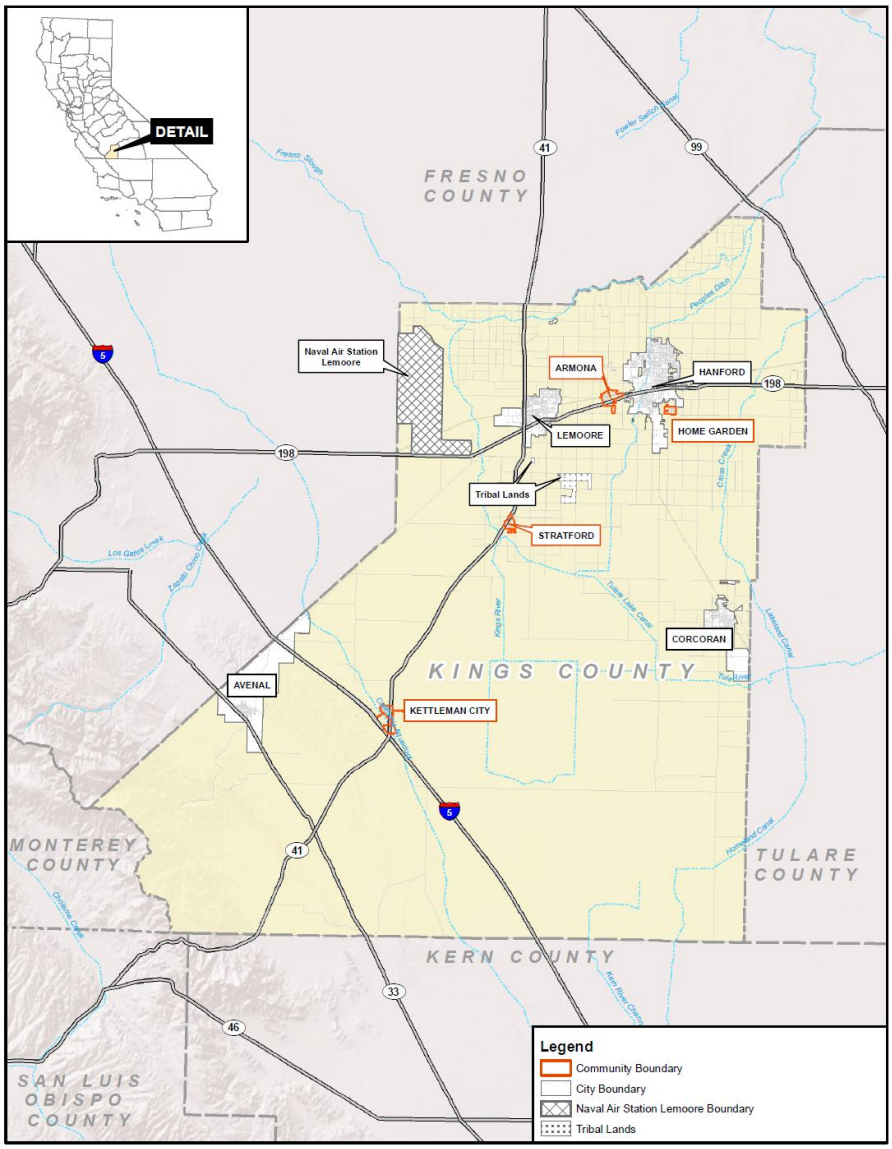

Figure 1-1
Regional Location Map

As the City begins the 2024–2032 Housing Element planning period, regional water management and sustainability remain important issues affecting both agricultural and urban development throughout the San Joaquin Valley. The implementation of the Sustainable Groundwater Management Act (SGMA) and ongoing efforts to balance groundwater use with long-term water sustainability are expected to influence land use patterns, agricultural practices, and future growth in the region. These conditions, combined with housing affordability challenges and population growth, shape the housing needs and policy priorities addressed in this Housing Element.

Within this broader regional context, the City of Lemoore must plan for housing opportunities that accommodate a range of household incomes, support local workforce needs, and ensure that adequate sites and policies are in place to meet the City's Regional Housing Needs Allocation (RHNA) for the 2024–2032 planning period. This Housing Element provides the framework for addressing these needs through analysis, policies, and programs designed to facilitate the development, preservation, and improvement of housing for all segments of the community.

1.2 - Framework for the Lemoore Housing Element

The Housing Element establishes the City of Lemoore's strategy for addressing existing and projected housing needs for all segments of the community during the 2024–2032 planning period, consistent with California Housing Element Law (Government Code Sections 65580–65589.11). State law requires each jurisdiction to identify housing needs, analyze available resources and constraints to housing development, and adopt policies and programs that facilitate the production, preservation, and improvement of housing for households at all income levels.

The Housing Element is one of the seven mandatory elements of the City's General Plan and must be internally consistent with the other elements, including the Land Use, Circulation, Conservation, Safety, and Environmental Justice Elements. The Housing Element also serves as the City's primary policy document for addressing housing affordability, housing supply, fair housing, and housing opportunities for special needs populations.

A central requirement of the Housing Element is to plan for the City's RHNA. The RHNA represents Lemoore's share of the regional housing demand for the 2024–2032 planning cycle as determined by the Kings County Association of Governments (KCAG) in coordination with the California Department of Housing and Community Development (HCD). The City must demonstrate that adequate sites, with appropriate zoning and development capacity, are available to accommodate its RHNA for all income categories: extremely low-, very low-, low-, moderate-, and above-moderate-income households.

To meet these requirements, this Housing Element includes the following components:

Housing Needs Assessment (Chapter 2): This chapter evaluates demographic trends, population and household characteristics, employment patterns, housing stock conditions, housing affordability, and the needs of special population groups. The analysis identifies

existing and projected housing needs in Lemoore and provides the factual foundation for the Housing Plan.

Resources and Opportunities (Chapter 3): This chapter identifies the land resources, financial programs, administrative tools, and development opportunities available to support housing production and preservation in the City. A key component of this chapter is the inventory of residentially zoned and vacant land suitable for housing development that demonstrates the City's ability to accommodate its RHNA allocation.

Housing Site Inventory & Analysis (Chapter 4): This chapter includes the City's Site Inventory pursuant to Government Code Section 65583.2, demonstrating adequate capacity to accommodate the RHNA.

Constraints Analysis (Chapter 5): This chapter evaluates governmental and non-governmental factors that may constrain the development, maintenance, or affordability of housing. Governmental constraints examined include land use regulations, development standards, development fees, and permit processing procedures. Non-governmental constraints include market conditions, construction costs, and financing availability. The chapter also includes an analysis of fair housing conditions consistent with State requirements to affirmatively further fair housing (AFFH).

Affirmatively Furthering Fair Housing (Chapter 6): This chapter includes the analysis required for AFFH.

Housing Plan (Chapter 7): The Housing Plan establishes the City's goals, policies, and implementation programs designed to address identified housing needs. The Housing Plan includes programs that remove regulatory barriers, facilitate housing development, promote affordability, preserve existing affordable housing, and support housing opportunities for special needs populations. Each program identifies the responsible department, implementation timeframe, and expected outcomes, as required by State law.

Appendices:

Supporting materials, including:

- Appendix A – Evaluation of Prior Housing Element
- Appendix B – Detailed Sites Inventory (HCD format)
- Appendix C – Public Participation Summary
- Appendix D – Infrastructure Capacity Documentation

Together, these components provide a comprehensive strategy for addressing housing needs in Lemoore while ensuring compliance with the State Housing Element Law. Through implementation of the policies and programs contained in this Housing Element, the City seeks to expand housing opportunities, support economic stability, promote fair housing choice, and maintain the quality and diversity of Lemoore's housing stock.

1.3 - Data Sources

The Housing Element relies on a variety of federal, State, regional, and local data sources to analyze existing housing conditions, identify housing needs, and develop policies and programs to address those needs. The primary source of demographic, social, and housing data used in this document is the U.S. Census Bureau, including the 2020 Decennial Census and the American Community Survey (ACS) Five-Year Estimates. The ACS provides detailed information on population characteristics, household composition, income levels, housing tenure, housing costs, and overcrowding.

To ensure consistency across datasets, the Housing Element relies primarily on:

- ACS 2018–2022 Five-Year Estimates
- California Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) 2016–2020 data (most recent available special tabulation)

CHAS data (2016–2020) is the most recent HUD special tabulation available and is used to evaluate housing problems by income category. Where necessary, CHAS data have been proportionally adjusted to align with ACS 2018–2022 household totals. Additional data sources used to support the Housing Needs Assessment and related analyses include the following:

California Department of Finance (DOF): Population estimates, housing unit counts, and demographic projections prepared by DOF were used to supplement Census data and provide updated estimates of population and housing growth within the City of Lemoore.

California Department of Housing and Community Development (HCD): HCD publications and datasets were used to determine income limits, housing affordability thresholds, and requirements under the California Housing Element Law. HCD data were also used to determine the City's RHNA obligations and to evaluate housing affordability.

Kings County Association of Governments (KCAG): KCAG is responsible for preparing the RHNA for jurisdictions within Kings County. KCAG demographic forecasts, RHNA allocations, and regional planning documents were used to determine Lemoore's share of regional housing needs for the 2024–2032 planning period.

U.S. Department of Housing and Urban Development (HUD): HUD data, including the CHAS dataset, were used to analyze housing cost burdens, housing problems, and housing needs among households at different income levels. HUD income limits were also used to define income categories, including extremely low-, very low-, low-, and moderate-income households.

California Employment Development Department (EDD): Labor force, employment trends, and unemployment data were obtained from the EDD Labor Market Information Division to

provide an understanding of local economic conditions and employment patterns affecting housing demand.

Kings/Tulare Continuum of Care: Point-in-Time (PIT) homeless counts and related homelessness data were obtained from the regional Continuum of Care to assess the housing needs of people experiencing homelessness within the region.

Local and Regional Sources: Additional data and information were obtained from local and regional sources, including the City of Lemoore, Kings County, the Kings County Economic Development Corporation, the Kings County Assessor's Office, local housing providers, and housing market listings. Information on housing market conditions, home sale prices, and rental rates was used to supplement Census data and provide context on local housing affordability.

Together, these data sources provide the foundation for the Housing Needs Assessment and support the development of policies and programs contained in this Housing Element. Where possible, the most recent data available at the time of preparation was used to ensure the analysis accurately reflects current demographic, economic, and housing conditions in the City of Lemoore.

1.4 - Relationship to the General Plan

The Housing Element is one of the seven mandatory elements of the City of Lemoore General Plan, as required by California Government Code Section 65302. State law requires that all elements of the General Plan be internally consistent with one another so that the goals, policies, and implementation measures contained within each element work together to guide the City's long-term growth and development.

Government Code Section 65302.1 specifically requires that the Housing Element be consistent with the other elements of the General Plan. Accordingly, the policies and programs contained in this Housing Element are intended to support and complement the objectives of the Land Use, Circulation, Conservation, Safety, Open Space, and Environmental Justice Elements of the Lemoore General Plan.

The Housing Element provides the policy framework for addressing the City's housing needs and ensuring that adequate sites and development capacity are available to accommodate housing for all income levels. Land use designations and zoning regulations established in the Land Use Element and Zoning Ordinance play a key role in implementing the Housing Element by identifying areas where residential development may occur and establishing the densities necessary to accommodate the City's RHNA.

The Circulation Element supports the Housing Element by guiding the development of transportation infrastructure that connects residential neighborhoods with employment centers, schools, public services, and community amenities. Likewise, the Conservation and Environmental Justice Elements help ensure that housing development occurs in ways that

protect natural resources, promote environmental sustainability, and support equitable access to healthy living environments.

The Safety Element addresses potential natural and human-caused hazards that could affect housing development, including flooding, seismic activity, wildfire risk, and extreme heat. Coordination between the Safety Element and the Housing Element helps ensure that new residential development is planned in locations that minimize risks to residents and property.

To maintain consistency among the elements of the General Plan, the City periodically reviews its policies and regulations as part of the Housing Element update process. If inconsistencies between this Housing Element and other elements of the General Plan are identified during implementation, the City will pursue appropriate amendments to maintain internal consistency in accordance with State law.

Through this coordinated framework, the Housing Element works in conjunction with the other elements of the General Plan to guide residential development, promote housing affordability, and support sustainable community growth in the City of Lemoore.

1.5 - Community Involvement

State Housing Element Law requires that local governments make a diligent effort to achieve the participation of all economic segments of the community in the development of the Housing Element (Government Code Section 65583). Public participation helps ensure that housing policies and programs reflect the needs and priorities of residents, stakeholders, and community organizations.

The City of Lemoore conducted public outreach activities throughout the preparation of the 2024–2032 Housing Element to provide opportunities for residents, property owners, housing providers, local businesses, and community organizations to participate in the planning process. Outreach efforts were intended to gather input regarding housing needs, housing affordability challenges, and potential strategies to expand housing opportunities within the community.

The Housing Element update process included several phases of public participation, including the following:

Public Meetings and Workshops: Public meetings were held during the preparation of the Housing Element to inform residents about the planning process and to receive feedback on housing conditions and community priorities. These meetings provided participants with opportunities to discuss housing affordability, housing supply, special needs housing, and potential strategies to address housing challenges in Lemoore.

Public Review of Draft Housing Element: Following preparation of the Draft Housing Element, the document was made available for public review and comment. Copies of the Draft Housing Element were provided to the HCD for review in accordance with State law.

Comments received from HCD, members of the public, and other stakeholders were considered and addressed during preparation of the revised Draft Housing Element. During the review process, the City published the Housing Element and all revisions in tracked changes on the City's website for a minimum of seven days to receive public comment prior to submittal to HCD for review. At the time the revised Housing Element was posted, notices were sent out to interested parties, and the City posted announcements on social media to inform the public that the Housing Element revisions were available for review on the City's website, along with the last day comments would be considered prior to the document being submitted to HCD. Any comments received during the review will be addressed and included in the submittal to HCD. To date, no comments have been received.

The City will place the revised Housing Element on the City's website for review for seven days prior to submitting to HCD. At the time the revised Housing Element is posted to the city's website, emails will also be sent out to potential interested parties to make them aware of the comment period. Interested parties include current or potential developers, including affordable housing agencies, local service agencies and those in the community who have requested to be notified. The City will also promote/notify the public via social media accounts informing them of the review period and location of the posted draft.

Planning Commission and City Council Hearings: The Housing Element was presented at publicly noticed hearings before the Lemoore Planning Commission and City Council prior to adoption. These hearings provided additional opportunities for community members to review the document, provide comments, and participate in the decision-making process.

Housing Needs Survey: As part of the outreach process, the City conducted a Housing Needs Survey to gather information regarding residents' housing experiences, housing preferences, and perceived barriers to housing affordability. Survey responses provided insight into issues such as housing costs, housing availability, housing conditions, and community housing priorities.

Survey responses indicated that many residents identified the cost of purchasing a home and the limited availability of affordable housing as the most significant housing challenges in the community. Respondents also expressed interest in expanding homeownership opportunities, increasing the supply of affordable housing, improving housing conditions, and supporting housing options for seniors and individuals with special needs.

Public participation efforts also included outreach to stakeholders with an interest in housing issues, including housing developers, property owners, local employers, and community organizations. These outreach activities helped inform the Housing Needs Assessment and the development of housing policies and programs contained in this Housing Element.

Documentation of the public participation process, including meeting notices, outreach materials, and a summary of community input, is provided in Appendix C: Public Participation Summary.

Through these outreach efforts, the City sought to ensure that the Housing Element reflects community priorities and supports policies and programs that promote housing opportunity, affordability, and fair housing access for all Lemoore residents.

SECTION 2 - HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment provides an evaluation of the demographic, economic, and housing market conditions that influence housing demand in the City of Lemoore. The purpose of this assessment is to identify the community's existing and projected housing needs and to establish the analytical foundation for the policies and programs in the Housing Element.

RHNA Allocation Summary (2024–2032)

Income Category	RHNA Allocation
Very Low	586
Low	437
Moderate	408
Above Moderate	898
Total	2,329

State Housing Element Law requires local governments to analyze population trends, household characteristics, employment patterns, housing stock conditions, housing affordability, and the housing needs of special population groups (Government Code Section 65583(a)). This analysis helps determine the type, quantity, and affordability levels of housing needed to serve current and future residents of the City. Table 2-1 summarizes key data points used to determine housing needs. Each indicator will be reviewed individually to provide a clear picture of Lemoore's population, households, housing stock, affordability, and special needs populations.

Table 2-1
Housing Stock Summary

Indicator	Value
Total Population (2024 Estimate)	27,500
Total Households	9,350
Total Housing Units	9,920
Average Household Size	2.90
Median Household Income	$68,500
Homeownership Rate	59%
Rental Rate	41%
Median Home Value	$375,000
Median Gross Rent	$1,450
Vacancy Rate	5.8%

Source: California Department of Finance; U.S. Census Bureau, ACS 2018–2022 (Tables B25003, B25024, B25077, B25064, B25002)

The Housing Needs Assessment examines several key factors that influence housing demand in Lemoore, including:

Population and Household Characteristics: Population growth, household size, age distribution, and household composition influence the demand for different types of housing. Changes in these characteristics may increase demand for specific housing types such as smaller units, larger family housing, or housing designed for seniors.

Employment and Economic Conditions: Employment trends, major industries, and workforce characteristics affect housing demand and affordability. Economic conditions influence both the ability of households to obtain housing and the types of housing that are needed within the community.

Housing Stock and Market Conditions: An evaluation of the existing housing stock provides insight into the number, types, ages, conditions, and tenures of housing units in the City.

Housing market indicators, such as home prices, rental rates, vacancy levels, and housing production trends, are also analyzed to assess housing availability and affordability.

Housing Affordability and Cost Burden: Housing affordability is assessed by comparing housing costs to household income. This analysis identifies the extent to which households experience housing cost burdens, overcrowding, or other housing-related challenges.

Special Housing Needs: Certain populations may experience greater difficulty obtaining adequate housing due to income limitations, physical or social needs, or other barriers. The Housing Needs Assessment evaluates the housing needs of several special population groups, including seniors, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness.

Extremely Low-Income Households: State Housing Element Law also requires jurisdictions to analyze the housing needs of extremely low-income households, which include households earning 30 percent or less of the Area Median Income (AMI). These households often experience the greatest housing challenges and require targeted strategies to address housing affordability and availability.

Regional Housing Needs Allocation (RHNA): The Housing Needs Assessment also considers the City's RHNA for the 2024–2032 planning period. The RHNA represents the number of housing units that Lemoore must plan for to accommodate projected population growth and housing demand across a range of income categories. The Housing Element must demonstrate that adequate sites and policies are in place to facilitate the development of housing to meet the allocation by KCAG as listed below.

The information presented in this chapter provides the factual basis for identifying housing needs and informs the development of the goals, policies, and implementation programs contained in Chapter 7 of this Housing Element.

2.1 - Population and Household Growth Trends

Housing needs in Lemoore are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

2.1.1 - Population Trends

Population and household trends provide important insights into housing demand in the City of Lemoore. Changes in population size, household formation, and household composition influence the number and types of housing units needed to accommodate residents. Understanding these trends helps the City plan for future housing needs and ensures that adequate housing opportunities are available for both current and future residents.

~~Table 2-2~~
~~Population Growth Trends~~

~~Year~~	~~Population~~	~~Change~~	~~Percent Change~~
~~2000~~	~~21,900~~	~~—~~	~~—~~
~~2010~~	~~24,531~~	~~+2,631~~	~~12.0%~~
~~2020~~	~~26,725~~	~~+2,194~~	~~8.9%~~
~~2024 (DOF Estimate)~~	~~27,500~~	~~+775~~	~~2.9%~~

~~Source: U.S. Census Bureau; California Department of Finance~~

According to data from the U.S. Census Bureau and the California Department of Finance, the City of Lemoore experienced steady population growth over the past several decades as a result of regional economic activity, the presence of NAS Lemoore, and the City's role as a residential community within Kings County. The City's population increased from approximately 21,900 in 2000 to 24,500 in 2010, representing a growth rate of roughly 12

percent over that period. Continued growth occurred over the following decade, with the 2020 Census reporting a population of approximately 26,700, as reflected in Table 2-2.

Household growth has generally followed a similar pattern. Table 2-3 shows that the number of households in Lemoore has increased as new residential developments and population growth have driven additional housing demand. Census estimates indicate that the City currently has approximately 9,000 households, with an average household size of just under three persons, slightly higher than the statewide average. Larger household sizes are common in many San Joaquin Valley communities and may reflect the presence of family households and multigenerational living arrangements.

Table 2-2
Population Growth Trends

Year	Population	Change	Percent Change
2000	21,900	—	—
2010	24,531	+2,631	12.0%
2020	26,725	+2,194	8.9%
2024 (DOF Estimate)	27,500	+775	2.9%

Source: U.S. Census Bureau; California Department of Finance

Table 2-3
Housing Growth vs. Population

Year	Population	Housing Units
2000	21,900	8,200
2010	24,531	8,700
2020	26,725	9,700

Source: U.S. Census Bureau Decennial Census (2000, 2010, 2020); ACS Five-Year Estimates

As shown in Table 2-3, population growth between 2000 and 2020 outpaced housing unit growth, indicating that housing production has not kept pace with population growth. This imbalance contributes to housing market pressures and increased housing costs.

Population growth in Lemoore has been influenced by several factors, including regional employment opportunities, the presence of NAS Lemoore, and the availability of relatively affordable housing compared to larger California metropolitan areas. NAS Lemoore is a major regional employer and contributes to both population stability and housing demand in the City and surrounding communities.

While Lemoore has experienced moderate population growth over the past two decades, housing production has not always kept pace with demand, particularly for affordable housing. As a result, the City continues to experience housing affordability challenges, including housing cost burdens for lower-income households and limited affordable rental housing availability.

Looking forward, future population and household growth will continue to influence housing demand within the City. The Housing Element must plan for this growth by ensuring that adequate sites, zoning capacity, and housing policies are in place to accommodate the City's RHNA for the 2024–2032 planning period. The RHNA reflects the City's share of regional housing demand and establishes housing production targets across multiple income categories.

Understanding population and household trends provides a foundation for evaluating housing needs and for guiding the policies and programs in this Housing Element.

2.1.2 - Age Characteristics

The age distribution of a community's population influences housing demand and the types of housing needed to accommodate residents. Different age groups often have distinct housing preferences and needs. For example, young adults may seek smaller rental units or entry-level housing, families with children often require larger housing units, and older adults may need housing that is more accessible or supportive of aging in place.

As shown in Table 2-4, the median age of Lemoore residents was 31.3 years in 2020, reflecting a slightly younger population than Kings County as a whole, which had a median age of 32, approximately four years younger than the State median age of 36.

Table 2-4
Median Age

Geography	Median Age
City of Lemoore	31.3 years
Kings County	32.1 years
California	36.7 years

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates, Table S0101

According to data from the ACS Five-Year Estimates, Lemoore has a relatively balanced age distribution, reflecting a mix of young families, working-age adults, and older residents. A substantial portion of the population falls within the working-age range (25 to 64 years), as highlighted in Table 2-5, representing the community's primary workforce. These residents contribute to local economic activity and generate demand for a variety of housing types, including both rental and owner-occupied housing.

Table 2-5
Age Distribution

Age Group	Population	Percent
Under 18	7,450	27.9%
18–24	3,200	12.0%
25–44	7,300	27.3%
45–64	5,600	21.0%
65+	3,175	11.8%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table S0101

The presence of NAS Lemoore also influences the City's age distribution. Military personnel and their families contribute to a relatively young adult population, including households with children. As a result, the City has a significant number of residents in the school-age and young-family categories, which increases demand for family-oriented housing and access to schools, parks, and community services.

Residents under 18 represent an important segment of the population and contribute to the demand for family-friendly housing. Households with children typically require larger housing units and access to community amenities such as schools, childcare services, and recreational facilities.

At the same time, Lemoore is experiencing gradual growth in its senior population (65 years and older), reflecting broader demographic trends occurring throughout California and the nation. As residents age, housing needs may shift toward smaller, more accessible housing units, housing with supportive services, or housing designed to accommodate aging in place. The growing senior population may also increase demand for housing located near healthcare facilities, public services, and transit.

Understanding the community's age distribution is important for identifying housing needs across the life cycle. The City must plan for housing that accommodates a range of age groups, including young adults entering the housing market, families with children, and seniors seeking housing that supports independent living. The age characteristics of Lemoore's population, therefore, play an important role in shaping housing policies and programs designed to meet the community's diverse housing needs.

2.1.3 - HOUSEHOLD SIZE

Household size in Lemoore is slightly larger than the statewide average. According to the ACS (2018–2022), the average household size in Lemoore is approximately 2.9 persons,

compared to approximately 2.~~6~~ 8 persons statewide (see Table 2-6). Larger household sizes are common in San Joaquin Valley communities and reflect the prevalence of family households and multigenerational living arrangements.

Table 2-6
Household Growth Trends

		Average Household Size		
Year	Households	Lemoore	Kings County	California
2000	7,980	3.10	3.25	2.87
2010	8,196	3.00	3.17	2.90
2020	9,072	2.93	3.12	2.84
2024 Estimate	9,350	2.90	3.17	2.84

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates

Understanding household composition is important for planning housing that meets the needs of different population segments. Larger family households may require housing units with multiple bedrooms, while smaller households, seniors, and individuals living alone may benefit from smaller and more affordable housing options. These household characteristics inform the analysis of housing needs and support the development of policies and programs to expand housing opportunities for all Lemoore residents.

2.1.4 - Race and Ethnicity

Table 2-7 presents a comparison of the racial and ethnic composition between the City of Lemoore and Kings County in 2020. It reveals that in Lemoore, 38.5 percent were non-Hispanic White, 5.7 percent were non-Hispanic Black or African American, 0.2 percent were non-Hispanic American Indian/Alaska Native, 7.4 percent were non-Hispanic Asian, 0.2 percent were Native Hawaiian/Pacific Islander, and 4.1 percent were from other races or identifying with two or more races. In comparison to Kings County, 31.6 percent identified as non-Hispanic White, 5.9 percent as non-Hispanic Black or African American, 0.8 percent as non-Hispanic American Indian/Alaska Native, 3.6 percent as non-Hispanic Asian, 0.1 percent as Native Hawaiian/Pacific Islander, and 3.2 percent from other races or two or more races. The Hispanic/Latino population of any race made up 44.0 percent of Lemoore's population and 54.9 percent of Kings County's population.

~~From 2010 to 2020, the non-Hispanic White population decreased by 14.3 percent, while the Hispanic or Latino of Any Race population increased by 32.1 percent. The non-Hispanic Asian population increased by 14.4 percent. Although the City of Lemoore has a large Hispanic or Latino population of 44 percent, it is approximately 10 percent smaller than Kings County as a whole. Additionally, although 7.4 percent is a small share out of 100 percent, the City of Lemoore's Asian population is double the Kings County average.~~

Table 2-7
Race and Ethnicity

Racial/Ethnic Group	Lemoore	Kings County
Not Hispanic or Latino	56.0%	45.1%
-White	38.5%	31.6%
-Black or African American	5.7%	5.9%
-American Indian/Alaska Native	0.2%	0.8%
-Asian	7.4%	3.6%
-Native Hawaiian/Pacific Islander	0.2%	0.1%
-Other races or 2+ races	4.1%	3.2%
Hispanic or Latino (any race)	44.0%	54.9%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

From 2010 to 2020, the non-Hispanic White population decreased by 14.3 percent, while the Hispanic or Latino of Any Race population increased by 32.1 percent. The non-Hispanic

Asian population increased by 14.4 percent. Although the City of Lemoore has a large Hispanic or Latino population of 44 percent, it is approximately 10 percent smaller than Kings County as a whole. Additionally, although 7.4 percent is a small share out of 100 percent, the City of Lemoore's Asian population is double the Kings County average.

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2.1.5 - HOUSEHOLD TYPE

Household characteristics provide insight into the composition and structure of households within the City of Lemoore and help identify the types of housing needed to accommodate the community. Factors such as household size, household type, and family composition influence housing demand and the need for different housing types, including smaller units, family housing, and housing suitable for multigenerational households.

According to the ACS Five-Year Estimates (Table 2-8), the City of Lemoore has approximately 9,100 households, of which the majority are family households. Family households include married couples, single-parent households, and other related family arrangements. Non-family households consist primarily of individuals living alone or unrelated persons sharing a housing unit.

Table 2-8
Household Characteristics

Household Type	Number	Percent
Family Households	6,700	73.8%
Non-Family Households	2,372	26.2%
Households with Children	4,100	45.2%
Single-Person Households	1,980	21.8%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table DP02

Family households represent the predominant household type in Lemoore, reflecting the City's role as a residential community serving families, military personnel associated with NAS Lemoore, and workers employed in the region's agricultural and service sectors. Married-couple households account for the largest share of family households, while a smaller share consists of single-parent households, many of which are headed by female householders.

Non-family households represent a smaller share of the total households in Lemoore but remain an important component of the local housing market. These households include individuals living alone, roommates, and other unrelated household members. Single-person households, including seniors living independently, drive demand for smaller housing units such as apartments, condominiums, and accessory dwelling units.

2.1.6 - OVERCROWDING ISSUES

Overcrowding is an indicator of housing adequacy and occurs when the number of occupants in a housing unit exceeds the unit's capacity to comfortably accommodate the household. Overcrowding is commonly measured using the persons-per-room standard, which compares the number of residents in a housing unit to the number of rooms available for living purposes.

Housing units with more than one person per room are generally considered overcrowded, while units with more than 1.5 persons per room are considered severely overcrowded. Overcrowded living conditions may result from a shortage of affordable housing, larger household sizes, or households sharing housing to reduce costs.

Data from the ACS, provided in Table 2-9, indicates that some households in Lemoore experience overcrowding. Overcrowding is more commonly observed among renter households and lower-income households, which may have fewer housing options available

and may share housing with extended family members or other households to reduce housing expenses.

Table 2-9
Overcrowding by Income Category

Income Category	Overcrowded	Severely Overcrowded
Extremely Low Income	18%	6%
Very Low Income	14%	4%
Low Income	10%	3%
Moderate Income	4%	<1%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B25014; HUD CHAS

Overcrowding occurs more frequently among renter households, as shown in Table 2-10, which often have fewer housing options and may share housing in order to reduce housing costs.

Table 2-10
Overcrowding by Housing Tenure

Tenure	Lemoore	Kings County	California
Total Households	8,803	43,604	13,103,114
Owner Occupied	4,622	23,368	7,241,318
0.50 or less	57.5%	60.7%	67.4%
0.51 to 1.00	40.0%	34.2%	28.5%
1.01 to 1.50	1.8%	3.9%	3.1%
1.51 to 2.00	0.6%	0.7%	0.8%
2.01 or more	0.1%	0.5%	0.3%
Renter Occupied	4,181	20,236	5,861,796
0.50 or less	48.6%	39.7%	44.9%
0.51 to 1.00	43.7%	48.1%	41.9%
1.01 to 1.50	5.0%	8.7%	7.8%
1.51 to 2.00	2.4%	2.9%	3.9%
2.01 or more	0.4%	0.6%	1.4%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B25014

Overcrowding can have several implications for household well-being and housing quality. Housing units that accommodate more occupants than originally designed may experience increased wear and tear and may not provide adequate living space for residents. Overcrowded conditions can also affect household privacy and quality of life.

In communities where housing affordability is a challenge, overcrowding may occur when households are unable to secure appropriately sized housing units. Larger households, including families with children or multigenerational households, may have greater difficulty finding affordable housing units with sufficient bedrooms.

While overcrowding in Lemoore is not as widespread as housing cost burden, it remains an indicator of housing affordability pressures within the community. Addressing overcrowding may require expanding the supply of appropriately sized housing units, including larger family units, as well as increasing the availability of affordable housing for lower-income households.

Understanding the prevalence of overcrowding helps the City identify housing needs and develop strategies to ensure that residents have access to safe, adequate, and appropriately sized housing. The policies and programs included in this Housing Element are intended to

address these issues by supporting the development and preservation of housing that meets the needs of Lemoore residents.

2.1.7 - Household Income Characteristics

Household income is one of the primary factors influencing housing affordability and residents' ability to obtain suitable housing. An analysis of household income levels helps identify the proportion of households that may experience difficulty affording housing and informs the types of housing needed within the community.

According to data from the ACS Five-Year Estimates presented in Table 2-11, household incomes in Lemoore span a range typical of communities in the San Joaquin Valley. Median household income (Table 2-12) in the City is lower than the statewide median, which can increase the number of households that experience challenges in affording housing, particularly as housing costs have increased in recent years.

Table 2-11
Household Income Distribution

Income Category	Households	Percent
Less than $25,000	1,250	13.8%
$25,000 – $49,999	1,920	21.2%
$50,000 – $74,999	2,040	22.5%
$75,000 – $99,999	1,520	16.8%
$100,000 – $149,999	1,540	17.0%
$150,000+	802	8.7%

Source: U.S. Census Bureau, ACS 2018–2022
Five-Year Estimates Table S1901

Table 2-12
Median Household Income

Jurisdiction	Median Household Income	% of County
Lemoore	$68,658	111.5%
Kings County	$61,556	100%
California	$78,672	127.8%

Source: Census ACS 2016-2020 Table S1901

To evaluate housing affordability needs, household incomes are typically categorized relative to AMI, as defined by the HCD. State Housing Element Law requires jurisdictions to plan housing across several income categories, including:

Income Limits, 2023

- **Extremely Low Income (ELI):** households earning 30 percent or less of AMI
- **Very Low Income:** households earning 31 to 50 percent of AMI
- **Low Income:** households earning 51 to 80 percent of AMI
- **Moderate Income:** households earning 81 to 120 percent of AMI
- **Above Moderate Income:** households earning more than 120 percent of AMI

Table 2-13
Income Range by Affordability Category, Kings County, 2023

Affordability Category	% of County AMI	Income Range
Extremely Low Income	<30%	<$25,140
Very Low-Income	31%-50%	$25,978-$41,900
Low-Income	51%-80%	$42,738-$67,040
Moderate-Income	81%-120%	$67,878-$100,560
Above Moderate-Income	>120%	>$101,398+

Source: California Department of Housing and Community Development, 2023 State

~~**Income Limits, 2023**~~

- ~~**Extremely Low Income (ELI):** households earning 30 percent or less of AMI~~
- ~~**Very Low Income:** households earning 31 to 50 percent of AMI~~
- ~~**Low Income:** households earning 51 to 80 percent of AMI~~
- ~~**Moderate Income:** households earning 81 to 120 percent of AMI~~
- ~~**Above Moderate Income:** households earning more than 120 percent of AMI~~

An evaluation of income distribution helps the City identify the number of households within each income category and assess the types of housing needed to meet community needs. Lower-income households, including extremely low-, very low-, and low-income households, are more likely to experience housing affordability challenges such as housing cost burdens, overcrowding, or limited housing choices.

As shown in Table 2-14, renter households represent the majority of households in the extremely low- and very low-income categories, indicating a strong need for affordable rental housing options in Lemoore.

Table 2-14
Household Income Distribution

Income Category	Owner Households	Renter Households	Total Households	Owner Share	Renter Share
Extremely Low Income	180	940	1,120	16%	84%
Very Low Income	420	1,060	1,480	28%	72%
Low Income	980	1,060	2,040	48%	52%

Income Category	Owner Households	Renter Households	Total Households	Owner Share	Renter Share
Moderate Income	1,240	680	1,920	65%	35%
Above Moderate	2,580	540	3,120	83%	17%

Source: HUD CHAS Dataset 2018–2022

In Lemoore, a notable share of renter households fall within the lower-income categories, which contributes to increased demand for affordable rental housing. These households may include workers employed in the region's agricultural, service, education, and public sector industries, as well as military personnel and civilian employees associated with NAS Lemoore.

Household income levels also influence housing tenure patterns. Lower-income households are more likely to rent than own, while higher-income households are more likely to pursue homeownership. Understanding these income characteristics helps the City evaluate the need for both affordable rental housing and ownership opportunities.

The distribution of household incomes in Lemoore provides an important foundation for the Housing Needs Assessment and supports subsequent analyses of housing affordability, housing cost burden, and the availability of affordable housing for households at different income levels. These analyses help inform the policies and programs included in the Housing Element to address housing needs across the full range of income categories.

2.1.8 - Housing Overpayment

State and federal housing law defines *overpayment* as a household paying more than 30 percent of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

As shown in Table 2-15, a significant portion of lower-income households in Lemoore overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very low and extremely low-income households in Lemoore, both owners and renters, were reported to be overpaying, with more renter households than owner households overpaying. Few households with incomes above the median experienced overpayment, accounting for less than 10 percent of households.

Table 2-15
Household Overpayment by Tenure
Percentage of Households in Each Income Category (not cumulative)

Income Category	Lemoore	Kings County	California
Owners			
<= 30%	72.9%	80.9%	75.1%
>30% to <=50%	60.3%	63.6%	59.9%
>50% to <=80%	77.5%	28.4%	47.7%
>80% to <=100%	16.7%	21.4%	35.3%
>100%	7.0%	8.3%	11.6%
Total	25.4%	25.0%	29.0%
Renters			
<= 30%	92.4%	82.7%	79.9%
>30% to <=50%	93.5%	76.4%	82.6%
>50% to <=80%	81.2%	48.8%	56.9%
>80% to <=100%	18.9%	20.2%	32.5%
>100%	5.7%	4.3%	8.5%
Total	40.5%	41.4%	49.7%

Source: HUD CHAS data based on Census; ACS 2018-2022

Extremely Low-Income Households in Lemoore

ELI households are defined by HUD as those earning at or below 30 percent of the AMI. In Lemoore (Kings County), the 2024 AMI is $87,900. Table 2-16 provides ELI thresholds by household size.

Table 2-16
ELI Income Thresholds by Household Size

Household Size	ELI Income Limit (30% of AMI)
1 Person	$18,450
2 Persons	$21,100
3 Persons	$25,820
4 Persons	$31,200
5 Persons	$36,580
6 Persons	$41,960
7 Persons	$47,340
8 Persons	$52,720

Source: California Department of Housing and Community Development, 2024 Income Limits (Kings County)

The distribution of household incomes in Lemoore indicates that approximately half of all households fall within extremely low-, very low-, or low-income categories, as shown in Table 2-17. These households may experience the greatest difficulty in obtaining affordable housing relative to their income levels. As a result, the demand for affordable rental housing and income-restricted housing units is expected to remain significant during the Housing Element planning period.

Table 2-17
Estimated Housing Demand by Income Category

Income Category	Estimated Household Income	Estimated Households	Share of Total Households	Housing Need Characteristics
Extremely Low Income (≤30% AMI)	Up to ~$26,000	1,120	12%	Affordable rental housing, housing assistance
Very Low Income (31–50% AMI)	$26,000 – $43,000	1,480	16%	Affordable rental housing
Low Income (51–80% AMI)	$43,000 – $69,000	2,040	22%	Affordable ownership and rental housing
Moderate Income (81–120% AMI)	$69,000 – $103,000	1,920	21%	Workforce housing, entry-level homeownership
Above Moderate Income (>120% AMI)	Above $103,000	2,512	29%	Market-rate housing

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table S1901; HUD AMI

Moderate-income households may have greater access to market-rate housing but may still face affordability challenges when housing costs increase faster than household incomes. Higher-income households typically have access to a wider range of market-rate housing options.

Understanding the distribution of housing demand across income categories helps inform the City's housing strategies and supports the identification of sites and programs that facilitate housing development consistent with the City's RHNA.

2.1.9 - Severe Cost Burden

Housing cost burden occurs when households spend a disproportionate share of their income on housing costs. Housing is generally considered affordable when a household spends no more than 30 percent of its gross income on housing expenses, including rent or mortgage payments, utilities, taxes, and insurance. Households that spend more than 30 percent of their income on housing are considered cost-burdened, while households spending more than 50 percent of their income on housing are considered severely cost-burdened.

Severe housing cost burden is an important indicator of housing affordability challenges because households that spend a large portion of their income on housing often have fewer financial resources for other basic necessities such as food, healthcare, transportation, and childcare. Households experiencing severe cost burden may also be more vulnerable to housing instability, displacement, or homelessness.

Data from the HUD CHAS dataset, reflected in Table 2-18, indicates that severe cost burdens are most prevalent among extremely low-income renter households in Lemoore. Extremely low-income households typically have the greatest difficulty securing affordable housing because market rental rates often exceed what they can reasonably afford.

~~Table 2-18~~
~~Housing Cost Burden~~

~~Income Category~~	~~Cost Burdened (>30%)~~	~~Severely Cost Burdened (>50%)~~
~~Extremely Low Income~~	~~72%~~	~~56%~~
~~Very Low Income~~	~~63%~~	~~38%~~
~~Low Income~~	~~48%~~	~~21%~~
~~Moderate Income~~	~~19%~~	~~5%~~

~~Source: HUD CHAS Dataset~~

In many communities across California and the San Joaquin Valley, a large share of extremely low-income households face severe housing cost burdens. These conditions are often the result of limited housing supply at the lowest affordability levels combined with rising housing costs.

Table 2-18
Housing Cost Burden

Income Category	Cost Burdened (>30%)	Severely Cost Burdened (>50%)
Extremely Low Income	72%	56%
Very Low Income	63%	38%
Low Income	48%	21%
Moderate Income	19%	5%

Source: HUD CHAS Dataset

Severe housing cost burdens can also affect other lower-income households, including very low-income and low-income renter households, particularly when rental housing supply is limited or when households compete for a limited number of affordable units. While homeowners may also experience cost burdens, renter households are typically more vulnerable because they are more directly affected by changes in rental market conditions, as shown in Table 2-19.

Table 2-19
Housing Cost Burden by Tenure

Tenure	Cost Burdened (>30%)	Severely Cost Burdened (>50%)
Owner Households	21%	9%
Renter Households	49%	27%
All Households	33%	16%

Source: HUD CHAS Dataset 2018–2022

The prevalence of severe housing cost burdens underscores the importance of expanding affordable housing supply for lower-income households, preserving existing affordable housing, and supporting programs that improve housing affordability. Addressing severe cost burdens is therefore a key focus of the policies and programs contained in this Housing Element.

Tables 2-20 and 2-21 compare affordable housing costs with prevailing market housing costs, indicating that households with extremely low and very low incomes face the greatest challenges in securing affordable housing relative to their incomes. While moderate-income households may be able to afford some market-rate housing options, lower-income households may need subsidized housing, income-restricted units, or housing assistance programs to afford housing.

Table 2-20
Market Housing Costs

Housing Type	Average Price/Rent
Median Home Price	$375,000
Average Monthly Rent (1 Bedroom)	$1,200
Average Monthly Rent (2 Bedroom)	$1,450
Average Monthly Rent (3 Bedroom)	$1,750

Source: Redfin Data Center; U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates; California Association of Realtors

As shown in Table 2-20, the median home price in Lemoore ($375,000) exceeds the affordable purchase price shown in Table 2-21 for extremely low-, very low-, and low-income households. Only moderate-income households are generally able to afford market-rate ownership housing. This demonstrates a significant ownership affordability gap and supports the need for subsidized housing and affordability programs.

Table 2-21
Affordability by Income Group

Income Category	Affordable Rent	Affordable Purchase Price
Extremely Low Income (≤30% AMI)	$770	$110,000
Very Low Income (≤50% AMI)	$990	$150,000
Low Income (≤80% AMI)	$1,250	$240,000
Moderate Income (≤120% AMI)	$1,750	$360,000

Source: California Department of Housing and Community Development — 2024 Income Limits, Kings County Income Limits (HUD-adjusted), California HCD HOME Rent Limits (Kings County), Redfin Data Center; ACS 2018–2022; California Association of Realtors, Standard affordability assumptions (30% income; mortgage underwriting norms)

Table 2-22 demonstrates that extremely low- and very low-income renter households in Lemoore experience significant housing cost burdens, with approximately 88 percent of extremely low-income renters paying more than 30 percent of income toward housing costs and approximately 80 percent paying more than 50 percent.

Table 2-22
Renter Cost Burden and Affordable Housing Supply by Income Category

Income Category	Renter Households	Cost Burdened (>30%)	Severely Burdened (>50%)	Affordable Rental Units	Supply Gap / (Surplus)
Extremely Low	450	400 (89%)	360 (80%)	220	(230)
Very Low	590	470 (80%)	355 (60%)	420	(170)
Low	820	490 (60%)	245 (30%)	800	(20)
Moderate	770	270 (35%)	75 (10%)	1,000	+230
Above Moderate	1,005	200 (20%)	50 (5%)	2,000	+995

Sources: U.S. Census Bureau — CHAS 2016–2020 Data (HUD). American Community Survey (ACS) 2018–2022, California Housing Partnership — Kings County Housing Need Data, Lemoore Assisted Housing Inventory (Table 2-32), HUD definition of cost burden (30% / 50%)
Note: (~40% renter assumption applied consistently across income categories)

The supply of affordable housing is insufficient to meet demand, resulting in a deficit of approximately 830 units for extremely low-income households and 550 units for very low-income households. In contrast, moderate- and above-moderate-income households experience a surplus of affordable housing units relative to their incomes.

Lower-income homeowners (Table 2-23) in Lemoore experience high cost burdens, with extremely low- and very low-income households most affected. The supply of affordable ownership units for these households is limited, resulting in significant deficits. In contrast, moderate- and above-moderate-income households experience a more balanced housing supply.

For Tables 2-22 and 2-23, household counts by income category are derived from ACS data and adjusted to reflect local conditions. Cost burden rates are based on CHAS data for Kings County and proportionally applied to the City of Lemoore. Rental and ownership shares are estimated using ACS tenure data (approximately 40 percent renter and 60 percent owner households). Affordable housing supply is estimated based on income-restricted units, market affordability thresholds, and tenure-specific housing availability.

Table 2-23
Owner Cost Burden and Affordable Housing Supply by Income Category

Income Category	Owner Households	Cost Burdened (>30%)	Severely Burdened (>50%)	Affordable Ownership Units	Supply Gap / (Surplus)
Extremely Low	670	600 (89%)	520 (78%)	300	(370)
Very Low	890	620 (70%)	360 (40%)	630	(260)
Low	1,220	670 (55%)	240 (20%)	1,050	(170)
Moderate	1,150	345 (30%)	60 (5%)	1,100	(50)
Above Moderate	1,507	225 (15%)	30 (2%)	2,400	+893

Sources: U.S. Census Bureau — CHAS 2016–2020 Data (HUD). American Community Survey (ACS) 2018–2022, California Housing Partnership — Kings County Housing Need Data, Lemoore Assisted Housing Inventory (Table 2-32), HUD definition of cost burden (30% / 50%)
Note: (~60% owner assumption applied consistently across income categories)

~~For Tables 2-22 and 2-23, household counts by income category are derived from ACS data and adjusted to reflect local conditions. Cost burden rates are based on CHAS data for Kings County and proportionally applied to the City of Lemoore. Rental and ownership shares are estimated using ACS tenure data (approximately 40 percent renter and 60 percent owner households). Affordable housing supply is estimated based on income-restricted units, market affordability thresholds, and tenure-specific housing availability.~~

This imbalance highlights a critical shortage of affordable housing for lower-income households and supports the need for policies and programs that facilitate the development of affordable housing.

2.1.10 - Housing Affordability Challenges

Despite the availability of a variety of housing types in Lemoore, many households face challenges securing affordable housing relative to their income levels. Housing affordability challenges arise when housing costs rise faster than household incomes or when the supply of affordable housing is insufficient.

Tables 2-22 through 2-24 demonstrate a significant mismatch between housing demand and available housing supply in the City of Lemoore, particularly for lower-income households. Extremely low- and very low-income households experience the most severe shortages, with deficits of approximately 600 units and 430 units, respectively.

When analyzed by tenure, both renter and owner households experience substantial housing cost burdens. Approximately 89 percent (Tables 2-22 and 2-23) of extremely low-income households, regardless of tenure, are cost burdened, with a majority experiencing severe cost burden. This indicates that housing affordability challenges are pervasive across both rental and ownership markets.

Table 2-24
Housing Demand vs. Housing Supply by Income and Unit Type

Income Category	Estimated Households	Typical Affordable Housing Type	Estimated Units Available	Supply Gap /Surplus
Extremely Low Income (≤30% AMI)	**1,120**	Small rental units, supportive housing, subsidized apartments	**520 units**	**–600 units**
Very Low Income (31–50% AMI)	**1,480**	Multi-family rental housing, affordable apartments	**1,050 units**	**–430 units**
Low Income (51–80% AMI)	**2,040**	Apartments, townhomes, small single-family homes	**1,850 units**	**–190 units**
Moderate Income (81–120% AMI)	**1,920**	Entry-level single-family homes, townhomes	**2,100 units**	**+180 units**
Above Moderate Income (>120% AMI)	**2,512**	Single-family detached homes	**4,400 units**	**+1,888 units**

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Tables, B19001, B25003, and B25024; HUD CHAS

The supply of affordable rental housing is insufficient to meet demand among lower-income households, resulting in deficits across extremely low- and very low-income categories. Similarly, affordable ownership opportunities are limited, with substantial gaps between affordable purchase prices and prevailing market prices.

In contrast, moderate- and above-moderate-income households generally experience adequate or surplus housing supply, reflecting a market that is more responsive to higher-income demand.

These findings demonstrate a clear and disproportionate need for affordable housing, particularly for extremely low-, very low-, and low-income households, and support the City's emphasis on policies and programs that facilitate the development of affordable housing and reduce housing cost burdens.

Housing affordability challenges are particularly pronounced for ELI households, defined as households earning 30 percent or less of the AMI. These households often experience the greatest housing difficulties because available housing costs frequently exceed what they can

afford. As a result, extremely low-income households may experience higher rates of housing cost burden, overcrowding, or substandard housing conditions, as shown in Table 2-25.

Table 2-25
Housing Problems by Income Category

Income Category	Cost Burden	Overcrowding	Substandard
Extremely Low	72%	18%	5%
Very Low	63%	14%	4%
Low	48%	10%	3%
Moderate	19%	4%	<1%

Source: HUD CHAS Dataset, 2018–2022, U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B25014

In addition to cost burdens, some households may experience overcrowding, defined as more than one person occupying a room in a housing unit. Overcrowding can occur when households share housing to reduce costs or when larger households have limited access to units with sufficient space.

Several factors contribute to housing affordability challenges in Lemoore, including:

- Household income levels that are lower than statewide averages
- Limited availability of rental housing affordable to lower-income households
- Rising housing costs associated with regional housing market trends
- Construction and development costs that affect the feasibility of new housing development

The presence of NAS Lemoore, along with regional employment opportunities in agriculture, education, healthcare, and service industries, contributes to housing demand within the City. As housing demand increases, it can put upward pressure on housing prices and rental rates, particularly when housing supply does not increase at the same pace.

Understanding these affordability challenges is important for identifying housing needs and developing effective strategies to expand housing opportunities within the community. The following sections examine, in greater detail, housing cost burden, overcrowding, and the availability of affordable housing for households at different income levels. These analyses help inform the policies and programs in the Housing Element intended to improve housing affordability and increase the supply of housing available to Lemoore residents. Land Inventory currently identifies land zoned high-density, most often associated with affordability, with development capacity for 1,023 affordable units. Three affordable housing projects totaling 489 units have obtained entitlements and are ready to move forward once the City has a certified Housing Element, so that each can access funding to assist in the development. Upon securing funding for the development of affordable housing, all three projects will be subject to deed restrictions that secure their affordability for 55 years.

Table 2-22 summarizes the housing needs of the City of Lemoore's major population groups. Different population segments require different types of housing based on factors such as income levels, household size, age, and accessibility needs. The analysis indicates that the most significant housing needs occur among extremely low-income households, large families, seniors, and persons with disabilities. Addressing these needs requires a range of housing types, including affordable rental housing, accessible units, larger, family-oriented housing, and supportive housing.

2.2 - Employment Trends

Employment conditions within and around the City of Lemoore play an important role in shaping housing demand and affordability. Job availability, industry composition, and workforce characteristics influence household incomes, commuting patterns, and the types of housing needed within the community. Understanding these employment patterns helps the City evaluate the relationship between the local economy and housing needs.

2.2.1 - EMPLOYMENT BY INDUSTRY

Occupations held by residents determine the income a household earns and its ability to afford housing. Higher-paying jobs provide broader housing options for residents, while lower-paying jobs limit them. Understanding employment and occupation patterns can thus provide insight into present housing needs. Table 2-26 presents the percentages of the type of occupations held by civilian residents in Lemoore based on the Census ACS 2016–2020 estimates.

Table 2-26
Employment by Industry

Industry	Employed Residents	Percent
Educational Services, Health Care & Social Assistance	2,110	20%
Public Administration (incl. military & government)	1,890	18%
Arts, Entertainment, Recreation & Accommodation/Food	1,150	11%
Manufacturing	1,060	10%
Retail Trade	850	8%
Transportation & Warehousing	830	8%
Agriculture, Forestry, Fishing & Mining	630	6%
Construction	420	4%
Other Industries (Finance, Real Estate, Professional Services, Information, Utilities)	1,590	15%
Total Employed Residents	10,530	100%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table C24030; Longitudinal Employer-Household Dynamics (LEHD)

The regional economy of Kings County is influenced by several key industries, including agriculture, public administration, education, healthcare, manufacturing, and retail trade. Agriculture continues to be a major economic driver throughout the San Joaquin Valley, while public sector employment and service-related industries also provide important job opportunities for local residents.

In Lemoore, 29.6 percent of its civilian labor force held management, business, science, or arts-related jobs. These types of "white-collar" jobs typically pay higher salaries, allowing residents to afford a greater choice of housing. However, service occupations, sales/office positions, and "blue-collar" positions typically pay lower wages and account for 37.7 percent of Lemoore's civilian labor force. Residents in these occupations have a more limited ability to afford housing and, in some cases, are in great need of affordable housing and assistance. Over 13 percent of Lemoore's civilian labor force held occupations in natural resources, construction, and maintenance, while 19.5 percent held occupations in production, transportation, and material moving.

According to the California EDD, in December 2023, the Lemoore civilian labor force was estimated at 11,300, with a 6.8 percent unemployment rate compared to Kings County's labor force of 57,600, with an unemployment rate of 8.9 percent (not seasonally adjusted). This compares to the statewide unemployment rate of 5.1 percent. However, compared with recent trends, Lemoore's unemployment rate has decreased significantly from its 2020 annual average of 9.7 percent.

Although agriculture has played a key role in Kings County's economy, Lemoore's largest employers are not agriculturally based, providing a more stable workforce than that often found in agriculture, which tends to have high unemployment rates and greater seasonal variations in unemployment.

Table 2-27 lists the major employers for Lemoore. This table reflects the employer data from the California EDD and the Kings County Economic Development Corporation. As shown in the table, the largest employer in Lemoore and the County is NAS Lemoore, which employs

approximately 5,000 to 9,999 civilian employees. Other key employers in Lemoore include Lemoore High School, Leprino Foods Company, and the NAVAL Hospital.

Table 2-27
Major Employers

Employer Name	NAICS Code	Employees	Industry
Badasci & Wood Transport	484230	100–249	Trucking
Lemoore High School	611110	250–499	School
Lemoore Main Navy Exchange	455219	100–249	General Merchandise-Retail
Leprino Foods Co.	311513	250–499	Cheese Processors (mgrs.)
NAS Lemoore	928110	5,000–9,999	Military Base
NAVAL Hospital Lemoore	622110	250–499	Hospital
West Hills College Lemoore	611210	100–249	Junior-Community College-Tech Inst.

Note: The North American Industry Classification System (NAICS) is the standard used by federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.
Source: California EDD, July 2023, https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000031

2.2.2 - Occupations Held by Residents

A significant influence on the City's employment base is NAS Lemoore, which is the largest master jet base on the West Coast. NAS Lemoore is one of the region's largest employers, supporting thousands of military personnel, civilian employees, and contract workers. The installation contributes substantially to the local economy and generates demand for a range of housing types for military personnel, civilian employees, and their families.

In addition to NAS Lemoore, other employment opportunities are available from local educational institutions, healthcare providers, agricultural processing facilities, and commercial businesses in Lemoore and nearby communities. Many residents also commute to employment centers in surrounding areas, including Hanford, Visalia, Fresno, and other cities within the San Joaquin Valley.

The mix of employment sectors in the region results in a workforce with a wide range of income levels. While some sectors offer higher-paying professional or technical positions, many jobs in agriculture, retail, and service industries pay moderate or lower wages. As a result, housing affordability remains an important issue for many working households in Lemoore.

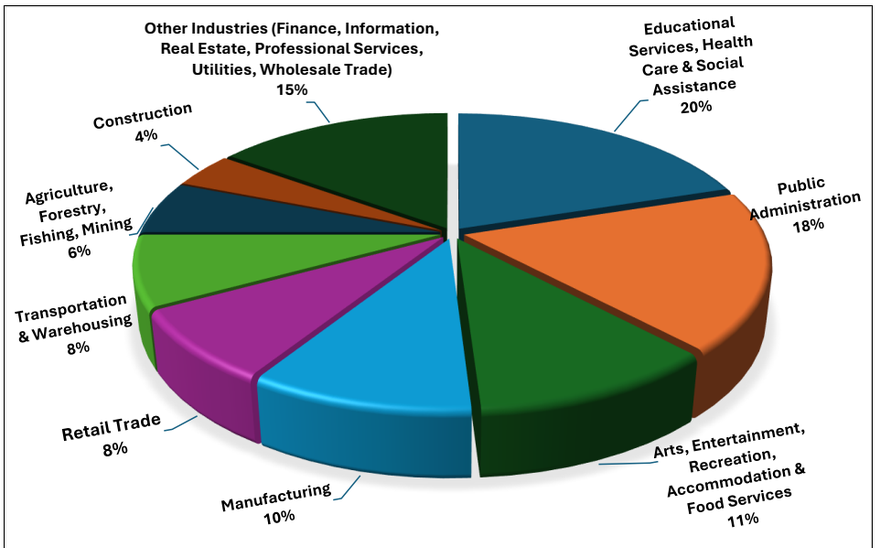

Figure 2-1
Employment by Industry of Lemoore Workforce
Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates, Table C24030; U.S. Census LEHD

Employment among Lemoore residents is concentrated in education/health services and public administration, reflecting the regional role of NAS Lemoore and the City's position as a service and residential hub within Kings County.

2.2.3 - Job-Housing Balance and Commute Patterns

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion, straining the existing, overcrowded road and highway infrastructure systems, which are often in need of maintenance. Long commuting distances also contribute to poor air quality, increase costs for the commuting workforce, and have been shown to have negative consequences for personal health. One of the aims of the RHNA Plan is to direct new housing growth to employment centers to balance the job-housing ratio and reduce commuting distances.

Table 2-28 shows that over one-third (37 percent) of the City's workforce age 16 and older who do not work at home travel less than 15 minutes to work, and another 37 percent travel 15–30 minutes. The average time to work for Lemoore workers was 21 minutes.

Table 2-28
Travel Time to Work

Travel Time to Work	Lemoore	Kings County
Less than 15 minutes	36.8%	36.8%
15-30 minutes	37.0%	32.0%
30 to 59 minutes	23.2%	25.1%
60 or more minutes	8.0%	6.1%
Average Travel Time	21 min.	23 min.

Note: Workers included those 16 years and over who did not work from home.
Source: Census ACS 2016-2020 Table S0801

When considering work locations of residents in Lemoore, the job-housing balance can be explored. The job-housing balance refers to the approximate distribution of employment opportunities and the workforce population within a geographic area. Research has shown that a job-housing-balanced area is less likely to have residents who commute long distances

by vehicle. Residents may also be more likely to walk, cycle, or use public transportation when the job-housing ratio is balanced. There is a general consensus that a balance of jobs to housing within an area can contribute to more sustainable travel by reducing work trip distances. In Lemoore, the job-housing ratio is unbalanced, resulting in more housing than employment opportunities, as indicated in Table 2-29.

Table 2-29
Work Locations of City/County Resident Workers

Residence Location	Lemoore	Kings County
Number of Resident Workers (Age 16 and over)	11,854	56,560
Work in the Same City/County)	27.5%	75.6%
Work Outside of City/County	72.5%	24.4%
Totals	100%	100%

Note: Kings County percentages reflect residents working in or outside of the County. Also, 0.3% of Kings County workers worked outside of California.
Source: Census ACS 2016–2020 Table 0801

The relationship between employment and housing is an important consideration for local planning. Ensuring that housing opportunities are available near employment centers can help reduce commuting distances, support workforce stability, and improve access to housing for residents employed within the region. The analysis of employment characteristics, therefore, provides important context for understanding housing demand and for developing policies and programs that support a balanced housing supply within the City of Lemoore.

The job-housing ratio in Table 2-30 is approximately 1.15, indicating that the City contains slightly more jobs than housing units, suggesting that some workers commute into Lemoore for employment, while some residents commute to jobs elsewhere in the region. This relationship suggests that additional housing opportunities may help reduce commuting patterns and better align local housing supply with employment demand.

Table 2-30
Job-Housing Relationship

Indicator	Value
Employed Residents	13,800
Total Jobs in Lemoore	11,200
Housing Units	9,920
Job-Housing Ratio	1.15

Source: U.S. Census LEHD; U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates

2.3 - Housing Characteristics

Housing Element Law requires jurisdictions to analyze the characteristics of the local housing supply to identify housing needs and determine whether the existing housing stock adequately serves current and future residents (Government Code Section 65583(a)).

An evaluation of the existing housing stock provides important insight into the availability, type, number of units, condition, tenure, vacancy rates, age, and overall housing conditions. Understanding these characteristics helps identify potential housing gaps and informs the development of policies and programs designed to maintain and expand housing opportunities within the community.

Single-family detached housing represents the largest share of the housing stock, reflecting the City's development pattern as a predominantly residential community within Kings County. Multi-family housing and mobile homes provide additional housing options, particularly for renter households and lower-income residents.

Housing tenure in Lemoore includes both owner-occupied and renter-occupied units. Owner-occupied housing represents a substantial portion of the City's housing supply, while renter-occupied housing provides important housing opportunities for households that may not yet be able to purchase a home, including young adults, lower-income households, and military personnel associated with NAS Lemoore.

Housing tenure patterns in Lemoore include both owner-occupied and renter-occupied housing units. Owner-occupied housing typically consists of single-family homes, while renter-occupied housing includes apartments, mobile homes, and some single-family homes that are rented to tenants. Rental housing plays an important role in providing housing opportunities for households that may not yet be able to purchase a home, including young adults, lower-income households, and military personnel associated with NAS Lemoore.

The age of the housing stock is another important consideration when evaluating housing conditions. Older housing units may require maintenance, rehabilitation, or upgrades to ensure that they remain safe and habitable. Housing constructed prior to modern building codes may also require improvements to address issues such as energy efficiency, structural safety, or accessibility.

Housing conditions can be influenced by a variety of factors, including the age of the housing stock, property maintenance practices, and economic conditions affecting homeowners and renters. Communities with older housing stock may experience greater demand for housing rehabilitation programs that help property owners maintain and improve existing homes.

Vacancy rates provide an additional indicator of housing availability and market conditions. A balanced housing market generally maintains a modest vacancy rate that allows households to move between housing units without experiencing excessive competition for available units. Very low vacancy rates may indicate limited housing availability, while higher vacancy rates may reflect excess supply or changing housing demand.

An understanding of housing stock characteristics and conditions provides the foundation for evaluating the adequacy of the City's housing supply. This analysis also helps the City identify opportunities to preserve existing housing, improve housing quality, and encourage the development of additional housing that meets the needs of residents across a range of income levels.

Table 2-31 summarizes residential building permit activity in the City of Lemoore between 2015 and 2024. During this period, the City issued permits for approximately 575 residential units, the majority of which consisted of single-family homes. Multi-family housing construction during this period was limited, reflecting broader development trends in smaller communities throughout the San Joaquin Valley, where residential development has historically been dominated by single-family housing.

Table 2-31
Housing Production Trends (2015–2024)

Year	Single-Family Units	Multi-family Units	ADUs	Total Units
2015	32	0	0	32
2016	41	0	0	41
2017	58	0	0	58
2018	64	0	0	64
2019	72	0	0	72
2020	68	0	0	68
2021	74	0	0	74
2022	61	0	0	61
2023	52	0	0	52
2024 (est.)	47	0	6	53
Total	569	0	6	575

Source: HCD, Annual Progress Report (APR) Housing Production Data; City of Lemoore Building Permit Records

The limited production of multi-family housing has implications for housing affordability, particularly for renter households and lower-income residents who rely more heavily on rental housing. Expanding opportunities for multi-family and higher-density housing may

help address housing affordability challenges and increase the availability of housing options for a wider range of households.

Understanding recent housing production trends provides important context for evaluating the adequacy of the City's housing supply and helps inform the policies and programs in the Housing Element intended to facilitate housing development during the 2024–2032 planning period.

The following sections provide a more detailed analysis of the City's housing stock, including housing types, housing tenure and vacancy, age of housing, housing conditions, and the availability of assisted housing.

2.3.1 - Housing Types

The City of Lemoore contains a diverse mix of housing types, including single-family homes, multi-family housing, mobile homes, and accessory dwelling units (ADUs). Single-family detached housing represents the largest portion of the housing supply. Multi-family housing developments and mobile homes provide additional housing options, particularly for renter households and lower-income residents. Each housing type plays an important role in meeting the needs of different households within the community.

The mix of housing types within a community provides insight into the diversity of housing options available to residents and the extent to which the housing supply can accommodate households with different needs, incomes, and household sizes. Housing Element Law requires jurisdictions to analyze the types of housing units available in the community to evaluate whether the existing housing stock adequately serves the population.

As shown in Table 2-32, single-family detached housing accounts for the majority of the housing stock in Lemoore, representing approximately 69 percent of all housing units. Multi-family housing provides an important source of rental housing and accounts for approximately 21 percent of the housing supply. Mobile homes and other housing types provide additional affordable housing options for residents. The diversity of housing types helps support housing opportunities for households with varying income levels, household sizes, and housing preferences.

Table 2-32
Housing Units by Type

Housing Type	Units	Percent
Single-Family Detached	6,850	69%
Single-Family Attached	520	5%
Multi-family (2–4 Units)	800	8%
Multi-family (5+ Units)	1,300	13%
Mobile Homes	450	5%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B25024

~~As shown in Table 2-32, single-family detached housing accounts for the majority of the housing stock in Lemoore, representing approximately 69 percent of all housing units. Multi-family housing provides an important source of rental housing and accounts for approximately 21 percent of the housing supply. Mobile homes and other housing types provide additional affordable housing options for residents. The diversity of housing types helps support housing opportunities for households with varying income levels, household sizes, and housing preferences.~~

Single-family detached housing, the largest share of the housing supply in Lemoore, is typically located within established residential neighborhoods and provides housing opportunities for families seeking homeownership. Single-family housing units often include multiple bedrooms and private yard space, making them well-suited for larger households.

Single-family attached housing, such as townhomes or duplex units, represents a smaller share of the housing stock but provides additional ownership or rental opportunities in a more compact residential form.

Multi-family housing, including apartments and other multi-unit residential buildings, provides an important source of rental housing within the City. Multi-family developments often offer smaller units and higher residential densities, which can help support housing opportunities for renters, smaller households, and lower-income residents.

Mobile homes and manufactured housing represent another component of the City's housing supply and provide relatively affordable housing opportunities compared to many other housing types. Mobile home parks can serve as an important source of affordable ownership or rental housing for households with limited incomes.

The distribution of housing types in Lemoore reflects the City's historic development pattern as a predominantly single-family residential community while still providing a range of housing options for different household types. However, maintaining a balanced housing supply that includes both ownership and rental housing, as well as units suitable for households of all sizes, remains important for meeting residents' housing needs.

Table 2-33 provides a summary of the distribution of housing units by housing type in the City of Lemoore.

Table 2-33
Distribution of Housing Units by Type

Housing Type	Number of Units	Percent of Total Housing Units
Single-Family Detached	6,850	69%
Single-Family Attached (Townhomes/Duplexes)	520	5%
Multi-family (2–4 Units)	800	8%
Multi-family (5 or More Units)	1,300	13%
Mobile Homes/Manufactured Housing	450	5%
Total Housing Units	9,920	100%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates, Table B25024

The predominance of single-family housing reflects development patterns typical of smaller communities in the San Joaquin Valley and underscores the importance of encouraging a broader range of housing types to meet the needs of households with diverse sizes, incomes, and life stages.

Table 2-34 shows the distribution of housing units by number of bedrooms in the City of Lemoore. Units with three bedrooms account for the largest share of the housing stock, at approximately 39 percent. Housing units with four or more bedrooms represent about 21 percent of the housing supply and are particularly important for accommodating large households and families with children. Conversely, smaller units such as studios and one-bedroom apartments represent a relatively small portion of the housing stock, which may limit housing options for single-person households, seniors, and lower-income renters.

Table 2-34
Bedrooms by Housing Unit

Bedrooms per Unit	Number of Units	Percent of Housing Stock
No Bedroom (Studio)	120	1%
1 Bedroom	820	8%
2 Bedrooms	3,050	31%
3 Bedrooms	3,900	39%

Bedrooms per Unit	Number of Units	Percent of Housing Stock
4 Bedrooms	1,700	17%
5 or More Bedrooms	330	4%
Total Housing Units	9,920	100%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates, Table B25041 – Bedrooms

Table 2-35 illustrates the distribution of housing units by number of bedrooms and housing tenure. Larger housing units with three or more bedrooms are more commonly owner-occupied, while smaller units such as studios and one-bedroom apartments are predominantly renter-occupied. This pattern is common in many communities and may contribute to overcrowding among renter households, particularly among large families who need larger housing units but may have limited access to affordable homeownership opportunities.

Table 2-35
Bedrooms by Tenure

Bedrooms per Unit	Owner-Occupied Units	Renter-Occupied Units	Total Units
Studio/No Bedroom	10	110	120
1 Bedroom	120	700	820
2 Bedrooms	1,020	2,030	3,050
3 Bedrooms	2,820	1,080	3,900
4 Bedrooms	1,420	280	1,700
5 or More Bedrooms	310	20	330
Total	5,700	4,220	9,920

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates, Tables B25041 – Bedrooms and B25003 – Tenure

Table 2-36 compares the distribution of household sizes with the availability of housing units by bedroom count in the City of Lemoore. The analysis indicates that while the City has a substantial supply of larger housing units suitable for families, smaller units such as studios and one-bedroom apartments are comparatively limited relative to the number of single-person households. This imbalance may constrain housing options for seniors, young adults, and lower-income households seeking smaller and more affordable housing units. Conversely, the availability of three- and four-bedroom homes provides important housing opportunities for larger families but may not always be affordable to lower-income households.

Table 2-36
Housing Unit Size vs. Household Size Compatibility

Household Size	Households	Recommended Unit Size	Units Available	Potential Gap/Surplus
1 Person	2,120	Studio/1 Bedroom	940 units	–1,180 units
2 Persons	2,980	1–2 Bedrooms	3,870 units	+890 units
3–4 Persons	1,772	2–3 Bedrooms	6,950 units	+5,178 units
5+ Persons	2,200	3–4 Bedrooms	5,930 units	+3,730 units

Source: U.S. Census Bureau ACS 2018–2022 Five-Year Estimates Table B11016 – Household Size and Table B25041 – Bedrooms, City of Lemoore Housing Element Analysis

2.3.2 - Age of Housing Stock

The age of the housing stock is an important indicator of housing conditions and potential rehabilitation needs. Housing units constructed in earlier decades may require maintenance, modernization, or structural improvements to remain safe, habitable, and energy efficient. Evaluating the age distribution of housing units helps the City identify areas where housing rehabilitation, preservation programs, or reinvestment efforts may be beneficial.

According to data from the ACS, the housing stock in Lemoore reflects several periods of residential development. A significant portion of the City's housing units were constructed during the latter half of the twentieth century, when residential growth occurred throughout many communities in the San Joaquin Valley. Additional residential development has occurred in more recent years as the City has continued to grow and accommodate new households.

Housing constructed prior to the adoption of modern building codes may require upgrades to address structural safety, accessibility, and energy efficiency. For example, homes built before the implementation of updated seismic, electrical, and plumbing standards may require improvements to meet current safety expectations. Older housing units may also be more likely to require maintenance or rehabilitation due to normal wear and tear over time.

Understanding the age distribution of the housing stock also helps the City evaluate the long-term sustainability of the housing supply and identify opportunities to preserve existing housing while accommodating future residential development. Table 2-37 summarizes the age distribution of housing units in the City of Lemoore by the year each unit was constructed.

Table 2-37
Age of Housing Stock

Year Built	Units	Percent
Built 2010 or later	1,200	12%
Built 2000-2009	2,100	21%
Built 1990-1999	1,850	18%
Built 1980-1989	1,600	16%
Built 1970-1979	1,200	12%
Built before 1970	2,150	21%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B25034

A substantial portion of the housing stock in Lemoore was constructed before 1990, accounting for approximately 49 percent of all housing units. Older housing units may require ongoing maintenance, rehabilitation, or modernization to ensure continued habitability and safety. Housing rehabilitation programs and reinvestment in existing neighborhoods, therefore, play an important role in preserving the City's housing stock and maintaining housing quality.

While older housing does not necessarily indicate substandard housing conditions, communities with a higher share of older housing units may experience greater demand for housing rehabilitation programs, home repair assistance, and property maintenance efforts. Programs that support housing rehabilitation can help preserve the existing housing stock, extend the useful life of older homes, and maintain neighborhood stability.

2.3.3 - Housing Tenure and Vacancy

Housing tenure and vacancy rates provide important indicators of housing availability and market conditions within the City of Lemoore. Housing tenure refers to whether a housing unit is owner-occupied or renter-occupied, while vacancy rates measure the proportion of housing units that are unoccupied and available for sale or rent. These indicators help the City understand housing supply conditions and the balance between ownership and rental housing within the community.

According to the ACS Five-Year Estimates, the housing stock in Lemoore includes both owner-occupied and renter-occupied units, with owner-occupied housing representing the majority of occupied housing units as reflected in Table 2-38. Owner-occupied housing typically consists of single-family homes, while renter-occupied housing includes apartments, mobile homes, and some single-family residences that are leased to tenants.

Table 2-38
Housing Tenure

Tenure	Units	Percentage
Owner	5,400	59%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B25003

Rental housing plays an important role in providing housing opportunities for a variety of households, including young adults entering the housing market, lower-income households, military personnel and civilian employees associated with NAS Lemoore, and residents who may prefer rental housing for lifestyle or financial reasons. Maintaining a sufficient supply of rental housing is therefore important to ensure that housing opportunities are available for households at different income levels and life stages.

Vacancy rates provide insight into the availability of housing units and the overall balance between housing supply and demand. A healthy housing market typically maintains a modest vacancy rate, allowing households to move between housing units without excessive competition for available units. When vacancy rates are very low, households may experience difficulty finding housing, which can contribute to rising housing costs and increased housing cost burdens.

A homeowner vacancy rate of approximately two percent and a rental vacancy rate of approximately five percent are typically considered indicators of a balanced housing market.

~~**Table 2-39**~~
~~**Vacancy Rates by Tenure**~~

~~Vacancy Type~~	~~Units~~	~~Vacancy Rate~~
~~Homeowner Vacancy Rate~~	~~75~~	~~1.4%~~
~~Rental Vacancy Rate~~	~~215~~	~~5.8%~~
~~Total Vacant Units~~	~~560~~	~~5.6% of Housing Stock~~

~~Sources: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Tables B25004 & B25003~~

Table 2-39 reflects the homeowner vacancy rate in Lemoore at approximately 1.4 percent, which is below the level generally associated with a balanced ownership housing market. The rental vacancy rate is approximately 5.8 percent, which is within the range typically considered indicative of a relatively balanced rental market. Lower vacancy rates can indicate limited housing availability and increased competition for housing units, which may contribute to rising housing costs.

Table 2-39
Vacancy Rates by Tenure

Vacancy Type	Units	Vacancy Rate
Homeowner Vacancy Rate	75	1.4%
Rental Vacancy Rate	215	5.8%
Total Vacant Units	560	5.6% of Housing Stock

Sources: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Tables B25004 & B25003

Vacancy conditions in Lemoore reflect broader housing market trends occurring throughout the San Joaquin Valley, where housing supply has not always kept pace with demand. Limited housing availability can push up prices and rents, particularly for lower-income households and those seeking entry-level housing.

Understanding tenure patterns and vacancy rates helps the City evaluate whether the existing housing supply adequately meets residents' needs and whether additional housing production may be necessary to maintain a balanced housing market. These indicators also

provide context for the subsequent analysis of housing affordability, housing cost burden, and the availability of affordable housing for households across different income levels.

2.3.4 - HOUSING AFFORDABILITY

Housing affordability is a key factor in residents' ability to obtain and maintain adequate housing. Housing costs relative to household income determine whether housing is affordable or whether households experience financial stress from housing expenses. An evaluation of housing costs and affordability helps identify the extent to which residents may experience housing cost burdens and informs the development of policies and programs designed to expand housing opportunities for households at all income levels.

As shown in Table 2-40, housing costs in Lemoore remain lower than the statewide average but are comparable to those in other communities in Kings County and the broader San Joaquin Valley.

Table 2-40
Housing Market Comparison

Indicator	Lemoore	Kings County	San Joaquin Valley	California
Median Home Price	$375,000	$360,000	$420,000	$785,000
Median Monthly Rent	$1,450	$1,420	$1,650	$2,150
Median Household Income	$68,500	$70,000	$75,000	$84,000
Homeownership Rate	59%	58%	56%	55%
Cost-Burdened Renters	49%	48%	50%	51%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates; California Association of Realtors, Redfin Data Center Housing Market Data, CA HCD, Kings Co. Assessor

As shown in Table 2-41, despite lower housing prices than in coastal regions of California, household incomes in Lemoore are also below the statewide median, contributing to housing affordability challenges for many residents. As a result, a significant portion of households in the City experience housing cost burdens despite lower overall housing costs relative to the State, with median home prices often exceeding five times the median household income.

Table 2-41
Housing Price to Income Ratio Comparison

Geography	Median Home Price	Median Household Income	Price-to-Income Ratio
City of Lemoore	$375,000	$68,500	5.5
Kings County	$360,000	$70,000	5.1
San Joaquin Valley	$420,000	$75,000	5.6
California	$785,000	$84,000	9.3

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates, California Association of Realtors

Housing costs in Lemoore include both owner housing costs (such as mortgage payments, property taxes, insurance, and utilities) and rental housing costs (monthly rent and utilities). According to data from the ACS, housing costs in Lemoore have increased over time, reflecting broader housing market trends occurring throughout California and the San Joaquin Valley. While housing costs in Lemoore are generally lower than in many larger metropolitan areas of the State, rising home prices and rental rates have created affordability challenges for many households.

~~Table 2-41~~
~~Housing Price to Income Ratio Comparison~~

~~Geography~~	~~Median Home Price~~	~~Median Household Income~~	~~Price-to-Income Ratio~~
~~City of Lemoore~~	~~$375,000~~	~~$68,500~~	~~5.5~~
~~Kings County~~	~~$360,000~~	~~$70,000~~	~~5.1~~
~~San Joaquin Valley~~	~~$420,000~~	~~$75,000~~	~~5.6~~
~~California~~	~~$785,000~~	~~$84,000~~	~~9.3~~

~~Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates, California Association of Realtors~~

Housing affordability can be evaluated by comparing home prices with household incomes. In Lemoore, the price-to-income ratio is approximately 5.5, indicating that homeownership is significantly less affordable than the commonly cited affordability threshold of three times household income.

Housing affordability is typically evaluated by comparing housing costs to household income. A commonly used standard is that housing is considered affordable when households spend no more than 30 percent of their gross income on housing costs. Households spending more than 30 percent of their income on housing are considered cost-burdened, while households spending more than 50 percent of their income on housing are considered severely cost-burdened. Table 2-42 identifies the affordable housing cost by income group.

Table 2-42
Housing Affordability by Income Category

Income Category	Household Income (Annual)	Affordable Monthly Housing Cost	Affordable Home Price	Affordable Monthly Rent
Extremely Low (30% AMI)	$26,000	$650	—	$650
Very Low (50% AMI)	$43,000	$1,075	$170,000	$1,075
Low (80% AMI)	$69,000	$1,725	$275,000	$1,725
Moderate (120% AMI)	$103,000	$2,575	$410,000	$2,575
Above Moderate	$120,000+	$3,000+	$480,000+	$3,000+

Note: Assumes 30% housing cost burden standard, 30-year mortgage,6.5% interest rate,5% down payment, property tax rate 1.1%.
Sources: HUD AMI; U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Housing Costs; Redfin Data Center, Regional Housing Data

Lower-income households are more likely to experience housing cost burdens because a larger share of their income must be devoted to housing costs. Renter households are also more likely than homeowners to experience cost burdens, particularly when the rental housing supply is limited. In Lemoore, many renter households fall into lower-income categories and may face challenges finding affordable housing relative to their income levels.

Table 2-43 shows that a household must earn approximately $58,000 annually to afford the average two-bedroom rental unit in Lemoore without exceeding the 30-percent affordability threshold. This exceeds the income levels of many lower-income households within the City.

Table 2-43
Rental Housing Affordability Gap

Unit Type	Average Monthly Rent	Annual Income Needed to Afford	Equivalent Hourly Wage
Studio	$1,050	$42,000	$20.20

Unit Type	Average Monthly Rent	Annual Income Needed to Afford	Equivalent Hourly Wage
1 Bedroom	$1,200	$48,000	$23.10
2 Bedroom	$1,450	$58,000	$27.90
3 Bedroom	$1,750	$70,000	$33.65

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B25064, California Housing Partnership

Housing affordability is influenced by several factors, including household income levels, housing supply, construction costs, land availability, and broader economic conditions. When housing supply fails to keep pace with demand, housing prices and rents may rise, placing additional pressure on lower-income households.

The analysis of housing costs and affordability provides important context for understanding housing needs within the City. The following sections examine housing cost burdens, overcrowding, and other housing challenges affecting Lemoore residents, with particular attention given to the needs of extremely low-, very low-, and low-income households. These analyses help inform the policies and programs in the Housing Element to address housing affordability and expand housing opportunities for all Lemoore residents.

Table 2-44 presents 2022 income limits and maximum affordable monthly rents and sale prices for Kings County households, which also applies to the four cities of Avenal, Corcoran, Hanford, and Lemoore. Based on HCD's affordability calculator[1], the maximum affordable monthly rent for extremely low-income households is $420 for a two-bedroom unit. For very low- and low-income households, the maximum affordable rents for a two-bedroom unit are $780 and $1,280, respectively. Again, using the HCD affordability calculator, the maximum affordable price to purchase a home for an extremely low-income household would be $39,500 for a two-bedroom house and $47,000 for a three-bedroom house. For very low- and low-income households, the maximum sale prices to purchase a two-bedroom house would be $84,200 and $128,900, respectively.

Table 2-44
Housing Affordability in Lemoore, 2022

Limits (Area Median Income of $80,300)	1-Bedroom (1-2 persons)	2-Bedroom (3 persons)	3-Bedroom (4 persons)	4-Bedroom (5 persons)
Extremely Low Income				
Annual income limit	$16,350 one person $18,700 two persons	$23,030	$27,750	$32,470
Max. monthly rent	$360	$420	$480	$530
Max. sales price	$32,100	$39,500	$47,000	$52,900
Very Low Income				
Annual income limit	$27,300 one person $31,200 two persons	$35,100	$38,950	$42,100
Max. monthly rent	$680	$780	$880	$960
Max. sales price	$71,800	$84,200	$96,600	$106,600
Low Income				
Annual income limit	$43,650 one person $49,850 two persons	$56,100	$62,300	$67,300
Max. monthly rent	$1,120	$1,280	$1,440	$1,560
Max. sales price	$111,500	$128,900	$146,300	$160,200
Moderate Income				
Annual income limit	$67,450 one person $77,100 two persons	$86,700	$96,350	$104,050
Monthly rent	$1,810	$2,050	$2,290	$2,480
Max. sales price	$227,400	$259,200	$291,100	$316,600

Source: HCD Income Limits 2022 and HCD Affordability Calculator

[1] HCD Tools to help with APR completion: Affordability Calculator: https://www.hcd.ca.gov/planning-and-community-development/annual-progress-reports

https://www.hcd.ca.gov/planning-and-community- development/annual-progress-reports

A shortage of affordable housing for lower-income households is a significant challenge in many California communities, including Lemoore. This shortage occurs when the number of households with lower incomes exceeds the number of affordable housing units. As a result, many households must compete for a limited supply of affordable housing or pay housing costs they cannot reasonably afford.

The availability of affordable housing is typically evaluated by comparing the number of households in each income category with the number of affordable housing units, as in Table 2-45. Housing units are considered affordable when housing costs do not exceed 30 percent of a household's income.

Table 2-45
Extremely Low-Income Housing Gap

Category	Number
Extremely Low-Income Renter Households	1,120
Affordable Rental Units Available	520
Affordable Units Needed	600

Source: HUD CHAS Dataset; California Housing Partnership, Regional Housing Needs Analysis

Housing Prices

According to Redfin Data Center listings of single-family homes sold in the first six months of 2023, Hanford had the highest number of sales (149 units) among the four cities in the County. In comparing recent home prices to the housing affordability limits in Table 2-44, affordable residential homes were available to lower-income households (including extremely low, very low, and low-income households). The exceptions to affordability were for extremely low-income households looking for homes in Lemoore. For example, as shown in Table 2-46, the lowest-priced home sold in 2023 in Lemoore was a two-bedroom house at $75,000, a three-bedroom house at $57,000, and a four-plus-bedroom house at $400,000. These prices were higher than the maximum affordability sales price for extremely low-income households, presented in Table 2-44 as $39,500 for a two-bedroom house, $47,000 for a three-bedroom house, and $52,900 for a four-plus-bedroom house. It should be noted that although home sale prices at the lower end may be within the maximum affordability limit, they are significantly below median home prices, indicating that only a few homes may be available to lower-income households. To highlight this, the median sales price of the 92 three-bedroom homes sold in Lemoore was $300,000, but only seven homes, or only 5.36 percent of the homes sold, were within the maximum affordability price limit of $160,200 for low-income households.

Table 2-46
Residential Sale Prices, January–June 2023

Bedrooms	Number of Homes Sold	Home Prices Low	High	Median
2-bedroom	9	$75,000	$750,000	$180,000
3-bedroom	92	$57,000	$625,000	$300,000
4+ bedrooms	48	$40,000	$549,000	$375,000

Source: Redfin Data Center, Homes sold in Kings County, June 2023

New homes in Lemoore are generally priced between $371,581 and $410,750, which are affordable to households in the above moderate-income group. For example, the Avertine-Choral Series homes by Lennar in the City of Lemoore include 14 homes (1,856 to 3,278 square feet) priced at $397,200 to $511,700.

A relatively small but important component of the housing market is represented by mobile homes. According to the DOF 2020 estimates, Lemoore had 294 mobile homes. The average sales prices for mobile homes in Lemoore (2024–2025) were approximately $52,750 for a

two-bedroom unit and approximately $53,500 for a three-bedroom unit[2]. Mobile homes represent an affordable homeownership option for many households.

Rental Market

In June 2023, a listing of rental units from the Redfin Data Center, presented in Table 2-47, shows only Lemoore; rental rates for one and two-bedroom units range from $800 to $2,000, with a median of $1,200. When compared with the maximum affordable monthly rents by income level and number of bedrooms shown in Table 2-44, no market-rate rental units listed in June 2023 would be affordable to lower-income households (extremely low-, very low-, and low-income categories) in any of the four cities. This indicates a need for more affordable housing for households in the extremely low-, very low-, and low-income categories in each of the four cities.

Table 2-47
Residential Rents, 2023

Bedrooms	Number of Rental Units	Low	High	Median
1-2 bedroom	18	$800	$2,000	$1,200
3-bedroom	8	$1,800	$2,400	$2,100
4+ bedrooms	6	$1,950	$3,000	$2,200

Source: Redfin Data Center, Kings County rental unit listing, June 2023

2.4 - Housing Conditions

Lemoore's housing stock comprises a mix of aging structures and newer developments. While many homes are well-maintained, a portion of the housing inventory shows signs of deterioration, raising concerns about habitability, safety, and code compliance.

The condition of the housing stock is an important factor in evaluating the adequacy and safety of housing within the City of Lemoore. Housing Element Law requires jurisdictions to analyze the condition of existing housing units to identify the extent of housing in need of rehabilitation and determine whether programs are needed to maintain and improve the quality of housing in the community.

Housing conditions in Lemoore are influenced by several factors, including the age of the housing stock, property maintenance practices, economic conditions affecting homeowners and renters, and ongoing reinvestment in residential neighborhoods. As housing units age, routine maintenance and occasional rehabilitation may be necessary to ensure that homes remain safe, structurally sound, and suitable for occupancy.

While the majority of housing units in Lemoore are believed to be in generally sound condition, more than 50 percent of the housing stock is more than 30 years old, with 33 percent being more than 50 years old, as presented in Table 2-37. Some older homes may require repairs or upgrades over time. Common housing issues may include roof deterioration, outdated plumbing or electrical systems, aging heating and cooling equipment, or general wear and tear associated with long-term occupancy. Based on a housing conditions survey from 2008/2009, 82 percent of the housing stock was in good condition, and 15 percent only needed minor repairs. Of the remainder, three percent needed moderate repair, less than one percent needed substantial repair, and less than one percent were dilapidated. Based on conversations with building officials, these proportions have slightly increased but have not changed substantially.

Indicators of housing conditions can be evaluated using several sources of information, including ACS data, building permit records, and local code enforcement activities. ACS data can provide insight into housing quality by identifying housing units lacking complete plumbing or kitchen facilities, which are indicators of substandard housing conditions. In

[2] Redfin Data Center listed nine mobile home sales in Kings County, June 2023.

most communities, the number of units lacking these basic facilities is relatively small, but it can help identify potential housing quality issues.

The small number of units lacking complete plumbing or kitchen facilities represented in Table 2-48 indicates that the overall housing stock in Lemoore is generally in sound condition, although some older units may still require rehabilitation or modernization.

Table 2-48
Housing Conditions
Unit Lacking Plumbing or Kitchen

Condition	Units	Percent
Lacking Plumbing	12	<1%
Lacking Kitchen	9	<1%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B25047

Local building permit activity provides insight into housing conditions by indicating the extent to which property owners invest in home improvements, renovations, and rehabilitation. Rehabilitation permits, remodeling activity, and code enforcement cases can help identify neighborhoods where housing improvements may be needed.

Communities with older housing stock may experience greater demand for housing rehabilitation programs that assist homeowners with repairs or improvements needed to maintain safe living conditions. Housing rehabilitation programs can help extend the useful life of existing housing units, improve neighborhood stability, and preserve the supply of affordable housing.

Maintaining the quality of the existing housing stock is an important component of the City's housing strategy. Programs that support housing rehabilitation, property maintenance, and code enforcement help ensure that housing units remain safe and habitable while preserving the long-term value of the City's residential neighborhoods.

Housing market indicators such as vacancy rates, housing production trends, and housing costs also provide insight into the availability of housing within the community. Low vacancy rates may indicate limited housing availability and increased competition for housing, while higher vacancy rates may suggest excess supply or changes in housing demand.

Understanding these housing characteristics enables the City to evaluate whether the existing housing stock adequately serves residents' needs and whether additional housing types or affordability levels may be needed. This information supports the subsequent analysis of housing affordability, housing cost burden, and the housing needs of special population groups discussed later in this chapter.

2.4.1 - Code Enforcement Insights

The Lemoore Code Enforcement Division is responsible for enforcing municipal codes, including zoning, building, and nuisance ordinances. The Community Services Officer works to improve the quality of life in Lemoore's neighborhoods through awareness, education, and enforcement. Removal of illegally dumped debris, or accumulated trash and junk, is also a primary function. The Community Service Officers also abate abandoned or inoperable vehicles on city streets and private property. According to the Lemoore Police Department 2025 Annual Report, the Community Service Officer Unit handled 4,053 calls for service, completed 783 cases, issued 17 citations, and generated 2,722 self-initiated incidents in 2025. This included 421 property maintenance calls, 92 vehicle abatement calls, 463 weed abatement calls, and 1,819 animal control calls.

2.4.2 - Assisted Housing Inventory

State Housing Element Law requires jurisdictions to identify assisted housing developments that receive governmental assistance and to evaluate the risk of conversion of these units to market-rate housing during the planning period (Government Code Section 65583(a)(9)).

This analysis helps determine whether existing affordable housing resources may be lost and whether strategies are needed to preserve affordability.

Assisted housing developments may receive support through a variety of funding programs, including but not limited to:

- Low-Income Housing Tax Credit (LIHTC) Program
- HUD Section 8 Project-Based Rental Assistance
- HOME Investment Partnerships Program
- Community Development Block Grant (CDBG) Program
- USDA Rural Development Housing Programs
- State and local affordable housing programs

These programs typically require housing units to remain affordable to lower-income households for a defined affordability period. When affordability restrictions expire, there is potential for units to convert to market-rate housing unless additional affordability restrictions or preservation efforts are implemented.

The City maintains an inventory of assisted housing developments in order to track the number of affordable units and identify properties with affordability restrictions that may expire during the Housing Element planning period.

An important component of the City of Lemoore's housing supply consists of assisted housing units, which are housing units that receive financial assistance or regulatory incentives that require the units to remain affordable to lower-income households for a specified period of time. These housing units are typically created through federal, State, or local housing programs that support the development or preservation of affordable housing.

A list of existing affordable rental projects in Lemoore is provided in Table 2-50. Fourteen projects provide 785 deed-restricted units targeting low-income, large, and senior households. Five projects are scheduled to expire over the next 10 years, which could result in the loss of 231 low-income senior housing units, as indicated in Table 2-49. Lemoore Villa, one of the two at-risk properties, is in the process of being purchased by a local non-profit utilizing tax credit funding for the purchase and rehabilitation of the project, which will result in the preservation of the project through 2081. Although unconfirmed, it appears that a similar process is expected for, Lemoore Elderly. The City will seek additional opportunities for Kings River Apartments, Mountain View, and Westberry Square.

Table 2-49
Assisted Housing Inventory Summary

Category	Units
Total Assisted Units	785
Deed-Restricted Units	775
Units at Risk (2024-2037)	231

Source: City of Lemoore Assisted Housing Inventory

2.5 - Special Housing Needs

Certain segments of the population may experience greater difficulty obtaining suitable and affordable housing due to income limitations, household characteristics, physical needs, or other social and economic factors. State Housing Element Law requires jurisdictions to analyze the housing needs of specific population groups that may require specialized housing accommodations or services (Government Code Section 65583(a)(7)).

In the City of Lemoore, several population groups may experience unique housing challenges or require housing options tailored to their needs. These groups include seniors, persons with disabilities, large households, female-headed households, farmworkers, persons experiencing homelessness, and extremely low-income households. Understanding the housing needs of these populations helps the City identify gaps in housing availability and develop policies and programs designed to support a diverse range of housing opportunities.

Table 2-51 shows that each population group may face different housing barriers and therefore, have different housing needs. For example, seniors and persons with disabilities may require housing that incorporates accessibility features or supportive services that enable residents to live independently. Large households may need housing units with multiple bedrooms to accommodate larger family sizes, while female-headed households may experience housing affordability challenges due to lower average household incomes.

Farmworkers represent another important population group in the region, given the strong agricultural economy of Kings County and the surrounding San Joaquin Valley. Farmworker households often face housing affordability challenges and may need access to affordable rental housing near agricultural employment opportunities.

Persons experiencing homelessness also represent a population with specialized housing needs. Addressing homelessness typically requires a range of housing solutions, including emergency shelter, transitional housing, supportive housing, and permanent affordable housing. Coordination with regional service providers and the Kings/Tulare Continuum of Care plays an important role in addressing these housing needs.

Finally, extremely low-income households often experience the most significant housing affordability challenges. These households may face severe housing cost burdens, overcrowding, or limited housing choices due to the gap between household income levels and housing costs.

Table 2-50
Assisted Housing Units

Project	Address	Year Built	Total Units	Deed Restricted Units	Housing Type & Income Target	Assistance Program	Covenant Expires	At Risk During Planning Period 2024–~~2032~~2034
Alderwood	990 Fox Street	1996	80	79	Large Family – Low Income	TCAC (Large Family)	2051	No
Antlers Hotel	309 Heinlen Street	2003	10	10	Seniors – Low-Income	CDBG/RDA	2058	No
Brookfair Manor	515 Beech Ln.	1968	72	72	Family – Low-Income	FDIC Affordable Housing Prog (Family)	2052	No
Cinnamon Villas	335 Cinnamon Drive	2013	80	79	Seniors – Low-Income	USDA RUC/LIHTC RUC	2043	No
Cinnamon Villas II	235 W. Cinnamon Drive	2021	28	27	Seniors – Low-Income	LIHTC (TCAC) 4%	2076	No
Kings River Apartments	1600 W. Bush Street	1986	44	43	Family – Low-Income	USDA, Section 515	2034	Yes
Lemoore Elderly	601 E Street	1987	23	23	Senior – Low-Income	USDA, Section 515	2037	~~Yes~~No
Lemoore Villa	899 E. Hanford Armona Rd	1979	28	28	Senior – Low-Income	USDA, Section 515	2032	Yes
Montclair Apartments	150 South 19th Avenue	1999	80	79	Large Family – Low Income	TCAC (Large Family)	2054	No
Montgomery Crossing	1150 Tammy Lane	2009	57	56	Family – Low-Income	USDA Section 515	2039	No
Mountain View Apartments	58 E. Hazelwood Lane	1988	39	38	Senior/Disabled – Low Income	USDA Section 515	~~2037~~2007	Yes
Smith Avenue Apartment	532 Oleander Avenue	2026 (Expected Completion)	108	107	Large Family – Very Low & Low-Income	LIHTC (TCAC) 9%	2081	No
Villa San Joaquin	1165 D Street	1975	36	35	No target – Low-Income	LIHTC (TCAC), USDA Section 515	2060	No
Westberry Square Apartments	1195 E. Hanford Armona Rd	1998	100	99	Large Family – Low-Income	TCAC (Large Family)	2027	Yes
~~Totals—Lemoore~~	-	-	~~785~~	~~775~~		-	-	-

Note: Affordable units include deed-restricted and naturally occurring affordable rental units. Extremely low-income housing need was estimated using the HUD CHAS dataset and compared to existing deed-restricted affordable housing and naturally occurring affordable rental units.

~~2.5 1.1 Special Housing Needs~~

~~Certain segments of the population may experience greater difficulty obtaining suitable and affordable housing due to income limitations, household characteristics, physical needs, or other social and economic factors. State Housing Element Law requires jurisdictions to analyze the housing needs of specific population groups that may require specialized housing accommodations or services (Government Code Section 65583(a)(7)).~~

~~In the City of Lemoore, several population groups may experience unique housing challenges or require housing options tailored to their needs. These groups include seniors, persons with disabilities, large households, female headed households, farmworkers, persons experiencing homelessness, and extremely low-income households. Understanding the housing needs of these populations helps the City identify gaps in housing availability and develop policies and programs designed to support a diverse range of housing opportunities.~~

~~Table 2-51 shows that each population group may face different housing barriers and therefore, have different housing needs. For example, seniors and persons with disabilities may require housing that incorporates accessibility features or supportive services that enable residents to live independently. Large households may need housing units with multiple bedrooms to accommodate larger family sizes, while female headed households may experience housing affordability challenges due to lower average household incomes.~~

~~Farmworkers represent another important population group in the region, given the strong agricultural economy of Kings County and the surrounding San Joaquin Valley. Farmworker households often face housing affordability challenges and may need access to affordable rental housing near agricultural employment opportunities.~~

Table 2-51
Special Needs Population Summary

Special Needs Category	Estimated Population/Households	Key Housing Need
Seniors (Age 65+)	3,175 persons	Accessible housing, senior apartments, aging-in-place support
Persons with Disabilities	3,350 persons	Accessible units, supportive housing, home modifications
Veterans	1,120 persons	Transitional housing, supportive services
Large Households (5+ persons)	2,200 households	Larger units (3+ bedrooms) and affordable family housing
Female-Headed Households	1,620 households	Affordable rental housing and childcare proximity
Farmworker Households	720 households	Affordable workforce housing, larger units
Persons Experiencing Homelessness	≈110 persons	Emergency shelter, rapid rehousing, supportive housing
Extremely Low-Income Households	1,120 households	Deeply affordable housing units

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates; HUD CHAS Dataset; Point-in-Time Homeless Count; CA EDD

~~Persons experiencing homelessness also represent a population with specialized housing needs. Addressing homelessness typically requires a range of housing solutions, including emergency shelter, transitional housing, supportive housing, and permanent affordable housing. Coordination with regional service providers and the Kings/Tulare Continuum of Care plays an important role in addressing these housing needs.~~

~~Finally, extremely low-income households often experience the most significant housing affordability challenges. These households may face severe housing cost burdens, overcrowding, or limited housing choices due to the gap between household income levels and housing costs.~~

The following subsections provide a more detailed analysis of the housing needs of each of these population groups. This analysis includes ~~helps~~ information on the effectiveness of policies and programs included in the 5th cycle Housing Element and those identified in the 6th cycle Housing Element that are designed to address housing needs and expand housing opportunities for these residents.

2.5.1 - Seniors

Older adults represent an important segment of the City of Lemoore's population. According to data from the ACS presented in Table 2-52, residents age 65 years and older make up a meaningful share of the community and are expected to increase throughout the 2024–2032 planning period growing share of the City's population, reflecting broader statewide and national demographic trends associated with an aging populaticonsistent with broader statewide and national aging trends. As the population ages, demand is expected to grow for affordable housing, accessible housing design, supportive services, and opportunities that allow seniors to remain in their homes and community as they age.on.

Table 2-52
Senior Population Housing Characteristics

Indicator	Number	Percent of Senior Population
Total Population Age 65+	3,175	11.8% of the Total Population
Senior Households	1,520	—
Senior Homeowners	1,050	69%
Senior Renters	470	31%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates

Seniors represent an important segment of the City of Lemoore population. Approximately 3,175 residents, or about 11.8 percent of the population, are age 65 or older. As shown above, mostMany senior households are homeowners; however, live on fixed incomes and may face housing affordability challenges. While a majority of senior households own their homes, as reflected in Table 2-52, a substantial share are renters or lower-income owners of seniors are renters or lower-income homeowners who may experience fixed incomes, rising housing costs burdens, deferred maintenance challengesneeds, or physical limitations that affect their ability to remain safely housedaccessibility needs as they age.

Many seniors prefer to remain age in their homes as they age; however, changing physical needs, fixed incomes, and rising housing costs may create challenges for maintaining suitable housingplace within their existing homes and neighborhoods. However, changing mobility needs, health conditions, and limited retirement incomes may create challenges in maintaining suitable housing. Some seniors may require housing that incorporates accessibility features, such asincludes single-level unitslayouts, wider doorways, grab bars, no-step entries, elevators, or proximity to healthcare, shopping, transit, and community facilities. wider doorways, grab bars, or elevators. Others may benefit from housing located near healthcare services, public transportation, and community facilities.

Senior households are also more likely to live on fixed retirement incomes, as reflected in Table 2-53, which may limit their ability to afford housing cost increases or maintain aging homes. As a result, some senior households may experience housing cost burdens, as shown in Table 2-54, or may need to transition to smaller or more affordable housing units.

~~Table 2-53~~
~~Low-Income Senior Households~~

~~Category~~	~~Households~~	~~Percent~~
~~Extremely Low Income (≤30% AMI)~~	~~210~~	~~14%~~
~~Very Low Income (31-50% AMI)~~	~~290~~	~~19%~~
~~Low Income (51-80% AMI)~~	~~360~~	~~24%~~
~~Moderate & Above~~	~~660~~	~~43%~~

~~Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B19001~~

As shown in Table 2-53, approximately 57 percent of senior households fall within low- or moderate-income categories, including a substantial share that are extremely low- and very low-income. These households may be especially vulnerable to housing cost increases, displacement, and inability to maintain older homes.

Table 2-53
Low-Income Senior Households

Category	Households	Percent
Extremely Low Income (≤30% AMI)	210	14%
Very Low Income (31-50% AMI)	290	19%
Low Income (51-80% AMI)	360	24%
Moderate & Above	660	43%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table B19001

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~~Table 2-54~~
~~Senior Housing Cost Burden~~

~~Tenure~~	~~Cost Burdened >30%~~	~~Severely Burdened >50%~~
~~Senior Owners~~	~~28%~~	~~11%~~
~~Senior Renters~~	~~55%~~	~~32%~~

~~Source: HUD CHAS dataset~~

~~Addressing the housing needs of seniors may involve expanding housing options such as accessible housing, smaller housing units, senior-oriented housing developments, and housing that supports aging in place.~~

~~As shown in Table 2-55, the City of Lemoore can expect continued growth in its senior population during the 2024–2032 planning period. If current demographic trends continue, the number of residents age 65 and older could increase by approximately 675 persons, resulting in roughly 320 additional senior households by 2032. This growth is expected to increase demand for smaller housing units, affordable senior rental housing, accessible housing design, housing rehabilitation, and opportunities for aging in place. The projected increase in seniors with disabilities also indicates a need for supportive housing services and accessibility improvements within the existing housing stock.~~Senior renters experience particularly acute affordability challenges, with more than half paying more than 30 percent of income toward housing costs and nearly one-third paying more than 50 percent as reflected in Table 2-54. This indicates a continued need for affordable senior rental housing, rental assistance, and preservation of existing lower-cost units.

Table 2-54
Senior Housing Cost Burden

Tenure	Cost Burdened >30%	Severely Burdened >50%
Senior Owners	28%	11%
Senior Renters	55%	32%

Source: HUD CHAS dataset

Projected Need During the Planning Period

The City anticipates continued growth in its senior population during the Housing Element planning period. Based on current demographic trends, the number of residents age 65 and older is projected to increase by approximately 675 persons by 2032 (Table 2-55), resulting in an estimated 460 additional senior housing units needed (Table 2-56). This growth is expected to increase demand for smaller housing units, affordable senior rental housing, accessible housing design, rehabilitation assistance, and opportunities for aging in place.

Table 2-55
Senior Housing Demand Projection (2024–2032)

Category	2024 Estimate	2032 Projection	Net Change 2024–2032	Estimated Housing Implication
Population Age 65+	3,175	3,850	+675	Increased demand for senior-serving housing
Senior Households	1,520	1,840	+320	Additional senior households needing housing
Senior Owner Households	1,050	1,240	+190	More aging-in-place, accessibility retrofit demand
Senior Renter Households	470	600	+130	Greater demand for affordable senior rental housing
Low-Income Senior Households	860	1,000	+140	Greater need for subsidized and deed-restricted units
Seniors with Disabilities	900	1,110	+210	Greater need for accessible and supportive housing

Note: Projection is for Housing Element planning purposes and assumes continued aging of the existing population, moderate household growth, and a proportional increase in senior households and senior disability prevalence through 2032. Actual growth may vary based on migration, mortality, and housing market conditions.
Source: City of Lemoore Housing Element baseline senior population and special needs analysis; U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates age and disability data; City estimate for planning purposes. Baseline senior population from Chapter 2.

~~Table 2-56 identifies the projected increase in senior housing units that will be needed within this Housing Element cycle.~~

Table 2-56
Net Senior Housing Demand (2024–2032)

Category	Units
Current Senior Households (2024)	1,520
Projected Senior Households (2032)	1,980
Additional Senior Housing Needed	460 units

Source: CA DOF, U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Tables S0101 & B11007

These projections indicate a continued need for a variety of housing responses, including smaller ownership homes, affordable rental housing, rehabilitation of existing homes, accessibility retrofits, and supportive housing options for seniors with disabilities or health limitations.

Available Services and Housing Resources

Seniors in Lemoore have access to a range of local, countywide, and regional support services. Local resources include the Lemoore Senior Center, which provides socialization

opportunities, activities, and community engagement, and the Lemoore Recreation Center, which offers senior exercise programming. Medical clinics and healthcare providers are located within or near the City, supporting access to routine and specialty care.

Additionally, countywide services are available through the Kings County Commission on Aging (KCCOAC), including congregate meals, nutrition programs, Meals on Wheels, benefits enrollment assistance, and senior support referrals. Lemoore Adult Day Care provides supervised daytime services, meals, activities, respite care, and transportation assistance for frail or disabled older adults. Transit access is available through Kings Area Rural Transit (KART).

Regional services are also available through providers offering in-home supportive care, companion care, homemaking assistance, and wellness support.

While these services provide meaningful support, many housing-related services are limited in scale or located outside the City. In addition, Lemoore has limited affordable assisted living, accessible rental housing, and senior supportive housing options. As a result, continued housing production and service coordination remain necessary to meet growing senior needs.

Program Effectiveness and Achievements

The City has implemented a combination of housing production, preservation, rehabilitation, fair housing, and land use programs to address senior housing needs.

During prior planning periods, the City supported development of dedicated affordable senior housing communities, including Cinnamon Villas, Cinnamon Villas II, Lemoore Elderly, Lemoore Villa, and Mountain View Apartments, which together provide approximately 195 deed-restricted affordable senior housing units. In addition, the City approved Oleander Senior Apartments, a proposed 61-unit affordable senior housing development that would further expand opportunities upon construction.

These accomplishments demonstrate the effectiveness of Program 7.9 (Senior and Special Needs Housing) and related affordable housing assistance efforts in increasing housing specifically designed for seniors.

The City has also supported aging in place through Program 7.2 (Housing Rehabilitation Program), which historically provided deferred-payment rehabilitation loans, reconstruction assistance, and health and safety improvements for qualifying households, including seniors. Such programs are particularly important for lower-income senior homeowners living in older housing units.

To preserve existing affordable senior housing opportunities, the City continues to monitor at-risk developments through Program 7.14 (Preservation of At-Risk Affordable Housing), including senior-oriented projects where affordability restrictions may expire. Preservation

of existing units is often the most cost-effective strategy for maintaining affordable housing for seniors.

The City has also used land use and revitalization strategies to benefit seniors. Through Program 7.4 (Downtown Revitalization/Adaptive Reuse), the City previously facilitated the conversion of underutilized buildings, including the Antlers Hotel, into housing opportunities accessible to seniors and lower-income residents. Downtown and infill locations can be especially beneficial due to proximity to services, transit, and shopping.

The City further supports seniors through **Program 7.13 (Promote Equal Housing Opportunities)** and reasonable accommodation procedures that help ensure seniors, particularly those with disabilities, have access to housing free from discrimination and unnecessary regulatory barriers.

Accessory dwelling units (ADUs), promoted through current Housing Element programs, may also provide opportunities for caregiver housing, multigenerational living, rental income for fixed-income seniors, and downsizing options while remaining in the community.

Measurable Accomplishments Include:

- Approximately 195 existing deed-restricted affordable senior housing units.
- 61 approved senior units through Oleander Senior Apartments.
- Successful completion of Cinnamon Villas II (28 units) during the prior cycle.
- Ongoing rehabilitation assistance supporting aging in place.
- Preservation monitoring of existing senior affordable housing stock.
- Continued fair housing and accessibility protections for senior households.

Remaining Need and Path Forward

Despite these accomplishments, prior efforts were not sufficient to fully meet current and projected senior housing demand. The City's senior population is expected to continue increasing, including additional lower-income seniors, senior renters, and seniors with disabilities requiring accessible or supportive housing.

Remaining unmet needs include:

- Additional affordable senior rental housing.
- Smaller ownership and downsizing housing options.
- Accessible and universal-design housing units.
- Affordable assisted living and supportive housing.
- Rehabilitation assistance for older owner-occupied homes.
- Enhanced coordination between housing and supportive services.

Accordingly, the 2024–2032 Housing Element strengthens prior efforts through continued implementation of Programs **7.2, 7.8, 7.9, 7.13, 7.14**, and related programs supporting

affordable housing production, preservation, accessibility improvements, ADUs, lower-income housing development, and partnerships with nonprofit housing providers.

Conclusion

The City of Lemoore has demonstrated measurable progress in addressing senior housing needs through a balanced strategy of production, preservation, rehabilitation, accessibility, and aging-in-place assistance. Continued implementation of current Housing Element programs, combined with strategic partnerships and annual monitoring, will further expand housing opportunities for seniors through 2032.

2.5.2 - Persons with Disabilities

Persons with disabilities represent ~~another~~ an important special needs population group that may experience challenges in securing suitable housing. Disabilities may include physical, sensory, cognitive, ~~or~~ developmental, mental health, or age-related conditions that affect an individual's ability to perform one or more dail~~conditions that affect an individual's ability to perform dail~~y activities. Households that include persons with disabilities may require affordable housing, accessible housing design, proximity to services, transportation options, and supportive housing environments that promote independent living.

According to the U.S. Census Bureau American Community Survey (ACS), approximately 3,350 residents, or 12.5 percent (Table 2-57)~~ reflects that 12.5 percent~~ of the City of Lemoore~~'s~~ population, report one or more disabilities. Disability prevalence increases significantly with age, with more than one-quarter of residents age 65 years and older reporting a disability. As the population continues to age, demand for accessible and supportive housing is expected to increase throughout the planning period. ~~has a disability, and over 28 percent of the senior population has a disability.~~

Table 2-57
Disability Status by Age

Age Group	Population	Population with Disability	Disability Rate
Under 18	7,450	350	4.7%
18–64	16,100	2,100	13.0%
65+	3,175	900	28.3%
Total Population	26,725	3,350	12.5%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Table S1810 – Disability Characteristics

As shown above, disability rates are highest among seniors, indicating a continued need for housing that supports aging in place, accessibility retrofits, and housing linked to healthcare or supportive services.

~~Households that include p~~Persons with disabilities may require housing that incorporates accessibility features such as ramps, wider hallways, accessible bathrooms, no-step entries, visual or auditory systems, and adaptable kitchen or living spaces. ~~with accessibility modifications, including ramps, wider hallways, accessible bathrooms, and other features that allow residents to move safely and independently within their homes.~~

In addition to physical accessibility needs, some individuals ~~with disabilities may~~ benefit from supportive housing environments that provide access to ~~services such as~~ healthcare, transportation, counseling, case management, and social support ~~programs~~services.

~~Table 2-58 shows the relationship between the population with disabilities in comparison to available housing units that provide accessible and/or supportive services and are affordable, while also identifying the projected demand for additional accessible housing units that are not currently being met.~~

Housing affordability can also be a challenge for persons with disabilities, particularly for those who rely on fixed incomes, Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), pensions, or other limited income sources. ~~or disability benefits.~~ As a result, access to affordable and accessible housing is an important planning consideration ~~when planning for the housing needs of this population group~~.

Accessible and Supportive Housing Need

The City estimates that approximately 1,520 households include at least one person with a disability. While many disabled households live successfully in conventional housing, a portion of these households may require accessible design features, rehabilitation assistance, or supportive housing to remain safely housed.

As shown in Table 2-58, while the City contains some accessible and supportive housing opportunities the estimated demand for accessible units exceeds the current supply. Additionally, a number of owner households may require modifications to remain safely housed. These conditions highlight the need for housing rehabilitation programs, universal design in new housing, affordable accessible units, and supportive housing opportunities.

Table 2-58
Accessible and Supportive Housing Needs

Category	Estimated Units/Households	Notes
Persons with Disabilities	3,350 persons	Includes physical, sensory, cognitive, and ambulatory disabilities
Households with a Disabled Member	1,520 households	May require accessible or modified housing
Accessible Housing Units	120 units	Units with accessibility features (ADA or comparable)
Supportive Housing Units	45 units	Housing paired with supportive services
Affordable Supportive Housing Units	35 units	Subsidized housing serving persons with disabilities
Estimated Accessible Housing Demand	350 units	Based on mobility-related disability rates
Accessible Housing Supply Gap	≈230 units	Demand exceeding existing accessible housing
Disabled Homeowners	720 households	Owner households with a disability
Disabled Homeowners Needing Accessibility Modifications	≈210 households	Estimated needing ramps, bathroom retrofits, or mobility upgrades

Note: Estimates are planning-level approximations based on ACS disability prevalence, household tenure, and known affordable/supportive housing inventory. Actual need may vary.
Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Tables S1810 & B25003, Lemoore Assisted Living Inventory, CHAS

~~Many persons with disabilities require housing that incorporates accessibility features or supportive services that allow residents to live independently. As shown in Table 2-58, while approximately 120 housing units in Lemoore contain accessibility features and approximately 45 units provide supportive housing services~~, ~~the the estimated demand for accessible housing exceeds the current supply. Additionally, a portion of homeowner households with disabilities may require accessibility modifications such as ramps, widened doorways, or accessible bathroom facilities in order to remain safely in their homes. These conditions highlight the need for housing rehabilitation programs, accessible housing design, and supportive housing opportunities within the City~~.

Developmental Disabilities

As defined by federal law, "developmental disability" is a severe, chronic disability attributable to a mental or physical impairment or a combination of impairments that ~~.~~begins before age 18~~.~~, is likely to continue indefinitely~~.~~, and results in substantial functional limitations in major life activities such as self-care, language, learning, mobility, self-direction, independent living, or economic self-sufficiency.

The U.S. Census Bureau does not separately classify developmental disabilities. However, national and state estimates indicate that approximately 1.5 percent of the population may have developmental disabilities. Many people with developmental disabilities are able to~~can~~ live ~~and work~~ independently or with family support, while others may require supervised ~~in conventional housing environments~~group living environments, supportive housing, or institutional care.

~~individuals~~Kings County is served by the Central Valley Regional Center (CVRC), which provides diagnosis, case management, referrals, supportive living assistance, and placement services for eligible individuals. Additional services are available through local rehabilitation and vocational support providers.

~~Table 2-59~~
~~Persons with Disabilities Receiving Services by Residential Type – City of Lemoore (93245)~~

~~Type~~	~~Number~~
~~Home of Parent/Family/Guardian~~	~~283~~
~~Independent/Supported Living~~	~~22~~
~~Community Care Facility~~	~~<11~~
~~Intermediate Care~~	~~0~~
~~Foster/Family Home~~	~~<11~~
~~Other~~	~~<11~~
~~TOTAL~~	~~≥305~~

~~**Source:** California Department of Developmental Services (DDS), Client Development Evaluation Report (CDER), Central Valley Regional Center, most recent available data.~~
~~Note: Values less than 11 are suppressed to protect confidentiality.~~

Table 2-59 indicates that many developmentally disabled residents continue to reside with family members, while a smaller number utilize supported independent living or community care settings. This suggests continuing need for transitional independent living opportunities, caregiver support, and affordable supportive housing options.

Table 2-59
Persons with Disabilities Receiving Services by Residential Type – City of Lemoore (93245)

Type	Number
Home of Parent/Family/Guardian	283
Independent/Supported Living	22
Community Care Facility	≤11
Intermediate Care	0
Foster/Family Home	≤11
Other	≤11
TOTAL	≥305

Source: California Department of Developmental Services (DDS), Client Development Evaluation Report (CDER), Central Valley Regional Center, most recent available data.
Note: Values less than 11 are suppressed to protect confidentiality.

~~***The City supports housing opportunities for persons with disabilities through policies that encourage accessible housing design and through programs that remove barriers to housing development.***~~

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~~***Disability rates increase significantly with age, with more than one-quarter of residents age 65 and older reporting a disability. These conditions indicate a continued need for accessible housing, housing rehabilitation programs, and housing that supports aging in place.***~~

Available Services and Housing Resources

Residents with disabilities in Lemoore have access to a range of local, countywide, and regional support services. Local and nearby resources include healthcare providers, rehabilitation services, mental health services, social service agencies, and public transit through Kings Area Rural Transit (KART).

Countywide and regional resources include services provided through Central Valley Regional Center, Kings County Behavioral Health, vocational rehabilitation programs, independent living assistance providers, and nonprofit agencies serving persons with disabilities.

While these resources provide important support, many specialized services are limited in scale, located outside the City, or constrained by funding availability. In addition, Lemoore has a limited supply of affordable, accessible rental housing and supportive housing opportunities. Continued coordination between housing and service providers remains necessary to address ongoing needs.

Program Effectiveness and Achievements

The City has implemented a combination of regulatory, housing production, preservation, rehabilitation, and fair housing programs to address the housing needs of persons with disabilities.

The City has reduced governmental constraints to housing for persons with disabilities through zoning and code compliance efforts. Under Program 7.12 (Housing for Persons with Disabilities and Special Needs) and successor programs, the City reviewed its zoning and development regulations for consistency with State and federal fair housing law. Residential care facilities serving six or fewer persons are permitted by right in residential zones as required by State law, while larger facilities are accommodated in appropriate zoning districts subject to objective standards. This framework supports community integration and reduces land use barriers.

The City has also adopted and maintained a formal Reasonable Accommodation Procedure through Program 7.23 and related programs. This process allows modifications or exceptions to zoning, parking, development standards, or permit requirements when

necessary to afford equal housing opportunity. Reasonable accommodation is an important fair housing tool that helps residents remain in or obtain suitable housing based on individual needs.

The City has supported accessible and affordable housing opportunities through deed-restricted affordable housing such as Cinnamon Villas, Lemoore Elderly, Lemoore Villa, and other multifamily projects that serve households with disabilities requiring affordable rents, accessible units, or supportive environments. Future affordable housing development facilitated under Programs 7.8, 7.14, and 7.28 will further expand opportunities for disabled households.

Housing rehabilitation programs have also benefited persons with disabilities. Through Program 7.2 (Housing Rehabilitation Program) and successor rehabilitation strategies, qualifying households may receive assistance for health and safety improvements, code corrections, accessibility modifications, and reconstruction assistance. Eligible improvements may include ramps, widened doorways, grab bars, bathroom retrofits, HVAC replacement, and other habitability improvements.

The City also supports persons with disabilities through Program 7.13 (Promote Equal Housing Opportunities) by providing fair housing referrals, information, and anti-discrimination protections. This remains important because disabled households may continue to face barriers related to rental screening, accommodation requests, service animals, accessible parking, and discriminatory treatment.

In addition, the City permits **supportive housing** and **transitional housing** consistent with State law and Housing Element programs. Supportive housing provides long-term housing linked with on-site or off-site services such as counseling, rehabilitation, case management, employment assistance, and healthcare coordination.

Measurable Accomplishments Include:

- Elimination of zoning barriers for residential care facilities and special needs housing.
- Adoption and maintenance of a Reasonable Accommodation Procedure.
- Ongoing availability of affordable multifamily units suitable for disabled households.
- Rehabilitation assistance that improves accessibility and safety of existing homes.
- Continued fair housing education and referral services.
- Supportive housing regulations consistent with State law.

Remaining Need and Path Forward

Despite these accomplishments, prior efforts were not sufficient to fully meet current and projected housing demand for persons with disabilities. As the population ages and housing costs continue to rise, demand is expected to increase for accessible housing, affordable supportive housing, and rehabilitation assistance.

Remaining unmet needs include:

- Additional affordable accessible rental housing.
- Universal-design features in new housing construction.
- Home modification and rehabilitation assistance.
- Supportive housing linked to services.
- Additional independent living opportunities for persons with developmental disabilities.
- Improved local access to disability-related services.
- Continued fair housing enforcement and accommodation assistance.

Accordingly, the 2024–2032 Housing Element strengthens prior efforts through continued implementation of Programs 7.2, 7.8, 7.12, 7.13, 7.14, 7.23, 7.28, and related programs supporting affordable housing production, preservation, accessibility improvements, supportive housing, and partnerships with service providers.

Conclusion

The City of Lemoore has demonstrated measurable progress in addressing the housing needs of persons with disabilities through a balanced strategy of accessibility, affordability, regulatory compliance, fair housing protections, rehabilitation assistance, and supportive housing opportunities. Continued implementation of current Housing Element programs, combined with strategic partnerships and annual monitoring, will further expand inclusive housing opportunities for persons with disabilities through 2032.

2.5.3 - Large Households

Large households represent an important special needs population within the City of Lemoore. Large households are generally defined as households containing five or more persons. and often include families with children, multigenerational households, extended family living arrangements, and households that combine resources to manage housing costs. These households typically require larger housing units with three or more bedrooms, adequate indoor and outdoor living space, access to schools and parks, and neighborhoods with proximity to employment, childcare, shopping, and community services. These households often require housing units with multiple bedrooms and sufficient living space to accommodate larger family sizes.

In communities where housing production is primarily focused onconcentrated in smaller housing unit types, large households may experience difficulty finding housing that is both adequately sized and affordable. Larger housing units typically often command higher rental rates or purchase prices, which may creatinge affordability challenges for lower- and moderate-income familieshouseholds. When suitable housing is unavailable, large households may experience overcrowding, doubled-up living arrangements, or displacement.

According to available housing and household data, large households comprise a significant portion of local housing demand and therefore require continued attention in the Housing Element.

As shown in Table 2-60, approximately 2,200 households, or nearly one-quarter of households in Lemoore, are large households. While the City contains an inventory of units with three or more bedrooms, only a portion of these units are affordable to lower-income renters. This suggests a continuing need for family-sized affordable rental housing and ownership opportunities.

Table 2-60
Housing Needs of Large Households

Category	Number	Percent/Notes
Total Households	9,072	All households in the City
Large Households (5+ persons)	2,200 households	≈24% of households
Households with Children	4,100 households	Many require 3+ bedroom units
Units with 3+ Bedrooms	3,100 units	Includes owner and rental units
Affordable 3+ Bedroom Rental Units	≈480 units	Deed-restricted or naturally affordable
Large Household Renters	1,050 households	Estimated renter households with 5+ persons
Affordable Rental Units Needed	≈570 units	Demand exceeding available affordable units

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Tables B11016, B25041 & B25003; CHAS Dataset

~~Large households represent a significant portion of the City's housing demand, as shown in Table 2-60. Approximately 2,200 households in Lemoore fall within this category, representing roughly one-quarter of all households. Larger households typically require housing units with three or more bedrooms in order to avoid overcrowding. While the City's housing stock includes approximately 3,100 units with three or more bedrooms, only a limited number are affordable to lower-income households. .As shown in Table 2-60, the estimated number of affordable large family rental units is significantly lower than the number of renter households requiring these units, indicating an ongoing need for affordable larger housing units.~~

Large households may also experience overcrowding when families share ~~housing~~ units ~~that are~~ not designed ~~to accommodate~~for larger ~~numbers of occupan~~occupancy~~ts~~ or . ~~Overcrowding can occur~~ when multiple families ~~households~~ combine resources to ~~afford~~ manage rising housing costs. Overcrowding can affect health, privacy, educational outcomes, and overall quality of life.~~or when appropriately sized housing units are not readily available.~~

Projected Need During the Planning Period

As the City continues to grow and housing affordability remains constrained, demand for larger units is expected to continue throughout the 2024–2032 planning period. Population

growth, household formation, multigenerational living patterns, and the needs of working families are expected to sustain demand for three-bedroom and larger units, particularly units affordable to lower-income households.

Table 2-61
Projected Housing Demand for Large Households (2024–2032)

Category	2024 Estimate	2032 Projection	Net Change	Housing Implication
Large Households (5+ persons)	2,200	2,420	+220	Additional large-family housing demand
Large Household Renters	1,050	1,180	+130	Greater need for affordable 3+ bedroom rentals
Large Household Owners	1,150	1,240	+90	Demand for larger ownership housing
Affordable Large Rental Need	570	690	+120	Increased lower-income family housing gap
Households Likely Overcrowded	620	700	+80	Need for additional suitable unit supply

Note: Planning estimates based on current household composition, tenure, and housing affordability trends. Actual growth may vary.
Source: City estimates based on ACS 2018–2022 Five-Year Estimates and Housing Element baseline data.

These projections indicate a continued need for family-sized rental units, entry-level ownership homes, multigenerational housing options, and housing production that reduces overcrowding pressure.

Available Services and Housing Resources

Large households in Lemoore benefit from access to local schools, parks, childcare providers, family-serving community programs, youth recreation opportunities, and healthcare services. The City's neighborhood parks, recreation programs, and school system are important assets for families with children.

Countywide and regional resources include childcare assistance programs, family health services, nutrition support, workforce assistance, and social service programs that help stabilize lower-income households.

While these resources support household stability, they do not directly resolve the shortage of affordable larger housing units. Many families remain burdened by housing costs or must occupy undersized units due to the limited supply of affordable three- and four-bedroom rentals. Continued housing production, preservation, and affordability strategies remain necessary to meet large household needs.

~~Ensuring a range of housing types, including three- or more-bedroom units, is available can help address the housing needs of large families in the community.~~Program Effectiveness and Achievements

The City has implemented a combination of land use, affordable housing, affordable housing production, rehabilitation, and homeownership programs to address the needs of large households.

The City has maintained a zoning framework that accommodates a broad range of housing types capable of serving large households. Through Program 7.3 (Zoning for Adequate Sites) and successor site inventory programs, the Housing Element identifies sufficient residentially zoned land with capacity for single-family homes, townhomes, duplexes, and multifamily housing with larger unit configurations. This helps ensure that the City maintains adequate sites not only for RHNA compliance, but also for the production of family-sized housing across multiple income levels.

The City has also used flexible development tools through Program 7.5 (Planned Unit Development) and related incentives to facilitate family-oriented neighborhoods and diverse housing forms. During prior planning periods, the City reported that new subdivisions frequently utilized Planned Unit Development (PUD) standards, allowing flexibility in lot sizes, setbacks, clustering, and unit design. These tools support efficient land use while creating opportunities for larger homes and more attainable family housing. Recent zoning ordinance changes to lot size minimums have reduced the frequency of PUD applications as more projects were able to meet objective standards and not need a PUD; however, the PUD opportunity still exists and is continually evaluated as we see increased requests for similar development standard adjustments.

Affordable housing programs have further supported large households. Through Program 7.8 (Affordable Housing Project Assistance), Program 7.14 (Preservation of At-Risk Affordable Housing), and related programs, the City has supported multifamily developments that include two-, three-, and four-bedroom units affordable to lower-income families. Existing affordable developments and future pipeline projects provide important rental opportunities for larger households that may not be able to access market-rate ownership housing.

The City has also promoted homeownership opportunities for larger households through partnerships with nonprofit developers. During prior planning cycles, the City partnered with Self-Help Enterprises to facilitate the construction of 36 affordable ownership homes, many of which included family-sized floor plans suitable for households with children. These homes created long-term stable housing opportunities and pathways to wealth-building for lower-income families.

Housing rehabilitation programs have also assisted large households occupying older housing units. Through Program 7.2 (Housing Rehabilitation Program), qualifying owner-occupied units may receive assistance for structural repairs, plumbing, roofing, HVAC replacement, and habitability improvements. Rehabilitation assistance helps preserve

affordable family housing stock and reduces the risk of overcrowding caused by loss of habitable units.

In addition, the City's current Housing Element programs supporting middle housing types, accessory dwelling units (ADUs), and infill housing expand opportunities for multigenerational and extended-family living arrangements that are common among large households. ADUs may also provide a separate space for adult family members while maintaining proximity and affordability.

Measurable Accomplishments Include:

- Maintenance of an adequate residential land inventory supporting larger housing types.
- Use of Planned Unit Development tools to facilitate flexible family-oriented neighborhoods.
- Development and preservation of affordable rental housing with multi-bedroom unit potential.
- Construction of 36 affordable ownership homes through Self-Help Enterprises partnerships.
- Rehabilitation assistance preserving existing family-sized housing units.
- Expanded multigenerational housing opportunities through ADUs and diverse housing forms.

Remaining Need and Path Forward

Despite these accomplishments, prior efforts were not sufficient to fully meet current and projected housing demand for large households. Housing costs, limited supply of affordable larger units, and continued overcrowding pressures indicate that significant unmet need remains.

Remaining unmet needs include:

- Additional affordable three- and four-bedroom rental units.
- Entry-level ownership opportunities for growing families.
- Housing types suitable for multigenerational households.
- Preservation of naturally affordable family-sized housing.
- Rehabilitation assistance for older owner-occupied family homes.
- Reduced overcrowding through increased unit supply.
- Continued access to neighborhoods with schools, parks, and services.

Accordingly, the 2024–2032 Housing Element strengthens prior efforts through continued implementation of Programs 7.2, 7.3, 7.5, 7.8, 7.14, 7.27, 7.28, 7.33, and related programs supporting family-sized housing production, affordability, homeownership, preservation, and diverse housing choices.

Conclusion

The City of Lemoore has demonstrated measurable progress in addressing the housing needs of large households through a balanced strategy of family-sized housing production, affordable rental opportunities, homeownership assistance, housing preservation, and flexible land use planning. Continued implementation of current Housing Element programs, combined with strategic partnerships and annual monitoring, will further expand suitable housing opportunities for large households through 2032.

2.5.4 - Female-Headed Households

Female-headed households represent an important special needs population within the City of Lemoore that ~~, particularly those with children,~~ may experience housing challenges due to differences in household income levels, single-earner household structures, childcare responsibilities, and transportation needs~~and family responsibilities~~. Many female-headed households include single-parent families, elderly women living alone, women with disabilities, or households transitioning from unstable housing situations. These households often require affordable rental housing, family-sized units, proximity to schools and employment, supportive services, and pathways to homeownership.

Because many female-headed households rely on a single source of income, they may be more vulnerable to housing cost burden, rent increases, displacement, and difficulty saving for homeownership. Childcare costs, transportation needs, and balancing employment with caregiving responsibilities can further influence housing affordability and location choices.

According to available census data, female-headed households represent a significant portion of the City's households (Table 2-62) and therefore remain an important focus of housing policy and program implementation.

~~rely on a single source of income, which can make it more difficult to afford housing costs compared to households with multiple earners.~~
~~Single-parent households may also face additional challenges related to childcare costs, transportation needs, and proximity to schools and employment opportunities. These factors can influence housing location preferences and affordability.~~
~~Female-headed households represent an important segment of the City's population that may face unique housing challenges. Approximately 1,620 households in Lemoore are headed by a female householder with no spouse present, representing nearly 18 percent of all households. Many of these households include children and rely on a single income source, which may increase vulnerability to housing cost burdens and housing instability. As shown in Table 2-61, a significant proportion of female-headed households are renters and fall into lower-income categories, indicating a continued need for affordable housing and supportive services.~~

Table 2-62
Female-Headed Households

Category	Number of Households	Percent of Total Households
Total Households	9,072	100%
Female-Headed Households (No Spouse Present)	1,620	17.9%
Female-Headed Households with Children	910	10.0%
Female-Headed Renter Households	1,120	69% of female-headed households
Female-Headed Owner Households	500	31% of female-headed households

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Tables B11001, B11003, B25003, B19126, CHAS

As Income and Affordability Characteristics

Female-headed households are represented across all income categories, although a substantial share falls within lower-income ranges. Lower-income female-headed households may face heightened housing instability due to limited income, childcare expenses, or lack of emergency savings.

~~**Access to affordable rental housing, as well as housing located near employment centers, schools, and public services, can help support housing stability for female-headed households.**~~

~~**Policies and programs that expand affordable housing opportunities can help address housing affordability challenges experienced by single-parent households in Lemoore. Table 2-62 indicates that female-headed households are spread fairly evenly among the four income categories, with the largest percentage being those of moderate income or above, thus leaving 69 percent of female-headed households with incomes below the median income. Table 2-63 shows that 55 percent of female-headed households are paying more than 30 percent of their income for housing, indicating a cost burden, while 27 percent are paying more than 50 percent of their income for housing, resulting in a severe cost burden.**~~

Approximately 69 percent (Table 2-63) of female-headed households are within low- or moderate-income ranges, indicating continuing need for affordable housing assistance, rental subsidies, and pathways to economic mobility.

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Table 2-63
Income Characteristics of
Female-Headed Households

Income Category	Households	Percent
Extremely Low Income	360	22%

Income Category	Households	Percent
Very Low Income	420	26%
Low Income	340	21%
Moderate & Above	500	31%

Source: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates Tables B11001, B11003, B25003, B19126), CHAS

As shown in Table 2-64, more than half of female-headed households are cost burdened, and more than one-quarter are severely cost burdened. These rates indicate elevated housing stress and risk of displacement relative to many other household types.

Table 2-64
Housing Cost Burden
Female-Headed Households

Category	Households	Percent
Cost Burdened (>30% income)	890	55%
Severely Cost Burdened (>50% income)	430	27%

Sources: U.S. Census Bureau, ACS 2018–2022 Five-Year Estimates
Tables B11001, B11003, B25003, B19126, CHAS

,Projected Need During the Planning Period

Demand for housing responsive to female-headed households is expected to continue through the 2024–2032 planning period. Population growth, childcare costs, wage pressures, and housing affordability constraints are expected to sustain the need for affordable rental housing, family-sized units, smaller ownership homes, and housing located near schools, jobs, transit, and services.

Projections identified in Table 2-65 indicate a continued need for affordable rental housing, stable family housing, childcare-accessible neighborhoods, and opportunities for homeownership advancement.

Table 2-65
Projected Housing Demand – Female-Headed Households (2024–2032)

Category	2024 Estimate	2032 Projection	Net Change	Housing Implication
Female-Headed Households	1,620	1,760	+140	Continued demand for affordable housing
Female-Headed Renters	1,120	1,240	+120	Greater rental affordability is needed
Female-Headed Owners	500	520	+20	Modest ownership growth
Cost Burdened Households	890	970	+80	Ongoing need for subsidies and affordable units
Households with Children	910	980	+70	Need for family-sized units near schools/services

Note: Planning estimates based on household trends, tenure patterns, and affordability conditions. Actual growth may vary.
Source: City estimates based on ACS 2018–2022 Five-Year Estimates and Housing Element baseline data.

~~a~~ Available Services and Housing Resources

Female-headed households in Lemoore benefit from access to local schools, childcare providers, parks, youth recreation programs, healthcare providers, and family-serving community organizations. These resources are particularly important for households with children balancing employment and caregiving responsibilities.

Countywide and regional resources include childcare assistance programs, CalWORKs and employment services, nutrition support, family health programs, rental assistance resources, domestic violence services, and workforce development programs.

While these services support household stability, they do not fully address the shortage of affordable housing or the high rates of housing cost burden affecting many female-headed households. Continued housing production, preservation, and affordability strategies remain necessary.

Program Effectiveness and Achievements

The City has implemented a combination of affordable housing, fair housing, rehabilitation, rental assistance, and housing mobility programs to address the needs of female-headed households.

The City has supported the development and preservation of affordable rental housing that directly benefits female-headed households, particularly those with children. Through Program 7.8 (Affordable Housing Project Assistance), Program 7.14 (Preservation of At-Risk Affordable Housing), and successor housing production programs, the City has facilitated multifamily housing developments affordable to lower-income households. Existing affordable developments such as Cinnamon Villas, Lemoore Villa, Lemoore Elderly, and other deed-restricted rental communities provide stable housing options that may be occupied by single-parent households and lower-income women-led households.

The City has also promoted access to rental assistance and affordable housing programs. Through Program 7.7 (Section 8 Rental Assistance) and coordination with regional housing agencies, eligible female-headed households may access rental subsidies that reduce housing cost burden and improve long-term housing stability. Rental assistance is particularly effective for households with children who are vulnerable to displacement due to rising rents or income interruptions.

To expand economic mobility, the City has supported homeownership opportunities through Program 7.6 (First-Time Homebuyer Assistance) and partnerships with affordable housing developers such as Self-Help Enterprises. During prior planning periods, the City supported the development of 36 affordable ownership homes, creating opportunities for income-qualified households, including female-headed households, to build equity and achieve stable housing.

The City's housing rehabilitation programs have also benefited female-headed households who own older homes but lack financial resources for repairs. Through Program 7.2 (Housing Rehabilitation Program), qualifying households may receive assistance for health and safety repairs, code compliance, and reconstruction assistance. This helps prevent displacement and preserves affordable ownership opportunities for lower-income women-led households.

The City further supports female-headed households through Program 7.13 (Promote Equal Housing Opportunities) and fair housing protections. Female-headed households may face discrimination related to familial status, source of income, domestic violence history, or rental screening practices. Fair housing education and referral programs help ensure equal access to housing opportunities.

In addition, the City's land use and housing production programs, including Programs 7.3, 7.27, 7.28, and 7.33, encourage a wider range of housing types such as apartments, townhomes, accessory dwelling units (ADUs), and smaller ownership homes. These housing types are particularly important for female-headed households seeking lower-cost, manageable, and conveniently located housing options.

Measurable Accomplishments Include:

- Development and preservation of affordable multifamily rental housing serving lower-income households.
- Access to Section 8 and other rental assistance resources.
- Creation of 36 affordable ownership homes through Self-Help Enterprises partnerships.
- Rehabilitation assistance that preserves existing affordable homes.
- Fair housing protections and referral services.
- Expanded opportunities through diverse housing types, including ADUs and smaller units.

Remaining Need and Path Forward

Despite these accomplishments, prior efforts were not sufficient to fully meet current and projected housing demand for female-headed households. High-cost burden rates, concentration of renter households, and ongoing affordability challenges indicate continued unmet need.

Remaining unmet needs include:

- Additional affordable rental housing.
- Family-sized units affordable to single-year-old households.
- Entry-level homeownership opportunities.
- Housing near schools, childcare, jobs, and transit.
- Rental assistance and homelessness prevention resources.

- Preservation of naturally affordable housing.
- Continued fair housing protections and supportive services.

Accordingly, the 2024–2032 Housing Element strengthens prior efforts through continued implementation of Programs 7.2, 7.6, 7.7, 7.8, 7.13, 7.14, 7.27, 7.28, 7.33, and related programs supporting affordable housing production, housing stability, ownership opportunity, and diverse housing choices.

Conclusion

The City of Lemoore has demonstrated measurable progress in addressing the housing needs of female-headed households through a balanced strategy of affordable rental housing, rental assistance, homeownership opportunities, housing preservation, fair housing protections, and diverse housing production. Continued implementation of current Housing Element programs, combined with strategic partnerships and annual monitoring, will further expand stable and equitable housing opportunities for female-headed households through 2032.

2.5.5 - FARMWORKERS

Farmworker households represent an important special needs population within the City of Lemoore due to the City's location within Kings County and the broader San Joaquin Valley agricultural economy. Agricultural production in the region supports employment in crop cultivation, dairy operations, food processing, packing, transportation, and related industries. Many farmworker households are employed in seasonal or year-round agricultural occupations and may experience lower or fluctuating incomes, overcrowding, housing instability, long commute distances, and limited access to affordable ownership opportunities.

Farmworker households often face housing challenges due to seasonal or fluctuating incomes, lower average wages, and limited access to market-rate housing. As a result, many farmworker households may experience housing cost burden, overcrowding, substandard conditions, or long commuting distances between housing and employment locations. These conditions increase the importance of affordable rental housing, family-sized units, and stable homeownership opportunities.

Farmworker households may also include large or multigenerational families requiring larger units and proximity to employment centers, schools, and services. Because agricultural wages are often below the income needed to afford market-rate housing, farmworker households may be disproportionately reliant on affordable rental housing, shared housing arrangements, mobile homes, or older housing stock requiring rehabilitation.

Accordingly, housing affordability, unit size, proximity to employment, and preservation of lower-cost housing opportunities are important planning considerations for this population group.

~~**Farmworkers represent an important segment of the workforce in Kings County due to the region's strong agricultural economy. Agricultural production in the surrounding San**~~

~~Joaquin Valley supports employment opportunities in crop cultivation, dairy production, food processing, and related agricultural industries.~~

~~Farmworkers represent an important component of the regional economy and a significant portion of the workforce in Kings County and the surrounding San Joaquin Valley. Many farmworkers have seasonal or fluctuating incomes and may experience housing affordability challenges. Farmworker households also tend to have larger household sizes, which can increase demand for larger housing units and contribute to overcrowding. As shown in Table 2-64, a majority of farmworker households in Lemoore are renters and fall within lower-income categories. The availability of affordable and appropriately sized housing units is therefore important to meet the housing needs of farmworker families.~~

As shown in Table 2-66, a majority of farmworker households are renters and fall within lower-income categories. These conditions indicate continuing need for affordable rental housing, family-sized units, overcrowding relief, and homeownership opportunities for stable year-round workers.

Table 2-66
Farmworker Housing Characteristics

Category	Estimated Number	Notes
Farmworkers Living in Lemoore	1,850 workers	Agricultural labor force residing in the City
Farmworker Households	720 households	Estimated based on worker-to-household ratios
Farmworker Renter Households	540 households	Approximately 75% renters
Farmworker Owner Households	180 households	Approximately 25% homeowners
Farmworker Households Below Low Income	510 households	Approximately 71% of farmworker households
Farmworker Households Experiencing Overcrowding	210 households	Higher than citywide average
Farmworker Housing Units Available	≈120 units	Includes farmworker or seasonal worker housing
Estimated Farmworker Housing Need	≈390 units	Demand exceeding available units

Source: California EDD; U.S. Census Bureau, ACS 2018–2022 Tables S2401, B11016, B25014; California Department of Food and Agriculture; California Agricultural Worker Health Survey; California Employment Development Department Labor Market Information; Kings County Agricultural Crop Report

Regional Agricultural Context

Kings County remains one of the most agriculturally productive counties in California. According to the 2017 USDA Census of Agriculture, the County had 963 farms, including 507 farms employing hired farm labor and approximately 6,998 hired workers countywide (Table 2-67). The farming industry remains a foundational component of the County's economic base and supports significant employment demand throughout the year.

~~5,fewer~~Table 2-67
Hired Farm Labor-Workers, Kings County

Farmworkers	No. of Farms with Hired Workers	No. of Hired Workers	Percent of Total County Hired Workers
Total Hired Farm Labor	507	6,998	100%
Farm operations with fewer than 10 employees	351	1,178	17%
Permanent (> 150 days)	275	1,034	15%
Seasonal (< 150 days)	246	677	10%
Farm operations with 10 or more employees	156	5,820	83%
Permanent (> 150 days)	96	3,046	44%
Seasonal (< 150 days)	49	2,241	32%

Source: USDA, 2017 Census of Agriculture

The agricultural workforce includes multiple housing need profiles. Permanent resident farmworkers typically require long-term family housing similar to other lower-income households. Seasonal or migrant farmworkers may require temporary accommodations such as dormitory-style or short-term rental housing. H-2A guest workers generally require employer-provided housing under federal program requirements. This range of housing needs demonstrates the importance of maintaining flexible housing strategies rather than relying on a single housing model.

This data reflects the importance of both permanent and seasonal agricultural labor in the regional economy. Permanent farmworkers are more likely to require long-term family housing, while seasonal and migrant workers may need short-term or temporary accommodations.

Housing Need Characteristics

Farmworker housing needs vary by employment type:

- **Permanent resident farmworkers** generally require affordable family housing, often with multiple bedrooms.

- Seasonal or migrant workers may need temporary or dormitory-style accommodations.
- H-2A guest workers typically require employer-provided housing under federal program rules.
- Multigenerational farmworker households may need larger units or accessory dwelling unit (ADU) options.

Farmworker households may also face barriers related to overcrowding, substandard housing conditions, language access, immigration-related reluctance to seek services, transportation limitations, and long commuting distances between housing and employment locations.

Projected Need During the Planning Period

Farmworker housing demand is expected to continue throughout the 2024–2032 planning period (Table 2-68) due to the region's strong agricultural base, continued labor demand, and limited supply of affordable larger rental units.

Table 2-68
Projected Farmworker Housing Demand (2024–2032)

Category	2024 Estimate	2032 Projection	Net Change	Housing Implication
Farmworker Households	720	790	+70	Continued demand for affordable housing
Farmworker Renters	540	610	+70	Greater affordable rental needs
Farmworker Owners	180	180	0	Stable ownership demand
Households Experiencing Overcrowding	210	250	+40	Need for larger units
Additional Affordable Units Needed	390	460	+70	Ongoing supply gap

Note: Planning estimates based on labor force trends, household composition, and affordability conditions. Actual demand may vary.
Source: City estimates based on ACS, EDD, and Housing Element baseline data.

These projections indicate a continuing need for affordable rental housing, family-sized units, homeownership pathways, and housing preservation strategies serving agricultural workers.

Available Services and Housing Resources

Farmworker households in Lemoore benefit from access to local schools, healthcare providers, grocery services, parks, and transportation connections. Countywide and regional resources may include migrant education services, workforce development programs,

health clinics, legal aid, food assistance, and nonprofit organizations serving agricultural workers and immigrant communities.

Kings County and surrounding communities also contain affordable housing developments historically serving agricultural worker families, including family-oriented subsidized housing and workforce housing opportunities in nearby jurisdictions such as Hanford and Kettleman City. These regional resources provide important support but do not eliminate the need for additional affordable housing opportunities within Lemoore.

While these services provide meaningful support, they do not fully address the shortage of affordable housing or overcrowding affecting many farmworker households. Continued housing production, preservation, and targeted outreach remain necessary.

Program Effectiveness and Achievements

The City has implemented a combination of affordable housing, homeownership, regulatory compliance, housing production, and partnership-based programs to address the housing needs of farmworker households.

The City has supported affordable homeownership opportunities that directly benefit farmworker households through partnerships with Self-Help Enterprises. During prior planning periods, the City supported development of 36 affordable single-family homes through sweat equity and below-market ownership models. These homes provided long-term stable housing opportunities for income-qualified households, including agricultural worker families seeking to transition from overcrowded or unstable rental conditions into ownership housing.

The City has also taken regulatory actions to remove constraints to employee and farmworker housing. Through Program 7.11 (Employee and Farmworker Housing) and successor Housing Element programs, the City updated zoning regulations to maintain consistency with California Health and Safety Code provisions regarding employee housing. These changes help ensure qualifying employee housing is treated as a residential use and not subject to unnecessary discretionary barriers.

Affordable rental housing programs have also benefited farmworker households. Through Program 7.8 (Affordable Housing Project Assistance), Program 7.14 (Preservation of At-Risk Affordable Housing), and related lower-income housing programs, the City has facilitated and preserved deed-restricted housing affordable to very low- and low-income households. Because many farmworker households fall within these income categories, these developments provide an important source of stable housing near employment and services.

The City's housing production and land use programs further support farmworker households by maintaining an adequate inventory of sites for lower-income housing and family-oriented housing types. Through Program 7.3 (Zoning for Adequate Sites) and related programs, the City identifies sites suitable for multifamily housing, mixed-use housing, and ownership housing.

The City has also supported rehabilitation and preservation of existing housing stock. Through Program 7.2 (Housing Rehabilitation Program), lower-income owner households may receive assistance for structural repairs, health and safety improvements, and habitability upgrades. This is particularly beneficial to long-term farmworker households that own older homes but lack resources for maintenance.

In addition, accessory dwelling units (ADUs), infill housing, and middle housing types promoted through current Housing Element programs may provide lower-cost rental options, multigenerational housing opportunities, or supplemental housing for extended farmworker families.

Measurable Accomplishments Include:

- Construction of **36 affordable ownership homes** through partnership with Self-Help Enterprises.
- Removal of zoning barriers to employee and farmworker housing through code updates.
- Development and preservation of affordable rental housing serving lower-income households.
- Maintenance of adequate residential sites for future lower-income and family housing.
- Rehabilitation assistance preserving existing owner-occupied housing.
- Expanded housing choice through ADUs and diverse housing forms.

Remaining Need and Path Forward

Despite these accomplishments, prior programs were not sufficient to fully meet current and projected housing demand for farmworker households. Available data indicate a continued unmet need due to lower wages relative to housing costs, overcrowding, a limited supply of affordable larger rental units, and fluctuating incomes. Farmworker households remain disproportionately impacted by housing constraints.

Remaining unmet needs include:

- Additional affordable rental housing.
- Family-sized units for larger households.
- Seasonal or temporary worker accommodations where feasible.
- Homeownership opportunities for permanent workers.
- Preservation of naturally affordable housing stock.
- Rehabilitation assistance for older owner-occupied homes.
- Reduced overcrowding through increased housing supply.
- Continued outreach to farmworker households and service providers.

Accordingly, the 2024–2032 Housing Element strengthens prior efforts through continued implementation of Programs 7.2, 7.3, 7.8, 7.11, 7.14, 7.27, 7.28, and related programs

supporting affordable housing production, preservation, homeownership opportunity, and diverse housing choices for agricultural workers.

Conclusion

The City of Lemoore has demonstrated measurable progress in addressing the housing needs of farmworker households through a balanced strategy of affordable homeownership, rental housing opportunity, regulatory compliance, housing preservation, and flexible housing production. Continued implementation of current Housing Element programs, combined with strategic partnerships and annual monitoring, will further expand stable and equitable housing opportunities for farmworker households through 2032.

- ~~–„ –A5are also7 percent„ percent,percentS„that,-a percentSfive percentone percentofwithout,onefarmworkers'~~

~~Farmworker households may face housing challenges due to seasonal employment, lower average wages, and limited affordable rental housing. In some cases, farmworkers may reside in overcrowded housing or commute long distances between housing and employment locations.~~

~~Providing access to affordable rental housing located near agricultural employment areas can help support housing stability for farmworker households. Housing programs that encourage affordable housing development may also benefit farmworkers and other lower-income workers in the community.~~

2.5.6 - Persons Experiencing Homelessness

Persons experiencing homelessness represent one of the most vulnerable special needs ~~a~~ populations within the City of Lemoore and the broader Kings County region. ~~specialized housing and service needs.~~ Homelessness may result from a variety of factors, including economic hardship, housing affordability challenges, unemployment, health issues, domestic violence, family instability, substance use disorders, or limited access to supportive services. ~~or family instability.~~ Individuals experiencing homelessness may include extremely low-income households, veterans, youth, seniors, persons with disabilities, and families with children.

Persons experiencing homelessness ~~represent a particularly vulnerable population with unique housing and service needs. Homeless individuals may~~often face barriers to securing and maintaining stable housing, including limited income, prior evictions, credit history issues, mental or physical health conditions, and lack of access to transportation or supportive services. These barriers highlight the importance of coordinated housing responses that include emergency shelter, transitional housing, rapid rehousing, permanent supportive housing, and affordable permanent housing opportunities.~~related to employment, mental or physical health conditions, substance use disorders, or limited access to supportive services.~~

-As shown below, in Table 2-~~66~~69, a majority of ~~individuals~~ persons experiencing homelessness associated with ~~in~~ Lemoore are unsheltered, indicating ~~a~~ continuing need for ~~additional~~ emergency shelter beds, service-connected housing placements, and outreach strategies. ~~and transitional housing resources. The presence of individuals experiencing chronic homelessness and those with disabilities also highlights the importance of permanent supportive housing programs and coordinated service delivery.~~

The relatively high share of unsheltered individuals indicates a continuing need for additional shelter capacity, navigation services, and pathways into permanent housing. The presence of chronically homeless individuals and those with disabilities also highlights the need for permanent supportive housing linked with case management and healthcare services.

Table 2-69
Persons Experiencing Homelessness

Category	Number of Persons	Percent of Homeless Population
Total Persons Experiencing Homelessness	110	100%
Sheltered Homeless	35	32%
Unsheltered Homeless	75	68%
Homeless Families with Children	18 persons	16%
Homeless Veterans	9 persons	8%
Homeless Individuals with Disabilities	40 persons	36%
Chronically Homeless Individuals	22 persons	20%

Source: Kings County Continuum of Care, 2023 Point-in-Time Homeless Count; U.S. Department of Housing and Urban Development Homeless Data Exchange

Housing Need Characteristics

Persons experiencing homelessness require a range of housing responses depending on household composition and level of need:

- Unsheltered Individuals generally require emergency shelter, outreach, and housing navigation assistance.
- Families with Children often require rapid rehousing, family shelter options, and affordable rental housing.
- Chronically Homeless Individuals typically require permanent supportive housing with long-term services.

- Persons with Disabilities may require accessible housing, healthcare coordination, and supportive services.
- Veterans may benefit from veteran-specific rental assistance, supportive housing, and service referrals.
- Households at Risk of Homelessness may benefit from rental assistance, eviction prevention, and affordable housing access.

Housing instability is also closely linked to broader affordability conditions. Rising rents, limited supply of lower-cost units, and cost burden among extremely low-income households can increase the risk of homelessness.

Homeless Housing Continuum

~~Efforts to address homelessness typically involve a combination of housing and supportive services. Housing options may include emergency shelters, transitional housing, supportive housing, and permanent affordable housing. These housing solutions are often coordinated through regional partnerships with social service providers and nonprofit organizations.~~

~~The City works in coordination with the Kings/Tulare Continuum of Care, which administers programs and services designed to assist individuals and families experiencing homelessness within the region.~~

Addressing homelessness requires a coordinated housing continuum that includes emergency shelter, transitional housing, rapid rehousing programs, permanent supportive housing, and other service-enriched housing responses.~~efforts among local governments, housing providers, service organizations, and community partners to expand housing opportunities and provide supportive services.~~

As shown below in Table 2-70, available shelter and housing resources do not fully meet the current estimated demand. The most significant gaps are in emergency shelter beds and permanent supportive housing units for individuals experiencing chronic homelessness or disabilities.

Table 2-70
Homeless Housing Continuum

Housing Type	Existing Units/ Beds	Estimated Persons Served Annually	Estimated Need	Gap
Emergency Shelter	35 beds	120 persons	60 beds	25 beds
Transitional Housing	18 units	40 persons	35 units	17 units
Rapid Rehousing	20 units	55 households	30 units	10 units
Permanent Supportive Housing	25 units	25 households	40 units	15 units

Housing Type	Existing Units/ Beds	Estimated Persons Served Annually	Estimated Need	Gap
Other Supportive Housing Programs	12 units	20 households	20 units	8 units
Total	110 units/beds	260 persons annually	185 units/beds	75 units/beds

Source: Kings County Continuum of Care, 2023 Point-in-Time Homeless Count; U.S. Department of Housing and Urban Development Homeless Data Exchange; Kings-Tulare Homeless Alliance

Projected Need During the Planning Period

Demand for homelessness prevention resources and housing interventions is expected to continue (Table 2-71) throughout the 2024–2032 planning period due to housing affordability pressures, limited deeply affordable rental supply, and continued economic vulnerability among lower-income households.

Table 2-71
Projected Homeless Housing Need (2024–2032)

Category	2024 Estimate	2032 Projection	Net Change	Housing Implication
Persons Experiencing Homelessness	110	125	+15	Continued need for housing interventions
Unsheltered Persons	75	82	+7	Greater shelter and outreach demand
Families with Children	18	22	+4	Need for family rapid rehousing
Chronically Homeless	22	28	+6	Increased supportive housing demand
Persons with Disabilities	40	48	+8	Need for accessible, supportive housing

Note: Planning estimates based on current PIT trends, affordability conditions, and regional demand factors. Actual future need may vary.

Source: City estimates based on Continuum of Care data and Housing Element baseline conditions.

These projections indicate a continued need for emergency shelter access, homelessness prevention programs, rapid rehousing, and supportive housing development.

Available Services and Housing Resources

The City works in coordination with the Kings/Tulare Continuum of Care and regional service providers that administer programs designed to assist individuals and families experiencing homelessness. Available services may include coordinated entry, emergency

shelter referrals, outreach, rapid rehousing, rental assistance, behavioral health services, case management, food assistance, employment support, and veteran assistance programs.

Local households may also access countywide services through Kings County Health and Human Services, nonprofit providers, faith-based organizations, and regional housing agencies.

While these services provide meaningful support, many housing resources are regional in nature, and capacity remains limited relative to need. Continued coordination between the City, service providers, and housing developers remains necessary to improve outcomes.

~~***Addressing homelessness requires a range of housing responses, often referred to as a housing continuum, which includes emergency shelter, transitional housing, rapid rehousing programs, and permanent supportive housing. As shown in Table 2-67, while several programs serve individuals experiencing homelessness in the region, the available housing and shelter capacity is insufficient to fully meet current demand. The greatest needs are for emergency shelter beds and permanent supportive housing units for individuals experiencing chronic homelessness or those with disabilities. Expanding housing opportunities and supportive services for these populations is an important component of the City's housing strategy.***~~***Program Effectiveness and Achievements***

The City has implemented a combination of zoning reforms, supportive housing policies, affordable housing strategies, fair housing protections, and coordination with regional service providers to address homelessness.

The City has taken proactive land use actions to reduce barriers to emergency shelter development. Through Program 7.19 (Emergency Shelters) and successor Program 7.18, emergency shelters are permitted by right in designated zones without discretionary review, consistent with Government Code Section 65583(a)(4). The City has further committed to identifying additional and more suitable zoning districts for emergency shelters that provide better access to transit, social services, employment opportunities, healthcare, and compatible surrounding uses.

The City also permits transitional housing and supportive housing consistent with State law and Housing Element programs. Transitional housing is treated as residential use subject only to the same standards as similar dwellings, while supportive housing is permitted in the same manner as multifamily or residential uses in applicable zones. These policies remove zoning barriers and create opportunities for nonprofit developers and service providers to establish housing linked with case management, counseling, healthcare coordination, employment assistance, and life-skills services.

Affordable housing production and preservation programs also support persons experiencing homelessness by increasing the supply of housing affordable to extremely low-income households who are most at risk of homelessness. Through Program 7.8 (Affordable

Housing Project Assistance), Program 7.14 (Preservation of At-Risk Affordable Housing), and related lower-income housing programs, the City facilitates development and preservation of deed-restricted rental housing.

The City supports rental assistance and housing stability through Program 7.7 (Section 8 Rental Assistance) and partnerships with housing agencies. Housing vouchers and related subsidy programs are among the most effective tools for preventing homelessness and rapidly rehousing households after displacement or crisis.

The City further supports persons experiencing homelessness through fair housing protections under Program 7.13 (Promote Equal Housing Opportunities). Persons experiencing homelessness or households using vouchers may face barriers related to source-of-income discrimination, screening criteria, disability accommodations, or prior housing instability.

In addition, the City's housing production programs—including Program 7.3 (Zoning for Adequate Sites), infill housing programs, accessory dwelling unit (ADU) programs, and lower-income housing initiatives—expand the overall supply and diversity of housing types. Increasing housing supply across income levels reduces market pressure and supports long-term homelessness prevention.

Measurable Accomplishments Include:

- Establishment of by-right emergency shelter zoning consistent with State law.
- Commitment to expand emergency shelter opportunities into more service-accessible zones through Program 7.18.
- Removal of zoning barriers for transitional and supportive housing.
- Continued participation in Section 8 and housing assistance programs.
- Development and preservation of affordable rental housing serving extremely low-income households.
- Fair housing protections supporting equal access to housing.
- Maintenance of adequate sites for future supportive and lower-income housing development.

These accomplishments demonstrate that the City has moved beyond minimum compliance by proactively improving its homelessness response framework.

Remaining Need and Path Forward

Despite these accomplishments, prior efforts were not sufficient to fully meet current and projected homelessness-related housing demand. Available data indicate a continued unmet need for emergency shelter beds, permanent supportive housing, rapid rehousing resources, and deeply affordable permanent housing.

Remaining unmet needs include:

- Additional emergency shelter capacity.

- Permanent supportive housing units.
- Rapid rehousing and rental assistance resources.
- Accessible housing linked with services.
- Family shelter and family rehousing options.
- Ongoing outreach and coordinated entry services.
- Mental health and substance use supportive services.
- Additional lower-income housing to reduce homelessness risk.

Accordingly, the 2024–2032 Housing Element strengthens prior efforts through continued implementation of Programs 7.3, 7.7, 7.8, 7.13, 7.14, 7.18, 7.19, and related programs supporting shelter access, supportive housing, affordable housing production, and homelessness prevention.

Conclusion

The City of Lemoore has demonstrated measurable progress in addressing the needs of persons experiencing homelessness through a balanced strategy of emergency shelter access, supportive and transitional housing accommodations, rental assistance, affordable housing production, fair housing protections, and homelessness prevention through increased housing supply. Continued implementation of current Housing Element programs, combined with strategic partnerships and annual monitoring, will further expand safe, stable, and service-connected housing opportunities through 2032.

2.5.7 - Extremely Low-Income Households

Extremely low-income (ELI) households represent one of the most vulnerable housing need groups within the City of Lemoore. Extremely low-income households are defined as households earning 30 percent or less of the Area Median Income~~the~~ (AMI). These households often experience the greatest ~~housing challenges due to the~~ gap between household incomes and housing costs and are therefore more likely to experience severe housing cost burden, overcrowding, housing instability, displacement risk, and homelessness.~~.~~

ELI households may include seniors on fixed incomes, persons with disabilities, female-headed households, farmworker households, veterans, and individuals or families exiting homelessness. Because private market housing rarely serves this income level without subsidy, many ELI households rely on deed-restricted affordable housing, Housing Choice Vouchers, shared housing arrangements, or naturally occurring lower-cost units.~~Extremely low-income households are more likely to experience severe housing cost burdens, overcrowding, or housing instability. Because market-rate housing costs often exceed what these households can afford, many extremely low-income households rely on subsidized housing programs or other forms of affordable housing.~~

~~Extremely low-income households represent one of the most vulnerable housing populations within the City. Approximately 1,120 households in Lemoore fall within the extremely low-income category, representing roughly 12 percent of all households. The majority of these households are renters and experience high levels of housing cost burden.~~ As shown in Table 2-~~68~~72, Lemoore contains a substantial ~~the~~ number of ELI ~~affordable~~ households, most of whom are renters and many of whom experience significant housing stress. These conditions indicate a continued need for deeply affordable housing, rental assistance, and supportive housing opportunities. ~~ing units available to extremely low-income households is substantially lower than the number of households in need, indicating a continued demand for deeply affordable housing.~~

Table 2-72
Extremely Low-Income Households

Category	Number of Households	Percent of Total Households
Total Households	9,072	100%
Extremely Low-Income Households (≤30% AMI)	1,120	**12.3%**
Extremely Low-Income Owner Households	180	16% of ELI households
Extremely Low-Income Renter Households	940	84% of ELI households
ELI Households Experiencing Cost Burden (>30%)	910	81%
ELI Households Severely Cost Burdened (>50%)	680	61%
ELI Households Experiencing Overcrowding	210	19%
Affordable Units Available to ELI Households	≈520 units	Deed-restricted or naturally affordable
Estimated ELI Housing Need (Gap)	≈600 units	Demand exceeding supply

Source: ACS 2018-2022 (Tables B19001, B25003, B25070); HUD CHAS Dateset, Lemoore Assisted Housing Inventory

As shown in Table 2-72, approximately **1,120 households**, or more than **12 percent** of all households in Lemoore, fall within the extremely low-income category. The majority are renters, and more than four-fifths are cost-burdened. These indicators demonstrate substantial affordability pressures and continuing need for targeted housing assistance.

Housing Need Characteristics

ELI households often require a range of housing responses depending on household type and vulnerability:

- ELI Senior Households may require affordable senior rental housing, accessibility improvements, and supportive services.
- ELI Households with Disabilities may require accessible units, permanent supportive housing, and rental assistance.
- ELI Families with Children may need larger, affordable rental units and housing near schools and childcare.
- ELI Workers and Farmworker Households may require lower-cost family housing near employment.
- Households at Risk of Homelessness may need eviction prevention, rental subsidies, and rapid rehousing assistance.

Because rents affordable to ELI households are typically below prevailing market rents, production of new ELI housing often requires layered financing such as Low-Income Housing Tax Credits, State grants, vouchers, or other subsidies.

Projected Need During the Planning Period

Demand for ELI housing (Table 2-73) is expected to continue throughout the 2024–2032 planning period due to rising housing costs, fixed incomes among vulnerable populations, and the limited supply of deeply affordable units.

Table 2-73
Projected Extremely Low-Income Housing Need (2024–2032)

Category	2024 Estimate	2032 Projection	Net Change	Housing Implication
ELI Households	1,120	1,210	+90	Continued deeply affordable housing demand
ELI Renters	940	1,020	+80	Greater rental subsidy needed
Cost Burdened ELI Households	910	980	+70	Ongoing affordability stress
Severely Burdened ELI Households	680	735	+55	Risk of displacement/homelessness
Affordable Unit Gap	600	690	+90	Need for new subsidized units

Note: Planning estimates based on affordability trends, household growth, and current housing supply constraints. Actual future need may vary.
Source: City estimates based on ACS, HUD CHAS, and Housing Element baseline conditions.

These projections indicate continuing need for deed-restricted rental housing, vouchers, homelessness prevention programs, and supportive housing opportunities.

Available Services and Housing Resources

ELI households in Lemoore may access a range of local, countywide, and regional housing and support services. These may include Housing Choice Voucher programs, food assistance, utility assistance, healthcare access, workforce services, senior assistance programs, disability support services, and homelessness prevention resources.

Existing affordable housing developments within the City provide an important source of lower-cost housing opportunities. In addition, countywide and regional nonprofit organizations may provide housing counseling, case management, legal aid, and rental assistance programs.

While these services provide meaningful support, available resources remain limited relative to the number of households in need. Waiting lists, funding limitations, and constrained supply of deeply affordable units continue to affect housing access for ELI households.

Program Effectiveness and Achievements

The City has implemented a combination of affordable housing production, preservation, rental assistance, regulatory incentives, and supportive housing programs to address the needs of extremely low-income households.

The City has supported the development and preservation of deed-restricted affordable rental housing serving very low- and extremely low-income households. Through Program 7.8 (Affordable Housing Project Assistance), Program 7.14 (Preservation of At-Risk Affordable Housing), and related lower-income housing programs, the City has facilitated affordable multifamily developments and assisted in maintaining existing restricted units. Existing affordable communities such as Cinnamon Villas, Cinnamon Villas II, Lemoore Elderly, Lemoore Villa, and other income-restricted projects provide important housing opportunities for ELI households requiring rents below market levels.

The City has also supported rental subsidy programs that directly benefit ELI households. Through Program 7.7 (Section 8 Rental Assistance) and coordination with local and regional housing authorities, eligible households may access Housing Choice Vouchers and related assistance that bridge the gap between income and market rents. For many ELI households, rental assistance is one of the most effective immediate tools for preventing displacement and homelessness.

The City's land use and housing production programs have further supported ELI housing opportunities by maintaining an adequate inventory of sites suitable for lower-income housing. Through Program 7.3 (Zoning for Adequate Sites) and related Housing Element programs, the City identifies sites zoned at densities appropriate for multifamily affordable housing and mixed-use development. This creates opportunities for nonprofit and affordable housing developers to pursue tax credit, State, and federal funding for ELI-serving projects.

The City has also supported supportive housing, transitional housing, and emergency shelter accommodations through Programs 7.10, 7.18, and 7.19 and successor homelessness programs. These programs are particularly important because many persons experiencing homelessness or at imminent risk of homelessness fall within the extremely low-income category.

Housing rehabilitation programs have also assisted ELI owner households living in older homes. Through Program 7.2 (Housing Rehabilitation Program), qualifying low-income homeowners may receive deferred-payment loans or grants for health and safety improvements, accessibility upgrades, and habitability repairs. This preserves existing affordable ownership opportunities and helps prevent the displacement of ELI residents.

The City further supports ELI households through fair housing and anti-discrimination efforts under Program 7.13 (Promote Equal Housing Opportunities), ensuring that lower-income households have access to housing opportunities free from unlawful discrimination based on source of income, disability, familial status, race, or other protected characteristics.

Measurable Accomplishments Include:

- Development and preservation of multiple deed-restricted affordable housing communities serving lower-income households;
- Continued access to Section 8 and other rental assistance resources;
- Maintenance of sites inventory capacity for lower-income multifamily housing;
- Removal of barriers to supportive housing, transitional housing, and emergency shelters;
- Rehabilitation assistance preserving affordable ownership units; and
- Fair housing protections and referral services for vulnerable households.

In addition, prior planning cycle accomplishments included support for new affordable housing production and preservation activities that directly expanded opportunities for very low- and extremely low-income residents.

Remaining Need and Path Forward

Despite these accomplishments, prior efforts were not sufficient to fully meet current and projected housing demand for extremely low-income households. Available data indicate a continued unmet need due to high-cost burden rates, severe rent burden, limited supply of deeply affordable housing, and risk of homelessness.

Remaining unmet needs include:

- Additional deed-restricted affordable rental housing;
- Housing Choice Vouchers and rental subsidy resources;
- Permanent supportive housing units;
- Accessible, affordable housing for disabled households;
- Family-sized affordable units;

- Homelessness prevention and rapid rehousing resources;
- Preservation of naturally affordable units; and
- Continued fair housing enforcement and outreach.

Accordingly, the 2024–2032 Housing Element strengthens prior efforts through continued implementation of Programs 7.2, 7.3, 7.7, 7.8, 7.10, 7.13, 7.14, 7.18, 7.19, 7.28, and related programs supporting affordable housing production, rental assistance, supportive housing, preservation, and homelessness prevention.

Conclusion

The City of Lemoore has demonstrated measurable progress in addressing the housing needs of extremely low-income households through a balanced strategy of affordable rental housing production, rental assistance, supportive housing, housing preservation, fair housing protections, and regulatory facilitation of lower-income housing development. Continued implementation of current Housing Element programs, combined with strategic partnerships and annual monitoring, will further expand safe, stable, and affordable housing opportunities for extremely low-income households through 2032.

~~Providing housing opportunities for extremely low-income households is a key objective of the State Housing Element Law. Strategies to address the housing needs of these households may include facilitating the development of affordable rental housing, supportive housing, and housing programs that expand housing opportunities for the lowest-income residents.~~

2.5.8 - Veteran Housing

Due to the presence of NAS Lemoore, one of the region's largest employment centers and a major military installation, veterans represent an important special needs population within the City of Lemoore. ~~a~~A portion of the City's population includes active-duty military personnel, retirees, reservists, and veterans transitioning to civilian life. ~~and veterans.~~ Veterans ~~transitioning to civilian life~~ may experience housing challenges related to income changes after military service, employment transitions, disabilities, healthcare needs, aging, or access to housing assistance programs. ~~Housing options that support workforce housing, rental housing near employment centers, and housing assistance programs can help address this population's housing needs.~~

Veterans may require a range of housing responses, including affordable rental housing, workforce housing, accessible ownership housing, supportive housing, and housing stability resources. Some veterans may also experience housing insecurity or homelessness, particularly those with disabilities, behavioral health needs, or fixed incomes.

Because of the City's close relationship with Naval Air Station Lemoore, veteran and military-connected households remain an important planning consideration within the local housing market.

~~Table 2-69 reflects the population groups often requiring specialized housing accommodations or assistance programs to ensure adequate housing opportunities.~~

~~Table 2-74~~
~~Veteran Population~~

~~Category~~	~~Population~~	~~Percent~~
~~Total Civilian Population (18+)~~	~~19,275~~	~~100%~~
~~Veterans~~	~~1,450~~	~~7.5%~~
~~Veterans with Disability~~	~~420~~	~~29% of veterans~~
~~Veterans Age 65+~~	~~310~~	~~21% of veterans~~

~~Source: U.S. Census Bureau, ACS Table S2101 – Veteran Status~~

According to the American Community Survey (Table 2-74), approximately 1,450 veterans reside in the City of Lemoore, representing approximately 7.5 percent of the adult population. A ~~portion~~ significant share of this population includes ~~individuals with service-related~~ disab~~i~~lities~~ed~~ veterans and older veterans who may require accessible housing~~, or~~ supportive services, or rehabilitation assistance. ~~Given the presence of NAS Lemoore, the City also experiences a steady population of active-duty military personnel transitioning to civilian housing. Housing programs that support affordable rental housing, accessible housing design, and supportive housing opportunities can help address the housing needs of veterans and their families.~~

Table 2-~~74~~
Veteran Population

Category	Population	Percent
Total Civilian Population (18+)	19,275	100%
Veterans	1,450	7.5%
Veterans with Disability	420	29% of veterans
Veterans Age 65+	310	21% of veterans

Source: U.S. Census Bureau, ACS Table S2101 – Veteran Status

~~Table 2-75~~
~~Veteran Housing Tenure~~

~~Tenure~~	~~Veterans~~	~~Percent~~
~~Owner Occupied~~	~~980~~	~~68%~~
~~Renter Occupied~~	~~470~~	~~32%~~

~~Source: ACS Table S2101~~

As shown in Table 2-~~70~~75 above, -approximately ~~reflects that~~ two-thirds of ~~the~~ veterans in Lemoore are homeowners, while one-third are renters. This indicates the need for both ownership preservation strategies and affordable rental housing opportunities. Because many veteran homeowners are older or disabled, housing rehabilitation and accessibility programs remain especially important.

Table 2-75
Veteran Housing Tenure

Tenure	Veterans	Percent
Owner Occupied	980	68%
Renter Occupied	470	32%

Source: ACS Table S2101

Housing Need Characteristics

Veteran households may require a variety of housing responses depending on age, disability status, income, and household composition:

- Working-age veterans may need workforce housing, rental housing near employment, and first-time homeownership opportunities.
- Disabled veterans may require accessible units, home modifications, healthcare proximity, and supportive services.
- Senior veterans may need affordable senior housing, aging-in-place assistance, and supportive care options.
- Veteran families may need family-sized affordable ownership or rental housing.
- Veterans experiencing housing instability may benefit from rapid rehousing, supportive housing, or rental assistance.

Some veterans may also be eligible for specialized benefits such as VA-supported housing programs, disability compensation, or homeownership assistance; however, access may vary based on eligibility and program capacity.

Projected Need During the Planning Period

Demand for veteran-responsive housing is expected to continue throughout the 2024–2032 planning period due to aging veteran households, continued military transitions associated with Naval Air Station Lemoore, and broader housing affordability pressures.

These projections identified in Table 2-76 indicate a continuing need for accessible housing, senior veteran housing, rental affordability assistance, and homeownership preservation resources.

Table 2-76
Projected Veteran Housing Need (2024–2032)

Category	2024 Estimate	2032 Projection	Net Change	Housing Implication
Veterans	1,450	1,500	+50	Stable ongoing veteran housing demand
Disabled Veterans	420	465	+45	Increased accessible housing needs
Senior Veterans (65+)	310	420	+110	Greater aging-in-place/supportive housing need
Veteran Renters	470	500	+30	Continued affordable rental demand
Veterans Needing Accessibility Modifications	220	280	+60	Home rehab / universal design need

Note: Planning estimates based on ACS age/disability trends and anticipated military-to-civilian transition patterns. Actual future need may vary.
Source: City estimates based on ACS Table S2101 and Housing Element baseline data.

~~a~~ Available Services and Housing Resources

Veterans residing in Lemoore benefit from proximity to Naval Air Station Lemoore, local employers, healthcare providers, retail services, and transportation connections. Veterans may also access countywide and regional services that include veteran service officers, employment assistance, behavioral health resources, disability support services, and federal Veterans Affairs (VA) benefits programs.

Additional housing support may include homeownership counseling, rental assistance, supportive housing referrals, and case management provided through nonprofit or public agencies.

While these services provide meaningful support, many housing resources remain regional in nature, and housing affordability challenges persist. Continued coordination between the City, veterans' organizations, housing providers, and service agencies remains necessary.

Program Effectiveness and Achievements

The City has implemented a combination of affordable housing, homeownership, supportive housing, fair housing, and housing preservation programs to address the needs of veterans.

The City has supported affordable rental housing opportunities that directly benefit veterans and veteran households through Program 7.8 (Affordable Housing Project Assistance), Program 7.14 (Preservation of At-Risk Affordable Housing), and related lower-income

housing programs. Existing deed-restricted affordable housing developments within the City provide rental opportunities for income-qualified households, including veterans transitioning from military service, disabled veterans on fixed incomes, and veteran families seeking stable housing near employment and community services.

The City has also promoted homeownership opportunities that are particularly valuable to veterans seeking long-term housing stability. Through Program 7.6 (First-Time Homebuyer Assistance) and partnerships with Self-Help Enterprises, the City has supported pathways to ownership for moderate- and lower-income households. During prior planning periods, the City facilitated development of 36 affordable ownership homes, creating opportunities for qualifying households, including veterans, to achieve homeownership and build household equity.

Veterans experiencing housing instability or homelessness benefit from the City's programs supporting emergency shelter, transitional housing, and supportive housing. Through Programs 7.10, 7.18, and 7.19, the City permits emergency shelters by right in designated zones and accommodates transitional and supportive housing consistent with State law.

The City also supports disabled veterans and aging veteran households through accessibility and reasonable accommodation programs. Through Program 7.23 (Reasonable Accommodation Procedures) and rehabilitation programs such as Program 7.2 (Housing Rehabilitation Program), eligible households may obtain accessibility modifications, health and safety repairs, and improvements that support independent living.

The City further supports veterans through Program 7.13 (Promote Equal Housing Opportunities) and fair housing protections. Veterans may encounter barriers related to disability status, source of income, voucher use, household composition, or prior housing instability.

In addition, the City's housing production and land use programs—including Program 7.3 (Zoning for Adequate Sites), accessory dwelling unit (ADU) programs, middle housing initiatives, and infill housing programs—expand the diversity of housing types available to veterans at different life stages, income levels, and household sizes.

Measurable Accomplishments Include:

- Development and preservation of affordable rental housing serving income-qualified households, including veterans.
- Construction of 36 affordable ownership homes through partnership with Self-Help Enterprises.
- Availability of emergency shelter, transitional housing, and supportive housing pathways.
- Accessibility and rehabilitation assistance supporting disabled and senior veterans.
- Fair housing protections and referral services.
- Expanded housing choice through ADUs, middle housing, and diverse residential zoning opportunities.

Because of the presence of Naval Air Station Lemoore, these programs are particularly relevant to local military-connected households transitioning into the civilian housing market.

Remaining Need and Path Forward

Despite these accomplishments, prior efforts were not sufficient to fully meet current and projected housing demand for veterans. Continued need exists for affordable rental housing, accessible housing, supportive housing for vulnerable veterans, and preservation of ownership opportunities for aging veteran households.

Remaining unmet needs include:

- Affordable rental housing for lower-income veterans.
- Accessible housing units and home modifications.
- Senior veteran housing and aging-in-place support.
- Homeownership opportunities for working-age veterans.
- Rapid rehousing or supportive housing for veterans in crisis.
- Fair housing outreach and benefits navigation.
- Continued coordination with military and veteran service providers.

Accordingly, the 2024–2032 Housing Element strengthens prior efforts through continued implementation of Programs 7.2, 7.3, 7.6, 7.8, 7.10, 7.13, 7.14, 7.18, 7.19, 7.23, and related programs supporting affordable housing production, ownership opportunity, accessibility improvements, supportive housing, and veteran housing stability.

Conclusion

The City of Lemoore has demonstrated measurable progress in addressing the housing needs of veterans through a balanced strategy of affordable rental housing, homeownership opportunities, supportive housing access, accessibility improvements, fair housing protections, and diverse housing production. Continued implementation of current Housing Element programs, combined with strategic partnerships and annual monitoring, will further expand stable and equitable housing opportunities for veterans through 2032.

2.5.9 - Summary of Special Housing Needs and Program Response

The preceding analysis demonstrates that the City of Lemoore contains a diverse range of households with specialized housing needs, including seniors, persons with disabilities, large households, female-headed households, farmworker households, persons experiencing homelessness, extremely low-income households, and veterans. While each group has distinct housing circumstances, several common themes emerge, including the need for greater housing affordability, accessible housing design, larger family units, supportive services, preservation of existing lower-cost housing, and expanded housing choice.

Collectively, the data indicate that no single housing type or program can adequately respond to all identified needs. Rather, the City must facilitate a broad range of housing responses, including senior apartments, supportive housing, multifamily rental housing, larger family units, affordable ownership opportunities, accessory dwelling units (ADUs), transitional housing, and emergency shelter accommodations.

Table 2-77 summarizes key citywide housing indicators influencing demand during the planning period. These indicators show continued population growth, relatively large household sizes, significantly lower-income populations, housing cost burden, and a shortage of units affordable to extremely low-income households. Collectively, these conditions reinforce the need for expanded housing supply, diversified housing types, and targeted affordability strategies.

Table 2-77
Housing Needs Assessment Summary

Housing Indicator	Key Finding	Planning Implication
Population Growth	The population increased from 21,900 in 2000 to approximately 27,500 in 2024	Continued housing demand is expected during the planning period
Household Size	The average household size is 2.9 persons, higher than the statewide averages	Demand for larger family housing units
Income Distribution	Nearly half of households fall within extremely low-, very low-, or low-income categories	Strong need for affordable housing
Housing Cost Burden	Approximately 33% of households are cost-burdened	Housing affordability remains a significant issue
Affordable Housing Gap	An estimated shortage of approximately 600 units affordable to extremely low-income households	Need to expand the affordable rental housing supply
Housing Supply	The majority of housing units are single-family detached (69%)	Need to diversify housing types
Special Needs Populations	Significant numbers of seniors, persons with disabilities, and large households	Need for accessible housing and larger units

Source: ACS 2018–2022; HUD CHAS Dataset; City of Lemoore Housing Element Analysis

~~significantly~~

Table 2-78 identifies major housing needs by population group and the housing types most responsive to those needs. The analysis demonstrates that no single housing product can address all special housing needs. Rather, the City must facilitate a broad range of housing responses, including senior apartments, supportive housing, multifamily rental housing, family-sized units, affordable ownership opportunities, ADUs, and emergency shelter accommodations.

Table 2-78
Housing Needs by Population Group

Population Group	Estimated Population	Primary Housing Need	Potential Housing Types
Seniors	3,175 persons	Accessible housing, smaller units	Senior apartments, ADUs, assisted living
Persons with Disabilities	3,050 persons	Accessible housing and supportive services	Supportive housing, accessible units
Large Households	2,200 households	Larger housing units	3–4 bedroom homes, family apartments
Female-Headed Households	1,480 households	Affordable rental housing, family-sized housing, ownership opportunity~~Affordable rental housing~~	Multi-family rental housing
Veterans	1,120 persons	Affordable rental housing, accessible housing, ownership opportunity, supportive housing~~Transitional housing, supportive housing~~	Housing stability services
Farmworkers	~720 households	Affordable rental housing, family-sized housing, workforce ownership opportunity~~Workforce housing~~	Farmworker housing, affordable rentals
Persons Experiencing Homelessness	~110 persons	Emergency shelter, permanent supportive housing	Transitional housing, supportive housing
Extremely Low-Income Households	1,120 households	Deeply affordable rental housing	Subsidized apartments, supportive housing

Source: ACS; HUD CHAS; Kings/Tulare Continuum of Care

Table 2-79 links identified housing needs to the City's Housing Element programs. This crosswalk demonstrates that the City has structured its housing strategy to respond directly to documented needs through programs addressing housing production, preservation, rehabilitation, accessibility, affordability, fair housing, supportive housing, and regulatory reforms.

Table 2-79
Summary of Special Housing Needs and Housing Programs

Population Group	Housing Need	Housing Programs
Seniors	production, preservation, rehabilitation, accessibility, and aging-in-place assistance	7.2, 7.9, 7.13, 7.14, 7.21, 7.27, 7.28, 7.29, 7.30
Persons with Disabilities	accessibility, affordability, regulatory compliance, fair housing protections, rehabilitation assistance, and supportive housing opportunities	7.12, 7.13, 7.23, 7.28
Large Households	family-sized housing production, affordable rental opportunities, homeownership assistance, housing preservation, and flexible land use planning	7.2, 7.3, 7.5, 7.8, 7.14, 7.27, 7.33
Female-Headed Households	affordability, rental assistance, homeownership opportunity, housing preservation, fair housing protections, and diverse housing production	7.2, 7.6, 7.7, 7.8, 7.13, 7.14, 7.27
Farmworkers	affordable homeownership, rental housing opportunity, regulatory compliance, housing preservation, and flexible housing production	7.2, 7.3, 7.8, 7.11, 7.14, 7.27, 7.28
Persons Experiencing Homelessness	emergency shelter access, supportive and transitional housing accommodation, rental assistance, affordable housing production, fair housing protections, and homelessness prevention through increased housing supply	7.3, 7.7, 7.8, 7.13, 7.14, 7.18, 7.19
Extremely Low-Income	affordable rental housing production, rental assistance, supportive housing, housing preservation, fair housing protections, and regulatory facilitation of lower-income housing development	7.2, 7.3, 7.7, 7.8, 7.10, 7.13, 7.14, 7.18, 7.19, 7.28
Veterans	affordable rental housing, ownership opportunity, supportive housing, accessibility, fair housing	7.2, 7.3, 7.6, 7.8, 7.10, 7.13, 7.14, 7.18, 7.19, 7.23

Overall Effectiveness of Prior Housing Programs

During the prior planning period, the City completed several actions and achieved measurable accomplishments that demonstrate partial effectiveness of prior programs, including affordable housing preservation, expansion of ownership opportunities, entitlement of senior housing, zoning compliance updates, and continued participation in rental assistance programs. However, unmet needs remain, particularly for deeply affordable housing, accessible units, supportive housing, emergency shelter capacity, and larger affordable family housing.

However, despite these accomplishments, significant unmet needs remain. Housing cost burden continues to affect seniors, female-headed households, and extremely low-income households. Accessible housing supply remains limited relative to the number of persons with disabilities. Emergency shelter and supportive housing capacity remain below estimated demand. Larger affordable units for farmworker households and large families remain constrained.

The City recognizes that prior implementation capacity was limited by staffing and funding constraints. Accordingly, the 2024–2032 Housing Element strengthens prior efforts through clearer timelines, targeted partnerships, annual monitoring, rezoning commitments, funding pursuit strategies, and measurable implementation programs intended to improve outcomes during the planning period.

Conclusion

The Special Housing Needs analysis demonstrates that Lemoore's future housing strategy must continue to emphasize affordability, accessibility, housing diversity, supportive services, preservation, and equitable housing opportunity. Through implementation of Chapter 7 programs, the City is positioned to make meaningful progress toward meeting the housing needs of all residents during the planning period.

2.6 - At-Risk Housing Preservation

State law requires that ~~h~~Housing ~~e~~Elements ~~include~~ identify ~~an analysis of~~ assisted housing ~~projects~~ developments that may convert from affordable housing to market-rate housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, expiration of affordability restrictions, or other loss of regulatory controls. Government Code Section 65583(a)(9) further requires an analysis of the cost to preserve these at-risk units compared with the cost to replace the units through new construction.

Assisted housing developments include multifamily rental housing receiving assistance through federal, State, or local programs, including Low-Income Housing Tax Credits, USDA Rural Development programs, HOME funds, Community Development Block Grant (CDBG) funds, housing authority programs, density bonus agreements, in-lieu fee agreements, or deed-restricted affordability covenants.

Preservation of existing affordable housing is a critical component of the City's housing strategy. Existing deed-restricted units often represent the most immediately available affordable housing opportunities for lower-income households. Loss of affordability restrictions may reduce the supply of lower-cost rental housing, increase displacement risk, and place additional pressure on the City's RHNA obligations and housing affordability goals.

2.6.1 - Assisted Rental Housing Inventory and At-Risk Projects

The City of Lemoore contains 14 assisted rental housing developments providing approximately 775 affordable rental units subsidized through local, State, and federal housing programs. Covenants, regulatory agreements, and deed restrictions are used to maintain affordability for low- and moderate-income households.

Based on available records, several assisted developments have affordability controls that have expired or are scheduled to expire within the planning horizon and therefore warrant continued monitoring, ownership verification, and preservation outreach.

Mountain View Apartments' affordability covenant under USDA appears to have expired in August 2007; however, they appear to continue to operate under affordability guidelines. Verification is required, and an immediate covenant/status review is recommended.

Projects listed in Table 2-80 above may require updated title research, ownership contact verification, financing review, and covenant status confirmation. Actual preservation strategies will depend on ownership intent, physical condition, refinancing eligibility, and available funding sources.

Table 2-80
Identified At-Risk Assisted Housing Developments

Project Name	Approximate Covenant Expiration	No. of Units	Status / Planning Consideration
Mountain View Apartments	2007	38	Immediate preservation review recommended
Westberry Square Apartments	2027	99	Near-term preservation priority
Lemoore Villa (City of Lemoore)	2032	28	Mid-term monitoring and outreach
Kings River Apartments	2034	43	Long-term preservation planning

Source: City of Lemoore assisted housing inventory; regulatory agreement review.

2.6.2 - Comparative Cost Analysis – Preservation vs. Replacement

State law requires a comparison of the cost to preserve at-risk units with the cost of replacing those units through new construction.

Based on comparable Central Valley projects, acquisition and rehabilitation are generally more cost-effective than replacing affordable units through new construction. Historical regional examples indicate acquisition and rehabilitation costs of approximately $117,000 per unit, while older comparable new construction examples exceeded $170,000 per unit. While these historic figures provide a useful benchmark, current 2024–2026 market conditions indicate substantially higher total development costs for new affordable housing due to increases in land values, construction labor, insurance, financing costs, infrastructure requirements, and material prices.

Recent planning estimates for the Central Valley commonly place total new multifamily affordable housing development costs significantly above rehabilitation costs on a per-unit basis, particularly where land acquisition, prevailing wage, utility upgrades, environmental mitigation, and impact fees are required.

Table 2-81
Relative Preservation and Replacement Cost Comparison

Strategy	Typical Cost Relationship	Key Advantages	Key Constraints
Acquisition + Rehabilitation	Lower cost per unit than replacement	Retains existing units; faster delivery; prevents displacement	Requires willing seller; rehab scope may vary

Strategy	Typical Cost Relationship	Key Advantages	Key Constraints
Covenant Extension / Recapitalization	Lowest public subsidy when feasible	Preserves affordability with minimal disruption	Dependent on owner participation
Rent Subsidy / Voucher Assistance	Lower upfront capital cost	Immediate household affordability relief	Ongoing funding required
New Construction Replacement	Highest total cost per unit	Adds new supply; modern building standards	High cost; longer delivery timeline

Source: City of Lemoore comparative planning analysis based on regional affordable housing case studies.

Based on the historical examples cited, acquisition and rehabilitation at approximately $117,000 per unit is roughly $53,000 less per unit than replacement at approximately $170,000 per unit, before accounting for current cost escalation.

In addition to lower capital cost, preservation offers several important public benefits:

- Prevents displacement of existing lower-income households.
- Maintains neighborhood stability and school continuity.
- Preserves already entitled and serviced housing sites.
- Reduces demolition waste and environmental impacts.
- Often extends affordability more quickly than new construction.

While new construction remains necessary to meet future housing demand, preservation of existing assisted housing is generally the most efficient strategy for maintaining affordability when feasible.

2.6.3 - Rent Subsidy Preservation Analysis

Rent subsidy programs may also be used to preserve affordability for existing residents when covenant preservation or acquisition is not feasible. Under this approach, households receive rental assistance equal to the gap between market rent and an affordable payment based on household income.

For example, a lower-income family of four able to afford approximately $869 per month for rent, compared with a fair market rent of $1,162 for a three-bedroom unit, would require an estimated subsidy of approximately $293 per month or $3,516 annually. Over a long-term affordability horizon, cumulative subsidy costs may approach or exceed preservation financing costs depending on duration and household turnover.

Accordingly, rental subsidy strategies are valuable but are generally most effective when combined with unit preservation, affordable housing production, or rapid rehousing programs.

2.6.4 - Preservation Strategies

The City recognizes the importance of preserving existing affordable housing resources. Preservation of existing units is often more cost-effective than constructing replacement affordable housing and helps maintain housing stability for residents.

To preserve at-risk housing developments, the City will pursue the following strategies:

Monitoring Expiring Affordability Controls

The City will maintain and annually update an inventory of assisted housing developments to monitor expiration of affordability restrictions and identify units that may be at risk of conversion.

Early Owner Outreach

The City will coordinate with owners of at-risk developments beginning approximately five years prior to covenant expiration, when feasible, to evaluate extension, refinancing, recapitalization, rehabilitation, or sale to preservation-oriented entities.

Partnerships with Preservation Organizations

The City may partner with experienced organizations capable of preserving affordable housing, including:

- Self-Help Enterprises
- Kings/Tulare Housing Authority
- California Housing Partnership
- USDA Rural Development
- Qualified nonprofit or mission-driven affordable housing developers

Funding Pursuit

The City will support applications for preservation financing, including:

- Low-Income Housing Tax Credits (LIHTC)
- HOME Investment Partnerships funds
- Community Development Block Grant (CDBG) funds
- USDA Rural Development programs
- State preservation and rehabilitation funding programs

Supportive Local Policies

The City will consider planning and permitting assistance, rehabilitation support, fee deferral where legally permissible, and other actions that facilitate reinvestment in existing affordable housing developments.

2.6.5 - Relationship to Program 7.14

Program 7.14 – Preservation of At-Risk Affordable Housing implements the City's at-risk preservation strategy by requiring annual monitoring of assisted housing developments, coordination with property owners, evaluation of affordability expiration dates, and active pursuit of preservation opportunities and financing partnerships.

Through Program 7.14, the City will seek to retain existing affordable units whenever feasible before affordability controls expire.

2.6.6 - Affordable Housing Need Context

The preservation of at-risk units is especially important because the City continues to experience shortages of housing affordable to lower-income households, particularly extremely low-income households. Loss of existing deed-restricted affordable units would further constrain available housing opportunities and increase housing cost burden, overcrowding, and displacement pressures.

Accordingly, the City's housing strategy includes both:

- Preservation of existing affordable units, and
- Production of new affordable housing.

These dual strategies are necessary to maintain current affordability while expanding future housing opportunities.

Conclusion

The City of Lemoore's assisted housing inventory represents a valuable community asset and an essential component of the local affordable housing supply. Comparative cost analysis indicates that preservation of existing assisted housing is generally more cost-effective than replacement through new construction and often provides faster and less disruptive affordability outcomes.

Through implementation of Program 7.14 and related Housing Element programs, the City will continue monitoring at-risk developments, coordinating with owners and partners, pursuing funding opportunities, and preserving affordable housing opportunities for lower-income residents throughout the planning period.

~~are eligible to change from low-income housing to market-rate housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of affordability restrictions. Assisted housing developments include multi-family rental housing that receives assistance under certain federal and State programs, as well as local programs (e.g., in-lieu fees, inclusionary and/or density bonus programs).~~

~~„areways~~

~~refinancing,-the HUD-definedThe followingLemoore has 14 projects providing over 775 affordable rental units subsidized through local, State, and federal programs. Covenants and deed restrictions are used to maintain the affordability of publicly assisted housing as affordable to low- and moderate-income households. Over time, however, these covenants and use restrictions expire and must be renewed or renegotiated to ensure the continued affordability of housing. Table 2-50 shows the assisted rental projects in Lemoore for which affordability controls are currently in place. Of the 14 housing projects, two (highlighted in the table) have affordability covenants expiring in 2032 or earlier and are therefore at risk of conversion to market-rate.~~

~~The at-risk assisted housing projects identified in Table 2-50 include:~~

- ~~Lemoore Elderly (City of Lemoore) - expires 2032~~
- ~~Lemoore Villa (City of Lemoore) - expires 2032~~

~~Lemoore Villa (City of Lemoore) - expires 2032~~

~~Construction or replacement costs vary widely according to the type of development, location, and environmental or design conditions. According to the International Code Council (ICC), in 2021, the average cost of good quality construction was identified as $203.34 per square foot for multi-family homes and $189.34 per square foot for single-family homes. Additional costs can also fluctuate based on project-specific environmental conditions, such as poor soil conditions and/or contamination, and environmental studies in compliance with State law due to the habitat, cultural, and historic sensitivity of the region. As new developments come in, the community emphasizes the strong desire for new development to be of quality, aesthetic, and historic design. Although using lower-cost materials or reducing amenities could reduce development costs, such measures may not align with the community's vision for high-quality, context-sensitive development. Alternative housing types, such as prefabricated or manufactured homes, which are allowed, may offer cost-effective construction options.~~

2.6.7 - -SHORTAGE OF AFFORDABLE UNITS

Data from the HUD Comprehensive Housing Affordability Strategy (CHAS) dataset indicates that the shortage of affordable housing in Lemoore is most severe for extremely low-income households, defined as households earning 30 percent or less of Area Median Income (AMI). These households face the greatest affordability challenges because rents and ownership costs in the private market often exceed what they can reasonably afford.

The shortage of affordable housing for extremely low-income households underscores the importance of both preserving existing assisted housing and facilitating production of new housing affordable to lower-income households. Loss of deed-restricted affordable housing would further increase cost burden, overcrowding, displacement risk, and homelessness vulnerability among the City's most economically vulnerable residents.

In Lemoore, many extremely low-income households rely on a limited supply of affordable rental housing, including subsidized housing units, older naturally occurring affordable

housing, and rental housing shared among multiple households. When the supply of affordable housing is limited, extremely low-income households may experience housing cost burdens, overcrowding, or housing instability.

Very low-income and low-income households may also experience difficulty finding housing that is affordable relative to their income levels, particularly when housing costs increase faster than household incomes or when housing production does not keep pace with demand.

Several factors contribute to the shortage of affordable housing in Lemoore, including:

- Limited production of housing affordable to lower-income households.
- Rising land, construction, and financing costs affecting development feasibility.
- Increased housing demand associated with regional employment growth.
- Competition for a limited supply of affordable rental units.
- Expiration risk associated with existing assisted housing developments.

Accordingly, the City's Housing Element includes a coordinated strategy of preservation, new housing production, regulatory reform, funding pursuit, and housing assistance programs intended to expand affordable housing opportunities and improve long-term housing stability for lower-income households.

SECTION 3 - RESOURCES AND OPPORTUNITIES

The ability of the City of Lemoore to address its housing needs depends not only on identifying constraints but also on recognizing the financial, land, and institutional resources available to support housing development. This chapter identifies the programs, land resources, and partnerships that may facilitate the development, preservation, and improvement of housing within the City during the 2024–2032 Housing Element planning period.

The resources identified in this chapter include federal, State, regional, and local housing programs, as well as opportunities associated with vacant land, infill development, redevelopment sites, and partnerships with nonprofit housing organizations. These resources provide the framework for the City to support housing development and address the housing needs identified in the Housing Needs Assessment.

3.1 - Site Inventory (Government Code Section 65583.2)

The City of Lemoore has identified an inventory of sites with appropriate zoning and development standards to accommodate its Regional Housing Needs Allocation (RHNA) for the 2024–2032 planning period.

The site inventory was developed in compliance with Government Code Section 65583.2 and includes a parcel-level analysis of:

- Site size and development potential
- Zoning and allowable densities
- Existing uses and redevelopment potential
- Infrastructure availability
- Environmental constraints
- Realistic development capacity

The City has applied default densities consistent with HCD guidance to demonstrate capacity for lower-income housing. For non-vacant and underutilized sites, the City has evaluated the likelihood of redevelopment and included programs to facilitate site availability.

A detailed parcel-by-parcel inventory is provided in Appendix B (HCD-compliant format). A map of available sites, including proposed, entitled, and permitted sites as of January 1, 2026, is shown in Figure 3-1 and in Appendix B.

3.2 - Land Resources

Land availability plays an important role in housing development. The City of Lemoore contains several areas where residential development may occur, including vacant land and underutilized sites located within residential or mixed-use zoning districts.

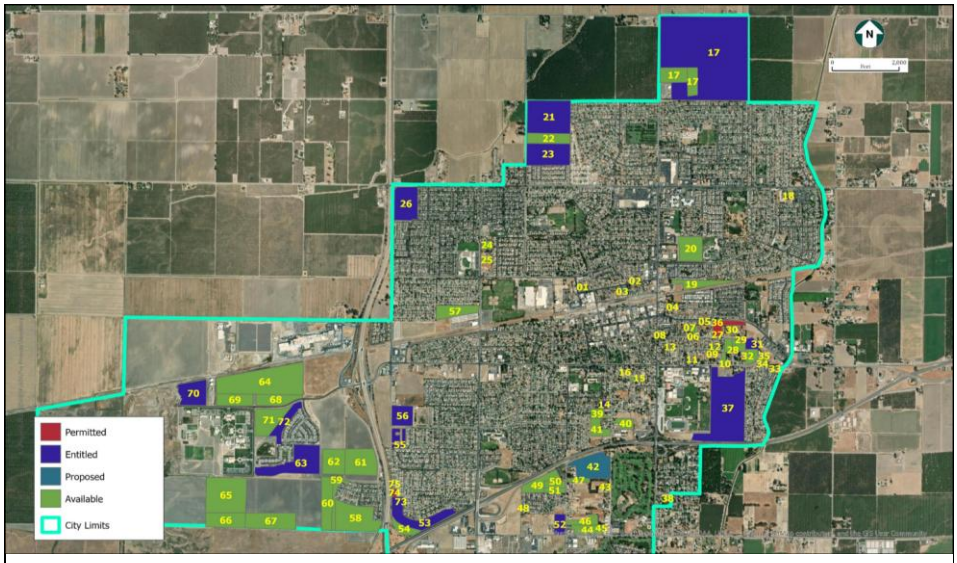


Figure 3-1
Map of Available Sites

3.2.1 - Vacant Residential Land

Vacant land designated for residential development under the City's General Plan provides opportunities for new housing construction. These sites may support a range of housing types, including single-family homes, townhomes, and multi-family housing developments.

3.2.2 - Infill Development Opportunities

Infill development refers to the construction of housing on vacant or underutilized parcels located within existing developed areas. Infill development can help maximize the use of existing infrastructure and services while supporting compact development patterns.

Several areas within the City offer opportunities for infill residential development, particularly where infrastructure and public services are already available.

3.2.3 - Mixed-Use Development Opportunities

Mixed-use zoning districts provide opportunities for residential development integrated with commercial uses. These developments may include residential units located above-ground-floor commercial spaces or within mixed-use developments that combine residential and commercial activities.

Mixed-use development can support housing opportunities located near employment centers, services, and transportation corridors.

3.2.4 - Analysis of Small and Non-Vacant Site

Small Sites (<0.5 Acres)

HCD considers parcels smaller than 0.5 acres inadequate for accommodating lower-income housing unless substantial evidence demonstrates feasibility. To justify these sites:

- **Historical Development Patterns**: Provide examples of similar-sized parcels in Kings County or comparable jurisdictions that have been successfully developed for lower-income housing.
- **Consolidation Potential**: Analyze the feasibility of lot consolidation, considering factors like common ownership, existing zoning, and developer interest.
- **Incentives for Development**: Outline any incentives or programs that facilitate development on small sites, such as density bonuses or reduced parking requirements.

Ownership Patterns and Consolidation Strategies

Small parcels of less than 0.5 acres are prevalent in Lemoore. These sites often present challenges for standalone development due to size constraints, but they offer significant opportunities for infill housing when strategically consolidated.

According to the U.S. Census Bureau, Lemoore has approximately 9,262 housing units, with an owner-occupied rate of 52.5 percent. This suggests a substantial number of properties are owner-occupied, which can influence the feasibility of site consolidation. However, detailed parcel-level ownership data, including the distribution of small parcels and their ownership status, would require access to local land records or GIS data.

Examples of Small Sites

- **Lemoore**: Residential neighborhoods contain adjacent small lots that, if combined, could support multi-family developments.

Incentives for Consolidation

To encourage the development of small sites, Lemoore offers various incentives:

- **Density Bonus Programs**: have adopted local ordinances providing density bonuses and other incentives to promote affordable housing development.
- **Community Development Block Grants (CDBG)**: These federal funds are utilized by the county to support housing development, including projects that consolidate small parcels.

- **Technical Assistance**: Local planning departments offer guidance on zoning regulations and the consolidation process to facilitate development on small sites.

Non-Vacant Sites

When relying on non-vacant sites, especially if they constitute more than 50 percent of the RHNA for lower-income households, HCD presumes existing uses impede development unless proven otherwise. To address this:

- **Evidence of Redevelopment Potential**: Document instances where similar non-vacant sites have been redeveloped for housing, indicating a trend or feasibility.
- **Assessment of Existing Uses**: Evaluate the current use of each site, considering factors like lease terms, building age, and market demand, to determine the likelihood of redevelopment.
- **Developer Interest**: Include letters of intent or expressions of interest from developers willing to undertake housing projects on these sites.

Non-vacant sites in Lemoore often involve existing leases that can impact redevelopment potential. Short-term leases or those nearing expiration may present redevelopment opportunities, while long-term leases can pose challenges. Understanding the duration and terms of these leases is crucial for assessing the feasibility of converting non-vacant sites into housing developments. Despite current market conditions, developers in Lemoore continue to show interest, particularly in areas with supportive zoning and infrastructure. The presence of non-vacant sites with expiring leases or underutilized structures offers potential for redevelopment into housing projects. Developers are also considering factors such as proximity to amenities, transportation access, and community support when evaluating these sites.

3.3 - Infrastructure Capacity and Upgrade Needs

Adequate infrastructure capacity is essential to support existing residents and accommodate future housing development. The City of Lemoore has evaluated the capacity of key infrastructure systems, including water, wastewater treatment, transit connectivity, and broadband services, to determine whether existing facilities can support residential growth anticipated under the 2024–2032 Housing Element planning period.

3.3.1 - Water Supply Capacity

The City's municipal water system has sufficient supply and distribution capacity to accommodate projected housing growth during the 2024–2032 Housing Element planning period, as shown in Table 3-1 below. Based on standard residential water demand assumptions of approximately 240 gallons per dwelling unit per day, the estimated demand generated by the Housing Element site inventory would be approximately 0.25 MGD, which is well within the system's available capacity. The City continues to coordinate with regional groundwater management agencies to ensure long-term water supply reliability consistent with the SGMA.

Table 3-1
Water Supply Capacity and Housing Element Demand

Item	Data/Description
Primary Water Source	Groundwater wells within the Tulare Lake Hydrologic Region
Total municipal water system capacity	8.5 million gallons per day (MGD)
Current average daily demand	5.6 MGD
Estimated remaining available capacity	2.9 MGD
Estimated water demand from Housing Element sites (1,047 units × 240 gpd/unit)	0.25 MGD
Result	☑ Adequate capacity exists ☐ Upgrades required

Source: City of Lemoore Urban Water Management Plan; City Public Works Department; Housing Element capacity analysis

3.3.2 - Wastewater Treatment Capacity

The City of Lemoore operates a municipal wastewater treatment plant (WWTP) that provides wastewater collection and treatment services for residential, commercial, and institutional uses within the limits of Lemoore. The facility's capacity is presented in Table 3-2 and is regulated under a State discharge permit; it currently has sufficient treatment capacity to accommodate projected growth associated with the Housing Element.

Table 3-2
Wastewater Treatment Capacity and Housing Element Demand

Item	Data/Description
Current WWTP permitted treatment capacity	2.0 MGD
Current average daily flow (ADF)	1.7 MGD
Current peak daily flow	2.15 MGD
Remaining available treatment capacity	0.30 MGD
Estimated wastewater demand from Housing Element sites	0.22 MGD
Assumed wastewater generation rate	210 gallons per unit per day
Housing Element sites analyzed	1,047 dwelling units

Source: City of Lemoore Public Works Department; Housing Element capacity analysis

Result: ☑ Adequate capacity exists ☐ Upgrades required

Based on this analysis, the City's wastewater treatment system currently has approximately 0.30 MGD of available capacity, which is sufficient to accommodate the estimated 0.22 MGD of additional demand generated by the Housing Element site inventory. As a result, the City's

existing wastewater treatment facilities are capable of supporting planned residential development during the 2024–2032 planning period without requiring immediate treatment plant expansion.

The City will continue to monitor wastewater flows and system performance to ensure adequate capacity as development occurs. If future flows approach permitted treatment capacity, the City will evaluate facility upgrades, operational improvements, or permit modifications as part of its capital improvement planning process.

3.3.3 - Transit Infrastructure and Regional Connectivity

Public transportation services within Lemoore are primarily provided through Kings Area Rural Transit (KART), which offers fixed-route and demand-response services connecting Lemoore to other communities within Kings County, including Hanford, Corcoran, Avenal, and rural areas. Regional transit connections are an important component of housing access, particularly for lower-income households and residents without access to private vehicles.

Lemoore is also located within the Planning Area of the Cross-Valley Corridor transportation initiative, a regional effort to improve mobility across the San Joaquin Valley by enhancing transit connectivity between major employment centers, including Fresno, Visalia, Hanford, and Lemoore. The Cross-Valley Corridor Plan includes long-term improvements that would strengthen connections between local transit systems and regional transportation networks, including the future California high-speed rail system.

Improved transit connectivity will enhance access to employment, education, and services for Lemoore residents while supporting future housing growth by expanding mobility options.

3.3.4 - Broadband Infrastructure

Reliable broadband access has become an essential infrastructure component for economic development, remote work, education, and access to services. Kings County and regional partners have recently secured over $25 million in funding to expand broadband infrastructure, including projects that will improve high-speed internet access in underserved and unserved areas within Lemoore and surrounding communities.

These broadband investments are intended to:

- Expand fiber and high-speed wireless infrastructure
- Improve internet service reliability
- Support remote employment opportunities
- Improve access to online education and telehealth services

Expanded broadband infrastructure will enhance the quality of life for residents and increase economic competitiveness while supporting housing development throughout Lemoore.

3.3.5 - INFRASTRUCTURE CAPACITY AND PLANNED IMPROVEMENTS

Based on the City's evaluation of existing water infrastructure systems, current wastewater treatment capacity, regional transit planning initiatives, and broadband expansion investments, the City's infrastructure supports the residential development anticipated under the Housing Element site inventory. Continued coordination with regional agencies and infrastructure providers will ensure that facilities remain adequate as population and housing demand increase.

Table 3-3
Infrastructure Capacity and Upgrade Needs

Plan Area	Infrastructure Focus	Identified Needs/Projects
Lemoore	Wastewater Treatment	Existing WWTP capacity is sufficient to accommodate Housing Element growth; ongoing monitoring and capital improvements as needed
Lemoore	Transit	Regional integration through Cross-Valley Corridor transportation planning and enhanced connectivity with regional transit systems
Lemoore	Broadband	Expansion of high-speed broadband infrastructure through regional investment exceeding $25 million

3.3.6 - PUBLIC FACILITIES

Public facilities serving the City of Lemoore, including police, fire protection, parks, schools, and healthcare services, as reflected in Table 3-4, the City currently provides adequate capacity to serve existing residents and anticipated population growth associated with Housing Element development. Future improvements to public facilities are typically funded through a combination of development impact fees, capital improvement programs, and regional infrastructure investments. Coordination between the City and service providers ensures that facility capacity expands as development occurs.

Table 3-4
Public Facilities Capacity

Public Facility	Existing Capacity	Current Conditions	Adequacy for Housing Growth
Police Services	Lemoore Police Department	Provides citywide law enforcement services	Adequate; staffing adjustments may occur as the population grows
Fire Protection	Lemoore Fire Department	Fire protection and emergency services are provided through local fire stations	Adequate facilities designed to serve projected population growth
Parks and Recreation	Neighborhood and community parks	Existing parks are distributed throughout the City	Additional park improvements may occur through development impact fees
Schools	Lemoore Union Elementary School District and Lemoore Union High School District	Schools serving the City with ongoing facility planning	School districts monitor enrollment and expand facilities as needed
Libraries	Kings County Library system	Library services available in the region	Adequate access for residents
Healthcare	Regional hospitals and clinics in Lemoore and nearby Hanford	Access to healthcare facilities within a short travel distance	Adequate regional healthcare capacity

Source: City of Lemoore General Plan; Kings County public facility providers; school district planning documents

As shown in Table 3-5, the City of Lemoore's infrastructure systems are generally adequate to support existing and projected development. Water supply, wastewater treatment, and public facilities have sufficient capacity, while planned regional transportation improvements and ongoing broadband expansion will further enhance service levels. Collectively, these systems are not expected to constrain residential development during the Housing Element planning period.

Table 3-5
Infrastructure Summary

Infrastructure System	Adequacy
Water Supply	Adequate
Wastewater Treatment	Adequate
Transportation/Transit	Regional improvements planned
Broadband	Expansion underway
Public Facilities	Adequate with ongoing monitoring

The City of Lemoore evaluated the capacity of key infrastructure systems, including water supply, wastewater treatment, transportation, broadband, and public facilities, to determine whether existing services can support housing development anticipated under the 2024–2032 Housing Element planning period. As shown in Table 3-6 and Table 3-7, available infrastructure capacity is sufficient to accommodate projected residential growth associated with the RHNA. The City will continue to monitor infrastructure performance and coordinate capital improvement planning to ensure that facilities remain adequate as development occurs.

Table 3-6
Infrastructure Capacity vs. RHNA Growth Summary (2024–2032)

Infrastructure System	Existing Capacity	Current Demand	Remaining Capacity	Estimated Demand from RHNA Housing (2,329 Units)	Adequacy Determination
Water Supply	8.5 MGD	5.6 MGD	2.9 MGD	0.56 MGD (240 gpd/unit)	☑ Adequate
Wastewater Treatment	2.0 MGD	1.7 MGD	0.30 MGD	0.22 MGD (210 gpd/unit for 1,047 units)	☑ Adequate
Transportation/ Transit	Local transit (KART) with regional corridor planning	Moderate demand	Capacity expandable through regional planning	Incremental ridership increase	☑ Adequate
Broadband Infrastructure	Ongoing regional expansion	Growing demand	$25M regional broadband expansion underway	Increased residential demand	☑ Adequate
Public Facilities (Police, Fire, Parks, Schools)	Existing city and regional facilities	Serving current population	Expansion funded through development impact fees and capital programs	Population growth associated with housing	☑ Adequate

Source: City of Lemoore Public Works Department; City Urban Water Management Plan; KART; Kings County infrastructure planning documents; Housing Element infrastructure demand analysis

Table 3-7
Residential Growth vs. Utility Service Capacity – Buildout Scenario

Item	Existing Conditions	Buildout Projection	Net Change
Population	27,014 residents	32,836 residents	+5,822 residents
Housing Units	9,350 units	11,679 units	+2,329 units
Average Household Size	2.50 persons	2.50 persons	—
Water Demand	5.6 MGD	6.16 MGD	+0.56 MGD
Wastewater Flow	1.70 MGD	1.92 MGD	+0.22 MGD
Available Water Capacity	8.5 MGD	—	Adequate
Available Wastewater Capacity	2.0 MGD permitted	—	Adequate

Source: City of Lemoore Public Works Department; Urban Water Management Plan; Housing Element demand analysis; U.S. Census population estimates

Assumptions:

- RHNA allocation (2024–2032): **2,329 dwelling units**
- Average household size: **2.5 persons per household**
- Residential water demand: **240 gallons per unit per day**
- Wastewater generation rate: **210 gallons per unit per day**

Based on projected residential growth associated with the RHNA, the City of Lemoore is expected to accommodate approximately 2,329 additional housing units during the 2024–2032 planning period. Assuming an average household size of 2.5 persons per unit, this growth would increase the City's population by approximately 5,822 residents.

The projected housing growth would increase municipal water demand by approximately 0.56 MGD and wastewater flows by approximately 0.22 MGD. Both increases fall within the existing capacity of the City's water supply and wastewater treatment systems. As a result, existing utility infrastructure can accommodate projected residential development under the Housing Element without requiring immediate system expansion. The City will continue to monitor system performance and incorporate future improvements through its capital improvement planning process as development occurs.

3.3.7 - Infrastructure Adequacy Statement

Based on the analysis above, existing water and wastewater infrastructure have adequate capacity to serve the City's RHNA allocation through 2032. No infrastructure constraints will preclude the development of identified sites.

3.4 - Financial Resources for Housing

A variety of federal, State, and local programs provide financial resources that may be used to support housing development, housing rehabilitation, and housing assistance programs.

While the availability of funding varies over time, these programs represent important opportunities to support housing development and affordability within the City.

3.4.1 - Federal Housing Programs

Several federal housing programs administered by HUD and other federal agencies provide financial assistance for housing development and preservation.

3.4.2 - Community Development Block Grant

The CDBG program provides funding to local jurisdictions to support housing and community development activities that benefit low- and moderate-income households. CDBG funds may be used for activities such as:

- Housing rehabilitation programs
- Infrastructure improvements supporting housing development
- Public facility improvements
- Housing assistance programs

The City may use CDBG funds to support housing rehabilitation and other activities that improve housing conditions within the community.

3.4.3 - HOME Investment Partnerships Program

The HOME program provides funding to support the development of affordable housing for low-income households. HOME funds may be used for:

- Affordable housing construction
- Housing rehabilitation
- Rental assistance programs

Affordable housing developers operating within the region may utilize HOME funds in combination with other funding sources to support housing development.

3.4.4 - USDA Rural Development Programs

Because Lemoore is located within a rural region, housing developments may also be eligible for funding through USDA Rural Development Housing Programs, including:

- Section 515 Rural Rental Housing
- Section 521 Rental Assistance
- Section 502 Homeownership Loans

These programs support both rental housing and homeownership opportunities for lower-income households in rural communities.

3.4.5 - State Housing Programs

The State of California administers several programs designed to support affordable housing development and housing assistance.

3.4.6 - Low-Income Housing Tax Credit

The Low-Income Housing Tax Credit program is one of the primary sources of financing for affordable housing development. Administered through the California Tax Credit Allocation Committee (TCAC), LIHTC provides tax credits that support the development of affordable rental housing.

Several affordable housing developments in Lemoore have been constructed using LIHTC financing.

3.4.7 - Affordable Housing and Sustainable Communities Program

The Affordable Housing and Sustainable Communities (AHSC) Program provides funding for projects that integrate affordable housing with transportation improvements and sustainable development strategies.

3.4.8 - State Housing Trust Fund Programs

The State administers additional housing programs that may provide funding for housing development and preservation, including:

- Infill Infrastructure Grant Program
- Multi-family Housing Program
- Permanent Local Housing Allocation (PLHA)

These programs may provide financial resources for housing projects within the City.

3.4.9 - Local Housing Resources

Local jurisdictions may also support housing development through policies and programs that facilitate housing production.

The City of Lemoore may support housing development through actions such as:

- Facilitating development approvals
- Supporting affordable housing funding applications
- Coordinating with nonprofit housing developers
- Identifying development opportunities within the community

3.5 - Energy Conservation Opportunities

The Community Design Element of the City's General Plan incorporates several policies and implementation actions that support energy conservation and green development. These include:

- Sustainable site planning and green building practices that require new development to incorporate site planning and building design to incorporate passive heating and natural lighting, reduce surface water runoff, passive solar design, and energy efficiency, where feasible.
- Incorporate green building standards into the Zoning Ordinance and Building Code to ensure a high level of energy efficiency in new development, including requiring the use of Energy Star appliances in new development and substantial renovations, requiring all new development to qualify for the equivalent of "LEED Silver" rating or better, requiring all new residential development to be pre-wired for optional photovoltaic energy systems and/or solar water heating, and requiring all new projects that will use more than 40,000 kilowatt-hours per year of electricity to install photovoltaic energy systems.
- Environmentally responsible outdoor lighting, energy-efficient new street lighting, and all outdoor lighting equipment to be energy-efficient.

Energy conservation programs can support housing affordability by reducing utility costs for residents and improving housing efficiency.

Programs that promote energy efficiency and renewable energy technologies may include:

- Energy-efficient building design
- Solar energy installations
- Utility assistance programs
- Energy retrofit programs for existing homes

These programs may reduce housing costs for residents while supporting broader environmental sustainability goals.

3.6 - Housing Densities, Potential Growth, and Vacant Land

3.6.1 - General Plan and Zoning

The Lemoore 2030 General Plan was adopted in 2008. It includes several residential land use designations: Agriculture/Rural Residential (0.05 units per gross acre), Very Low-Density Residential (two to three dwelling units per acre), Low-Density Residential (three to seven dwelling units per acre), Low-Medium-Density Residential (seven to 12 units per acre), Medium-Density Residential (12 to 17 units per acre) and High-Density Residential (17 to 25 units per acre) intended for development along arterials and in the downtown area. The Mixed-Use designation is intended to provide for retail, residential, office, business,

personal services, public, and institutional uses in neighborhood-oriented centers with residential densities ranging from eight to 20 units per gross acre.

3.6.2 - Potential Growth and Vacant Land

Population projections indicate that the City of Lemoore is expected to experience modest growth over the long term. According to the California Department of Finance estimates, the City's population is projected to increase from approximately 26,725 in 2020 to approximately 32,826 by 2035, reflecting an average annual growth rate of less than one percent.

Recent housing production trends indicate relatively moderate levels of development. Between 2017 and 2022, approximately 484 housing units were constructed in Lemoore, averaging approximately 97 units per year. This level of production reflects primarily single-family residential development. Based on recent trends, housing production is expected to continue at a moderate pace unless additional sites and incentives facilitate increased development to meet future housing needs.

As shown in Table 3-8, Lemoore's housing stock increased from approximately 8,950 units in 2015 to approximately 9,535 units in 2024, representing a net increase of 585 units (6.5 percent) over the nine-year period. This equates to an average annual growth rate of approximately 0.7 percent, indicating steady but limited residential expansion.

Table 3-8
Housing Unit Growth (2015–2024)

Year	Estimated Housing Units	Change	Growth Rate
2015	8,950	—	—
2016	9,020	+70	0.8%
2017	9,100	+80	0.9%
2018	9,210	+110	1.2%
2019	9,350	+140	1.5%
2020	9,518	+168	1.8%
2021	9,430	−88	−0.9%
2022	9,470	+40	0.4%
2023	9,510	+40	0.4%
2024	9,535	+25	0.3%

Source: U.S. Census Bureau Decennial Census (2020); ACS 2018–2022; Census housing unit estimates

While historical growth has been moderate, the City's RHNA requires a significantly higher level of housing production during the 2024–2032 planning period. As a result, the City must accommodate an increased rate of development relative to historical trends.

Land availability within the Planning Area supports this potential growth. Approximately 17 percent (2,082 acres) of land is identified as vacant. However, over 40 percent of land within the Planning Area is under Williamson Act contracts, limiting near-term development potential. Of the vacant land, more than half is designated for low-density residential uses, with smaller portions designated for medium-density, mixed-use, and neighborhood commercial development. The City's full Vacant Land and Sites Inventory is provided in Appendix B.

Historical production trends demonstrate that the City has not produced housing at a rate sufficient to meet current RHNA requirements, reinforcing the need for proactive zoning, incentives, and programmatic actions.

3.6.3 - Housing Production Trends

Residential construction activity provides insight into how the housing supply has responded to population growth and market demand over time. Evaluating housing production trends helps determine whether housing development has kept pace with demand and whether additional housing opportunities may be needed to accommodate future growth.

The building permit data presented in Table 3-9 indicate that housing production in the City of Lemoore has fluctuated over the past decade in response to economic conditions, development cycles, and regional housing market trends. Periods of increased residential construction have occurred during economic growth and periods of high housing demand, while other periods have experienced slower development activity. Understanding these trends provides important context for evaluating the City's ability to accommodate its RHNA and for identifying policies that may support additional housing production.

Table 3-9
Housing Production Trends (2015–2024)

Year	Building Permits Issued
2015	42
2016	55
2017	68
2018	72
2019	81
2020	60
2021	93
2022	110
2023	75
2024	64

Source: City of Lemoore Building Permit Records; California Housing Partnership

3.6.4 - REALISTIC CAPACITY

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to calculate the projected residential development capacity of the sites identified in the housing element that can realistically be achieved.

3.6.5 - LAND INVENTORY SUMMARY

The projected residential capacity of different land use zones in each of the jurisdictions in Lemoore was calculated based on the minimum densities. Therefore, the proposed number of dwelling units can realistically be achieved. The vacant site inventory is summarized in Table 3-10.

Table 3-10
Land Inventory and RHNA Targets (2024–2032)

	Income Category				
	EL/VL	Low	Mod	Above Mod	Total
RHNA Allocation	586	437	408	898	2,329
Housing sites	1,031		1,902	1,052	3,984
Surplus	+8		+1,494	+153	+1,655
Adequate Capacity?	Yes		Yes	Yes	Yes

Source: Lemoore Site Inventory, Lemoore Zoning Ordinance, KCAG RHNA Allocation

Table 3-11 analyzes the sufficiency of land inventory to meet the RHNA for Lemoore. This analysis demonstrates that the land inventory in Lemoore is adequate to accommodate the overall RHNA income.

Table 3-11
Potential New Dwelling Units by Zone

General Plan Land Use Designation	Zoning	Density Range (du/ac)	Realistic Density (du/ac)	Sum of Acreage	Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Total Realistic Units
VERY LOW-DENSITY RESIDENTIAL	RVLD	1 - 3 du/ac	1 du/ac	0.76	0	0	1	1
LOW-DENSITY RESIDENTIAL	RLD	3 - 7 du/ac	3 du/ac	456.51	0	883	783	1,666
LOW-DENSITY RESIDENTIAL	RN	3 - 7 du/ac	3 du/ac	448.49	0	4	7	11
LOW-MEDIUM-DENSITY RESIDENTIAL	RN	7 - 12 du/ac	7 du/ac	85.73	0	20	14	34

General Plan Land Use Designation	Zoning	Density Range (du/ac)	Realistic Density (du/ac)	Sum of Acreage	Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Total Realistic Units
LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	7 - 12 du/ac	7 du/ac	82.55	0	273	253	526
MEDIUM-DENSITY RESIDENTIAL	RMD	14 - 17 du/ac	14 du/ac	60.34	188	723	0	911
HIGH-DENSITY RESIDENTIAL	RHD	17 - 25 du/ac	17 du/ac	33.40	603	0	0	603
PROFESSIONAL OFFICE	PO	not specific	not specific	8.9	240	0	0	240
TOTAL					**1,031**	**1,903**	**1,058**	**3,992**

Note: 188 Lower Income Units are already either entitled or under construction – project utilized a density bonus. 240 Lower Income Units in the Professional Office zone are entitled under Govt Code 65913.4.

Source: Lemoore Site Inventory, Lemoore Zoning Ordinance, KCAG RHNA Allocation

3.7 - Development Opportunities

Housing development opportunities in Lemoore are influenced by regional economic conditions and local planning policies.

The presence of NAS Lemoore, one of the largest employers in the region, contributes to housing demand within the community. Housing opportunities that serve military personnel, civilian employees, and local workers can support the City's economic base and community stability.

Additional development opportunities may occur through:

- Residential infill development
- Redevelopment of underutilized commercial sites
- Development of higher-density residential housing in appropriate zoning districts
- Mixed-use development in commercial corridors

These development opportunities provide the City with potential sites for accommodating future housing growth.

3.8 - Institutional Resources

Housing development often involves coordination among local governments, nonprofit housing organizations, housing authorities, and private developers. Several organizations operating within the region have experience supporting housing development and housing assistance programs.

These organizations include:

- Self-Help Enterprises
- Kings/Tulare Housing Authority
- California Housing Partnership
- Nonprofit affordable housing developers

These organizations may assist with housing development, financing, rehabilitation programs, and housing assistance programs within the community.

3.9 - Conclusion

The financial, land, and institutional resources identified in this chapter offer important opportunities to address housing needs in the City of Lemoore. By leveraging available housing programs, encouraging residential development on suitable sites, and coordinating with housing organizations and developers, the City can support housing production and improve housing opportunities for residents across all income levels.

SECTION 4 - HOUSING SITE INVENTORY & ANALYSIS

4.1 - Overview

The City of Lemoore has prepared a comprehensive inventory of residential sites to demonstrate its ability to accommodate the RHNA for the 2024–2032 planning period in accordance with Government Code Section 65583.2. The site inventory identifies adequate sites, with appropriate zoning and development standards, to accommodate housing for all income levels.

4.2 - RHNA Allocation and Inventory Summary

The RHNA allocation for Lemoore's 6th Housing Element Cycle of 2024–2032 is listed in Table 4-1 below. All new units built or preserved after January 31, 2024, are credited in the new RHNA period. Table 4-~~3~~4 identifies the City's adjusted RHNA based on current pipeline projects.

Table 4-1
RHNA Allocation Summary (2024–2032)

Income Category	RHNA Allocation
Very Low	586
Low	437
Moderate	408
Above Moderate	898
Total	2,329

4.3 - Re-Identification of Sites From Prior Housing Element

Pursuant to AB 1397, sites identified in prior Housing Elements may only be included in a new element as available to accommodate the lower-income RHNA if they are rezoned for by-right development and require at least 20 percent of the housing on those sites to be affordable to lower-income households.

According to Government Code Section 65583.I), "A non-vacant site identified pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing element**,** and a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality's housing need shall not be deemed adequate to accommodate a portion of the housing need for lower income households that must be accommodated in the current housing element planning period unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households."

The City demonstrates that sufficient sites are available to accommodate its RHNA for all income levels. The site inventory provides capacity in excess of the RHNA allocation, ensuring a buffer to account for market variability and development feasibility.

All identified properties for low-income are located within Neighborhood Opportunity areas with the designations of High and Highest Resource areas. These eight sites make up 52 acres with a total capacity of 1,023 units at 20 units per acre. Three of these sites currently hold entitlements for 381 units, while 108 units are under construction.

4.4 - Realistic Capacity Analysis

Government Code Section 65583.2(c) requires that local governments demonstrate that the projected residential development capacity of the inventory sites can be realistically achieved. AB 1397 amends the Housing Element Law to include limitations on assigning unit capacity to sites. Specifically, the calculation for unit capacity must be realistic based on analysis demonstrating a history of development of affordable housing at the assigned density. A site cannot be presumed to accommodate the maximum density permitted.

Analysis completed reflects realistic capacity using capacities identified in the City's General Plan as realistic. This approach reflects a substantial increase in the number of potential units; however, the realistic capacity assumptions are based on minimum densities, recent development trends, approved entitlements, and market conditions, which provide a more realistic picture. For non-vacant and underutilized sites, the City has applied realistic development assumptions consistent with HCD guidance to ensure that anticipated development capacity is achievable during the planning period.

4.5 - Requirements to Accommodate Housing for Lower-Income Households

Government Code Section 65583.2(c)(3)(B) allows local governments to utilize "default" density standards deemed adequate to meet the "appropriate zoning" test. Since the City of Lemoore is a "suburban" jurisdiction, sites allowing at least 20 units per acre shall be deemed appropriate to accommodate housing for lower-income households (per Government Code Section 65583.2(c)(3)(B)(iii)). This is only required when an identified lower-income housing site requires rezoning to meet the RHNA numbers.

According to permitted densities established in Lemoore's Zoning Ordinance and General Plan, properties in the RHD – High-Density Residential zoning district (17.0 to 25.0 dwelling units per acre), DMX-1 – Downtown Mixed Use, core (12.0 to 20.0 dwelling units per acre), DMX-2 Downtown mixed use, auto oriented (12.0 to 17.0 dwelling units per acre), DMX-3 Downtown mixed use, transitional (3.0 to 17.0 dwelling units per acre) and MU – Mixed Use (8.0 to 20.0 dwelling units per acre) zoning districts are eligible to accommodate lower-income housing per Government Code Section 65583.2(c)(3)(B)(iii). Program 7-16 will increase the density ranges of RHD to 20.0 to 30.0 dwelling units per acre. As a result, sites that are identified to be rezoned for lower-income housing must be rezoned to the R-H zoning district since it allows at least 20 units per acre.

It should be noted that parcels and/or portions of parcels smaller than 0.5 acre or over 10 acres are considered inadequate to accommodate affordable to lower-income households, unless feasibility is demonstrated. Feasibility can be demonstrated through providing evidence that: (1) sites of equivalent size were successfully developed during the prior planning period with an equivalent number of lower-income housing units as projected for the site; (2) developer interest; or (3) lot consolidation or lot splits, policies or incentives provided, etc. Pursuant to ~~Table 4-8 below~~Appendix B, the RHNA sites for lower-income housing units in the land inventory meet the criteria of 0.5 acres to 10 acres without having to demonstrate feasibility.

4.6 - Non-Vacant/~~Non-Vacant~~Underutilized Sites Analysis

The Housing Element must provide an analysis to describe the realistic development potential within the planning period if non-vacant sites are included in the inventory to meet RHNA. If more than 50 percent of the inventory sites for lower-income households are identified to be underutilized sites, the existing use is presumed to impede additional residential development, and findings based on substantial evidence shall be provided to describe that the existing use will likely be discontinued during the planning period. These findings are required to be included in the resolution adopting the Housing Element.

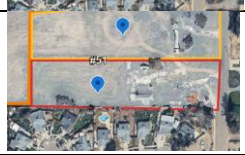
Some sites included in the inventory are currently developed or underutilized, mostly where an older home sits~~s~~ on a larger site that can accommodate more housing, with or without removal of the existing home. Based on recent trends in the region, the ratio of the existing number of units to built units generally ranges from 1 to 70 to 1 to 5, with a typical ratio of 1 to 25. Most identified sites far exceed the lower end of the range (1 to 5) and are consistent with the typical ratio. In addition, the County has been experiencing recent trends and developer interest in increasing density through infill, lot splits, and second dwelling units, especially in areas that are already connected to services. In addition, ~~T~~these sites are considered suitable for redevelopment based on factors such as the age of the structures, improvement-to-land value ratios, and consistency with recent redevelopment trends within the City.

The site inventory includes nine underdeveloped sites. Evaluation of each site was based on the following:

- Number of acres unincumbered
- Age and type of existing structure
- Adjacent to other vacant/non-vacant parcels
- Adjacent to the entitled or proposed project site

Table 4-2
Underutilized Site Analysis

Site #	Photo	Total Acres	Condition	Acres Available	Realistic Capacity	Considerations
22		10 acres	1 home occupying .25 ac.	7.5 acres	22	Property is located between two entitled projects
39		3.03 acres	Current home planned to be demolished	3.03 acres	8	Adjacent to vacant site #41 (5.57 ac.)
45		5.71 acres	1 home occupying .25 ac.	5.46 acres	76	Adjacent to vacant site #44 (.46 ac.) and non-vacant site #46 (2.86 ac.)
46		4.36 acres	1 home located on west 1.5 acres	2.86 acres	8	Adjacent to vacant site #44 (.46 ac.) and non-vacant site #45 (5.46 ac.)
47		1.98 acres	1 home located on .5 acre	1.48 acres	4	Adjacent to vacant site #44 (.46 ac.), and non-vacant sites #45 (5.46 ac.) & 46 (2.86 ac.)
49		9.74 acres	Existing church sits on 2 acres	7.74 acres	23	Adjacent to site #50 and #51 In common ownership with 50 & 51

Site #	Photo	Total Acres	Condition	Acres Available	Realistic Capacity	Considerations
50		2.96 acres	2 mobile homes located on East .86 acres	2.10 acres	6	Adjacent to site #50 and #51 In common ownership with 49 & 51
51		2.46 acres	2 homes located on East 1.2 acres	1.26 acres	6	Adjacent to site #50 and In common ownership with 49 & 50
57		9.98 acres	1 home on 3.3 acres	6.68 acres	49	Large rectangular site with fully developed housing on two sides.

Density for sites with approved "pipeline" projects ~~were~~ was determined based on the actual density the project was approved for on the approved site plans or entitlements as identified in the site inventory. A column has been added to the land inventory that identifies the actual density used on each site, which will match the low density for the zone district, unless the property has an approved project.

4.7 - Small Sites Analysis

The site inventory includes parcels smaller than 0.5 acres. These sites are appropriate and realistic for residential development because they are located within infill areas, are served by existing infrastructure, and are compatible with surrounding development patterns.

The inventory includes 20 small sites. Four of these sites already have approved residential projects, including three that are currently under construction, demonstrating actual market interest and development feasibility on small infill parcels within the City. The remaining 16 sites range from approximately one-tenth of an acre to just under one-half acre.

Recent small-lot projects currently in development are achieving densities of approximately 8 to 9 units per acre, with lot sizes just under 5,000 square feet. These examples demonstrate that small infill parcels in the City can accommodate feasible residential development at densities consistent with the site inventory assumptions. Given their location, infrastructure availability, surrounding land use compatibility, and the City's commitment to expanding "missing middle" housing opportunities, these small sites are not only realistic but are also considered desirable for future residential development.

4.8 - Environmental Constraints

The suitability of sites must be evaluated relative to environmental conditions or other known issues, including a general description of any known environmental features (e.g., presence of floodplains, protected wetlands, oak tree preserves) that have the potential to impact the development of the identified sites. Full analysis can be found in Section 5.1.11. Based on the analysis of flood zones, seismic activity, soil limitations, agricultural land preservation, and biological resources. Some sites may have potential flood areas or other constraints; however, these potential constraints can be mitigated through site planning techniques or other mitigations. No other known constraints or conditions on identified sites, such as shape, access, environmental overlays, Williamson Act contracts, conservation easements, other easements, contamination, or military compatibility, exist.

4.9 - Infrastructure Availability

Government Code Section 65583.2(b)(5) requires a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. Identification of inventory sites must be based on "current or planned availability and accessibility of sufficient water, sewer, and dry utilities." Sites identified for lower-income housing shall have utilities in proximity to the site or programs/plans that would make utilities accessible.

All identified sites are served or can be served by existing or planned infrastructure during the planning period. Where infrastructure improvements are required, such improvements are planned, funded, or will be implemented concurrently with development.

4.10 - AFFH Integration Statement

The site inventory has been evaluated in relation to opportunity areas using the California Tax Credit Allocation Committee (TCAC) Opportunity Maps. The inventory includes sites in high and highest resource areas, supporting the City's obligation to affirmatively further fair housing by promoting access to opportunity for all residents.

4.11 - No Net Loss

As amended by SB 166, jurisdictions must ensure that the land inventory and site identification program are sufficient to accommodate the unmet RHNA for lower and moderate-income households "at all times." This means that if developments do not meet the presumed number of lower-income units in the Housing Element, the jurisdiction must make a finding that the remaining inventory sites could meet the RHNA or identify a replacement site that makes up for the lost capacity.

The City will monitor site capacity annually and ensure compliance with Government Code Section 65863. If capacity is reduced, the City will rezone adequate sites within 180 days.

4.12 - Adequate Sites Finding

The City demonstrates adequate site capacity to accommodate its RHNA for all income levels.

4.12.1 - METHODOLOGY

The site inventory was created utilizing the following methodology.

Step 1: Adjust the RHNA totals based on project ADU development.

Calculate the average number of ADUs permitted per year and multiply it by eight for the planning period of this Housing Element. Assign the projected ADUs to the income categories based on the market rates for reasonably comparable rental properties to determine an average price per bedroom. The units surveyed should consider similar access to amenities, general location, and type of primary housing (i.e., single-family or multi-family), as appropriate. This price will then be applied to a one-bedroom unit to estimate the anticipated affordability of ADUs. Lastly, these units are subtracted from RHNA.

Step 2: Adjust the RHNA total based on pipeline projects.

Identify planned or approved projects under development that are presumed to be completed during the 2024-2032 planning period. Identify the income category of these units and subtract them from RHNA.

Step 3: Produce the Vacant Lands Inventory.

Produce an inventory of vacant residential (i.e., RVLD, RLD, RN, RLMD, RMD, RHD zoning districts) and mixed-use (i.e., DMX-1, DMX-2, DMX-3, and MU zoning districts) land using the previous Lands Inventory as a starting point. Update the site within the last Lands Inventory using the following criteria:

- Delete or revise information on parcels that underwent rezone/GPA since 2019.
- Delete parcels that are developed and no longer vacant or underutilized since 2019 using aerial imagery and annual progress reports for data.
- Identify new sites that are not within the prior Lands Inventory.

Step 4: Calculate potential units on the Vacant Lands Inventory.

Calculate the number of units utilizing typical densities identified in the General Plan.

Step 5: Environmental Constraints and Adequate Infrastructure.

Identify parcels within floodplains, protected wetlands, riparian areas, and prime farmland or under Williamson Act Contract. Provide data for each parcel on whether each parcel is within 50 feet of the existing sewer system, water system, and dry utilities.

Step 6: Categorize sites by income level.

The inventory shall identify the affordability level of each site based on permitted density. The general criterion of categorization is listed here.

Above-moderate-income sites: Sites that are designated as Low-Density Residential and Medium-Density Residential are generally categorized for above-moderate housing development due to their low density. Medium-Density Residential sites are zoned either R-M-5 or R-M-6, which restricts the minimum lot size to 5,000 and 6,000 square feet, respectively.

Moderate-income sites: Sites that are designated as Medium-High-Density Residential, Downtown Commercial are generally categorized for moderate housing development.

Lower-income sites: Sites that are designated as High-Density Residential and Mixed Use are generally categorized **as lower-income** housing. However, it should be noted that sites that are smaller than 0.5 acres or larger than 10 acres are not included as lower-income sites since these sites are considered inadequate to accommodate housing affordable to lower-income households per Government Code Section 65583.2(c).

If any sites are categorized differently from the general guidelines above, a short explanation should be provided for that site within the Lands Inventory. Specifically, for lower-income sites, the instructions below should be followed to comply with State law.

- Sites with environmental constraints or without adequate infrastructure are not available to accommodate lower-income level dwellings.
- Identify parcels that are larger than 10 acres or smaller than 0.5 acres and provide a short description of suitability (if provided for lower-income level units). If the site is not suitable/realistic for residential development, add a note and delete from the draft inventory.
- Identify whether the site was included in the previous cycle. The Housing Element must indicate if a site identified to accommodate the low- and very low-income RHNA was used in the previous planning period. Generally, previously identified sites refer to parcels that were identified in a previous Housing Element's sites inventory to accommodate any portion of any income category of the jurisdiction's RHNA, as follows:
  - For a non-vacant site: Included in a prior planning period's housing element (e.g., 5th cycle housing element).
  - For a vacant site: Included in two or more consecutive planning periods (e.g., 5th cycle and 4th cycle housing element).
- Identify sites located on land controlled by exempt entities (e.g., college/ university, military, recognized Native American tribes). Do not include unless it can be demonstrated that planned housing can be developed within the current planning period.

4.13 - Availability of Sites

Based on the Land Inventory, the lands within Lemoore's city limits offer adequate capacity to accommodate Lemoore's RHNA for all income categories. Rezoning is not necessary to meet RHNA; however, amendments to the Zoning Ordinance and General Plan are recommended to ensure compliance with State law and consistency between land use designations and zoning districts. The required amendments are identified in programs listed in Section 7.0 Housing Programs. No non-vacant sites are used since existing vacant and underutilized sites provide enough capacity to meet RHNA.

Density and Parcel Size Requirements for Lower-Income Housing: Lemoore is located in one of the most affordable housing markets in California. Because of low land costs, housing type and density are not much of a factor in reducing the affordability gap, as they are in other jurisdictions throughout California. As a result, affordable housing projects are developed in almost every residential zone, regardless of the allowable density. State law establishes "default" density standards for the purpose of estimating potential units by income range. According to the California Department of Housing and Community Development (HCD), a density standard of 30 or more units per acre (primarily for higher-density multi-family developments) would facilitate the development of housing in the lower-income category in Lemoore. In addition to default density standards, HCD established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres. Parcels smaller than 0.5 acres, even when zoned for high densities, may not facilitate the scale of development required to access the competitive funding resources that facilitate affordable housing projects. Conversely, affordable housing developers may be unable to finance the scale of the project necessitated by parcels greater than 10 acres. Therefore, parcels appropriate for lower-income housing were selected within the 0.5-to-10-acre size requirement.

Sites larger than 10 acres are generally not considered appropriate to accommodate the housing needs of lower-income households unless an analysis demonstrates the suitability of these sites to facilitate the development of housing for lower-income households. The City has identified one large site to accommodate the lower-income RHNA, as follows:

APN Number	Size	Zone	Density	Lower Units	Total Units
021-330-003	12.2	RHD	17-25	207	207

Development Trends: Establishing development trends in the San Joaquin Valley provides an understanding of the type of housing development that is feasible during the planning period. To establish these trends, a sample set of recent and planned multi-family residential developments in Visalia was reviewed to determine the characteristics of feasible housing projects in the region. These projects were selected because they accurately represent the residential development activity that has occurred in the region and provide insight into what types of residential development are anticipated to occur in the future. Sites that align with these development trends were included on the Site Inventory.

The following development characteristics were analyzed:

- The previous uses of developed parcels
- Parcel sizes
- Parcel locations
- The density achieved by the project

Generally, developments assisted by state funding are comprised of approximately 50 to 150 units, but can also be smaller or larger depending on different circumstances such as special needs, smaller rural areas, and multiple phased developments. In the San Joaquin Valley, several 100 percent affordable developments have occurred. Examples include:

Table 4-3
Recent Developments on Large Sites

Project	Acreage	Affordable Units	Market Rate	Total Units
Parc Grove Commons	24	213	2	215
Ben Maddox Property - Visalia	10.8	292	0	292
Lovers-Caldwell Property	11.4	342	0	342

Based on these recent developments and an approximate range of 200 to 300 units for larger sites, the one 12-acre site identified is considered suitable and appropriate to facilitate the development of housing for lower-income households. In addition, to further facilitate affordability on these larger sites, the City will establish incentives such as priority processing, fee deferrals, and ministerial lot splits.

4.13.1 - ADJUSTED RHNA

Table 4-4 shows the adjusted RHNA for Lemoore. The adjusted RHNA is calculated by removing the number of ADUs that have been permitted/completed under this 6th Cycle and the number of units that are within the development pipeline presumed to be constructed during the 6th cycle eight-year planning period. From the table, it is concluded that moderate income units are accommodated through pipeline projects. The remaining/adjusted RHNA totals 735 units for lower-income and above moderate units. ADU projections and pipeline projects are described further below.

Table 4-4
Adjusted RHNA, Lemoore, 2024-2032

	Income Category			
	Lower (Very low and Low)	Moderate	Above Moderate	Total
RHNA	1,023	408	898	2,329
Pipeline Projects	634	~~958~~923	~~551~~652	2,~~143~~219
ADUs Approved	3	2	2	7
Remaining/Adjusted RHNA	~~389~~386	-~~551~~526	~~346~~244	~~184~~104

Accessory Dwelling Units: Government Code Section 65583.1(a) allows the identification of ADU sites based on the number of ADUs developed in the prior housing element planning period to credit for RHNA.

As shown in Table 4-5, the City does not have any ADUs that have been approved within the last four years of the 5th Housing Element Cycle, but there is an increase in ADU development seen in more recent years (i.e., 2024 & 2025). Using the number of approved ADUs from 2024 to 2025[3] Lemoore had seven ADUs approved. Because no ADUs were produced during the prior cycle, the City does not rely on projected future ADUs for RHNA compliance. However, seven recently approved ADUs are included in the current pipeline inventory.

Table 4-5
Number of ADUs Approved 2020-2024

Year	Number of ADUs
2020	0
2021	0
2022	0
2023	0
2024	6
2025	1

There is no local or regionally available survey information regarding ADU affordability in Lemoore or Kings County. As such, an ADU survey performed in 2021 by the UC Berkeley Center for Community Innovation is used to investigate the affordability of ADUs in California.[4] While this ADU survey only covers the central and southern coastal counties in California, the attributes assessed are used as a sample of California as a whole and are consequently used for Lemoore for this analysis. According to the ADU survey, 51 percent of California's new ADUs serve as income-generating rental units, and 16 percent of ADUs are occupied by relatives for free. Most of California's new ADUs are not family-sized units; rather, 86 percent of renter-occupied ADUs are occupied by only one or two people. Similarly, it is expected that ADUs constructed within Lemoore are small in size and range from one to two bedrooms.

Regarding the rental prices of ADUs, the ADU survey found that the median ADU rental prices ranged from $1,925 in the Central Coast region to $2,200 in the San Francisco Bay Area, which has an overall median ADU rent per square foot of $3.68. The median rental prices are affordable, meaning that rent prices consist of less than 30 percent of household incomes. The survey also found that a large number of units are affordable to those making less than 80 percent of the area median income (AMI); however, this varies significantly between counties. There are currently no ADUs available for rent on Craigslist, Zillow, or Apartments.com within Lemoore or Kings County. The Association of Bay Area Governments

[3] Historical data of approved J/ADUs are pulled from 2024 to 2025 since these are the years that have available data, given they are outside of the prior housing element planning period, they were not used for projecting.
[4] UC Berkeley Center for Community Innovation. (2021). Implementing the Backyard Revolution: Perspectives of California's ADU Owners. Accessed March 12, 2024, https://www.aducalifornia.org/wp-content/uploads/2021/04/Implementing-the-Backyard-Revolution.pdf

(ABAG)[5] and the Southern California Association of Governments (SCAG)[6] recommend ADU affordability distributions to estimate future ADU units for Housing Elements, as shown in Table 4-6. Similarly, Lemoore assumed a similar affordability distribution that is more conservative (i.e., a lower percentage in the lower-income categories) compared to the ABAG and SCAG recommendations.

Table 4-6
ADU Affordability Distribution, ABAG, SCAG, Lemoore

Income Category	ABAG	SCAG	2021 ADU Survey	Lemoore (assumed)
Very Low	30%	15-25%	50% - 58%	20%
Low	30%	31%-45%		30%
Moderate	30%	2%-30%	-	25%
Above Moderate	10%	2%-30%	-	25%

* According to the 2021 ADU survey, the median rent price is affordable to the median income households (50%), and the survey also references the Pacific Northwest survey, which found that 58% of ADUs rent below market rate.

According to this assumed affordability distribution, Table 4-7 shows the distribution of ADU affordability by income category assumed in the RHNA pipeline inventory for Lemoore's 6th cycle Housing Element. ADUs are projected evenly across all income categories, with two ADUs in each category.

Table 4-7
ADU by Income Category for RHNA

Income Category	Percentage	Number of ADUs (rounded)
Very Low	20%	1
Low	30%	2
Moderate	25%	2
Above Moderate	25%	2
Total	100%	7

Pipeline Projects Affordability Determination: Pipeline projects may be credited toward the City's RHNA where the units are reasonably expected to be constructed or occupied during the Sixth Cycle planning period ending in 2032. The City's active pipeline projects are summarized in **Table 4-8**.

Table 4-8
Approved Units Expected to be Built/Occupied during 6th Cycle

[5] Association of Bay Area Governments. (2022). Using ADUs to Satisfy RHNA. Accessed March 12, 2024,https://abag.ca.gov/sites/default/files/documents/2022-06/ADUs-Projections-Memo_final.pdf
[6] Southern California Association of Governments. (2020). SCAG Regional Accessory Dwelling Unit Affordability Analysis. Accessed March 12, 2024, https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Site Location/ Project Name	Status (Under Construction/Approved)	Total Units
020-184-020	Proposed Tentative Parcel Map Approved	4
020-172-056	Site Plan approved for 3 duplexes and 1 SFD	7
Lacey Ranch	Entitlements Approved - SFD	605
Tract 935	Final Map Approved, Rough Grading Started	152
Tract 920 Phase 2	Entitled, Rough Grading Started	75
021-660-031	Entitled, Building Permit Under Review	192
023-020-071	Entitled, Site Plan Review Complete	61
023-020-097	Permitted Occupancy Permits expected Spring 2026	108
Tract 939	Entitled, Rough Grading Begun	280
023-150-002, 023-150-003, 023-150-041, 023-150-042	Proposed	80
023-170-005	Entitled, Site Plan Review Complete	80
Tract 743	Entitled Tentative Map Approved	68
023-390-060 through 023-390-082	Entitled	23
023-440-001, 002 & 003	Entitled Site Plan Review Complete	240
Tract 845 Phase 3	Entitled Tentative Map Approved, Rough Grading Complete	135
Victory Village	Entitled Tentative Map Approved	51
Tract 845 Phase 2	Entitled Tentative Map Approved	51
023-590-012	Permitted – Under Construction	2
023-590-013	Permitted – Under Construction	2
023-590-014	Permitted – Under Construction	3
	Total Units	**2,219**

Based on approved entitlements, permit activity, construction status, and recent development trends, pipeline projects are expected to account for approximately **2,219housing units** during the planning period.

The affordability distribution of pipeline units is summarized in Table 4-9 and was evaluated using current market conditions, recent home sale prices, prevailing rental rates, unit type, project characteristics, and California Department of Housing and Community Development (HCD) affordability assumptions.

Using the income limits identified in Table 2-16 and HCD affordability tools, lower-income households generally have limited access to newly constructed ownership housing in the

current market. However, deed-restricted affordable rental developments and selected lower-cost resale housing opportunities may serve lower-income households. Existing resale homes priced approximately between $179,000 and $281,000 may provide limited ownership opportunities, although supply remains constrained.

Moderate-income households generally have greater access to entry-level new ownership housing and market-rate rental opportunities. Based on recent sales activity, homes priced approximately between $285,000 and $421,000 may be affordable to portions of the moderate-income category, depending on household size, financing terms, taxes, insurance, and interest rates.

Above moderate-income households generally have access to the broader ownership market, including newly constructed homes priced above $425,000.

Rental pipeline projects were also evaluated based on current local rents for comparable units. Recent market rents in Lemoore generally range from approximately $1,105 to $2,500 per month, depending on unit size, age, location, and amenities.

Based on this affordability analysis, the City estimates that pipeline projects include approximately:

- 634 lower-income units (primarily deed-restricted affordable housing);
- 923 moderate-income units; and
- ~~627~~652 above moderate-income units.

Affordable monthly housing costs vary by household income and size; however, approximate affordability ranges indicate that lower-income households generally require rents below prevailing market rates, reinforcing the importance of deed-restricted affordable housing and housing assistance programs.

Accordingly, the City concludes that its pipeline inventory provides realistic housing production opportunities across multiple income categories and represents a significant component of the City's strategy to meet RHNA obligations during the planning period.

~~7is84 percent Table 4-8 605~~**2,219**

Pipeline Housing Development Activity and RHNA Progress

The City of Lemoore currently has 20 active residential development projects in various stages of entitlement, permitting, map processing, or construction. Collectively, these projects demonstrate substantial progress toward meeting the City's Regional Housing

Needs Allocation (RHNA) and support the realistic development potential of the Housing Element sites inventory.

Three approved multifamily rental projects are expected to produce 489 deed-restricted affordable units upon certification of the City's Sixth Cycle Housing Element. These units would satisfy approximately 48 percent of the City's lower-income RHNA need and are prepared to move forward once Housing Element compliance is achieved.

In addition, twelve projects are expected to provide 923 moderate-income units, representing approximately 226 percent of the City's RHNA allocation of 408 moderate-income units. Six projects are expected to provide 652 above moderate-income units, satisfying approximately 73 percent of the City's above moderate-income RHNA allocation.

All twenty projects have received core discretionary approvals, including approved Tentative Subdivision Maps (TSMs) or Site Plans for the rental developments, demonstrating a high level of readiness.

Several projects are already advancing into construction or building permit stages:

- Four projects are currently under construction, including 108 deed-restricted affordable units made possible through prior City property disposition actions.
- Three small infill projects are under construction and will provide seven units (two duplexes and one triplex).
- One project with a recorded Final Map is currently in building permit review and will provide 152 units (76 moderate-income and 76 above moderate-income units).
- Two additional projects are in permit review, totaling 270 units (190-unit and 80-unit moderate-income developments).

The remaining projects are progressing through rough grading, Final Map approval, implementation plan review, or related pre-construction stages.

Based on recent local development trends, the typical time between Tentative Subdivision Map approval and Final Map approval is approximately six months, with building permits commonly issued within six months thereafter. Based on this established pattern, the City expects the remaining entitled projects to begin construction within approximately 12 months, well within the 2024–2032 planning period.

The City's active development pipeline demonstrates strong market interest, substantial entitlement progress, and a realistic likelihood of housing production across all income categories. This pipeline supports the conclusion that approved and identified Housing Element sites are feasible and likely to contribute meaningfully toward RHNA compliance during the planning period.

Table 4-9
Affordability Analysis of Pipeline Projects

Site # Location/ Project Name	RHNA Income Category			Affordability Analysis
	Lower	Moderate	Above-Moderate	
14. 020-172-056 Lemoore Duplex Housing Complex	0	0	7	1 SF & 3 duplexes, each 1,633 sq. ft. 3B/3B per Zillow. Similar properties for rent in Lemoore are renting for $2,300-$2,500 per month, which are generally found affordable for moderate-income households.
16. 020-184-020 Hamlet Homes	0	4	0	4 – 3B/2B SF homes 1,292-1,518 sq. ft. with 4,900 sq. ft. lots. Market trends per Zillow for similar homes built in the last 3 years sold at $370,000 in the last 6 months, placing them in the median income range.
17. 021-030-057 Lacey Ranch	~~0~~145	232	228	SF, according to Zillow, new homes built in 2023 sold between $375,000 to $450,000, most suitable for those with incomes of moderate and above moderate. Affordability for lower-income RHNA is based on the availability of a 7.26 acre site per the conditions of approval as part of a larger site plan at an allowable density of 20 units per acre.
21. 021-550-001, 021-550-002, 021-550-003 Tract 935	0	76	76	Homes pre-plotted for 53 3B/2B 1,341 sq. ft. homes, 51 3B/2B 1,564 sq. ft. homes, and 48 4/2 1,755 sq. ft. homes. All homes are 1-story on approximately 8,000+/- sq. ft. lots. Homes of similar size built in the last 3 years sold at $335,000 - $425,000 in the last 6 months.
23. 021-560-001 Tract 920	0	37	38	55 SF lots from 4,500 to 5,999 sq. ft., and 20 SF lots from 6,000 to 7,500 sq. ft. Typical 3 & 4B/2B for

Site # Location/ Project Name	RHNA Income Category			Affordability Analysis
Phase 2				sale new homes with similar lot sizes are currently selling between $325,000-$550,000, placing them in the moderate to above moderate-income range.
26. 021-660-031 Hwy 41 & H-A Rd Apartments	0	192	0	According to Zillow and Redfin, rents in Lemoore for newer 2-bedroom apartments are priced between $1,200 - $1,650 per month. Making units affordable to households from 51%-80% of the median income range. Since this project is not proposed as an income-restricted community, all units have been placed as moderate-income units.
31. 023-020-071 Oleander Senior Apartments	61	0	0	61-unit affordable senior housing (Deed Restricted – Federal/State funding) units in one building with an elevator. 49 1B/1B units and 12 2B/1B units. Outdoor recreation amenities on site.
36. 023-020-097 Smith Avenue Family Apartments	108	0	0	108-unit 3-story affordable housing (Deed Restricted – City-owned site) apartment complex. 5 buildings with 12 1B/1B units @568 sq. ft., 24 2B/1B units @ 799 sq. ft., 36 2B/1B units @ 761 sq. ft., and 36 3B/2B units @ 1,077 sq. ft. Clubhouse, pool, playground, and dog park on site. Walking distance to downtown.
37. 023-040-058 Tract 939	0	190	90	280-lot single-family subdivision. 15 different home plans will be offered, ranging from a 2B/2B SFDs @ 1,163 sq. ft. to a 5B/3B SFDs @ 3,152 sq. ft. Neighborhood park and walking trail included. Current new homes on the market of similar size are selling from $325,000-$500,000+.

Site # Location/ Project Name	RHNA Income Category			Affordability Analysis
42. 023-150-002 023-150-003 023-150-041 023-150-042 Tract 989	0	60	20	Proposed as of Jan 1, 2026. Entitled April 30, 2026. Home plans not yet submitted. Lot sizes: 43 lots between 5,500 and 5,999 sq. ft., 39 lots between 6,000 and 6,999 sq. ft., and 8 lots between 7,000 and 9,800 sq. ft. New park included. New home prices for similar-sized lots range from $375,000-$489,000.
52. 023-170-005 Lemoore Village	80	0	0	80-unit affordable housing (Deed Restricted State/Federal funding) apartment complex. 44 2B/1B units @ 823 sq. ft. and 36 3B/2B units @ 1,140 sq. ft. Clubhouse, pool, and playground on site.
53. 023-320-005 Tract 743	0	37	31	Subdivision with duplex and triplex lots totaling 37 units and single-family lots totaling 31 units.
55. 023-390-060 through 023-390-082 Tract 818 (Cedar Nest)	0	0	23	Single-family subdivision with lots averaging 7,000 sq. ft. Home plans not yet submitted. New homes with similar-sized lots are selling from $475,000-$550,000.
56. 023-440-001 023-440-002 023-440-003 Lemoore Apartments – Kashian	240	0	0	240-unit affordable housing (Deed-restricted – City-owned site) apartment complex in 12 buildings. 48 1B/1B units @ 620 sq. ft., 120 2B/1B units @ 808 sq. ft., and 72 3B/2B units @ 1,100 sq. ft. Clubhouse, pool, and playgrounds on site.
63. 023-480-043 023-510-070 023-510-071 Tract 848 Phase 3	0	72	63	135-lot single-family subdivision. Home plans range from 2B/1B SFD @ 1,460 sq. ft. to 5B/3B @ 3,240 sq. ft. New homes of similar size selling for $350,000-$540,000.
70. 023-510-055	0	~~25~~0	~~26~~51	51-lot single-family subdivision with lots between 6,000 and

Site # Location/ Project Name	RHNA Income Category			Affordability Analysis
Victory Village				11,823 sq. ft. Home plans not yet submitted. Will include a new park. New homes with similar lot sizes are selling for $410,000-$650,000+.
72. 023-510-073 Tract 848 Phase 2	0	26	25	51-lot single-family subdivision. Home plans range from 2B/1B SFD @ 1,460 sq. ft. to 5B/3B @ 3,240 sq. ft. Homes of similar size sell for $350,000-$540,000.
73. 023-590-012 Daley Multi-Family	0	2	0	Duplex – 2B/2B unit @ 938 sq. ft. and 3B/2B unit at 1,411 sq. ft. Similar units rent between $1,700-$2,000. Moderate-income household can typically afford $1,600 to $2,450 per month.
74. 023-590-013 Daley Multi-Family	0	2	0	Duplex – Two 3B/2B units @ 1,410 sq. ft. Similar units rent between $1,700-$2,000.
75. 023-590-014 Daley Multi-Family	0	3	0	Triplex - Two 3B/2B units @ 1,410 sq. ft. and one 2B/2B unit @ 937 sq. ft. Similar units rent between $1,700-$2,000
Total	~~489~~634	~~958~~923	~~551~~652	

4.13.2 - Land Inventory

Appendix B shows the Land Inventory for the City of Lemoore 2024-2032 Housing Element. Detailed information on each site is listed in Appendix B. All sites within the land inventory are either vacant or underutilized. New residential development is expected to occur primarily on the City's fringe. In addition to pipeline projects as described in the section above, some areas are planned for development in the future, such as Lacey Ranch.

Realistic Residential Unit Capacity. Table 4-~~10~~ 11 shows the potential units that ~~can~~ could be developed to meet RHNA goals~~. B~~ based on the current land use and zoning designations, lands within the Lemoore city limits have a realistic development capacity of 4,~~094~~ 410 units, using base densities identified in the General Plan. Table 4-10 reflects the anticipated number of units including pipeline projects, ADU projections, and buildout of vacant and underutilized sites. ~~This totals~~Using anticipated numbers as outlined in Table 4-10 produces a residential surplus of 1,584 above RHNA; however, should build out be accomplished as project in Table 4-1 a residential surplus of ~~1,765~~ 2,081 units more than RHNA would result.

The "realistic" capacities utilized in the Housing Element are consistent with the typical densities adopted within Lemoore's General Plan for each corresponding land use designation where the property is located. "Realistic" or "typical" densities are included within the General Plan as they accommodate the fact that most land will not be developed at its maximum capacity due to various constraints, such as, but not limited to, waterways, irrigation facilities, utility easements, noise constraints, community design requirements, or zoning regulations.

Table 4-10
Regional Housing Needs Allocation

	Income Category			
	Lower (Very low and low)	**Moderate**	**Above Moderate**	**Total**
RHNA	1,023	408	898	2,329
Pipeline Projects	~~489~~634	~~958~~923	~~627~~653	2,~~219~~143
ADU Completions	3	2	2	7
Remaining/Adjusted RHNA	**~~531~~386**	**-~~551~~-517**	**~~269~~243**	**326**
Surplus RHNA after Adjusting	0	~~551~~517	0	551
Total Units on Land Inventory	~~542~~394	~~944~~951	~~424~~422	1,986
Total Unit Surplus	**~~11~~-8**	**-1,~~495~~468**	**~~78~~-179**	**1,584**

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Table 4-11 shows the realistic development capacity of vacant land according to the General Plan Land ~~use~~ Use designation.

Table 4-11
Residential Unit Capacity of Vacant Lands – Current Density

General Plan Land Use Designation	Density Range (du/ac)	Realistic Density (du/ac)	Acreage	Realistic Units
Very Low-Density Residential (RVLD)	1 – 3	2.5	.76	2
Low-Density Residential (RLD)	3 - 7	4.5	454.43	2,045
Low-Medium-Density Residential(RLMD)	7 – 12	9	67.94	611
Medium-Density Residential (RMD)	12 - 17	14	60.34	844
High-Density Residential (RHD)	17 - 25	18*	33.4	668*
Professional Office (PO)	17 - 25	27**	8.9	240**
Total	**-**	**-**	**639.85**	**4,410**

* Six parcels, totaling approximately 33.4 acres, within the RHD designation are allocated to provide housing for the lower-income category. As such, the realistic density used here to calculate residential unit capacity is 20.0 du/ac.

**The three parcels with a PO designation are allocated to provide housing for the lower-income category for an entitled project. As such, the realistic density used here to calculate residential unit capacity is based on the approved plans of 27 du/ac.

Government Code Section 65583.2(c)(3)(B)(iii) and (iv) requires that sites available for extremely low and very low-income households must permit a minimum of 20 dwelling units per acre by right. The 2024–2032 Housing Element Program 7.3 ensures higher density development by increasing the permitted density range of MDR and HDR designations, as listed here:

- MDR land use designation/RMD zone district: from a range of 12.0 to 17.0 units to a range of 15.0 to 20.0 units per acre.
- HDR land use designation/RHD zone district from a range of 17.0 to 25.0 units to a range of 20.0 to 30.0 units per acre.

This program will increase the realistic/typical capacity for MDR and HDR land use designations in the planning period. As such, Table 4-12 calculates the realistic development capacity of vacant land after the implementation of Program 7.16, accounting for a 291-unit increase within the MDR and HDR land use designations. In addition, the realistic density of HDR surpluses 20.0 dwelling units per acre, which exceeds the density threshold that could accommodate lower-income housing.

Table 4-12
Residential Unit Capacity of Vacant Lands – Proposed Density

General Plan Land Use Designation	Density Range (du/ac)	Realistic Density (du/ac)	Acreage	Realistic Units
Very Low-Density Residential (RVLD)	1 – 3	2.5	.76	2
Low-Density Residential (RLD)	3 – 7	4.5	454.43	2,045
Low-Medium-Density Residential (RLMD)	7 – 12	9	67.94	611
Medium-Density Residential (RMD)	15 – 20	15.5	60.34	935
High-Density Residential (RHD)	20 – 30	26	33.4	868
Professional Office (PO)	17 – 25	27**	8.9	240**
Total	**-**	**-**	**641.08**	**4,701**

**The three parcels with a PO designation are allocated to provide housing for a lower-income category entitled project. As such, the realistic density used here to calculate residential unit capacity is based on the approved plans of 27 du/ac.

Electronic Sites Inventory. California maintains a statewide electronic database listing Housing Opportunity Sites for every jurisdiction in the State. Cities and counties are required to enter their sites into the database upon adoption of their Housing Elements pursuant to Government Code Section 65583.3. This includes providing data such as assessor parcel

number, acreage, yield, zoning, General Plan designation, and other prescribed fields of information for each site, as required by HCD. The City of Lemoore entered this data for Lemoore's 75 sites following adoption, as required by State law.

4.13.3 - Opportunity Sites for Lower Income Households

There are eight parcels allocated as opportunity sites for lower-income units (Table 4-13). ~~All~~ Seven sites are between 0.5 and 10 acres, vacant, in proximity to existing water, sewer, and dry utilities infrastructure (i.e., within 50 feet), have access to existing roadways, and are not controlled by exempt entities. These sites can also be considered infill sites. In addition, the sites are generally rectangular with adequate width and depth to accommodate internal circulation, required parking, and structures. While APNs 021-240-040 and 021-350-003(site 19) are triangular, th~~ey are~~eir larger ~~in~~ size of, 9.16 acres, ~~respectively, which~~ increases the feasibility ~~would not minimize their ability to~~ of developing multi-family residences.

Table 4-13
Lower Income Unit Allocation

Site	APN	Acreage	Land Use Designation	Realistic Units	2016 HE Site	2020 HE Site	Vacant
17	021-030-057	7.26	RHD	145	No	No	Yes
19	021-240-040 021-350-003	9.61	RHD	129	Yes	Yes	Yes
20	021-330-003	12.2	RHD	207	Yes	Yes	Yes
31	021-020-071	2.78	RHD	61	Yes	Yes	Yes
32	023-020-073	3.56	RHD	61	Yes	Yes	Yes
36	023-020-097	4.92	RHD	108	Yes	Yes	Yes
52	023-170-005	4.8	RHD	80	Yes	Yes	Yes
56	023-440-001 023-440-002 023-440-003	8.9	PO	240	No	No	Yes

The eight parcels allocated as opportunity sites for lower-income units are shown in the following figures. Each site consists of adjacent parcels and is owned by one property owner.

- Appendix B, Figure 2 shows site 17, a one-parcel site that totals approximately 7.26 acres.
- Implementation of Program 7.16 would allow site 17 to be developed with a minimum of 20 dwelling units per acre, by right, for a minimum of 145 total units.
- Appendix B, Figure 3 shows sites 19 and 20. Site 19 is a two-parcel site under common ownership with approximately 7.61 acres, while site 20 is a one-parcel site at approximately 12.2 acres. Implementation of Program 7.16 would allow site 19 to be developed with a minimum of 20 dwelling units per acre, by right, for a minimum of 183 total units, and site 20 to be developed for a minimum of 244. Implementation

of Program 7.16 would allow for the right-of-way housing development of at least 20 percent of the units that are affordable to lower-income households in residential districts. This would allow compliance with Government Code Section 65583.2 (c).

- Appendix B Figure 4 shows sites 31, 32, and 36, each of which is a one-parcel site. Site 31 totals approximately 2.78 acres, site 32 totals approximately 3.56 acres, and site 36 totals approximately 4.92 acres. Implementation of Program 7.16 would allow sites 31, 32, and 36 to be developed with a minimum of 20 dwelling units per acre, by right, for a minimum of 55, 71, and 98 total units, respectively. Implementation of Program 7.32 would allow by-right housing developments in which at least 20 percent of the units are affordable to lower-income households in residential districts. This would allow compliance with Government Code Section 65583.2 (c).
- Appendix B Figure 5 shows that site 56 is currently zoned for Professional Office, with a General Plan land use designation of Professional Office. According to Lemoore Municipal Code Section 18.28.010, the purpose of the PO zone district is to "provide either residential or commercial uses or both residential and commercial uses in a well-planned, mixed-use environment". Duplex, triplex, fourplex, and multi-family dwellings of five or more units are permitted by-right in the PO zone, for a minimum of 45 units. While this site is within the PO designation, a minimum of 30 percent of developments in PO are required to provide residential use, with an overall minimum of 10 dwelling units per acre. As such, it is certain that residential units would be provided on site 56.

Programs to Comply with State Law. As shown in Table 4-13, seven parcels (APNs 021-240-040, 021-350-003, 021-330-003, 021-020-071, 023,-020-073, and 023-170-005) (Appendix B) have been included in the past two Housing Element planning periods, which would require a program to be completed within the first three years of the planning period to allow residential use by right for housing development that include 20 percent or more of its units affordable to lower-income households (Gov. Code, Section 65583.2, sub. (c).). As such, Program 7.18 is established to ensure compliance with the Government Code, as follows:

Program 7.18 Per Government Code Section 65583.2 (c), the City will revise the Zoning Ordinance to allow residential developments where at least 20 percent of the units are affordable to lower-income households by right in residential zone districts.

Facilitating Lower Income Households. Lemoore's Zoning Ordinance identifies zoning districts in which a variety of housing types (e.g., single resident occupancy (SROs), emergency and/or transitional) are permitted. Program 7.19 established in this Housing Element expands the zones permitted and ensures State law compliance for a variety of housing types, including small residential care facilities, large residential care facilities, transitional and supportive housing, manufactured homes, emergency housing, guest houses, boarding houses, and duplexes. This removes many barriers to the development of these types of housing.

HCD assumes, in general, that the higher the density, the more affordable the housing. To encourage the development of lower-income housing, Program 7.16 is established to increase the permitted residential density in RMD and RHD designations. Program 7.18

seeks to increase density for affordable projects that qualify under the State Density Bonus Law. In addition, Program 7.26 focuses on recruiting developers for affordable and special needs housing as well as applying for funding to provide financial and technical assistance for affordable housing developments.

Refer to Appendix B (City of Lemoore Lower Income Available Sites) and Figure 1 for the Low-Income Vacant Site Inventory

SECTION 5 - CONSTRAINTS ANALYSIS

5.1 - Governmental Constraints

Governmental constraints refer to local policies, regulations, procedures, and fees that may influence the development, maintenance, or affordability of housing. State Housing Element Law requires jurisdictions to analyze the extent to which governmental regulations and policies may constrain the development of housing for households at all income levels (Government Code Section 65583(a)(5)).

The purpose of this analysis is to identify regulatory or procedural barriers that may affect housing development and to evaluate whether local policies facilitate or impede the production of housing needed to meet community needs. Governmental constraints may include land use regulations, development standards, permit processing procedures, development fees, and building codes.

The City of Lemoore has adopted zoning regulations, development standards, and administrative procedures intended to guide residential development while protecting public health, safety, and welfare. These regulations help ensure that housing development occurs in a manner that is consistent with the City's General Plan and community planning objectives.

While these regulations serve important planning and safety purposes, it is important to evaluate whether they may unintentionally limit housing opportunities or increase the cost of housing development. The following sections examine several categories of governmental constraints that may affect housing development within the City of Lemoore, including:

Land Use Controls: Land use regulations, including zoning designations, permitted uses, density standards, and development standards, influence the type and intensity of housing that may be developed in different areas of the City. Zoning regulations establish where residential development may occur and determine the maximum residential densities permitted within each zoning district.

Development Standards: Development standards such as minimum lot sizes, building setbacks, height limits, parking requirements, and open space standards affect the design and feasibility of residential development. These standards help ensure compatibility with surrounding land uses and maintain community character but may also influence development costs and housing densities.

Permit Processing Procedures: The process required to obtain development approvals can also influence housing production. Permit processing requirements, including discretionary review procedures, environmental review, and development review timelines, may affect the time required to construct new housing.

Development Fees and Improvement Requirements: Development impact fees and infrastructure improvement requirements can affect the overall cost of housing

development. These costs are often incorporated into housing prices or rents and may influence the financial feasibility of new residential projects.

Building Codes and Construction Regulations: Building codes establish minimum construction standards intended to protect public health and safety. These codes regulate structural safety, fire protection, electrical systems, plumbing systems, and accessibility requirements. While building codes ensure that housing units meet modern safety and habitability standards, they may also increase construction costs.

The following sections provide a detailed analysis of the City's land use regulations, development standards, permit processing procedures, and development fees to evaluate whether these governmental factors constrain the development of housing in Lemoore.

Where potential constraints are identified, the Housing Element includes policies and programs designed to reduce or mitigate regulatory barriers and facilitate the development of housing consistent with State Housing Element Law.

5.1.1 - Land Use Controls

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under State law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

Land use regulations establish where housing may be developed and the intensity of residential development permitted within different areas of the City. These regulations are implemented through the City's General Plan land use designations and Zoning Ordinance, which together guide the location, density, and type of residential development within Lemoore.

Table 5-1 shows the residential General Plan land use categories for Lemoore. The land use designations plan for a variety of housing types, ranging from very low-density development, which generally includes single-family homes on large lots, to high-density development, which includes multi-family development ranging from 12 to 25 units per acre.

Table 5-1
General Plan Residential Land Use Categories

Designation	Density Range (units/acre	Description
Agriculture/Rural Residential (AR)	0–1	Single-family detached in rural and semi-rural areas with lot sizes greater than 40,000 sq. ft.
Very Low-Density Residential (RVD)	1–3	Single-family detached in a semi-rural area with lot sizes between 15,000 sq. ft. and 40,000 sq. ft.
Low-Density Residential(RLD)	3–7	Single-family detached in a typical residential subdivision with lot sizes from 5,000 to 15,000 sq. ft.
Low-Medium-Density Residential (RLMD)	7–12	Small lot single-family, attached single-family, and duplexes, triplexes, fourplexes, and townhomes with lot sizes from 3,000 to 7,000 sq. ft.
Medium-Density Residential (RMD)	12–17	Apartments and townhomes with lot sizes from 2,000 to 5,000 sq. ft.
High-Density Residential (RHD)	17–25	Multi-family apartments and townhomes,

Source: Lemoore General Plan, 2025

Zoning Designations and Housing Opportunities

Lemoore regulates the type, location, density, and scale of residential development through local Zoning Ordinances. The zoning regulations serve to implement each jurisdiction's General Plan and are designed to protect and promote the health, safety, and general welfare of residents. Housing Element Law requires that jurisdictions facilitate and encourage a range of types and prices of housing for all economic and social groups in the community. This includes single-family and multi-family housing, manufactured housing, residential care facilities, emergency shelters, transitional housing, and other housing.

The City of Lemoore regulates residential development through a series of zoning districts that permit a variety of housing types, including single-family homes, multi-family housing, mobile homes, and ADUs. Each zoning district establishes permitted uses, density ranges, and development standards intended to ensure compatibility between land uses while supporting orderly community development. A summary of the residential development permitted in Lemoore is provided in Table 5-2.

Residential zoning districts within the City provide opportunities for a range of housing types and densities. Lower-density residential districts are generally intended to accommodate single-family detached housing, while higher-density residential districts allow for multi-family housing and other more compact residential development forms. These higher-density zones play an important role in supporting the development of housing that is affordable to lower-income households because multi-family housing can often be developed at densities that support affordable housing production.

Table 5-2
Permitted Residential Development by Zoning District

Housing Type	AR	RVD	RLD	RN	RLMD	RMD	RHD
Single-Family Detached	P	P	P	P	P	P	N
Two-Family Dwelling	N	N	A	P	P	P	N
Multi-Family	N	N	N	N	P	P	P
Mobile Home Park	N	C	C	C	C	A	A
Accessory Dwelling Units[7]	P	P	P	P	P	P	P
Employee/Farmworker Housing	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	N
Emergency Shelters[2]	N	N	N	N	N	N	N
Transitional and Supportive Housing	P	P	P	P	P	P	P
Residential Care Facility (6 or fewer)[3]	P	P	P	P	P	P	P
Residential Care Facility (7 or more)[4]	P	P	P	P	P	P	P
Senior Housing/Assisted Living	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]
Single-Room Occupancy[6]	N	N	N	N	N	N	P

Notes:
P=permitted use; A=administrative use permit; C=conditional use permit; N= not permitted
1. Employee housing for 6 or fewer persons. Employee housing for up to 12 units or 36 beds permitted in the AR and AG zones in conformance with Health & Safety Code Sec. 17021.6 (see Program 4.11).
2. Permitted by-right in the CF zone and also by CUP in the ML zone.
3. Also permitted by right in DMX-2, DMX-3, and MU zones and by CUP in DMX-1 zone.
4. Also permitted by CUP in MU and NC zones.
5. Permitted subject to the same use regulations as non-age-restricted housing.
6. SROs are also permitted by CUP in all DMX zones.
7. Additional Units are also allowed by AUP in DMX-2 and DMX-3 zones. Additional dwelling as per S66852.21 permitted in AR, RVLD, RLD, RN, and RLMD zones.

Source: City of Lemoore Zoning Ordinance, 2023

In addition to residential zoning districts, certain housing types may also be permitted within mixed-use or commercial zoning districts, where residential uses may be allowed in conjunction with commercial development. Mixed-use development can support more efficient land use patterns and provide housing opportunities located near employment centers, services, and public amenities.

The City also permits ADUs and junior accessory dwelling units (JADUs) in all single-family zones, consistent with State law. These smaller housing units provide additional housing opportunities within existing residential neighborhoods and can help increase the supply of rental housing and smaller housing units within the community.

As shown in Table 5-2, Lemoore allows for a wide variety of housing types, including single-family and multi-family residences at a variety of densities that facilitate market-rate and affordable housing projects. Lemoore also allows for the development of manufactured housing and mobile homes, providing a valuable source of affordable housing for seniors, families, and farmworkers. Mixed use is also allowed in designated areas. Low-income housing can be accommodated in all zone districts, permitting residential use in Lemoore, including mixed-use districts.

Although zoning regulations are intended to support orderly development and protect neighborhood compatibility, it is important to evaluate whether zoning provisions may unintentionally constrain the development of housing. Potential constraints may include limits on residential density, restrictions on housing types, or zoning requirements that reduce the feasibility of residential development.

The City evaluates its land use regulations to ensure that residential zoning districts provide adequate opportunities to accommodate housing for households across all income levels, including the densities necessary to support affordable housing development consistent with the City's RHNA in Table 5-3. The following sections examine the City's residential zoning districts, permitted uses, and development standards in greater detail in order to evaluate whether local land use regulations may constrain housing development.

Table 5-3
Regional Housing Needs Allocation for Lemoore

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
293	293	437	408	898	2,329

The City of Lemoore's Zoning Ordinance provides opportunities for a range of housing types across multiple zoning districts. Lower-density residential zones, such as Very Low-Density Residential (RVLD), Low-Density Residential (RLD), and Low-/Medium-Density Residential (RN), primarily accommodate single-family homes and small-scale residential development, while higher-density residential zones, such as Low-/Medium-Density Residential (RLMD), Medium-Density Residential (RMD), and High-Density Residential (RHD) allow multi-family housing at densities that support the development of housing affordable to lower-income households. In addition, mixed-use zoning districts allow residential development in combination with commercial uses, further expanding housing opportunities within the City.

The City of Lemoore's Zoning Ordinance includes several zoning districts that allow residential development at densities that meet or exceed this threshold. In particular, the RMD, RHD, Residential Mixed Density, and Mixed-Use zoning districts permit residential densities of approximately 20 to 30 dwelling units per acre, which are considered suitable for accommodating multi-family housing and affordable housing development.

Lower-density residential zones such as RVLD, RLD, and RN primarily accommodate single-family residential development and are not typically used to accommodate the City's lower-

income RHNA allocation. The City primarily relies on higher-density zoning districts to provide sites suitable for the development of housing affordable to lower-income households. However, the RN zone district, which covers the grid-street patterned, residential neighborhoods with alleys in Lemoore's original townsite area, allows multiple single-family dwellings on the same lot based on the size of the lot. This is in addition to the permitted number of accessory dwelling units.

State Housing Element Law requires jurisdictions to demonstrate that adequate sites are available at densities appropriate to accommodate housing for lower-income households. In jurisdictions located within non-metropolitan counties, such as Kings County, the HCD identifies 20 dwelling units per acre as an appropriate density to support the development of housing that is affordable to lower-income households. Table 5-4 shows which of Lemoore's zone districts allow projects at a density of 20 dwelling units per acre.

Table 5-4
Maximum Allowable Density vs. RHNA Lower-Income Density Threshold

Zoning District	Maximum Allowed Density (du/ac)	HCD Lower-Income Density Threshold (du/ac)	Meets Density Threshold for Lower-Income Housing	Notes
AR (Agriculture/Rural Residential)	1 du/ac	20 du/ac	No	Primarily intended for rural housing
RVLD (Very Low-Density Residential)	4 du/ac	20 du/ac	No	Primarily intended for single-family detached housing
RLD (Low-Density Residential)	7 du/ac	20 du/ac	No	Primarily intended for single-family detached housing
RN (Low-Density Residential)	10 du/ac	20 du/ac	No	Allows multiple single-family dwellings on the same lot
RLMD (Low-Medium-Density Residential)	10 du/ac	20 du/ac	No	Allows duplexes and small residential development
RMD(Medium-Density Residential)	17 du/ac	20 du/ac	No	Affordable housing has been constructed in this zone using the non-discretionary density bonus.
RHD (High-Density Residential)	25 du/ac	20 du/ac	Yes	Intended for multi-family housing and higher-density development

Source: Lemoore Zoning Ordinance

The City's Housing Sites Inventory, presented in Appendix B, identifies parcels located within zoning districts that meet the lower-income density threshold and demonstrates that adequate sites are available to accommodate the City's RHNA.

Table 5-5 summarizes the capacity of sites identified in the Housing Element inventory that are suitable for accommodating the City's RHNA for lower-income households. Sites zoned for medium- and high-density residential development provide the majority of the capacity for lower-income housing. These sites allow residential densities consistent with HCD's default density thresholds for Lemoore and are considered appropriate for multi-family housing development. The identified sites provide sufficient capacity to accommodate the City's RHNA allocation for extremely low-, very low-, and low-income households during the 2024–2032 planning period. The City has applied realistic capacity assumptions consistent with HCD guidance, including reductions for infrastructure, site constraints, and development feasibility. Sites in non-residential zones (e.g., Professional Office) are included only where mixed-use or residential development is permitted by right or through objective standards consistent with Government Code Section 65583.2(c).

Table 5-5
Lower-Income Housing Opportunity Sites Summary

Zoning District	Minimum Allowed Density (du/ac)	Acres Available	Potential Units	RHNA Income Category
RMD - Medium-Density Residential	14 du/ac	**9.72 acres**	**188 units***	Extremely Low / Very Low / Low
RHD - High-Density Residential	17 du/ac	**34.96 acres**	**603 units**	Extremely Low / Very Low / Low
PO - Professional Office	no minimum	**8.9 acres**	**240 units****	Very Low / Low
Total Lower-Income Capacity	—	**40.5 acres**	**1,031 units**	—

* Inventory consists of two entitled projects utilizing the density bonus.
** Inventory consists of one entitled project utilizing Govt. Code Section 65913.4.
Source: Lemoore Site Inventory, Lemoore Zoning Ordinance, KCAG RHNA Allocation

Special Needs

To further fair housing opportunities, Lemoore provides a range of housing options for persons with special needs, including those in residential care facilities, persons with disabilities, the elderly, farmworkers, persons needing emergency or transitional shelter, and single-room-occupancy units. Many of these groups also fall under the category of extremely low-income households. Table ~~4-2~~5-4 above shows the zoning requirements with respect to permitted and conditionally permitted special needs housing types. Lemoore's provisions for these housing types are discussed further below.

Extremely Low-Income Households: Many of the persons and households discussed in this section under the topic of special needs fall within the extremely low-income category, which is defined as 30 percent or less of the area median income of $63,267 in Lemoore (2021). The extremely low-income limit in Lemoore is $17,350–$32,700 (2023), and the acutely low-income limit is $8,800–$16,550 (2023).

A variety of policies and programs described in Chapter 7 address the needs of extremely low-income households, including persons with disabilities and those in need of residential care facilities. Such programs include housing rehabilitation, preservation of existing affordable units, Section 8 vouchers, provision of adequate sites for new multi-family housing, administrative, regulatory, and financial assistance to affordable projects, zoning to encourage and facilitate farmworker housing, emergency shelters, transitional and supportive housing, single-room occupancy (SROs), and accessory dwelling units. However, it must be recognized that developing new housing for the lowest-income groups typically requires substantial public subsidies, and the need exceeds what can be met due to funding limitations.

Residential Care Facilities: Residential care facilities include any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential to daily living. Health and Safety Code Sections 1267.8, 1267.9, 1566.3, 1567.1, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require them for six or fewer clients to obtain conditional use permits (CUPs) or variances that are not required of other single-family dwellings.

In Lemoore, residential care facilities that serve six or fewer persons are permitted by right in all residential and mixed-use zones, subject to the same regulations as other residential uses. Residential care facilities serving more than six persons are also permitted by right in all residential and in all but one of the four mixed-use zones. These regulations are consistent with State law.

Housing for Persons with Disabilities: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Additionally, Section 65008, 65583(a)(4) of the Government Code requires local governments to analyze potential and actual government constraints upon the maintenance, improvement, or development of housing, and include land use controls, building codes, and programs to accommodate housing for disabled persons, older persons, or households/persons with low incomes.

California's Building Standards Codes (Physical Access Regulations) are found in Title 24 of the California Code of Regulations, and comply with the requirements of the Americans with Disabilities Act (ADA). Lemoore's building codes incorporate accessibility standards contained in Title 24 of the California Code of Regulations. These regulations set minimum standards that must be met to ensure the development of safe and accessible housing.

Because many homes in Lemoore were built before modern accessibility standards, an important housing issue facing people with disabilities is retrofitting existing homes to improve access. For retrofitting homes, all jurisdictions administratively permit unenclosed ramps to protrude into required setbacks without a variance. Each jurisdiction allows a property owner to build a ramp to allow people with disabilities access into a single-family home upon securing a building permit and payment of local building permit and inspection fees. Each jurisdiction also administers a Housing Rehabilitation Program that provides federally funded loans to eligible homeowners or rental property owners to make accessibility improvements.

Key planning requirements for Lemoore related to housing persons with disabilities are described below:

Definition of "family" – The Lemoore Zoning Code defines "family" as "An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent. Family does not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, residential care facilities, or military barracks, nor does it include such commercial group living arrangements as boardinghouses, lodging houses, and the like." This definition is consistent with current law.

Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.

Site planning requirements – The site planning requirements for residential care facilities are no different from those for other uses in the same zone. Required parking is one space per four beds. Through reasonable accommodations – Zoning Code Sec. 9-2B-6, City's policy is to provide persons with disabilities reasonable accommodation in rules, policies, and procedures that may be necessary to ensure equal access to housing.

Reasonable accommodation – Zoning Code Sec. 9-2B-6 establishes administrative policies and procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities.

Considerations (Section 9-2B-6 (D)) for review include:

- Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
- Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice, in the absence of an accommodation.
- In the case of a residential care facility, whether the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants.

- In the case of a residential care facility, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.
- Whether the requested accommodation would fundamentally alter the character of the neighborhood.
- Whether the accommodation would result in a substantial increase in traffic or insufficient parking.
- Whether granting the requested accommodation would substantially undermine any express purpose of either the city's general plan or an applicable specific plan.
- In the case of a residential care facility, whether the requested accommodation would create an institutionalized environment due to the number and distance between facilities that are similar in nature or operation.

Approval findings include:

- The subject site of the request for reasonable accommodation will be used for an individual protected under the Fair Housing Act.
- The request for reasonable accommodation is necessary to make specific housing available to an individual protected under the Fair Housing Act.
- The requested reasonable accommodation does not impose an undue financial or administrative burden on the City and does not fundamentally alter City zoning, development standards, policies, or procedures.
- The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning, as "fundamental alteration" is defined in Fair Housing Laws and interpretive case law.
- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or physical damage to neighboring property. (Ord. 2013-05, 2-6-2014)

While approval findings are generally consistent with fair housing laws and do not pose a constraint, considerations that may be considered could be subjective and act as constraints on housing for persons with Disabilities. Examples include considering economic viability, character of the neighborhood, insufficient parking, and number and distance between residential care facilities. To address these potential constraints, Program 7.23 will modify the reasonable accommodation procedure and remove considerations that may act as a constraint on housing for persons with disabilities.

Farmworker Housing: Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that are exclusively for farmworkers, or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

According to the U.S. Department of Agriculture Census of Agriculture, Kings County contains approximately 567 farms and supports an estimated 8,300 farm laborers, including both permanent and seasonal workers. While detailed farmworker data is not available at the city

level, the City of Lemoore is located within this agriculturally intensive region and is likely to house a portion of the County's farmworker population.

Farmworkers in the region include both permanent residents and seasonal or migrant workers. Permanent farmworkers typically reside in a range of housing types, including apartments, lower-cost single-family homes, and mobile homes, while seasonal workers may rely on temporary or shared housing arrangements.

Based on regional employment patterns and local housing conditions, farmworkers represent an important special needs population in Lemoore and may experience housing challenges such as overcrowding, cost burden, and limited access to affordable units.

The California Employee Housing Act[7] regulates farmworker housing and establishes requirements for permits, fees, and responsibilities of employee housing operators and enforcement agencies. It generally requires that no CUP, zoning variance, or other zoning clearance shall be required of State-permitted employee housing that serves six or fewer employees, that is not required of a family dwelling of the same type in the same zone (Health and Safety Code Section 17021.5). In addition, State-permitted employee housing facilities with no more than 36 beds in group quarters or 12 units must be treated as an agricultural land use that is not required to obtain any CUP or other approval not required for other agricultural uses in the same zone (Health and Safety Code Section 17021.6).

Farmworker housing for up to six employees is permitted in all residential zones except RHD; therefore, a code amendment is not needed to ensure conformance with Employee Housing Act requirements. Employee housing for more than six persons is permitted under the residential AR zone and AG special purpose zone, and with a CUP in the residential RVLD zone. Farmworker housing complexes with up to 12 units or 36 beds are permitted in any zone where agriculture is a permitted use, in conformance with State law. As a more urbanized community, the City of Lemoore has relatively little farmland within its boundaries, and only one small area at the western edge of Lemoore is zoned for agriculture. The City's overall efforts to provide and maintain affordable housing opportunities will help to support the few permanent non-migrant and seasonal laborers who may choose to reside in Lemoore.

Emergency Shelters, Traditional and Supportive Housing: Government Code Sections 65583(a)(4) and 65583(a)(5) require that the Housing Element identifies a zone, or zones, where emergency shelters are a permitted use without discretionary review, demonstrate that transitional housing and supportive housing are subject to only those restrictions that apply to other residential dwellings of the same type in the same zone. An *emergency shelter* is housing with minimal supportive services for people experiencing homelessness and is limited to occupancy of six months or less. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Supportive housing is housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that

[7] California Health and Safety Code Section 17000 et seq.

assists the tenant in retaining the housing; improving his or her health; and maximizing his or her ability to live, and, when possible, work in the community. Supportive services include job training, rehabilitation, and counseling to allow individuals to gain necessary life skills in support of independent living.

Emergency shelters are permitted by right without discretionary review in the Community Facilities (CF) zone and by CUP in the Light Industrial (ML) zone. Required standards include only those that apply to other uses in the same zone. Parcels within the CF zone encompass approximately 589 acres, including six vacant parcels totaling over 150 acres, and provide adequate vacant and underutilized sites to accommodate the City's need for additional shelter facilities. While emergency shelters are currently permitted by right in the CF zone, the City acknowledges that the CF zone does not permit residential uses and is primarily intended to accommodate public and institutional uses. Consistent with Government Code §65583(a)(4), emergency shelters are not required to comply with residential development standards and instead are subject only to those objective standards that apply to other permitted uses within the same zone.

However, the City recognizes that the CF zone may not represent the most appropriate or effective zoning designation for emergency shelters, particularly with respect to proximity to essential services, transportation access, and integration with other supportive land uses. As such, while the current zoning technically satisfies statutory requirements for permitting emergency shelters by right, the City has identified a need to improve the siting framework to better serve individuals experiencing homelessness.

To address this, the City has included Program 7.18, which commits to identifying and establishing additional zoning districts where emergency shelters will be permitted by right without discretionary review. These zones will be selected based on their suitability to support emergency shelter operations, including access to services, transit, and compatibility with surrounding land uses.

This program ensures that the City not only maintains compliance with State law but also enhances the effectiveness and appropriateness of emergency shelter siting consistent with affirmatively furthering fair housing principles.

In Lemoore, transitional and supportive housing are permitted uses in all residential and mixed-use zones and are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone.

Single-Room Occupancy (SRO): SRO facilities are small studio-type apartments, typically occupied by one or two extremely low-income persons. SROs may provide either private or shared kitchen and bathroom facilities.

SROs are permitted by-right in the High-Density Residential (RHD) zone and by CUP in the Downtown Mixed-Use zones (DMX-1, DMX-2, and DMX-3) of Lemoore.

Residential Development Standards

Residential development standards establish the physical requirements for housing development and influence how residential projects are designed and constructed. These standards are intended to ensure compatibility between land uses, maintain community character, and protect public health and safety. However, development standards can also influence the feasibility and cost of residential development and may affect the ability to construct housing at certain densities.

The City of Lemoore regulates the type, location, density, and scale of residential development primarily through their Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Zoning Ordinance sets forth the specific residential development standards, described below and summarized in Table 5-6.

Table 5-6
Residential Zoning Districts and Development Standards

Zoning District	Allowed Housing Types	Density Range (du/ac)	Min. Lot Size	Max. Height	Parking Required
AR (Agriculture/Rural)	Single-family detached homes, ADUs, JADUs	Up to 1 du/ac	40,000	40 ft.	2 spaces per unit
RVLD (Very Low-Density Residential)	Single-family detached homes, ADUs, JADUs	1–3 du/ac	10,000 sq. ft.	40 ft.	2 spaces per unit
RLD (Low-Density Residential)	Single-family detached, duplexes, ADUs, JADUs	3–7 du/ac	5,000 sq. ft.	35 ft.	2 spaces per unit
RN (Low-/Medium-Density Residential) Traditional Neighborhood	Multiple single-family detached homes, ADUs, JADUs	7–12 du/ac	3,000 sq. ft.	35 ft.	2 spaces per unit
RLMD (Low-/Medium-Density Residential)	Single-family residential, duplex, triplex, fourplex, townhomes, ADUs, JADUs	7–12 du/ac	3,000 sq. ft.	35 ft.	2 spaces per unit
RMD (Medium-Density Residential)	Multi-family apartments, townhomes, ADUs, JADUs	12–17 du/ac	2,000 sq. ft.	45 ft.	1.5–2 spaces per unit
RHD (High-Density Residential)	Multi-family apartments, condominiums, ADUs, JADUs	17–25 du/ac	2,000 sq. ft.	60 ft.	1.5–2 spaces per unit

Zoning District	Allowed Housing Types	Density Range (du/ac)	Min. Lot Size	Max. Height	Parking Required
DMX-1 (Downtown Mixed Use, Core)	Residential above commercial, multi-family (historic district)	12–20 du/ac	Project based	60 ft.	Shared parking allowed
DMX-2 (Downtown, Mixed Use, Auto-oriented)	High-density residential or live/work studios	12–17 du/ac	Project based	60 ft.	Shared parking allowed
DMX-3 (Downtown Mixed Use, Transitional)	Low- to medium-density residential	3–17 du/ac	Project based	60 ft.	Shared parking allowed
MU (Mixed Use)	Commercial with residential above, mixed-density housing, multi-family	8–20 du/ac	Project based	60 ft.	Shared parking allowed

The City of Lemoore's development standards regulate residential development within each zoning district. These standards typically include minimum lot sizes, building setbacks, maximum building heights, lot coverage limits, open space requirements, and parking requirements. Together, these standards shape the layout, scale, and intensity of residential development throughout the City.

Minimum Lot Size: Minimum lot size requirements establish the smallest parcel size on which residential development may occur. These standards are intended to ensure adequate space for buildings, utilities, access, and outdoor areas. Minimum lot sizes help to provide private open space and ensure that adequate utilities and infrastructure can be planned in advance. However, larger minimum lot sizes may limit opportunities for compact residential development in certain zoning districts.

Setback Requirements: Setback standards regulate the distance between buildings and property lines, including front, side, and rear setbacks. Setbacks provide a more economical way to protect adjacent structures from fire, helping lower housing costs. Setbacks also provide space for landscaping, utilities, access, and building separation. However, large setback requirements may reduce the buildable area on residential lots and may affect the feasibility of higher-density housing developments.

Building Height Limits: Maximum building height standards regulate the vertical scale of buildings rather than the number of stories. These standards help ensure compatibility with surrounding development and provide healthy access to light and air. Height limits may

influence the number of residential units that can be constructed on a given site, particularly in areas where multi-family housing is permitted. There are no story limits.

Lot Coverage and Open Space Requirements: Lot coverage standards limit the portion of a parcel that may be occupied by buildings and structures. Open space requirements ensure that residential developments provide healthy, outdoor areas for residents. These standards support neighborhood livability and environmental health, but may affect the total number of units that can be developed on a site.

Parking Requirements: Parking standards establish the number of off-street parking spaces required for residential development. Adequate parking helps ensure that residential development does not negatively affect on-street parking availability or traffic circulation. However, parking requirements may increase development costs and reduce the amount of land available for housing units, particularly in higher-density residential developments.

The City periodically reviews its residential development standards to ensure that they balance community planning objectives with the need to facilitate housing production. Where appropriate, the City may consider adjustments to development standards that help support the development of housing while maintaining compatibility with surrounding neighborhoods. Current City parking requirements are based on the number of bedrooms in each unit and range from 1.5 to two spaces per unit. There are no additional space requirements for guest parking.

Table 5-6 summarizes key residential development standards applicable to residential zoning districts within the City of Lemoore.

~~Table 5-6~~
~~Residential Zoning Districts and Development Standards~~

~~Zoning District~~	~~Allowed Housing Types~~	~~Density Range (du/ac)~~	~~Min. Lot Size~~	~~Max. Height~~	~~Parking Required~~
~~AR (Agriculture/Rural)~~	~~Single-family detached homes, ADUs, JADUs~~	~~Up to 1 du/ac~~	~~40,000~~	~~40 ft.~~	~~2 spaces per unit~~
~~RVLD (Very Low-Density Residential)~~	~~Single-family detached homes, ADUs, JADUs~~	~~1–3 du/ac~~	~~10,000 sq. ft.~~	~~40 ft.~~	~~2 spaces per unit~~
~~RLD (Low-Density Residential)~~	~~Single-family detached, duplexes, ADUs, JADUs~~	~~3–7 du/ac~~	~~5,000 sq. ft.~~	~~35 ft.~~	~~2 spaces per unit~~
~~RN (Low-/Medium-Density Residential) Traditional Neighborhood~~	~~Multiple single-family detached homes, ADUs, JADUs~~	~~7–12 du/ac~~	~~3,000 sq. ft.~~	~~35 ft.~~	~~2 spaces per unit~~
~~RLMD (Low-/Medium-Density Residential)~~	~~Single-family residential, duplex, triplex, fourplex, townhomes, ADUs, JADUs~~	~~7–12 du/ac~~	~~3,000 sq. ft.~~	~~35 ft.~~	~~2 spaces per unit~~
~~RMD (Medium-Density Residential)~~	~~Multi-family apartments, townhomes, ADUs, JADUs~~	~~12–17 du/ac~~	~~2,000 sq. ft.~~	~~45 ft.~~	~~1.5–2 spaces per unit~~
~~RHD (High-Density Residential)~~	~~Multi-family apartments, condominiums, ADUs, JADUs~~	~~17–25 du/ac~~	~~2,000 sq. ft.~~	~~60 ft.~~	~~1.5–2 spaces per unit~~
~~DMX-1 (Downtown Mixed Use, Core)~~	~~Residential above commercial, multi-family (historic district)~~	~~12–20 du/ac~~	~~Project based~~	~~60 ft.~~	~~Shared parking allowed~~
~~DMX-2 (Downtown, Mixed Use, Auto-oriented)~~	~~High-density residential or live/work studios~~	~~12–17 du/ac~~	~~Project based~~	~~60 ft.~~	~~Shared parking allowed~~
~~DMX-3 (Downtown Mixed Use, Transitional)~~	~~Low- to medium-density residential~~	~~3–17 du/ac~~	~~Project based~~	~~60 ft.~~	~~Shared parking allowed~~
~~MU (Mixed Use)~~	~~Commercial with residential above, mixed-density housing, multi-family~~	~~8–20 du/ac~~	~~Project based~~	~~60 ft.~~	~~Shared parking allowed~~

Based on the review of development standards, the City finds that residential zoning districts permitting multi-family housing allow densities and development configurations that are sufficient to accommodate the development of housing affordable to lower-income households.

Accessory Dwelling Units

ADUs are attached or detached units that provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as the primary structure. ADUs often provide affordable housing for extremely low-, very low-, and low-income households, including seniors. Government Code Section 65852.2 (AB 1866) requires jurisdictions to allow second units by-right (as permitted uses) in all single-family zones unless specific findings are made. As shown in Table 5-6, ADUs are permitted in single-family zones in Lemoore.

California has continued to pass new laws each year for the past eight years to make ADUs easier and more accessible for homeowners. Lemoore made changes to their ADU ordinance in 2021, 2022, and 2023, but has not made changes to reflect the new State laws in 2024 through 2026. The City of Lemoore permits ADUs in all residential and mixed-use zone districts with development standards set forth in the Zoning Code. ADUs are permitted on lots with existing or proposed single-family or multi-family dwellings. There are no requirements with respect to owner occupancy. Development standards include: (1) a floor area limit of at least 220 square feet and up to 1200 square feet if detached and up to 1,200 square feet or 50 percent of existing primary dwelling if attached, whichever is greater; (2) height limited to the height of the existing unit for attached and 16 feet for detached; and (3) compliance with the building setbacks, lot coverage and zoning requirement generally applicable to the zone in which the property is located, except that detached ADUs can be a minimum four feet from side and rear property lines. The City also permits JADUs in all residential and mixed-use zones on lots with an existing or proposed single-family dwelling.

Lemoore's ADU ordinance will need to be updated to reflect changes to California law on ADUs and JADUs that became effective after 2024. It is Lemoore's practice to follow State law instead of local ordinance when reviewing an application for an ADU or JADU.

Density Bonus

California's Density Bonus Law (Government Code Sections 65915–65918) allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan land use plan. In exchange for the increased density, a certain number of the new affordable dwelling units must be reserved at below-market-rate (BMR) rents. Cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Lemoore completed a strategic update to the Zoning Code in 2013 that included an update of the density bonus ordinance. Title 9, Chapter 5, Article G – Affordable Housing Incentives

(Density Bonus) establishes standards and procedures in conformance with the State Density Bonus law.

Mobile Homes/Manufactured Housing

There is often an economy of scale in constructing new manufactured homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of manufactured homes and mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. However, Government Code 65852.3 allows cities and counties to preclude the installation of mobile homes that are more than 10 years old at the time a permit is requested for their installation.

The City of Lemoore permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to conventional homes. Mobile home parks are permitted by administrative permit or CUP in all residential zones except Agricultural-Residential (AR). The regulations do not unreasonably constrain production of this type of housing. Lemoore uses Health and Safety Code 18008 to define a mobile home. Since, by definition, all mobile homes were constructed before 1976, Lemoore does not allow mobile homes. All manufactured homes built in the last 10 years are allowed and treated the same as stick-built homes.

Planned United Development

PUDs include mixed uses, such as commercial and residential, within one subdivision. PUDs may include single-family homes, condominiums, and townhomes, as well as local shops, restaurants, business centers, and recreational spaces. PUDs can maximize land use densities and offer homeowners convenience, desired amenities, and affordable housing.

The City of Lemoore permits PUDs, subject to a site plan review process and City Council approval. The minimum site area required is one acre. Variations from permissible land uses and zoning standards need to be supported by showing how the PUD provides a more functional, aesthetically pleasing, and harmonious living and working environment. Several home builders have taken advantage of the PUD process in the past few years to reduce minimum lot sizes and minimum building setbacks, thereby increasing the project's residential density and making homes more affordable. These trends resulted in changes to development standards related to lot size minimums, which has reduced the frequency of PUD applications. The city still offers PUD's to allow for variations in permissible land uses and zoning standards; however, continual evaluated tracks requests for adjustment on similar development standards that may need to be addressed under the land use and zoning development standards to ensure greater opportunities for a variety of housing stock. Recent zoning ordinance changes to lot size minimums have reduced the frequency of PUD applications as more projects were able to meet objective standards and not need a PUD; however, the PUD opportunity still exists and is continually evaluated as we see increased requests for similar development standard adjustments.

~~The City of Lemoore permits PUDs, subject to a site plan review process and City Council approval. The minimum site area required is one acre. Variations from permissible land uses and zoning standards need to be supported by showing how the PUD provides a more functional, aesthetically pleasing, and harmonious living and working environment. Several home builders have taken advantage of the PUD process in the past few years to reduce minimum lot sizes and minimum building setbacks, thereby increasing the project's residential density and making homes more affordable.~~

5.1.2 - Residential Permit Processing

Residential development in the City of Lemoore is subject to a series of review and approval procedures intended to ensure compliance with the City's General Plan, Zoning Ordinance, and applicable building and safety standards. These procedures provide a framework for evaluating proposed residential projects while ensuring that development occurs in a manner that protects public health, safety, and welfare.

The City's residential development approval process typically involves several stages of review, including planning review, environmental review when required, and building permit review. The complexity and duration of the review process may vary depending on the type of residential project, zoning district, and whether discretionary approvals are required.

Many residential projects that comply with applicable zoning regulations and development standards are approved ministerially by City staff, meaning that approval is granted administratively without a public hearing. Ministerial approvals generally result in shorter processing timelines and provide greater certainty for applicants.

Projects requiring discretionary approvals, such as CUPs, PUDs, tentative subdivision maps, variances, or design review, require review by the Planning Commission and/or City Council. Discretionary approvals typically involve public hearings and additional review to evaluate project compatibility with surrounding land uses and community planning objectives.

The City works to process development applications in a timely manner and strives to ensure that permit processing procedures do not create unnecessary barriers to housing development. In recent years, State housing legislation has introduced additional requirements intended to streamline the review of housing projects. The City implements these requirements as applicable, including:

- SB 35 streamlining provisions for qualifying housing developments.
- Housing Accountability Act provisions limiting denial of compliant housing projects.
- SB 330 Housing Crisis Act provisions limiting downzoning and restricting changes that reduce residential development capacity.

- ADU laws requiring ministerial approval of qualifying ADU applications.

Through these regulatory frameworks, the City seeks to balance thorough project review with the need to facilitate housing production. As shown in Table 5-7, processing times for Lemoore are relatively quick: single-family projects require one to eight weeks, while multi-family projects typically require one to three months.

~~State planning and zoning laws guide permit processing requirements for residential development. Within the framework of State requirements, Lemoore has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review. A description of Lemoore's permit and environmental review process is provided below.~~

Table 5-7
Residential Permit Processing Timeline and Approval Authority

Permit/Approval Type	Review Authority	Public Hearing Required	Typical Processing Time
Tentative Tract Map	Planning Commission	Yes	45-80 days
Parcel Map	City Council	Yes	45-80 days
Building Permit (Single-Family Home)	Building Department	No	2–4 weeks
Building Permit (Multi-family Housing)	Building Department	No	3–6 weeks
Site Plan/Design Review	Planning Department	No	30 days
Conditional Use Permit (CUP)	Planning Commission	Yes	60 days
Planned Unit Development (PUD)	Planning Commission /City Council	Yes	120 days
Variance	Planning Commission	Yes	45-60 days
Accessory Dwelling Unit (ADU)	Planning Department (Ministerial)	No	15 days (State law requirement)

Source: City of Lemoore Zoning Ordinance; City of Lemoore Community Development Department

State planning and zoning laws guide permit processing requirements for residential development. Within the framework of State requirements, Lemoore has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review. A description of Lemoore's permit and environmental review process is provided below.

Consistent with the State Subdivision Map Act, residential subdivisions require discretionary approval of a tentative subdivision map by the Planning Commission and administrative approval by the City Council of a final map that conforms to the tentative map. Individual homes are approved administratively with only a building permit and no requirement for a public hearing. Multi-family projects that are allowed in the zone district in which they are located are approved administratively through the Site Plan and Architectural Review process. City staff provides a standard checklist of items to developers at the outset of a project. Typically, developers need to resubmit for Site Plan and Architectural Review because the first submittal requires modification. For example, the typical time required for review and approval of multi-family projects is 60 to 120 days, which includes the time the developer takes to revise plans to conform to City ordinance standards.

According to Lemoore's Zoning Ordinance Section 9-2B-12 A, "The purpose of site plan and architectural review is for the review of the design and layout of new development in the City to ensure that it is consistent with the regulations of this title, other relevant titles in the Lemoore Municipal Code, and all relevant City policies, requirements, and development

standards that would apply to the project prior to the issuance of subsequent permits, such as discretionary actions required by the City Zoning Ordinance or City Subdivision Ordinance, improvement plans, and building permits. It is the intent that site plan and architectural review be a ministerial action limited to review of the project development for conformance with City of Lemoore ordinances, policies, requirements, and development standards."

Permit Processing Summary

For most residential projects, Lemoore's permit procedures are clear and compliant with State timelines. Concurrent processing is used to expedite PUDs, and affordable housing receives priority handling. A one-stop permit center further improves efficiency.

Site Plan Review approval expires after one year unless an application for discretionary approval (if needed) or a building permit application is filed. The Community Development Director can extend this expiration by one additional year. Discretionary approvals expire after two years unless an application for a building permit is filed. The Planning Commission may extend the expiration of zoning approvals by one year and the expiration of tentative map approvals in accordance with the Subdivision Map Act.

Permit Streamlining Provisions

Consistent with State law, the City implements several provisions intended to streamline the housing approval process.

Ministerial Approval for ADUs: Accessory Dwelling Units that comply with State standards are reviewed ministerially and must be approved within the timelines set by State law.

SB 35 Streamlined Approvals: Qualifying housing developments that meet eligibility requirements under SB 35 may receive streamlined ministerial approval if the City does not meet its RHNA housing production goals.

Housing Accountability Act: The City complies with the Housing Accountability Act, which limits the ability of local jurisdictions to deny or reduce the density of housing projects that comply with applicable zoning and objective standards.

Housing Crisis Act (SB 330): The City also complies with the Housing Crisis Act, which limits changes to development standards that would reduce the City's housing development capacity during the Housing Element planning period.

5.1.3 - Development Impact Fees and Improvement Requirements

State law allows fees for development permit processing when the fee covers the reasonable cost of providing the service. Various fees and assessments are charged by Lemoore to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. These fees are assessed through a pro rata share system, based on the magnitude of a project's impact or the extent of the benefit to be derived.

Following the passage of Proposition 13, which limited local governments' property tax revenues, cities and counties have faced increasing difficulty providing public services and facilities for their residents. One of the consequences of Proposition 13 has been a shift in funding for new infrastructure from general tax revenues to development impact fees and land developer improvement requirements. Lemoore requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer, and other utility extensions, park space, and street construction that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic, or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development, along with a finding with justification that the change is needed. Lemoore's building codes are based upon the most recent California codes and are updated periodically. These are considered the minimum necessary to protect the public's health, safety, and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed that would unnecessarily add to housing costs.

Additional information regarding development fees, improvement requirements, and building codes is provided below.

Development and Impact Fees

Housing construction imposes short- and long-term infrastructure costs on communities. Short-term costs include staffing for planning services and inspections. In addition, new residential developments can result in high long-term costs to maintain and improve infrastructure, public facilities, parks, and streets. Many California cities rely on development and impact fees to fund services needed by new housing.

Lemoore collects development fees listed in Table 5-8 for typical residential development planning and building services.

Table 5-8
Residential Building and Planning Development Fees

Building Permits & Inspections	Fee
New Residential up to 2,000 sq ft	$0.76 per sq ft
New Residential above 2,000 sq ft	$1,533.18 +$0.38 per sq ft above 2,000
Residential Remodels and Additions	$1.39 per sq ft
New Multi-Family**	$0.41 per sq ft
Plan Check	**Fee**

Single Project	65% of Building Permit Fee
Tract Homes of Same Design	33% of Building Permit Fee
Miscellaneous Fees Per Hour	$251.54
Inspections outside normal business hours (minimum 2 hrs)	$167.69
Reinspection fees	$167.69
Permitting services for which no fee indicated	$167.69
Additional plan review	$167.69
Use of outside consultants for plan checking and inspections, or both, to include admin and overhead	Actual Cost
Planning and Development Fees	**Fee**
Administrative Review – Minor	$71.87
Administrative Review – Major	$191.65
Administrative Use Permit	$479.12
Annexation – Municipal Services Review	Cost plus 10%
Annexation – Processing	$8,983.49 + $29.94/acre
Appeal – Administrative Permits	$263.52
Appeal – Quasi-Judicial Permits & Entitlements	$1,197.80
Conditional Use Permit – New Construction	$4,312.07
Conditional Use Permit – Other	$1,317.58
Development Agreement	Cost plus 10%
Downtown District Design Review	$419.23
Environmental – Categorical Exemption	$598.90
Environmental – Categorical Exemption with Finding	$898.35
Environmental – EIR Processing and Review	Cost plus 10%
Environmental – Initial Study / Negative Declaration	Cost plus 10%
Environmental – Technical Study – Contracted by City	Cost plus 10%
Extension – Approval Expiration	$658.79
General Plan Amendment	$5,390.09
Lot Line Adjustment	$2,156.04
Minor Deviation	$287.47
Parcel Map – Tentative four lots or less	$3,234.05
Parcel Map – Tentative Revision	$1,676.92
Plot Plan Review	$143.74
PUD – Planned Unit Development	$4,312.07
Site Plan Preliminary Meeting, each	$479.12
Site Plan Review – Add after two submittals, each	$1,197.80
Site Plan Review – Major	$4,431.85
Site Plan Review – Minor	$1,916.48
Site Plan Review – Modifications	$1,197.80
Subdivision Map – Tentative	$4,671.41 + $11.97/lot
Variance – Other	$3,832.95

Variance – Within Single Family Lot	$1,796.70
Zoning – Clearance/Interpretation	$191.65
Zoning – Pre-Zone	$4,671.41
Zoning – Map and/or Text Amendment	$8,384.59
Hourly Rates for Planning Services not covered above:	
Director	$167.69
Administrative	$95.82
Outside Consultant	Cost plus 10%
Public Works Fees	**Fee**
Encroachment Permit (Public Right of Way)	$143.74
Sign Permit – Subdivision Street Signs	$359.34
Grading Permit	$275.49
Landscape Plan Check	Cost plus 10%
Annexation – Municipal Services Review	Cost plus 10%
Parcel Map – Final	$3,593.39
Parcel Map Amendment / Certification of Correction	$868.40
Parcel Map – Final, and after 3 submittals	$1,197.80
Subdivision Map – Final	$5,988.98 + $35.93/lot
Subdivision Map – Final, add after 3 submittals	$1,197.80
Public Improvement Plan Check & Inspection	
Minimum Fee	$565.00
$0 to $100,000	6% of valuation
Over $100,000	$2,259.99 + 4% of valuation
Add, after 3 submittals	$1,130.00
Water Meter Installations and Hydrant Rental Fees	**Fee**
Water Meter Installation (1 inch)	$580.93
Water Meter Installation (2-inch Floating Ball)	$1,197.80
Water Meter Installation (2-inch Turbo)	$1,676.92
Water Meter Installation (2-inch Compound)	$2,156.04
Construction Water Meter Install/Removal	$359.34
Construction Water Meter Rental (monthly)	$359.34
Construction Water per hundred cubic feet	$4.32

Source: City of Lemoore Resolution # 2025-18 Master User Fee Schedule

Development fees are typically assessed at the time of building permit issuance and are calculated based on the type and size of the residential development. While these fees support the provision of essential public services, they may also influence the overall cost of residential development. Higher development costs may affect the financial feasibility of new housing projects, particularly those intended to serve lower-income households.

In addition to development fees, residential development may also be subject to infrastructure improvement requirements such as the installation or extension of water lines, sewer lines, storm drainage facilities, sidewalks, street improvements, and other public infrastructure necessary to serve the development site.

City of Lemoore's Impact fees for infrastructure improvements are another category of governmental factors that may influence the cost and feasibility of housing development. These fees are typically imposed to ensure that new development contributes its fair share toward public infrastructure, facilities, and services needed to support community growth.

The City of Lemoore collects impact fees from residential development projects to help fund improvements such as transportation infrastructure, water and wastewater systems, parks and recreation facilities, public safety services, and other community facilities. These fees are established through adopted fee schedules and are periodically reviewed and updated to reflect changes in infrastructure costs and service needs.

According to a –2001 statewide fee study, Lemoore's fees were lower than half of all jurisdictions in the State. Based on current conditions, fees (both processing and impact) range from approximately six percent to 16 percent of the total cost of housing in Lemoore. Given the current realities of local government fiscal conditions, this is considered very modest and is not an unreasonable constraint to housing. Residential projects often require the extension of water, sewer, and road infrastructure. Lemoore often requires the developer to pay for extending water and sewer infrastructure. If the infrastructure must be sized larger than the development project needs to meet the requirements of a City infrastructure master plan, then the City provides the developer with an impact fee credit to offset the costs that are not a result of the impact of the project.

The City periodically reviews its development fee structure to ensure that fees are proportional to the cost of providing public facilities while avoiding unnecessary constraints on housing development. Where appropriate, the City may pursue opportunities to reduce barriers to housing development through programs such as fee deferrals, fee reductions, or financial assistance programs for affordable housing projects.

The City of Lemoore's current approved fees (for 2025, identified in Table 5-9, provide a per-unit fee analysis for typical single-family and multi-family projects in Lemoore.

Table 5-9
Impact and Development Fee Analysis for
Single-Family and Multi-Family Housing Development

Single-Family	Low Density	Impact Fees 1940 sq. ft. SFR & 947 sq. ft. MFR	Multi-Family	High Density
Fees/1000 sq. ft.	Total Fee	Service	Fees/1000 sq. ft.	Total Fee
$1,459.34	$2,831.12	water	$1,279.12	$1,211.33
$1,151.78	$2,234.45	wastewater	$1,564.35	$1,481.44
$6,061.46	$11,759.23	storm drainage	$10,607.55	$10,405.35
$175.02	$339.54	fire	$439.03	$415.76

Single-Family	Low Density	Impact Fees 1940 sq. ft. SFR & 947 sq. ft. MFR	Multi-Family	High Density
$93.96	$182.28	police	$201.42	$190.74
$890.19	$1726.97	parks	$600.43	$568.61
$264.30	$512.74	municipal facilities	$264.30	$250.29
$139.61	$270.84	community recreation	$139.61	$132.21
$2,935.81	$5,695.47	circulation	$3,999.33	$3,787.37
$673.61/unit	$1,305.70	refuse	$447.04/unit	$423.35
3.79	$7,352.60	school	3.79	$3,589.13
$34,210.95		**Impact Fees**	**$22,455.58**	
Single-Family	**Low Density**	**Development Fees 1940 sq. ft. SFR & 947 sq. ft. MFR**	**Multi-Family**	**High Density**
	Total Fee	Review		Total Fee
0.76/sq. ft.	$1,474.4	new construction permit & inspections	0.41/sq. ft.	$388.27
65% of B.P.	$958.36	Plan check	65% of B.P.	$252.38
Flat Rate	$1,916.48	site plan review	Flat Rate	$4,431.85
$4,349.24		**Development Fees**	**$5,072.50**	
$38,560.19 / unit		**Total Development & Impact Fees**	**$27,168.08 / unit**	

Source: City of Lemoore Resolution No. 2025-18 and 2025-23(https://lemoore.com)

The City will implement a formal tracking system to monitor compliance with Permit Streamlining Act timelines, including completeness determinations and decision deadlines. The City will also publish clear procedures identifying when CEQA exemptions and streamlining provisions apply to qualifying housing developments.

Site Improvement Requirements

For new housing developments, jurisdictions require on-site improvements such as curbs, gutters, sidewalks, and street lighting to be installed. Developments must also provide off-site improvements, which are associated with impact fees for water and wastewater systems connections, or provide wells and septic tanks. Where roadways are not present, developers are required to construct all internal roadways for a subdivision and provide connections to existing roadways. Table 5-10 summarizes typical on and off-site improvements.

Table 5-10
On-site and Off-site Improvements

Standard Improvements		
Internal Streets	On-site Landscaping and Open Space	Curb, Gutters, Sidewalk, Utilities
60' ROW includes local street width of 40', 5' sidewalks, and 5' landscaping on each site. Street trees are placed every 40 feet. Most collectors and arterials have 74'–84' ROWs, respectively, and 6' sidewalks.	Front yard setback and lot coverage. 10,000 sq. ft. of open space required for multi-family projects (can include recreation bldg.) if project exceeds 25 units.	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, fire hydrants, and undergrounding of utilities up to 70 kV.

ROW=right of way
Source: City of Lemoore

Development and impact fees for both on-site and off-site improvement requirements may increase housing costs; however, it is the City's goal to maintain development and impact fees, and limit on-site requirements to encourage development while maintaining systems and services that support a healthy safe and enjoyable community with affordable housing Site improvements are necessary to maintain the quality of life desired by residents and ensure the availability of the public services and facilities needed.

In addition to development impact fees, residential projects may be required to construct or finance certain infrastructure improvements necessary to serve the project site. These improvements may include:

- Street improvements and curb, gutter, and sidewalk installation.
- Storm drainage infrastructure.
- Water and sewer line extensions.
- Streetlighting and utility improvements.

These improvements ensure that new development is adequately served by public infrastructure and that infrastructure capacity is maintained as the community grows.

Evaluation of Development Fees as a Constraint

While development impact fees contribute to the cost of residential development, they are generally consistent with fees charged by other communities within the region and are necessary to fund infrastructure improvements that support community growth. The City periodically evaluates its fee structure in accordance with AB 1600 to ensure that development and impact fees remain reasonable and do not unnecessarily constrain housing development.

Affordable housing projects are the most affected by costs and cost overruns. "The Cost of Affordable Housing, What Drives It and How to Address It," by Bae Urban Economics (2025), a study commissioned by the San Diego Housing Commission, analyzed numerous elements that contribute to the rising costs of affordable housing development. For example, the cost of acquisition and on-site improvement costs can be high where land costs are expensive.

Off-site costs like infrastructure upgrades, community improvements like roads, utilities, and landscaping, could significantly add to overall project expenses. Stringent parking requirements are also found to significantly increase the cost to develop affordable housing. Other factors include inflation in materials, labor, and insurance, impacting both affordable housing and market-rate projects. The study also found that requirements to pay prevailing wages and adherence to Project Labor Agreements, while providing the benefits of living wage jobs, increase labor costs substantially, impacting overall construction expenses.

Building and Construction Codes

Lemoore has adopted the 2025 California Building Standards (Building, Plumbing, Mechanical, and National Electrical) Code with modifications to the following:

- Fees for work without a Permit.
- Elevation for finished ground and slope to finished right of way.
- Roof sheathing replacement.
- Exception to vapor retarder requirement.

The implemented changes are a part of the normal permitting process, and there are minimal cost impacts as a result of the implemented changes. The amendments to the Building Code can be found in Section 8-1A-2 of the City of Lemoore's Municipal Code.

Approval is required for new structures, as well as the installation or replacement of patios, storage buildings, carports, air conditioning replacements, and re-roofing.

Lemoore's Code Enforcement Program is implemented through the Building Department, Planning Department, Police Department, and Public Works Department. Code Enforcement staff are proactive and respond to complaints as they are received. Properties are assessed for ~~investigate~~ violations of building code and property maintenance standards, as well as other complaints. Code Enforcement and Building Inspectors actively survey the community to address violations and potential violations daily. Notices are provided for violations of property maintenance, abandoned vehicles, and building code violations. Field staff make every effort to communicate directly with the property owner to ensure timely correction. Code Enforcement Officers also respond to complaints as received via site visits, investigation, and communication with all associated parties. When health and safety violations are identified related to a building, ~~eligible~~ property owners are referred to ~~appropriate~~ rehabilitation/home repair programs that ~~providing~~provide grants or low-interest loans for property and building improvements. Violations for property maintenance related to excessive trash, weeds, and or abandoned vehicles are notices and give time to correct the violation. Lemoore is committed to increasing public awareness of rehabilitation and home improvement programs and to coordinating these programs with code enforcement efforts. This commitment is reflected in Program 1 (Code Enforcement).

5.1.4 - NON-GOVERNMENTAL CONSTRAINTS

In addition to governmental regulations and policies, several non-governmental factors may influence the availability, affordability, and development of housing within the City of Lemoore. These factors include land and construction costs, availability of financing, labor and material costs, ~~and broader~~ market conditions, and the timing of private development activity following project approvals~~that affect housing demand and development feasibility~~.

Non-governmental constraints are largely influenced by regional and statewide economic conditions and are generally outside the direct control of ~~local governments~~the City. However, these factors ~~can significantly~~may affect the ability of developers, homebuilders, affordable housing providers, ~~-~~ and ~~housing~~ households to ~~providers to~~ construct, finance, purchase, or maintain ~~new~~ housing ~~or maintain existing housing units~~.

The following sections identify several key non-governmental factors that may influence housing development in Lemoore.

5.1.5 - LAND COSTS AND LAND AVAILABILITY

The cost and availability of land suitable for residential development can significantly influence housing production. In communities where developable land is scarce, or land prices are elevated, development costs increase, and housing production may slow.

Within Lemoore, vacant land suitable for residential development remains available in multiple areas, including sites designated for residential, mixed-use, and higher-density development under the General Plan and Zoning Ordinance. Compared with many California markets, land costs in Lemoore remain relatively moderate, which supports continued housing production.

However, the total cost of development may also include grading, off-site improvements, utility extensions, drainage infrastructure, roadway improvements, and site preparation. These costs can affect project feasibility, particularly for lower-density projects or projects intended to serve lower-income households.

Overall, land availability in Lemoore is not considered a significant constraint to meeting RHNA, although site improvement costs may affect the timing and financial feasibility of individual projects.

~~The cost and availability of land suitable for residential development can influence housing production. In communities where land prices are high or where limited vacant land is available, development costs may increase, and fewer housing units may be constructed.~~

~~Within the City of Lemoore, vacant land suitable for residential development is available in several areas, including sites designated for residential and mixed-use development under the City's General Plan and Zoning Ordinance. However, the price of land and the cost of~~

~~preparing sites for development, including grading, infrastructure installation, and utility connections, can influence the feasibility of residential projects.~~

~~Because affordable housing development typically relies on lower development costs, higher land prices can make it more difficult for affordable housing projects to compete with market-rate development.~~

5.1.6 - Construction Costs

Construction costs represent a major component of housing development expenses and include labor, building materials, equipment, engineering, architecture, permits, and contractor overhead.

Recent development activity in Lemoore indicates residential construction costs generally range from approximately **$250 to $350 per square foot**, depending on product type, materials, site conditions, and market timing. Higher-density multifamily or affordable housing projects may experience additional financing, prevailing wage, or specialized construction costs.

As experienced throughout California, construction costs have increased in recent years due to inflation, labor shortages, supply chain constraints, insurance costs, and rising interest rates. These conditions may affect project feasibility or delay construction starts, particularly for lower-income housing developments requiring layered financing.

Although construction costs present an ongoing market challenge, recent and active pipeline development within Lemoore demonstrates that housing construction remains feasible in the local market.

~~Construction costs represent a major component of overall housing development costs. These costs include labor, building materials, equipment, engineering services, and contractor services required to construct residential units.~~

~~In recent years, construction costs throughout California have increased due to several factors, including rising material prices, supply chain disruptions, and increased labor costs. These cost increases can affect the feasibility of housing development, particularly for smaller residential projects or projects serving lower-income households.~~

~~Higher construction costs may result in fewer housing units being constructed or may require additional financing or subsidies to support affordable housing development.~~

5.1.7 - Availability of Financing

Access to financing is an important factor influencing housing development, homeownership, and rental housing production.

Market-rate residential projects typically rely on private construction lending, permanent financing, and homebuyer mortgage availability. Changes in interest rates, lending

standards, or credit availability may affect the pace of housing production or the ability of households to purchase homes.

Affordable housing developments often require multiple funding sources, including:

- Low-Income Housing Tax Credits (LIHTC)
- State housing grants or loan programs
- Federal housing funds
- Local gap financing
- Private lending sources

Competition for affordable housing funding programs can delay project timing or limit the number of feasible projects in any given year. However, Lemoore currently has multiple deed-restricted affordable housing projects in its active pipeline, demonstrating that financing remains obtainable for qualified projects.

Accordingly, financing availability may influence project timing, but it is not considered a substantial barrier to achieving RHNA during the planning period. ~~Access to financing is another important factor affecting housing development. Residential development typically requires financing from private lenders, public funding sources, or a combination of financing mechanisms.~~

~~Affordable housing projects often rely on specialized financing programs such as LIHTC, federal housing programs, State housing grants, or other public funding sources. Competition for these funding sources can limit the number of affordable housing developments that are financially feasible in a given year.~~

~~Changes in interest rates and lending standards may also affect the ability of developers or homebuyers to secure financing for housing projects.~~

5.1.8 - Labor Availability

Housing production is also influenced by broader market demand, demographic trends, and regional employment growth.

Lemoore benefits from stable regional employment drivers, including **Naval Air Station Lemoore**, agriculture, education, healthcare, retail services, and related industries. These employment centers support continuing demand for ownership and rental housing.

When housing demand increases faster than housing supply, housing prices and rents may rise, creating affordability challenges, particularly for lower-income households. Conversely, strong housing demand may also encourage private residential investment and production.

Current market activity, approved subdivisions, multifamily proposals, and ongoing construction indicate continued demand for housing in Lemoore.

~~The availability of skilled labor within the construction industry can also influence housing production. Residential construction requires skilled trades such as electricians, plumbers, carpenters, and construction managers. When construction labor is limited, project timelines may increase, and construction costs may rise.~~

~~Labor shortages have affected many regions throughout California and can influence the pace of housing construction within communities such as Lemoore.~~

5.1.9 - Market Conditions and Housing Demand

Housing production is also influenced by broader market conditions, including housing demand, population growth, employment opportunities, and economic trends. In the City of Lemoore, housing demand is influenced by regional employment opportunities, including those associated with NAS Lemoore, agricultural industries, education, healthcare services, and other regional employment centers.

Market conditions influence the types of housing that developers choose to construct and the price points at which housing units are offered for sale or rent. When housing demand increases faster than housing supply, housing prices and rental rates rise, which increases housing affordability challenges for lower-income households.

5.1.10 - Typical Time Between Final Approval and Building Permit

The time between final project approval and issuance of building permits is an important factor in evaluating whether approved sites are likely to develop during the planning period.

Based on recent development activity in Lemoore, the typical time between **Tentative Subdivision Map approval and Final Map approval is approximately six months**, with building permits commonly issued within **six months thereafter**, depending on completion of improvement plans, utility coordination, grading, and market timing.

For site plan or multifamily developments, the time between final entitlement approval and permit issuance may be shorter where engineering plans and financing are in place.

Based on recent local experience, many approved projects in Lemoore proceed to permits and construction within approximately **12 months of final discretionary approval**, which supports the realistic likelihood of pipeline project development during the 2024–2032 planning period.

Accordingly, the timing between approval and permits is not considered a significant non-governmental constraint to meeting RHNA.

Evaluation of Non-Governmental Constraints

While the City cannot directly control many market and economic conditions affecting housing production, current evidence indicates that these factors do **not** constitute substantial barriers to meeting RHNA.

Key findings include:

- Vacant residential land remains available.
- Land costs are comparatively moderate relative to many California markets.
- Active pipeline projects demonstrate continuing market feasibility.
- Financing has been secured or pursued for multiple projects, including affordable housing developments.
- Construction continues despite rising costs.
- Approved projects are generally advancing to permits within a reasonable timeframe.

Certain factors, particularly construction inflation, interest rates, and affordable housing financing competition, may affect project timing or product type. However, these conditions have not prevented ongoing housing activity in the City.

Through Housing Element programs supporting adequate sites, infrastructure coordination, affordable housing assistance, streamlined processing, and regulatory certainty, the City will continue to reduce local barriers and support housing production across all income levels.~~While the City of Lemoore cannot directly control many of the economic and market conditions affecting housing development, the City can support housing production by maintaining policies and programs that facilitate housing development and reduce unnecessary regulatory barriers.~~

~~Through the policies and programs included in this Housing Element, the City seeks to support housing development, encourage the production of housing across all income levels, and promote the availability of housing opportunities for Lemoore residents.~~

~~Recent development activity indicates that construction costs in Lemoore range from approximately $250 to $350 per square foot for residential construction, which can limit feasibility for lower-income housing. Additionally, the City has received requests to develop at densities below those assumed in the sites inventory, particularly in mixed-use and multi-family zones. These trends may constrain the City's ability to fully realize RHNA capacity and are addressed through programs that promote density consistency and provide incentives for higher-density development.~~

~~5.1.10~~ 5.1.11 - ENVIRONMENTAL CONSTRAINTS

Lemoore contains certain environmental conditions common to Central Valley communities, including localized flood risk areas, soil limitations, and agricultural land preservation considerations. These factors are evaluated on a site-specific basis through standard planning, engineering, and environmental review processes.~~Lemoore, situated on the northwest side of Kings County in California's Central Valley, encompasses diverse environmental features and constraints that influence land use planning and development. Identifying these constraints is crucial for sustainable growth and environmental conservation.~~

Flood Zones: Areas adjacent to the Kings River and other waterways are susceptible to flooding. The Federal Emergency Management Agency (FEMA) provides Flood Insurance Rate Maps (FIRMs) that delineate flood-prone areas. These maps are essential for assessing flood risks and guiding development away from high-risk zones.

Seismic Activity: While Lemoore is not directly atop major fault lines, it is still subject to seismic activity due to its proximity to faults in neighboring counties. The California Geological Survey offers seismic hazard maps that help in understanding and mitigating earthquake risks.

Soil Limitations: Certain areas in Lemoore have soils with limitations for development, such as high shrink-swell potential or poor drainage. The Natural Resources Conservation Service (NRCS) provides soil surveys that identify these limitations, aiding in land suitability assessments.

Agricultural Land Preservation: Lemoore has extensive areas designated as prime farmland. The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) classifies land based on agricultural quality, which is vital for preserving valuable agricultural resources.

Biological Resources: Kings County is home to various sensitive habitats and species, some of which may be found adjacent to Lemoore. The California Natural Diversity Database (CNDDB) provides information on the locations of rare, threatened, and endangered species, which is critical for environmental impact assessments.

Available information indicates that identified Housing Element sites are not materially constrained by environmental conditions such as shape, access, conservation easements, contamination, Williamson Act contracts, or military compatibility issues that would preclude residential development.

Where environmental constraints exist, they can generally be addressed through normal site planning, engineering design, or mitigation measures and are not considered significant barriers to meeting RHNA during the planning period.

SECTION 6 - AFFIRMATIVELY FURTHERING FAIR HOUSING

6.1 - Introduction and Legal Framework

The City of Lemoore is committed to affirmatively furthering fair housing ("AFFH") and promoting equitable access to housing opportunities for all residents. Pursuant to Government Code Sections 65583(c)(10), 8899.50, AB 686, and applicable State Housing Element law, the Housing Element must contain an assessment of fair housing in the community and identify meaningful actions that overcome patterns of segregation, address disparities in access to opportunity, replace segregated living patterns with integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and foster compliance with fair housing and civil rights laws.

Fair housing means all persons have equal access to housing opportunities regardless of race, color, religion, sex, gender, gender identity, sexual orientation, familial status, disability, national origin, ancestry, source of income, veteran status, or other protected characteristics.

This chapter evaluates local fair housing conditions in Lemoore, identifies contributing factors affecting housing choice, analyzes whether the Housing Element sites inventory promotes fair housing, and establishes actions to:

- Overcome patterns of segregation.
- Address disparities in access to opportunity.
- Prevent displacement.
- Support housing mobility.
- Improve neighborhood conditions through place-based investment.
- Foster compliance with fair housing laws.

~~The City of Lemoore has prepared this Assessment of Fair Housing consistent with Government Code Section 65583(c)(10) and Assembly Bill 686 (AB 686). This analysis evaluates patterns of segregation and integration, racially or ethnically concentrated areas of poverty (R/ECAP), disparities in access to opportunity, disproportionate housing needs, displacement risk, and contributing factors to fair housing conditions.~~

~~AFFH requires the City to take meaningful actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities free from barriers that restrict housing choice based on protected characteristics.~~

~~Key findings and actions are summarized in this chapter and supported by Appendix D5.~~

6.2 - Community Participation and Outreach

The City recognizes that meaningful AFFH implementation requires robust and ongoing public participation. During preparation of the Housing Element, the City provided multiple opportunities for residents, stakeholders, service providers, and community organizations

to participate in the planning process and identify housing needs, barriers to fair housing, and strategies for improvement. Public participation efforts included:

- Public workshops and community meetings.
- Planning Commission and City Council hearings.
- Draft Housing Element public review periods.
- Website postings and document availability notices.
- English and Spanish outreach materials.
- Coordination with regional agencies and housing stakeholders.
- Continued opportunity for written public comments.

The City of Lemoore website serves as an important public information resource by providing notices of hearings, planning documents, Housing Element materials, and contact information.

The City also recognizes that outreach must continue beyond Housing Element adoption. Accordingly, Housing Element programs commit the City to ongoing fair housing education, annual outreach, referrals to fair housing service providers, and continued community engagement throughout the planning period.

~~, approval The the D The City conducted a robust outreach effort to inform the Housing Element and AFFH analysis, consistent with statutory requirements.~~

~~Public participation included:~~

- ~~Public workshops and hearings before the Planning Commission and City Council~~
- ~~Online engagement through the City's website~~
- ~~Multilingual outreach and notices~~
- ~~Coordination with housing service providers and community stakeholders~~

~~These efforts ensured participation from a broad cross-section of the community, including lower-income households, renters, and protected classes.~~

6.3 - Assessment of Fair Housing ~~Issues and Contributing Factors~~

This section evaluates available federal, State, regional, and local data, supplemented by local knowledge and planning analysis, to assess fair housing issues in Lemoore. Topics include:

- Fair housing enforcement capacity.
- Integration and segregation patterns.
- Racially or ethnically concentrated areas of poverty.
- Disparities in access to opportunity.
- Disproportionate housing needs.
- Displacement risk.
- Housing Element sites inventory impacts.

6.3.1 - Key Data and Background Information

Lemoore is located within the northwestern portion of Kings County between the Naval Air Station Lemoore (west) and Hanford (east). Kings County. The community is situated in one of the most productive agricultural regions in the United States, characterized by extensive irrigated farmland and a strong agricultural economy. Kings County is a part of the San Joaquin Valley, bordered by 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 later added another 100 square miles. 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 Tulare Lake. Lemoore one of four cities (Avenal, Corcoran, and Hanford) in Kings County, along with four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. Figure 6-1 shows the four cities and unincorporated communities of Kings County.

~~Lemoore, incorporated on July 4, 1900, as a city in Kings County, located 7.5 miles (12 km) west-southwest of Hanford, is home to the Naval Air Station Lemoore, a master jet base housing F-18 and F-35 squadrons assigned to the Pacific fleet. In 2020, the population of Lemoore was 27,014. Table 6-1 presents the growth in household populations of the City of Lemoore and Kings County, for the period from 1990 to 2020. During this period, Lemoore's household population almost doubled (98.5 percent), with a population growth of 13,408 people. It had the highest population growth rate among the four cities in the county. In comparison, the total household population of Kings County was 89,469 in 1990 and grew to 136,964 in 2020. The County's overall growth was 47,495 persons, which is a 53.1 percent increase over the 30-year period. According to the California Department of Finance (DOF).[8], Kings County is projected to reach approximately 153,400 by the year 2030, an increase of 12 percent over the 2020 estimate.~~

~~**Table 6-1**~~
~~**City of Lemoore and Kings County Household Population Growth 1990–2020**~~

		~~Household Population~~			~~Change 1990-2020~~	
~~Jurisdiction~~	~~1990~~	~~2000~~	~~2010~~	~~2020~~	~~Persons~~	~~%~~
~~City of Lemoore~~	~~13,606~~	~~19,710~~	~~24,514~~	~~27,015~~	~~13,409~~	~~98.5%~~
~~County Totals~~	~~89,469~~	~~109,332~~	~~131,402~~	~~136,970~~	~~47,501~~	~~53.10%~~

~~Note: All numbers exclude persons in group quarters (State prisons and Naval Air Station Lemoore); Sources: Census 1990, 2000, 2010; Cal. DOF, E5, and E8 Population and Housing Estimates.~~

~~[8] California, Department of Finance, P-4 Report, Population Projections for California Counties 2015-2030, March 2015~~

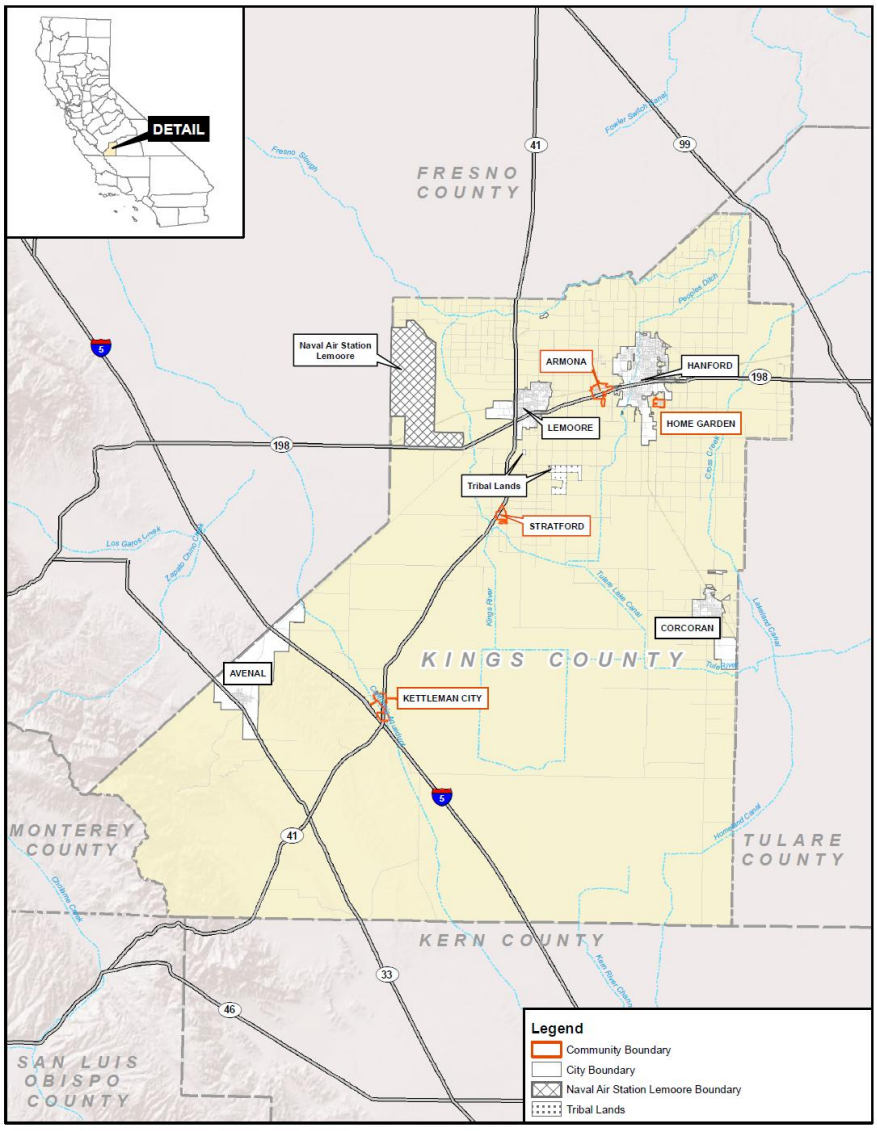

Figure 6-1
Kings County

Lemoore, incorporated on July 4, 1900, as a city in Kings County, located 7.5 miles (12 km) west-southwest of Hanford, is home to the Naval Air Station Lemoore, a master jet base housing F-18 and F-35 squadrons assigned to the Pacific fleet. In 2020, the population of Lemoore was 27,014. Table 6-1 presents the growth in household populations of the City of Lemoore and Kings County, for the period from 1990 to 2020. During this period, Lemoore's household population almost doubled (98.5 percent), with a population growth of 13,408 people. It had the highest population growth rate among the four cities in the county. In comparison, the total household population of Kings County was 89,469 in 1990 and grew to 136,964 in 2020. The County's overall growth was 47,495 persons, which is a 53.1 percent increase over the 30-year period. According to the California Department of Finance (DOF)[9], Kings County is projected to reach approximately 153,400 by the year 2030, an increase of 12 percent over the 2020 estimate.

Table 6-1
City of Lemoore and Kings County Household Population Growth 1990–2020

	Household Population				Change 1990-2020	
Jurisdiction	1990	2000	2010	2020	Persons	%
City of Lemoore	13,606	19,710	24,514	27,015	13,409	98.5%
County Totals	89,469	109,332	131,402	136,970	47,501	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air Station Lemoore); Sources: Census 1990, 2000, 2010; Cal. DOF, E5, and E8 Population and Housing Estimates.

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[9] California, Department of Finance, P-4 Report, Population Projections for California Counties 2015-2030, March 2015

6.3.2 - Fair Housing Enforcement and Outreach Capacity

Equal access to housing is fundamental to each person being able to meet essential needs and to pursue personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the governments of the United States and the State of California have both established fair housing as a right protected by law. Federal fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws are built upon the federal laws and add marital status, ancestry, source of income, sexual orientation, and "any arbitrary factor" as protected categories under the laws. Many factors in the public and private domains impede equal access to housing or fair housing choice. Impediments to fair housing choice are:

Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor that restrict housing choices or the availability of housing choices; or

Any actions, omissions, or decisions that have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. To affirmatively promote equal housing opportunity, a community must work to remove or mitigate impediments to fair housing choice. The City of Lemoore is dedicated to providing fair housing opportunities to all residents and to ensuring that all applicable laws are complied with throughout Lemoore.

The City of Lemoore provides resources and programs to address fair housing concerns. Table 6-2 discusses laws and compliance regarding fair housing. Further discussion of programs is found in the Kings County Multi-Jurisdictional Housing Element and in the Contributing Factors section of this Fair Housing Analysis (FHA) report.

Table 6-2
City of Lemoore Fair Housing Compliance

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations, and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics. The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating	The city complies with employment requirements through strict enforcement of hiring practices and regular training of hiring managers and human resources staff. All development projects with City funding are required to comply with FEHA. Under the Community Development Block Grant Program, the City of

Law	Description	Compliance
	against tenants or homeowners based on protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	Hanford's Community Development Department operates a Fair Housing Program under Title VIII of the Civil Rights Act of 1968 aimed at combating illegal discrimination in housing. The City of Lemoore is working to identify community development priorities, fair and affordable housing needs, and factors that shape equal access to housing for incorporation into the City's 5-Year Consolidated Plan, Annual Action Plan, & Analysis of Impediments to Fair Housing Choice.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 mayoccur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single-family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies, and practices, including development standards, design guidelines, application submittal requirements, fees, and approval findings. Lemoore supports the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment and cooperates with the State in the development of the Assessment of Fair Housing
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluation and funding decisions.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through the promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Housing Accountability Act	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the city continually

Law	Description	Compliance
(Gov. Code, § 65589.5.)	condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	reviews its development standards and to ensure they facilitate an objective and equitable review of applicable projects.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions, a city, county, or city and county shall: Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for anyand all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority ofa city, county, or city and county under other provisions of law to permit a developer to construct such housing. Consider the effect of ordinances adopted and actions taken by the local jurisdiction with respect to the housing needs of the region in which it is situated. Refrain from imposing standards and criteria for public improvements, including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to itspublicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process, which is administered consistently with the Excessive Subdivision Standards Act.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision	Compliance is achieved through the preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

Law	Description	Compliance
	for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community,the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	

The capacity for fair housing enforcement and outreach in the City of Lemoore is largely dependent on partnerships with third-party fair housing organizations. Currently, both jurisdictions lack a dedicated internal civil rights office or fair housing testing unit, relying instead on regional service providers such as the Fair Housing Council of Central California (FHCCC). FHCCC offers complaint intake, investigation, and legal referral services, but limited funding and geographic coverage present barriers to proactive enforcement, particularly in smaller or unincorporated communities.

Data from the U.S. Department of Housing and Urban Development (HUD) indicates that between 2018 and 2022, over 25 fair housing complaints were filed in Kings County. The most common bases were disability (42%), race (24%), and familial status (12%), with frequent issues involving refusal to rent, discriminatory terms, and lack of reasonable accommodations. While some complaints were conciliated, few resulted in local policy changes, revealing systemic gaps in enforcement response and accountability mechanisms.

Geographically, complaints are more frequently filed in Hanford and central Lemoore, aligning with areas that have high concentrations of multifamily housing and renter households. However, complaint volume likely under-represents actual incidence due to low public awareness and limited outreach in rural or Spanish-speaking communities. Moreover, neither Kings County nor Lemoore currently conducts systematic fair housing testing, which is a recognized best practice for uncovering discrimination that may not result in formal complaints.

In terms of legal history, there are no documented active lawsuits or consent decrees involving the jurisdictions as primary defendants under the Fair Housing Act. However, Kings County

is obligated under state and federal law to affirmatively monitor any exclusionary practices by landlords or developers, particularly in permitting and project siting.

Equal access to housing is fundamental to economic opportunity, health, and community stability. Federal and state laws prohibit discrimination in housing transactions, lending, tenancy, and land use decisions based on protected characteristics.

The City of Lemoore complies with applicable fair housing laws through nondiscriminatory administration of planning, zoning, permitting, and housing-related programs. The City relies in part on partnerships with regional fair housing organizations and public agencies to provide complaint intake, counseling, education, and referral services.

Regional providers, including nonprofit fair housing agencies, offer important services; however, limited funding, staffing, transportation barriers, and low public awareness may reduce access to assistance, particularly for rural residents, seniors, persons with disabilities, and Spanish-speaking households.

The City will continue to improve fair housing outreach through:

- Referrals to qualified fair housing organizations.
- Annual public information efforts.
- Multilingual outreach where feasible.
- Staff training.
- Monitoring of Housing Element program implementation.

Key Finding

Although formal complaint levels may appear modest, complaint data likely underrepresents actual incidents due to underreporting, language barriers, and lack of awareness. Continued outreach and partnerships remain important. ~~the is ,doubled percent percent perce~~

~~6.3.2~~ 6.3.3 - INTEGRATION AND SEGREGATION PATTERNS

To inform priorities, policies, and actions, an analysis of integration and segregation patterns and trends related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Lemoore that experience the highest levels of segregation. Minorities are often concentrated in impoverished areas and lack access to resources such as jobs, educational opportunities, and life services, and face other disadvantages.

Lemoore is a relatively compact community with a diverse population. Available data, as seen in Table 6-~~2~~3 and Figure 6-2, do not indicate severe racial segregation patterns commonly associated with larger metropolitan regions. Population groups are generally distributed throughout the community, and no census tracts reflect extreme racial isolation.

However, differences in income, tenure, housing age, housing type, and neighborhood investment patterns contribute to localized economic separation.

Higher-income owner households are generally more common in newer residential neighborhoods containing larger single-family homes. Lower-income renter households are more likely to reside in older neighborhoods containing smaller homes, multifamily housing, or aging rental units.

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Table 6-3~~32~~
Race and Ethnicity

Racial /Ethnic Group	City of Lemoore	Kings County
Not Hispanic or Latino	56.0%	45.1%
White	38.5%	31.6%
Black or African American	5.7%	5.9%
American Indian/Alaska Native	0.2%	0.8%
Asian	7.4%	3.6%
Native Hawaiian/Pacific Islander	0.2%	0.1%
Other races or2+ races	4.1%	3.2%
Hispanic or Latino (any race)	44.0%	54.9%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

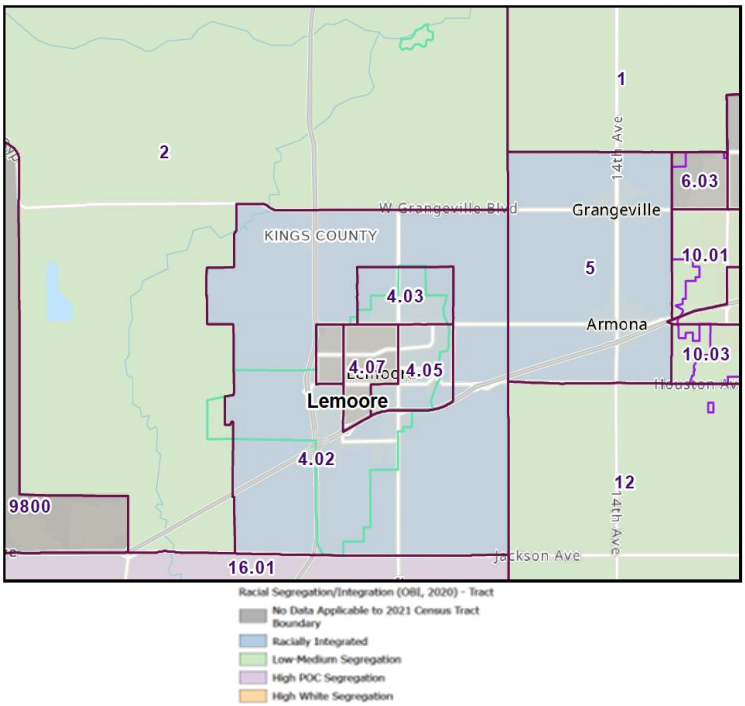

Figure 6-42
Local Racial Segregation/Integration
Source: California Department of Housing and Community Development (HUD); OBI, 2020

Income Distribution

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Lemoore. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, however, household size and type often affect the proportion of income that can be spent on housing.

According to data from the ACS 2016-2020, the median household income for the entire County was reported as $61,556. In general, the City of Lemoore's median household income was $68,658, above the county average, suggesting that Lemoore's residents earn on average 11.5 percent more than the broader Kings County population. The City of Lemoore's median household income was higher than Cities of Hanford, Corcoran, and Avenal. In contrast, when Lemoore's median income is measured against the State of California's median, which was $78,672, it was lower by 12.7 percent. These figures highlight a disparity within the local

and state economic landscape, with Lemoore sitting above the median of its county, yet below California's overall median income levels.

As seen in Figure 6-3, the majority of households in Lemoore had varied income ranges, with the eastern portion (CT 4.05) consisting of income between $35,000 to $60,000. The northern (CT 4.03), central (CT 4.07), and southern (CT 4.020) portions of the City consisted of the income range of $60,000 to $84,097. The highest income was the small Census Tract (CT 4.06) towards the west, which had a median household income in the $84,097 to $120,000 range. The City of Lemoore's workforce consists of a larger proportion of "white-collar" jobs when compared to other cities, such as Corcoran and Avenal, that consist of lower median incomes, as a larger proportion of the workforce participates in more "blue-collar jobs."

Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using the State's income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31-50% of AMI
- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Upper income: Above 120% of AMI

Table 6-~~3~~ 4 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014–2018. Countywide, almost one-quarter (24 percent) of owner households were in the lower-income category (80 percent or less than the AMI, including extremely low, very low, and low-income), while over one-half (55 percent) of renter households were in the lower-income category.

Table 6-~~44~~3
Household Income Distribution by Tenure

Income Category	Lemoore	Kings County
Owners		
<= 30%	5.3%	5.50%
>30% to <=50%	4.4%	7.30%
>50% to <=80%	8.3%	11.00%
>80% to <=100%	7.0%	8.60%
>100%	75.0%	67.50%
Total	100.00%	100.00%
Renters		

<= 30%	11.5%	17.70%
>30% to <=50%	16.4%	14.60%
>50% to <=80%	18.8%	22.80%
>80% to <=100%	18.4%	11.40%
>100%	35.0%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

In the City of Lemoore, more than 75 percent of owners belonged to the upper-income category, while the renters were mostly distributed in the moderate-income and lower-income categories, with a significant 35 percent in the upper-income category as well. As witnessed at the county and city levels, renters experience a higher proportion of lower-income households.

The City of Lemoore, much like in Kings County and California, has income disparities when comparing race and ethnicity. Table 6-~~4~~5 shows that Lemoore's White non-Hispanic and Asian non-Hispanic earn the highest median household incomes, $77,953 and $74,167, respectively. These two median incomes were higher than Lemoore's overall median household income of $68,658. The Black or African American Non-Hispanic median household income was approximately $15,000 less than that of White Non-Hispanic and Asian non-Hispanic earners. The Hispanic/Latino median household income was $56,311, significantly lower than the median household income earned by White non-Hispanics. The Some Other Race Non-Hispanic and American Indian and Alaska Native non-Hispanic groups had the lowest median household income, $53,281 and $44,507, respectively.

Table 6-5~~4~~
Median Household Income by Race or Hispanic Origin

	City of Lemoore	Kings County	California
White Alone Non-Hispanic	$77,953	$74,918	$90,496
Black Or African American Alone Non-Hispanic	$61,510	$56,076	$54,976
American Indian and Alaska Native Alone Non-Hispanic	$44,507	$44,842	$60,182
Asian Alone Non-Hispanic	$74,167	$80,530	$101,380
Native Hawaiian and Other Pacific Islander Alone Non-Hispanic		$98,864	$81,682
Some Other Race Alone Non-Hispanic	$53,281	$47,592	$59,287
Two Or More Races Non-Hispanic		$72,188	$76,733
Hispanic Or Latino of Any Race	$56,311	$49,373	$62,330

Source: U.S. Census Bureau, ACS16-20 (Five-Year Estimates), Table B19013.

Figure 6-~~2~~ 3 shows the distribution of household income throughout the city by census tract.

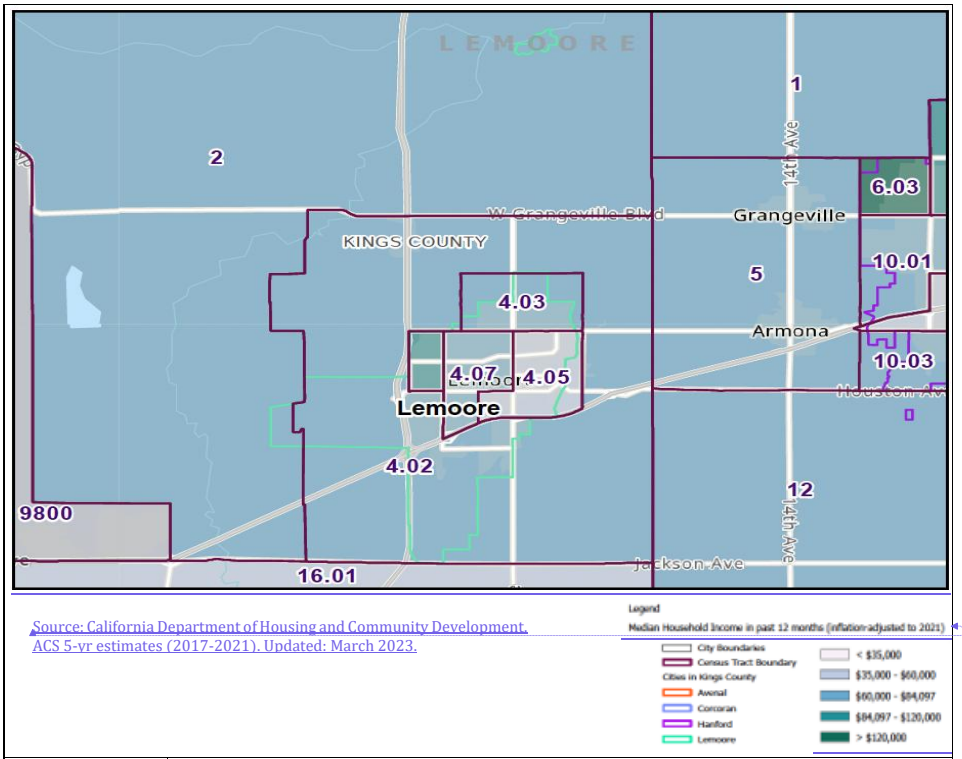

Figure 6-~~2~~3
Local Median Income by Census Tract

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Extremely Low-Income (ELI) Housing Needs Analysis

Extremely low-income (ELI) households represent the income group with the greatest housing need in the City of Lemoore. Based on HUD Comprehensive Housing Affordability Strategy (CHAS) data and ACS Five-Year Estimates, the City has approximately 875 ELI households, representing approximately 10 percent (875 total ELI households/8800 total households) of all households, as seen in Table 6-~~5~~6.

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Table 6-~~65~~
Housing Problems by Income Category

Income Category	Total Households	Households w/ ≥1 Housing Problem	% w/ Problem	Cost Burden >30%	Severe Cost Burden >50%
Extremely Low (0–30% AMI)	875	735	84.0%	740	685
Very Low (30–50%)	700	580	82.9%	550	195
Low (50–80%)	1,345	1,100	81.8%	1,065	270
Moderate (80–100%)	955	190	19.9%	170	—
Above Moderate	4,925	470	9.5%	320	—
Total	8,800	3,075		2,845	1,150

Source: HUD CHAS 2018-2022

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CHAS data indicate that extremely low-income households experience the most severe housing challenges in Lemoore. Approximately 84 percent of ELI households have at least one housing problem, and 78 percent (685 severe cost burdened ELI/875 total ELI households) are severely cost-burdened. ELI renters are particularly impacted, with over 90 percent experiencing housing problems. These findings demonstrate a substantial need for deeply affordable rental housing, supportive housing, and targeted rental assistance programs.

Existing Resources Serving ELI Households

The City currently has approximately 775 subsidized rental units (Table 6-~~6~~7) and no known permanent supportive housing or project-based voucher units affordable to ELI households.

Table 6-~~77~~6
Extremely Low-Income, Permanent Supportive Housing, and Project-Based Assistance Inventory — City of Lemoore

Category	Program/ Inventory Type	Geography	Units/Beds/ Households	ELI Relevance	HCD Use/Interpretation	Source
Existing assisted inventory	Total assisted units	Lemoore	785 units	Serves lower-income households	Baseline inventory	Affordable Housing Online
Existing assisted inventory	Deed-restricted units	Lemoore	775 units	Income-restricted	Document preserved stock	Affordable Housing Online
Existing assisted inventory	Units at risk	Lemoore	231 units	Potential ELI impact	Preservation discussion	Housing Element

Category	Program/ Inventory Type	Geography	Units/Beds/ Households	ELI Relevance	HCD Use/Interpretation	Source
ELI household need	ELI households	Lemoore	1,120 households	Direct ELI need	Magnitude of need	Housing Element
ELI household need	Affordable units for ELI	Lemoore	≈520 units	ELI supply	Existing supply estimate	Housing Element
ELI household need	ELI gap	Lemoore	≈600 units	Shortage	Gap analysis	Derived
Voucher context	HCV vouchers	Kings County	688 vouchers	ELI-targeted	Regional context	HAKC
Public housing	Public housing units	Kings County	268 units	Lower-income	Regional context	HAKC
Supportive housing	Transitional housing	Lemoore	1 residence / 6 youth	Supportive not PSH	Special needs context	HAKC
Regional PSH	PSH beds (CoC)	Regional	315 beds	ELI/homeless	Regional only	HUD HIC
PBV inventory	PBV units	Lemoore	None identified	Unknown	Data gap	HAKC
PSH inventory	PSH units	Lemoore	None identified	Unknown	Data gap	HAKC

Sources: City of Lemoore, *Housing Element (2023–2031)*; Housing Authority of the County of Kings (HAKC), *Housing Choice Voucher (HCV) Program and Managed Units*, https://hakc.com; HAKC, *Managed Units Inventory*, https://hakc.com/managed-units/; U.S. Department of Housing and Urban Development (HUD), *Housing Inventory Count (HIC): Visalia/Kings, Tulare Counties CoC (CA-513), 2024*, https://files.hudexchange.info/reports/published/CoC_HIC_State_CA_2024.pdf; HUD, *Income Limits Documentation System*, https://www.huduser.gov/portal/datasets/il.html; Affordable Housing Online, *Lemoore Affordable Housing Profile*, https://affordablehousingonline.com/housing-search/California/Lemoore.
Notes: ELI = ≤30% AMI.
HAKC data is countywide unless noted.
HUD CoC data is regional, not city-specific.
PBV and PSH inventories are identified as data gaps.

Estimated ELI Housing Gap

Comparing the number of ELI households to existing deeply affordable units indicates an estimated shortfall of approximately ~~220~~ 600 units citywide per Table 6-6.

This gap demonstrates that ELI households remain the population most at risk of:

- Severe housing cost burden
- Overcrowding
- Housing instability and homelessness

Key Findings

- ELI households experience the highest rate of severe cost burden.
- Farmworker households are disproportionately represented among overcrowded ELI households.

- Existing deeply affordable inventory is insufficient to meet need.
- Market-rate production alone will not serve this population.

~~Table 6-4~~
~~anicanicanicanicanicanicFiveY~~Poverty Status

In 2021, Kings County, California, experienced varying levels of poverty across different regions. According to Table 6-~~7~~8, the City of Lemoore's poverty rate was 10.3 percent, which was lower than the rates of households in Kings County of 13.1 percent, but 4.1 percent higher than the statewide percentage of 9 percent.

Table 6-8~~7~~
Total Households in Poverty

	No. Poverty	Percent
City of Lemoore	681	10.3%
Kings County	4,464	13.1%
California	806,599	9.0%

Source: U.S. Census Bureau, ACS16-20 (Five-Year Estimates), Table B17019.

Table 6-~~8~~ 9 shows that the household poverty rate from 2010 to 2015 increased by around 1.3 percent, while the total number of households in Lemoore increased by 364 households, and the number of households in poverty increased by 114 households. Then, from 2015 to 2020, the household poverty rate and the number of households in poverty decreased even as the total number of households increased from 6,077 to 6,591.

Figure 6-~~3~~ 4 shows the percentage of the population ~~in the last 12 months~~between 2017 and 2021 whose income is below the poverty level. It shows that less than 10 percent of the population of CTs 4.02 and 4.06 were below the poverty level. Approximately 10 percent to 20 percent of Lemoore's population in CTs 4.03, 4.05, and 4.07 were below the poverty level in the prior 12 months.

Table 6-9~~8~~
Percent of Households in Poverty Over Time

	2010	2015	2020
Income in the Past 12 Months Below Poverty Level	614	728	681
Total Households	5,713	6,077	6,591
Percent of Households in Poverty	10.7%	12.0%	10.3%
Percent Change		1.3%	1.7%

Source: U.S. Census Bureau, ACS16-20 (Five-Year Estimates), Table B17019.

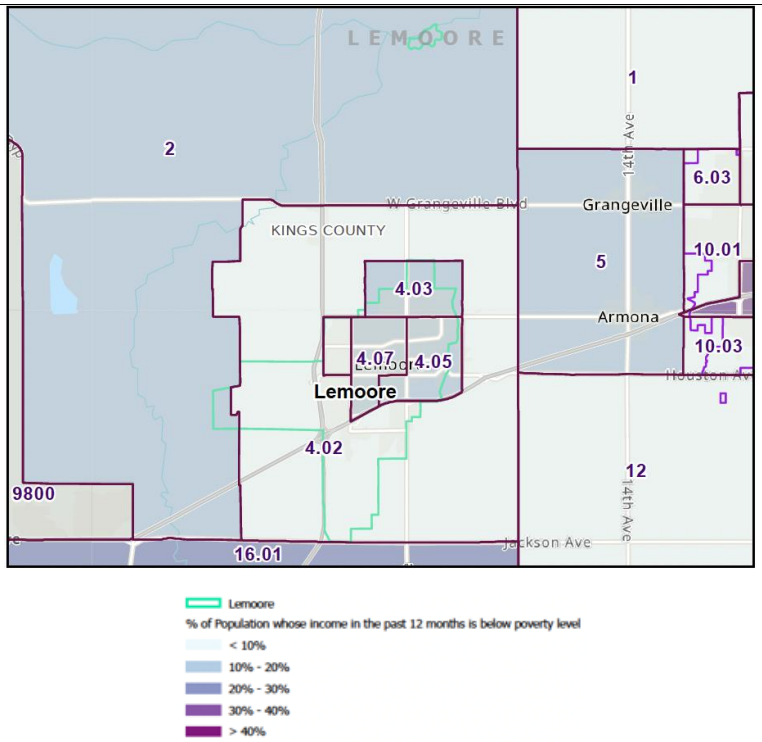

Figure 6-~~3~~4
Poverty Status (ACS, 2017–2021) - TRACT
Source: California Department of Housing and Community Development. American Community Survey (ACS), 2017-2021

Key Findings

- No severe racial segregation patterns are present.
- Moderate economic clustering exists by income and tenure.
- Older neighborhoods contain greater concentrations of renters and lower-cost housing stock.

City Response

The City will continue to promote a range of housing types throughout the community, including:

- Multifamily housing

- Accessory dwelling units (ADUs)
- Mixed-use housing
- Affordable ownership opportunities
- Rehabilitation of older neighborhoods
- Infill housing opportunities in higher-resource areas

	~~Figure 6-4~~ ~~Local Racial Segregation/Integration~~

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6.3.4 - Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

HUD defines R/ECAP areas as locations with both high poverty concentrations and significant minority population concentrations.

To better understand fair housing, HUD uses the designation Racially/Ethnically Concentrated Areas of Poverty (R/ECAP), which requires:

- A non-white population of 50 percent or more in a metropolitan or micropolitan area, or a non-white population of 20 percent or more outside of these areas.
- Extreme poverty, defined as census tracts with either 40 percent or more of individuals living at or below the poverty line or with a poverty rate of three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

As illustrated in Figure 6-5, no part of the City of Lemoore is identified as a R/ECAP area based on the HUD definition. The City does not meet the thresholds for both high concentrations of racial/ethnic minorities and households in poverty. As discussed later in the FHA, this area is categorized as the highest-resource area and/or relatively higher-income parts of the City of Lemoore.

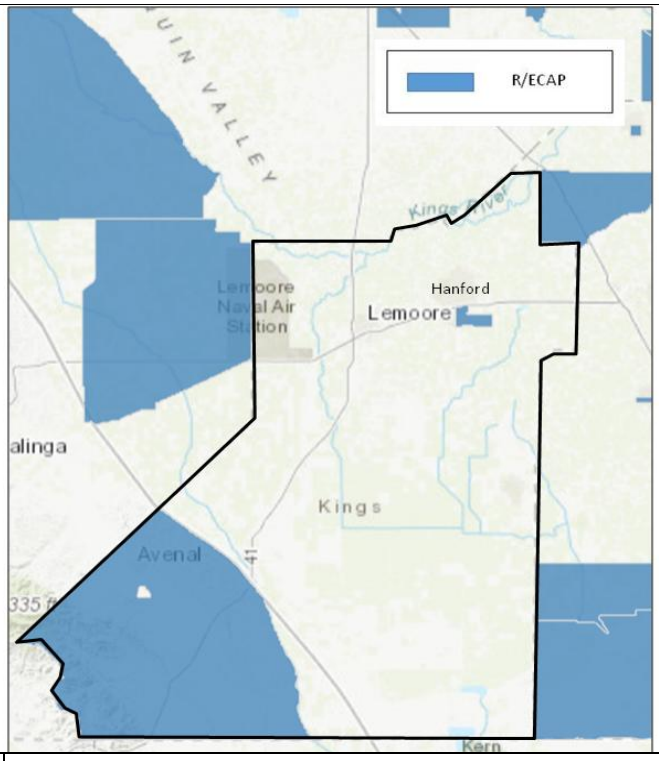


Figure 6-25
Racial/Ethnic Areas of Concentration of Poverty

HCD's Racial Concentration of Areas of Affluence (RCAA) map is based on two factors:

- A location quotient based on the percentage of white, non-Hispanic or Latino population in the census tract compared to the average percentage of total white population for the COG region.
- If the median income for the census tract is greater than 1.5 times the COG median income or the State median income, whichever is lower.

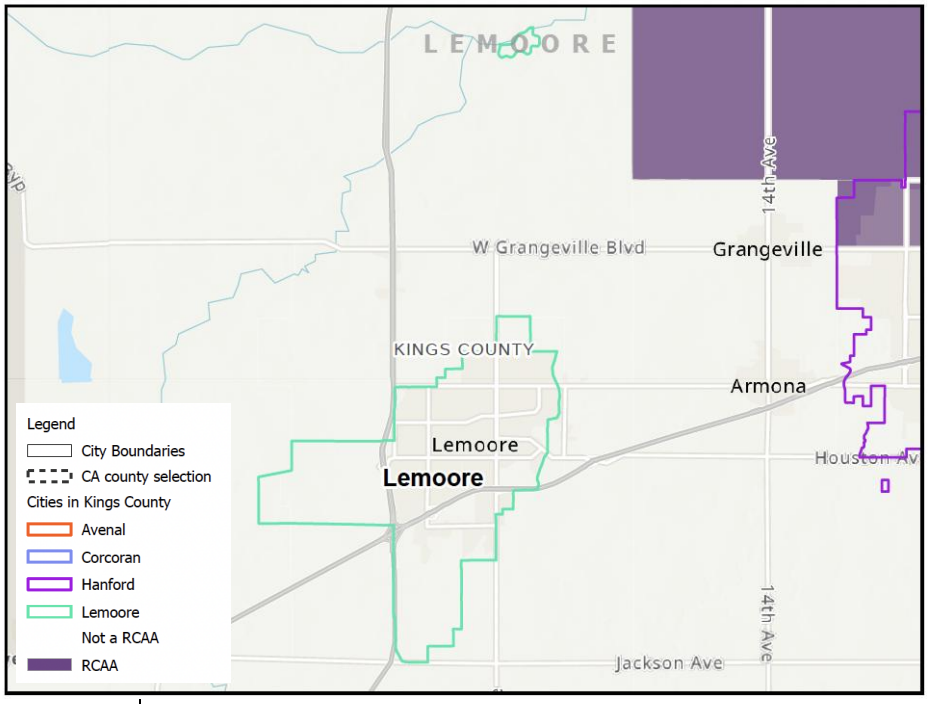


Figure 6-~~3~~6
Local RCAAs

In Figure 6-6, the City of Lemoore is not identified as an RCAA. While the neighboring areas to the City show a Low-Medium segregation. The RCAAs generally coincide with TCAC/HCD's highest-resource areas and/or relatively higher-income parts of the City of Lemoore.

Based on available federal and state mapping data, no census tracts within the City of Lemoore are identified as R/ECAP areas.

This indicates that while poverty and lower-income households are present in portions of the community, extreme concentrations of poverty and racial isolation are not evident.

Key Findings

- No official R/ECAP areas exist in Lemoore.
- Poverty is present but not concentrated at extreme levels.
- Continued monitoring is warranted to prevent future concentration patterns.

City Response

The City will continue place-based investment strategies in lower-income neighborhoods through:

- Housing rehabilitation
- Code enforcement
- Infrastructure improvements
- Neighborhood revitalization
- Environmental justice planning
- Improved access to services

6.3.5 - Disparities in Access to Opportunity

Access to opportunity includes access to quality schools, employment, transportation, parks, healthcare, safe neighborhoods, and housing choices.

Lemoore benefits from strong regional assets, including schools, parks, downtown services, and proximity to Naval Air Station Lemoore, which provides significant employment opportunities. However, access to these opportunities may vary depending on household income, transportation access, disability status, and ability to secure housing in neighborhoods with newer housing stock or higher home values.

State opportunity mapping identifies much of Lemoore as High Resource or Highest Resource, indicating favorable conditions relative to many communities.

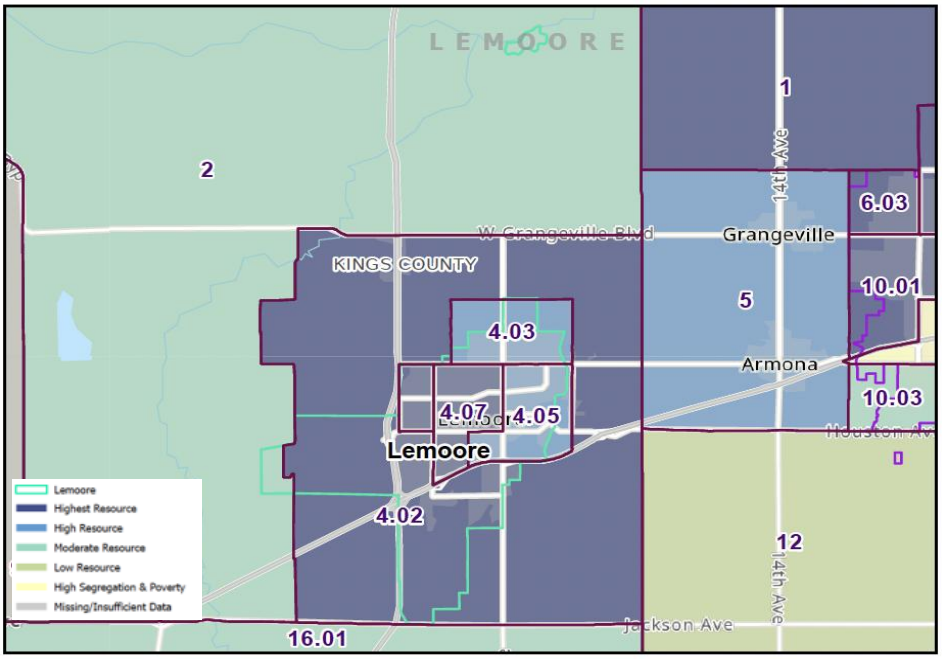
As seen in Figure 6-7, most of the City of Lemoore is designated as Highest Resource, with the central area consisting of high-resource areas, though some areas lack data. As the City of Lemoore is recognized for its high resources in the TCAC and HCD Opportunity Maps, it stands at the cusp of significant economic and developmental growth. This distinction could attract businesses and skilled professionals, leading to job creation and enhanced standards of living. The City may also see an increase in housing developments, including affordable housing, supported by state incentives.

As shown in previous Figure 6-4 (Local Racial Segregation/Integration), there are variations in the local racial demographics and the segregations. In the City of Lemoore, there does not appear to be the existence of High-White segregation, as most of the areas surrounding Lemoore are racially integrated. While some of the central tracts have no data available, most of the tracts in the City reveal an integrated atmosphere. This corresponds with the HCD opportunity map, as the areas with the highest resources seem to have racial integration. This could imply a positive correlation between resource availability and racial diversity, suggesting that areas with more resources are more likely to be integrated.

Higher-resource areas, including portions of Census Tracts 4.06 and 4.07, generally contain newer housing, higher incomes, and greater ownership opportunities. Lower-income

households may face barriers to entering these areas due to cost, limited rental supply, or lack of smaller affordable units.

To improve access to opportunity, the City will promote affordable housing and diverse housing types throughout the community, including in higher-resource areas.



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023

Figure 6-~~4~~7
TCAC/HCD Opportunity Areas, 2023

However, access to opportunity may vary based on income, transportation access, disability status, housing affordability, and ability to secure housing in neighborhoods containing newer housing stock or ownership opportunities.

Higher-resource areas, including portions of western and newer residential neighborhoods, generally contain:

- Newer housing stock

- Higher ownership rates
- Higher incomes
- Greater access to neighborhood amenities

Lower-income households may face barriers to entering these areas due to cost, limited rental supply, or lack of smaller affordable units.

Transit Mobility

Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

The need to plan for and address the mobility needs of the County's growing population. Public Transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCAPTA), and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). KART is Kings County's public transportation provider. KART provides public transit service Monday through Friday and limited service on Saturdays. KART provides transportation services to the cities of Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, and Stratford. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia, Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 504 W. 7th Street, Hanford, California, west of the AMTRAK station in Downtown Hanford.

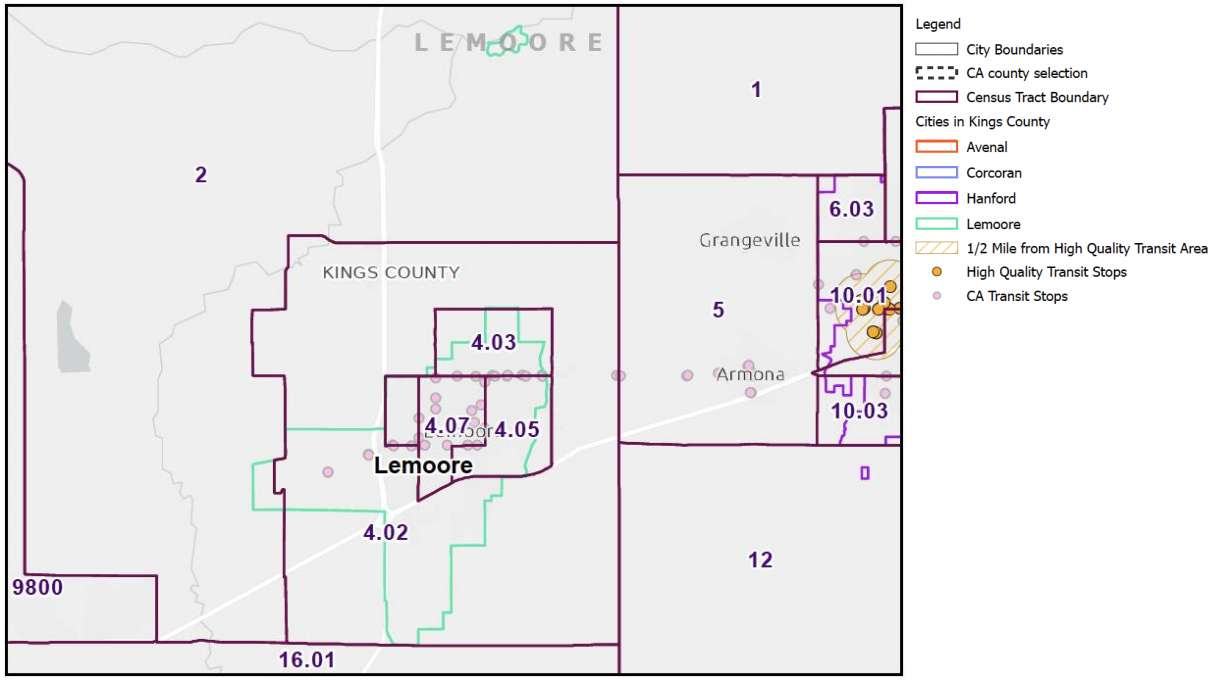
All Transit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. All Transit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. Figure 6-8 depicts the City of Lemoore's All Transit Performance score, including metrics representing average household transit access. Lemoore's overall score is 4.2, demonstrating "low" connectivity. It is important to note that this score is for only the City of Lemoore, as All Transit does not provide a score just for the unincorporated county. Kings County's score is consistent with comparable counties, which are typified by rural and semi-rural communities. However, the All Transit methodology, which determines scores according to an "average" household, may not fully represent transit availability in the unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

As shown in Figure 6-9, many high-quality transit stops in terms of facilities, accessibility, and frequency of services seem to be lacking in the City of Lemoore. There also seems to be a lack of high-quality transit stops within the City. It's also evident that the connectivity is focused on moving people within cities rather than between cities. Based on the information

in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

Source: AllTransit.cnt.org, 2022

Figure 6-58
Kings County All Transit Performance Score



Source: Caltrans, 2022. U.S. Department of Housing and Urban Development (HUD), Updated 2022.

Figure 6-~~9~~6
Kings County High Quality Transit Stops and Transit Area (1/2 mile)

Housing Mobility

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with owner-occupied housing evidencing a lower turnover rate than rental housing. The vacancies also indicate the match between the demand and supply of housing. Table 6-~~9~~10 details housing tenure and vacancies in Kings County and the City of Lemoore according to the Census ACS 2016-2020 estimates. When evaluating supply and demand for housing vacancy rates of five percent to six percent for rental housing and 1.5 percent to 2.0 percent for ownership housing are optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table 6-10~~109~~
Household Tenure and Vacancy Rates

	Lemoore		Kings County	
Housing Type	Units	%	Units	%
Occupied housing units	8,803	95.0%	43,604	94.20%
Owner-occupied housing units	4,622	49.9%	23,368	50.50%
Avg. HH size of owner-occupied units	**3.15**		**3.12**	
Renter-occupied housing units	4,181	45.1%	20,236	43.70%
Avg. HH size of renter-occupied units	**2.70**		**3.17**	
Vacant housing units	459	5.0%	2,663	5.80%
For rent	100	1.1%	446	1.00%
Rented, not occupied	25	0.3%	140	0.30%
For sale only	250	2.7%	426	0.90%
Sold, not occupied	-	0.0%	194	0.40%
For seasonal or occasional use	-	0.0%	54	0.10%
All other vacant	84	0.9%	1,403	3.00%
Homeowner vacancy rate		5.1%		1.80%
Rental vacancy rate		2.3%		2.10%
Total housing units	9,262	100.0%	46,267	100.00%

Source: Census, ACS 2016-2020, Tables DP04 and B25004

The balance between owner-occupied and rental housing, along with vacancy rates, shapes the housing market dynamics. For instance, areas with high owner occupancy and low vacancy rates may see appreciating property values, while areas with high rental vacancy rates might experience stagnating or declining property values. The demand exceeds the supply, driving up rental costs, which can disproportionately affect lower-income residents and contribute to housing insecurity. According to the census, the vacancy rate in Kings County was 1.8 percent among homeowner units and 2.1 percent for rental units. The proportion of renter-occupied housing units is slightly higher in the City of Lemoore (45

percent) compared to Kings County (43.70 percent). However, the vacancy rate is 2.3 percent for the City of Lemoore, which is slightly higher than the figure for the County, which is 2.1 percent.

Employment

Kings County's economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Kings County and how these patterns influence housing needs.

The major employers in the city include OLAM, Leprino Foods, Naval Air Station Lemoore, GV Burrows, Inc., Helena Chemical Co., Lemoore Union High School District, Lemoore Union Elementary School District, and City of Lemoore. All are located in Lemoore, with the exception of Naval Air Station Lemoore.

Kings County supports a diversified economy as illustrated in Figure 6-10. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, and social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20 percent of the workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, employing 8,300 residents or 15 percent of the workforce. Kings County's civilian labor force was estimated at 57,800, with an unemployment rate of 7.0 percent (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1 percent. However, compared to recent trends, Kings County's unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0 percent.

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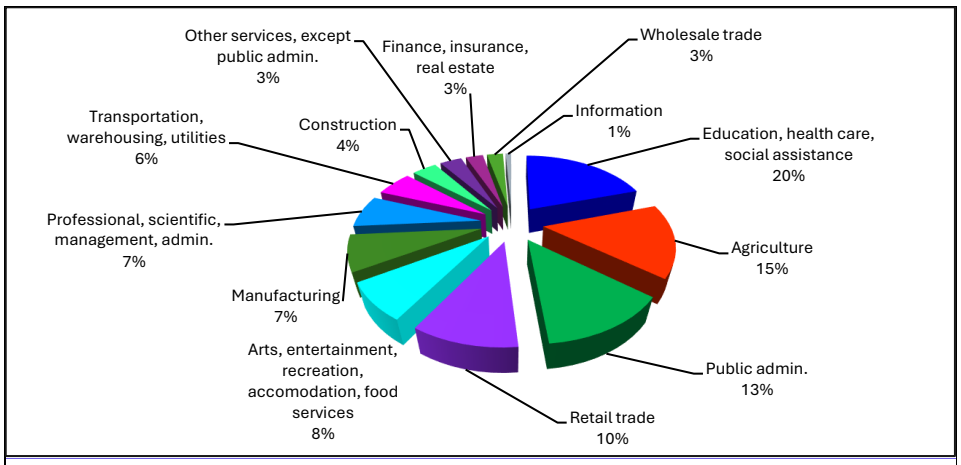
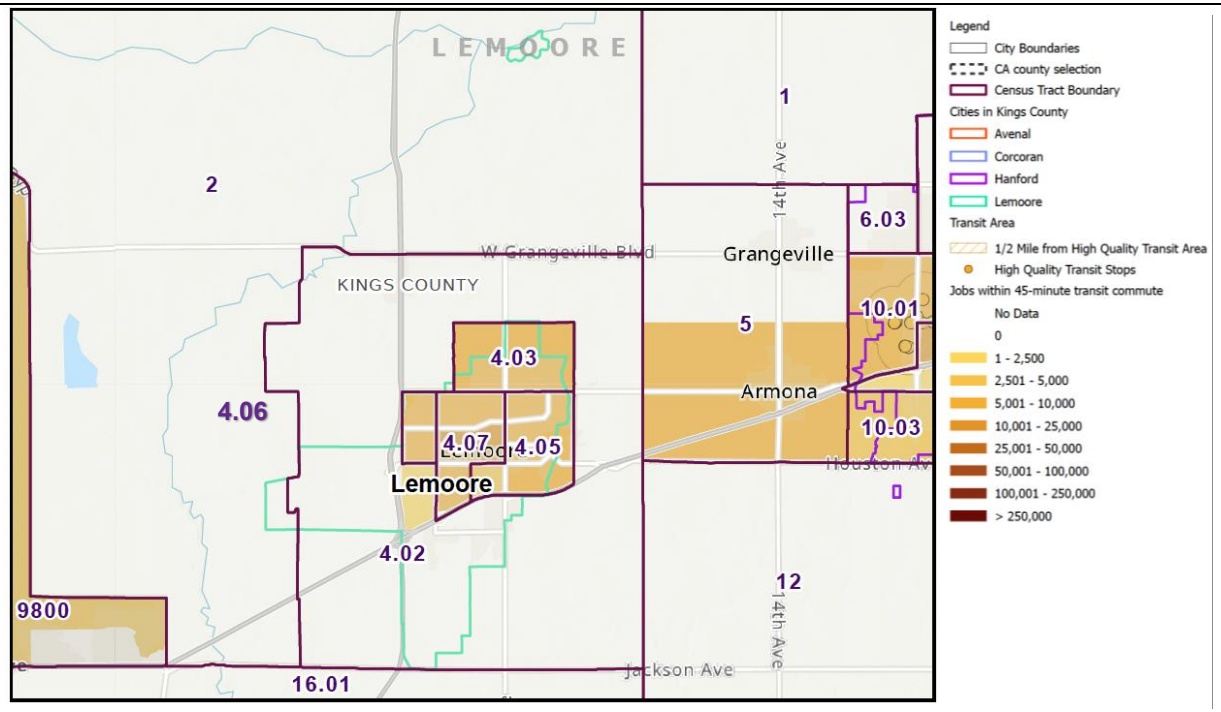


Source: Census ACS 2016-2020, Table DP03

Figure 6-7~~10~~
Employment by Industry of Kings County Workforce

Figure 6-11 illustrates the distribution of jobs within a 45-minute transit commute. It shows that all of the census tracts in the City, with the exception of CT 4.02, are within a 45-minute transit commute time of 2,500–5,000 jobs.



Source: Caltrans, 2022. U.S. Department of Housing and Urban Development (HUD), Updated 2022.

Figure 6-8~~11~~
Jobs Within a 45-Minute Transit Commute

Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded roads and highways infrastructure systems, which are often in need of maintenance. Long commuting distances also contribute to poor air quality, increase expenses to the commuting workforce, and have been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances.

Table 6-~~10~~11 shows that over one-third (37 percent) of the Lemoore's workforce aged 16 years and older who do not work at home travel less than 15 minutes to work, and another 37 percent of workers travel 15-30 minutes to work. The average time to work for Lemoore workers was 21 minutes.

Table 6-11~~11~~~~10~~
Travel Time to Work

Travel Time to Work	Lemoore	Kings County
Less than 15 minutes	36.8%	36.80%
15-30 minutes	37.0%	32.00%
30 to 59 minutes	23.2%	25.10%
60 or more minutes	8.0%	6.10%
Average Travel Time	**21 min.**	**23 min.**

Note: Workers included those 16 years and over who did not work from home.; Source: Census ACS 2016-2020 Table S0801

Services for Persons with Development Disabilities

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC), which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County. CVRC provides diagnosis, evaluation, and case management services. The Kings County Rehabilitation Center in Hanford also offers

rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least five percent of the units must be accessible to persons with mobility impairments, and an additional two percent must be accessible to persons with sensory impairments. New multi-family housing must be built so that:

- The public and common use portions of such units are readily accessible to and usable by disabled persons.
- The doors allowing passage into and within such units can accommodate wheelchairs.
- All units contain adaptive design features.

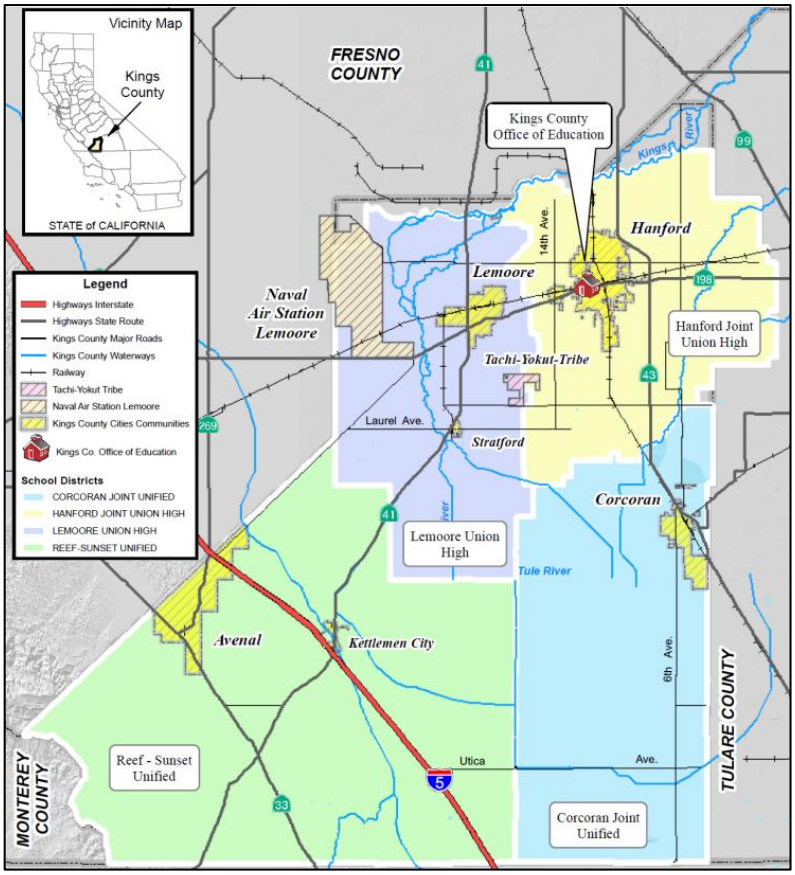
In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations.

Lemoore's Program 7.23 Housing for Persons with Disabilities continues to facilitate reasonable accommodation in housing for persons with disabilities and to comply with Health and Safety Code Section 17021.5.

Education

The City of Lemoore is served by the Lemoore Elementary School District and the Lemoore High School District, one of four school districts represented in Kings County, per Figure 6-12. Educational facilities include one high school, a continuation high school, a college preparatory charter school, one middle school, five elementary schools, and one elementary charter school. All neighborhoods in the city have access to these schools, with elementary school assignments based on geography. Intra-district and inter-district transfers are permitted under California State law, and both charter and private school options are available to residents. There are no notable disparities in school access between neighborhoods.

A recent investment in educational access includes the opening of Freedom Elementary School in 2021, centrally located to serve the growing population. All students attend the same middle and high schools, ensuring equal access to secondary education. Lemoore College, part of the West Hills Community College District, offers more than 70 degree and certificate programs in fields such as business, health, social sciences, and arts and humanities. Tutoring support is available through the Lemoore Boys & Girls Club (elementary level) and through college programs like the Academic Center for Excellence and Veterans Upward Bound. There are no identified disparities in educational service access across neighborhoods.



Source: Kings County, Cal EM

Figure 6-~~9~~12
School Districts in Kings County

Environment

The City of Lemoore has detected elevated levels of Total Trihalomethanes (TTHM) in its water system, but this has been communicated to the public, and no immediate health risk has been identified. The issue affects the entire city uniformly, as all neighborhoods share the same water infrastructure. There are no known major pollution sources in the city, and residential development is discouraged near the city's industrial park on the southern edge due to potential environmental conflicts.

All neighborhoods have equitable access to parks and community amenities such as the Indoor Recreation Center, Lemoore Racetrack, and BMX track. No differences were observed in park access, shopping, or the availability of healthy food options. Recent subdivisions and the Lacey Ranch master planned area have not introduced significant disparities in environmental or recreational resources.

As seen in Figure 6-13, CalEnviroScreen data indicate that census tracts within the City of Lemoore range from approximately the 40th to 80th percentile statewide. This range reflects varying levels of environmental and socioeconomic burden, from near-average conditions to areas that approach or meet Disadvantaged Community (DAC) thresholds. Tracts in the 60th to 80th percentile exhibit elevated pollution exposure, health risks, and socioeconomic vulnerability, indicating a need for targeted housing, infrastructure, and environmental investments. Lower percentile areas (40th–50th) reflect comparatively moderate conditions but still require monitoring to ensure equitable access to opportunity. This distribution supports a balanced approach to housing siting that avoids concentration of lower-income households while directing resources to areas with higher need, consistent with Affirmatively Furthering Fair Housing (AFFH) requirements. Lemoore does not have an extreme statewide burden (90–100), but does include areas approaching or within Disadvantaged Community thresholds

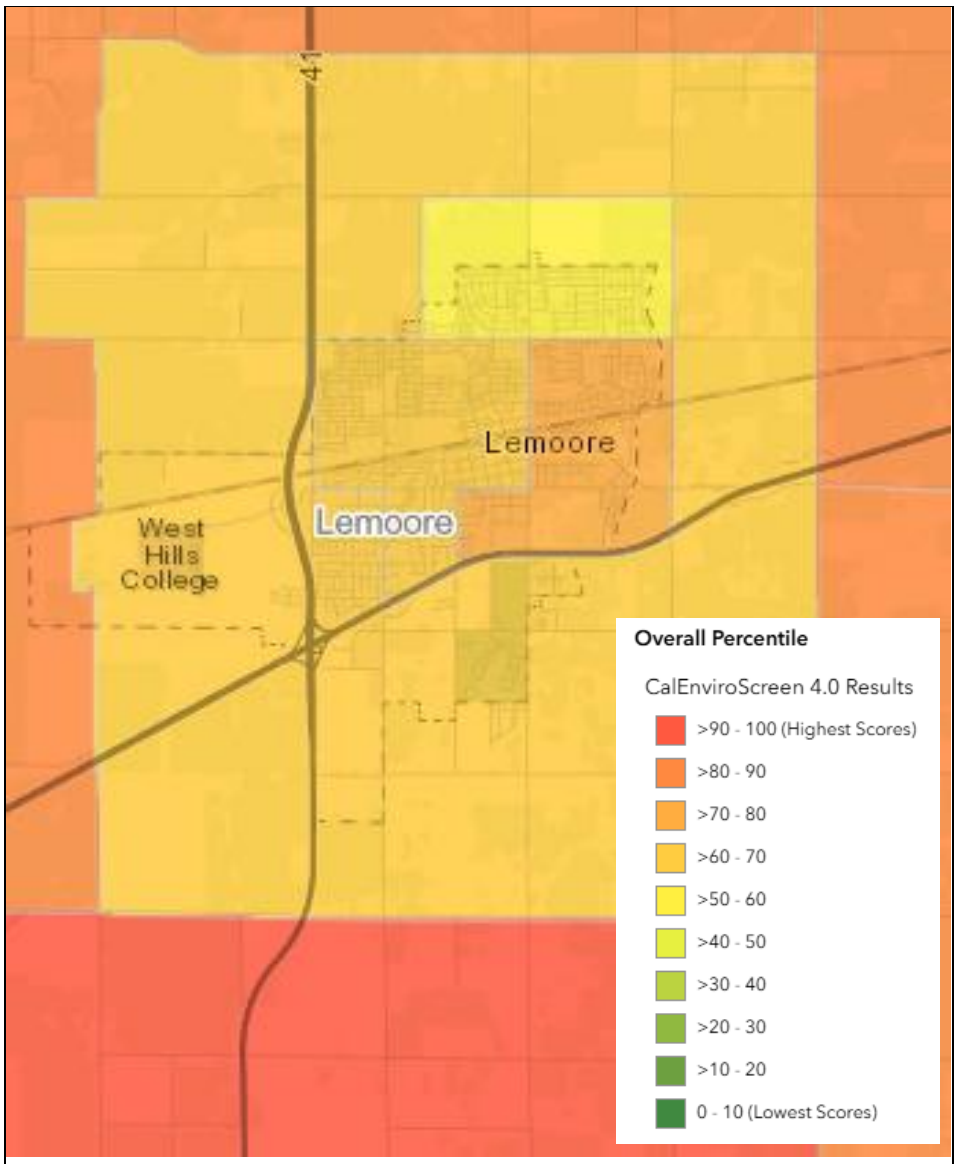


Figure 6-10~~13~~
CalEnviroScreen and Environmental Burden 4.0 Scores – City of Lemoore
Source: CalEnviroScreen 4.0 Results

City Response – Disparities in Access to Opportunity

To improve access to opportunity, the City will:

- Encourage affordable and mixed-income housing in higher-resource areas
- Promote ADUs citywide
- Support first-time homeownership opportunities
- Facilitate multifamily housing where appropriate
- Improve mobility through transportation coordination

6.3.6 - Disproportionate Housing Needs

Certain protected classes and lower-income households experience greater housing challenges than the population as a whole.

Persons with Disabilities

Residents with disabilities are located throughout the community. The highest disability rates occur among seniors, while the largest number of persons with disabilities are within the working-age population.

Older housing stock may lack accessibility features such as ramps, wider doorways, step-free entries, and adaptable bathrooms.

Due to the multitude of possible functional limitations that may be present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning: hearing, vision, cognition, and ambulation.[10]

As presented in Table 6-~~11~~12~~1~~, the largest number of Lemoore residents with disabilities was in the 18 to 64 years age group, or the working-age population, with 1,439 individuals, representing 9.3 percent of the total age group. However, disabilities were most common among senior citizens (65 years and over). At the local level, the proportion of seniors reporting some types of physical disability was 41.2 percent in the City of Lemoore. The most common type of disability among seniors was having ambulatory difficulty. As seen in Figure 6-14, 10 to 20 percent of the total population in Lemoore has a disability. Developmental

[10] Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

Disabilities, as defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or a combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.

Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.

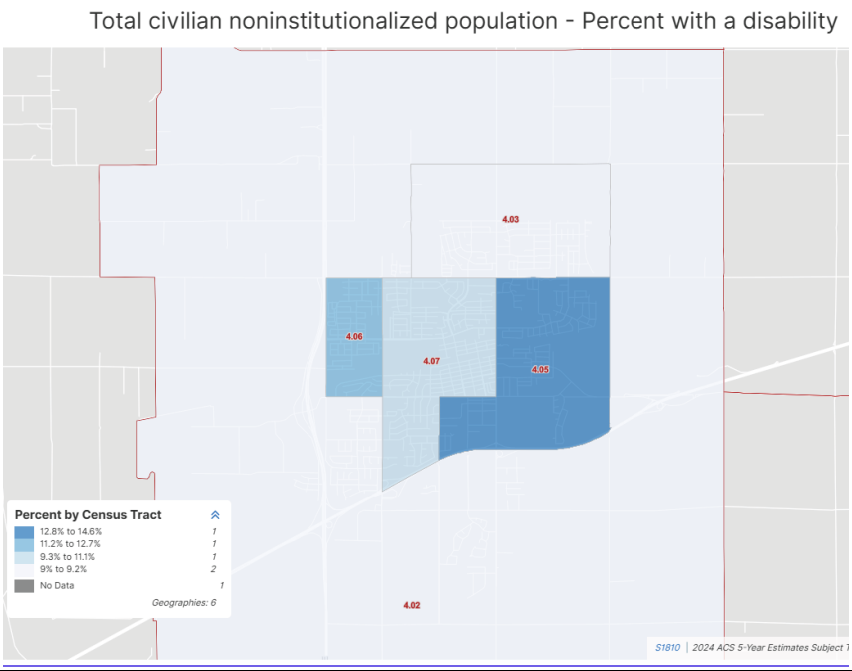


Figure 6-11~~14~~
City of Lemoore – Percent Population with Disabilities by Census Tract

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Table 6-~~11~~12
Populations with Disability Type by Age

Disability Type by Age	Lemoore		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	197	3.0%	1,498	3.70%
With a hearing difficulty	43	0.7%	193	0.50%
With a vision difficulty	61	0.9%	480	1.20%
With a cognitive difficulty	108	1.6%	890	2.20%
With an ambulatory difficulty	40	0.6%	127	0.30%
With a self-care difficulty	65	1.0%	219	0.50%
Population 18 to 64 years w/disability	1,439	9.3%	8,357	10.70%
With a hearing difficulty	250	1.6%	1,632	2.10%
With a vision difficulty	197	1.3%	1,354	1.70%
With a cognitive difficulty	629	4.1%	3,009	3.80%
With an ambulatory difficulty	488	3.1%	4,087	5.20%
With a self-care difficulty	180	1.2%	1,424	1.80%
With an independent living difficulty	330	2.1%	3,094	4.00%
Population 65 years and over w/disability	1,174	41.2%	6,179	40.80%
With a hearing difficulty	458	16.1%	2,657	17.60%
With a vision difficulty	207	7.3%	1,265	8.40%
With a cognitive difficulty	218	7.6%	1,458	9.60%
With an ambulatory difficulty	804	28.2%	3,807	25.10%
With a self-care difficulty	151	5.3%	1,500	9.90%
With an independent living difficulty	347	12.2%	2,659	17.60%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability
Source: Census ACS 2016-2020, Table S1810 and C18108

Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in

supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC), which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County. The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least five percent of the units must be accessible to persons with mobility impairments, and an additional two percent must be accessible to persons with sensory impairments. New multi-family housing must be built so that:

- The public and common use portions of such units are readily accessible to and usable by disabled persons.
- The doors allowing passage into and within such units can accommodate wheelchairs.
- All units contain adaptive design features.

Persons with disabilities may face barriers related to affordability, accessibility, transportation, and availability of supportive housing or modified units.

City Response

- Accessibility retrofits
- Reasonable accommodation procedures
- Supportive housing opportunities
- Universal design principles
- Senior housing near services

Familial Status

Local data indicate that family households with children are more common in moderate-income and mixed residential neighborhoods, while smaller households, seniors, and non-family households are more common in central and established areas with smaller housing units. Female-headed households and renter households may face greater constraints in accessing ownership housing or larger family-sized units due to income limitations and housing cost burden. These patterns suggest the need to expand family-sized rental and ownership opportunities throughout all neighborhoods, including higher opportunity areas.

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller

apartments or condominiums. Single-person households often include seniors or young adults.

Table 6-~~12~~ 13 displays household composition by community as reported by the Census ACS 2015–2020. Families comprised approximately 78 percent of all households within Kings County. Countywide, the proportion of single households (males and females living alone) was approximately 17 percent. The City of Lemoore contains a total of 8,803 households, with family households constituting 74.9 percent, slightly lower than Kings County's 78.3 percent. Within these family households, 37.6 percent have children under 18 years, compared to 41.3 percent in Kings County. Married or cohabiting couples represent 60.3 percent of Lemoore's households, with 28.0 percent of these households including children under 18, which is less than the corresponding 32.2 percent in Kings County. In Lemoore, male householders without a spouse or partner make up a higher proportion (19.5 percent) than in Kings County (16.2 percent), and 2.9 percent of these households include children, slightly more than Kings County's 2.4 percent. Individuals living alone represent 12.0 percent of Lemoore's households, which is higher than in Kings County, where it is 8.3 percent. This includes a 3.1 percent portion of those aged 65 and over living alone in Lemoore, as opposed to 2.5 percent in Kings County. Female householders without a spouse or partner account for 20.2 percent of Lemoore's households, with 6.7 percent of them having children under 18, both figures slightly lower than those in Kings County. In terms of living alone, 8.5 percent of females in Lemoore do so, compared to 8.8 percent in Kings County. The average household size in Lemoore is 2.94, which is smaller than Kings County's average of 3.14.

~~In Lemoore, there is a near-even split between owner-occupied and renter-occupied family households, whereas in Kings County, a slightly higher percentage of family households are rented. Married-couple families make up nearly half of Lemoore's households, but again, Kings County has a higher percentage, suggesting that married couples are more prevalent there. Interestingly, both regions have more married-couple families owning their homes than renting.~~

Table 6-~~12~~13
Household Characteristics

Age Group	Lemoore	Kings County
Total Households	8,803	43,604
Family Households	74.9%	78.3%
With their own children under 18 years old	37.6%	41.3%
Married/Cohabiting Couples	60.3%	61.2%
With their own children under 18 years old	28.0%	32.2%
Male Householder, no spouse/partner present	19.5%	16.2%
With their own children under 18 years old	2.9%	2.4%
Living Alone	12.0%	8.3%

Age Group	Lemoore	Kings County
Age 65+	3.1%	2.5%
Female Householder, no spouse/partner present	20.2%	22.6%
With their own children under 18 years old	6.7%	6.8%
Living Alone	8.5%	8.8%
Age 65+	3.8%	4.7%
Non-family Households	25.1%	21.7%
Average Household Size	2.94	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

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In Lemoore, there is a near-even split between owner-occupied and renter-occupied family households, whereas in Kings County, a slightly higher percentage of family households are rented. Married-couple families make up nearly half of Lemoore's households, but again, Kings County has a higher percentage, suggesting that married couples are more prevalent there. Interestingly, both regions have more married-couple families owning their homes than renting.

Family households with children are concentrated in neighborhoods containing larger housing units and ownership opportunities. Smaller households and seniors are more common in older central neighborhoods.

Local patterns indicate that family households with children are more common in moderate-income and mixed residential neighborhoods, while smaller households, seniors, and non-family households are more common in areas with smaller housing units. Expanding family-sized rental and ownership opportunities throughout all neighborhoods remains important.

In Figures 6-15 and 6-16 we see that households with children married and unmarried have high concentrations in ~~census~~ Census ~~tract~~ Tract 4.05. While in Figures 6-17 and 6-18, we see high concentrations of singles and senior citizens in ~~census~~Census ~~tracts~~ Tracts 4.06.

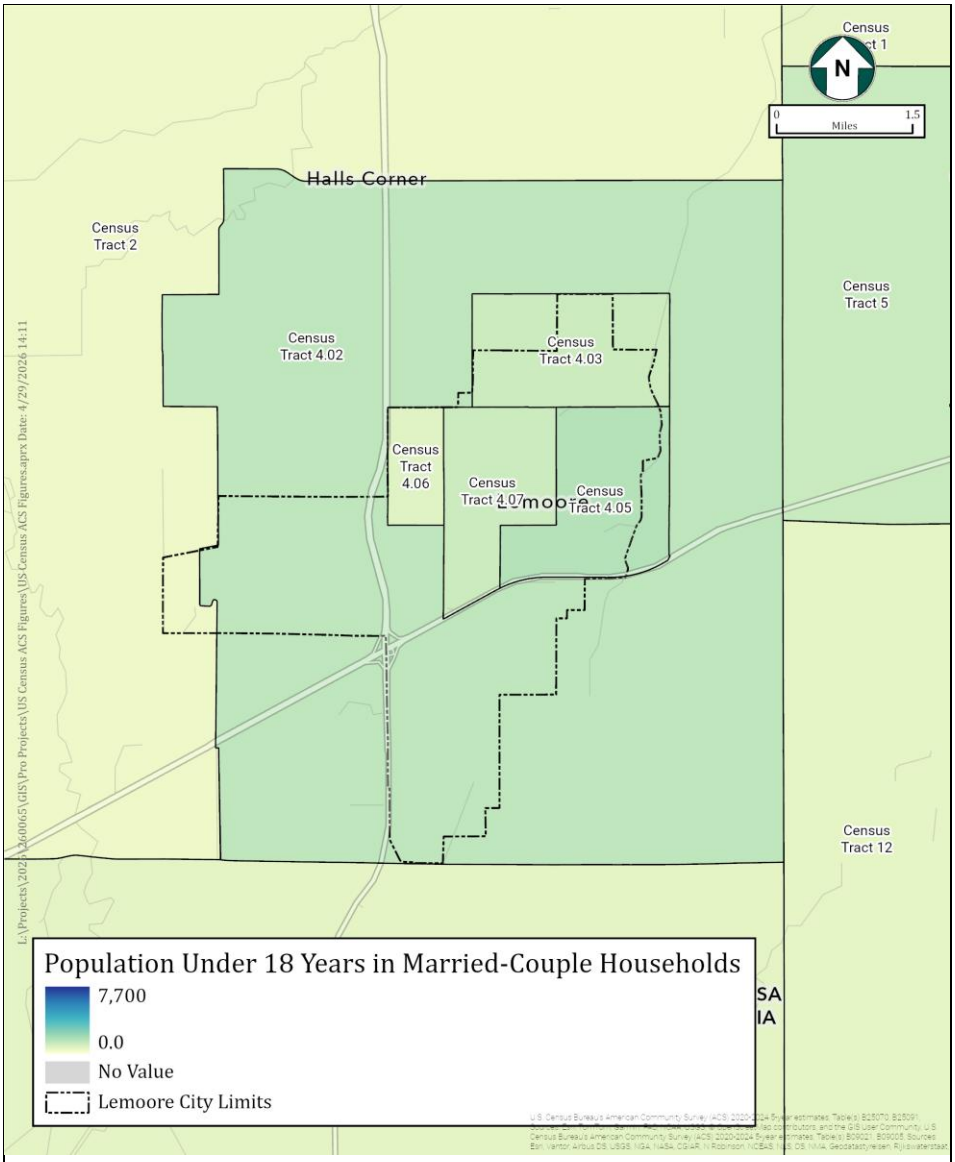


Figure 6-12~~15~~
Married Households with Children

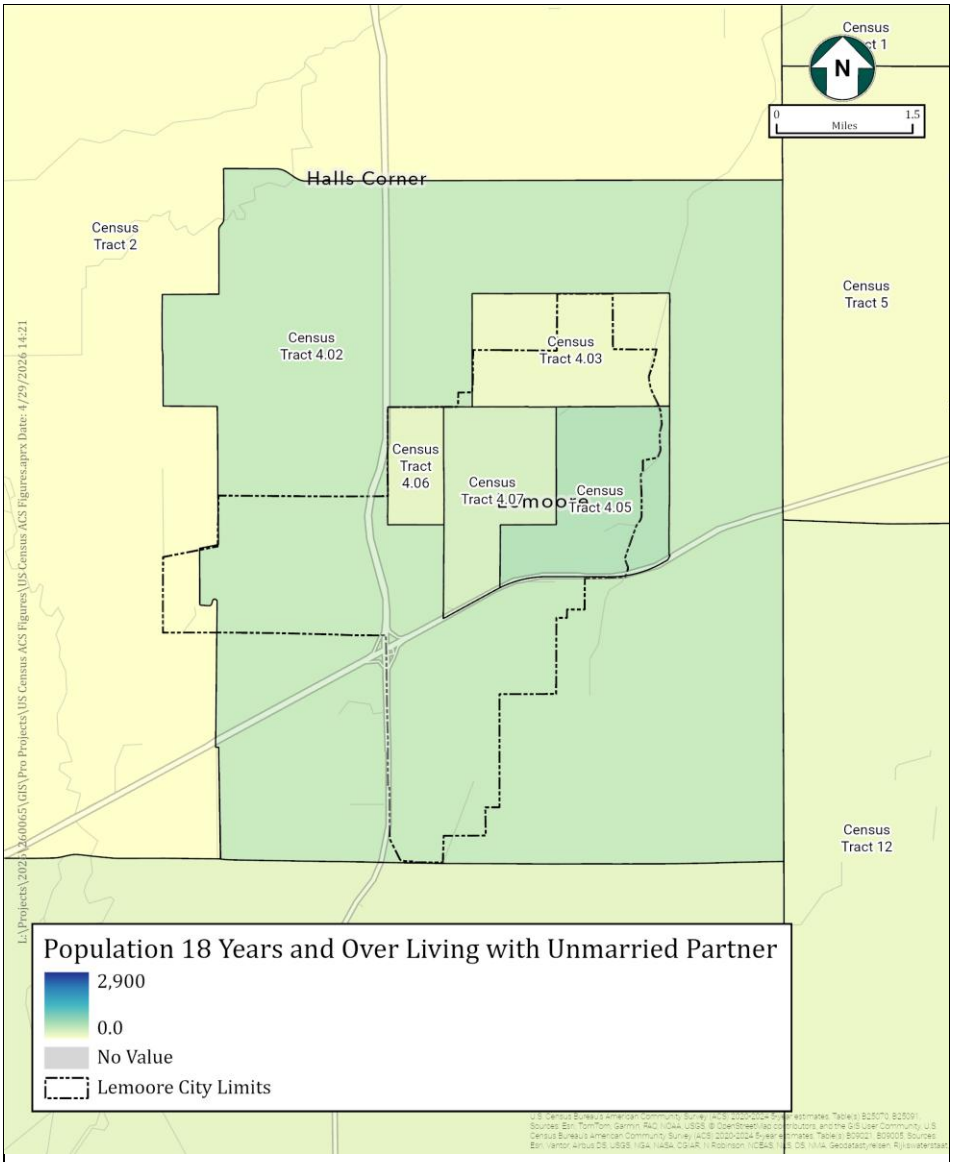


Figure 6-13~~16~~
Unmarried Households with Children

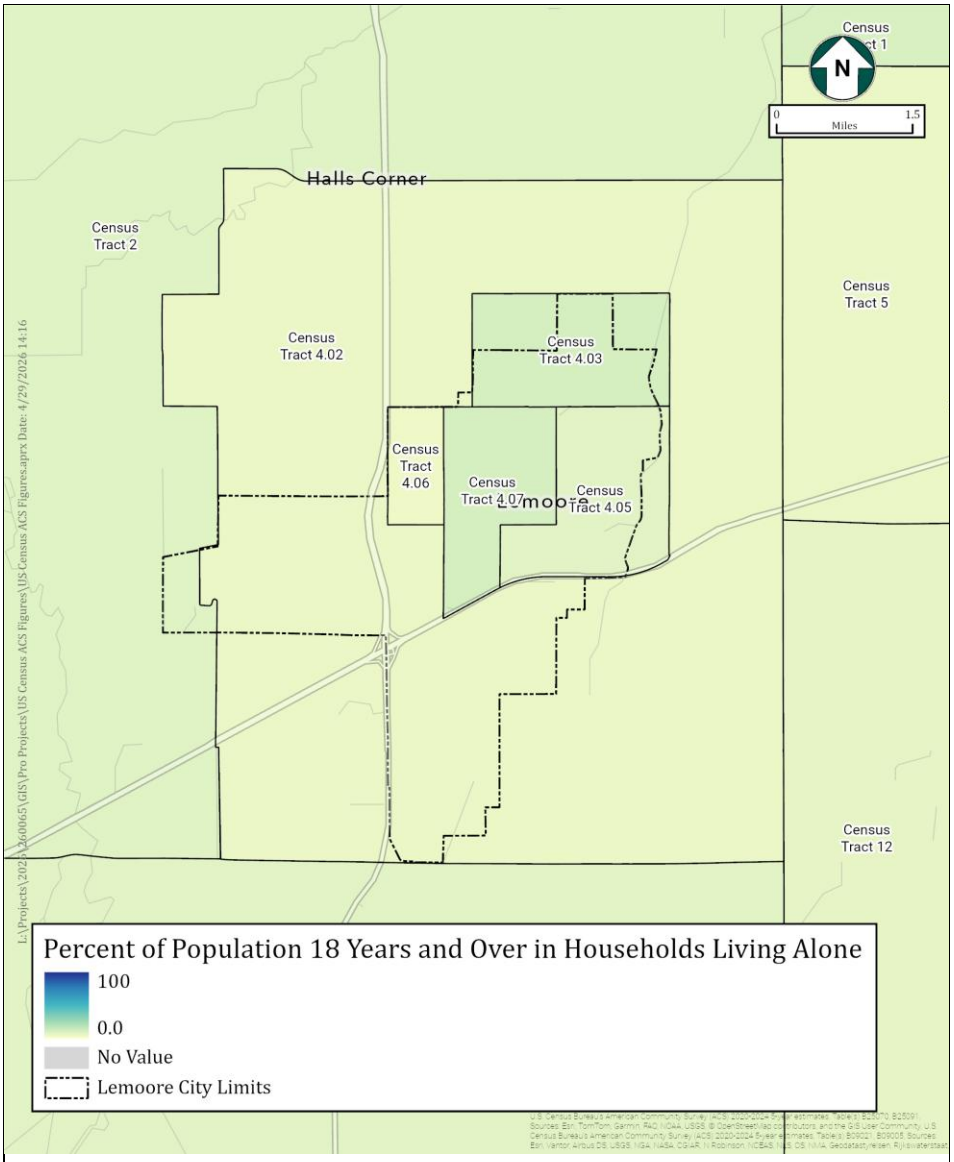


Figure 6-14~~17~~
Single Households (Living Alone)

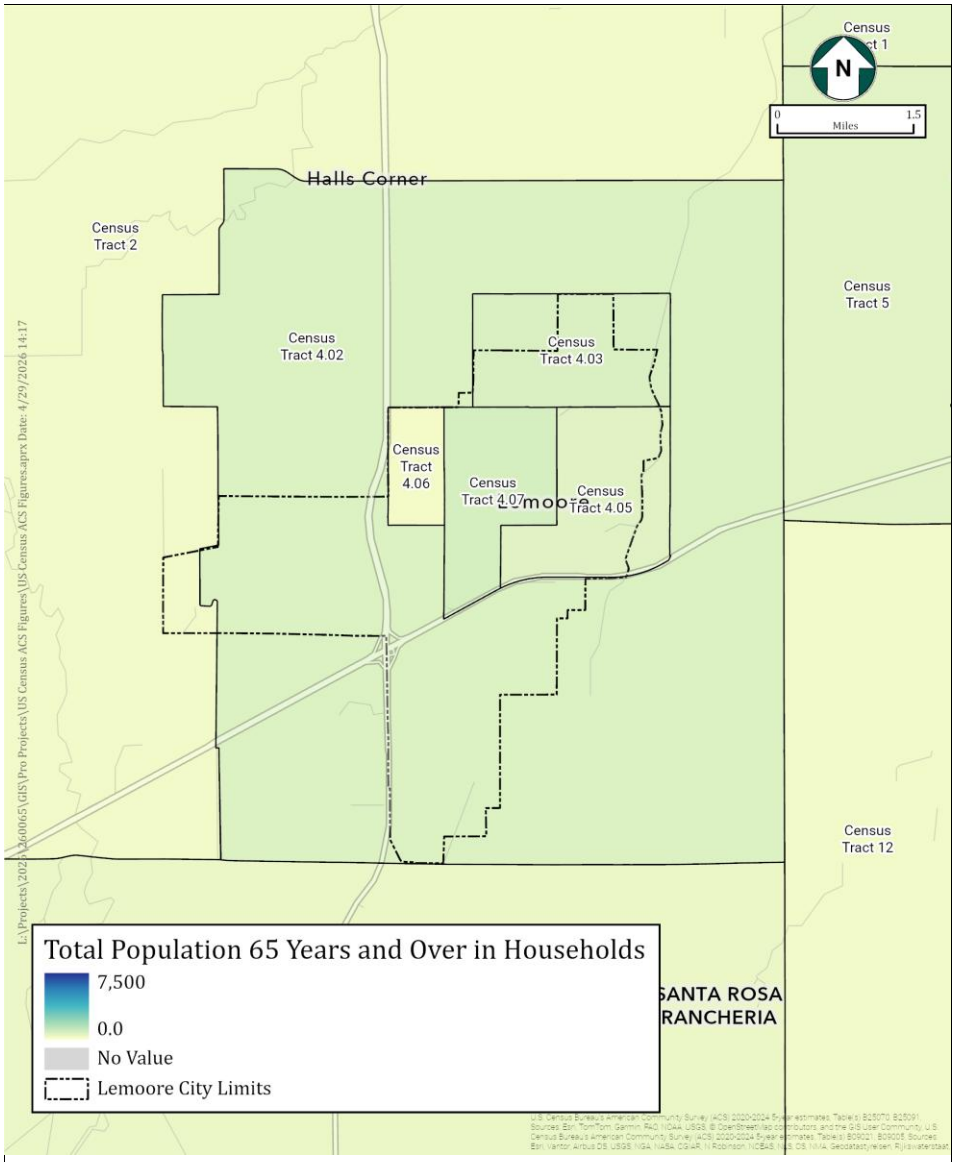


Figure 6-15~~18~~
Senior (65 Years and Over) Households

City Response

- Encourage family-sized rental units
- Support ownership opportunities
- Promote three-bedroom or larger housing where feasible

Female-Headed Households

Female-headed households and renter households may face greater constraints in accessing larger family-sized housing.

As presented in Table 6-~~813~~14, the proportion of female-headed households is approximately 14.6 percent in the City of Lemoore, with two-thirds of the households renting. These households often face challenges, particularly in terms of resource access and opportunities, especially for children in single-parent, female-headed households. As seen in Figure 6-19, the City of Lemoore predominantly has less than 20 percent of single-parent female-headed households with children; however, there is a single central tract with between 20 and 40 percent.

Notably, across all jurisdictions, the data reveal that a higher percentage of female-headed households are renters rather than homeowners. This trend is indicative of the economic challenges and housing affordability issues faced by these households. Additionally, while family-oriented living is prominent in both regions, Lemoore exhibits a higher diversity in household types, with a significant presence of non-family households and a more balanced distribution between homeowners and renters for tailored policy interventions and support services.

Table 6-~~13~~14
Household Type by Tenure

	Lemoore		Kings County	
Household Type	**HH**	**%**	**HH**	**%**
Total Households	8,803		43,604	
Family households:	6,591	74.9%	34,155	78.30%
Owner	3,809	43.3%	18,997	43.60%
Renter	2,782	31.6%	15,158	34.80%
Married-couple family:	4,397	49.9%	23,236	53.30%
Owner	3,118	35.4%	14,704	33.70%
Renter	1,279	14.5%	8,532	19.60%
Male householder no wife present:	912	10.4%	3,653	8.40%
Owner	279	3.2%	1,499	3.40%
Renter	633	7.2%	2,154	4.90%
Female householder no husband present:	1,282	14.6%	7,266	16.70%

Owner	412	4.7%	2,794	6.40%
Renter	870	9.9%	4,472	10.30%
Non-family households:	2,212	25.1%	9,449	21.70%
Owner	813	9.2%	4,371	10.00%
Renter	1,399	15.9%	5,078	11.60%

Source: Census ACS 2016-2020, Table B25007

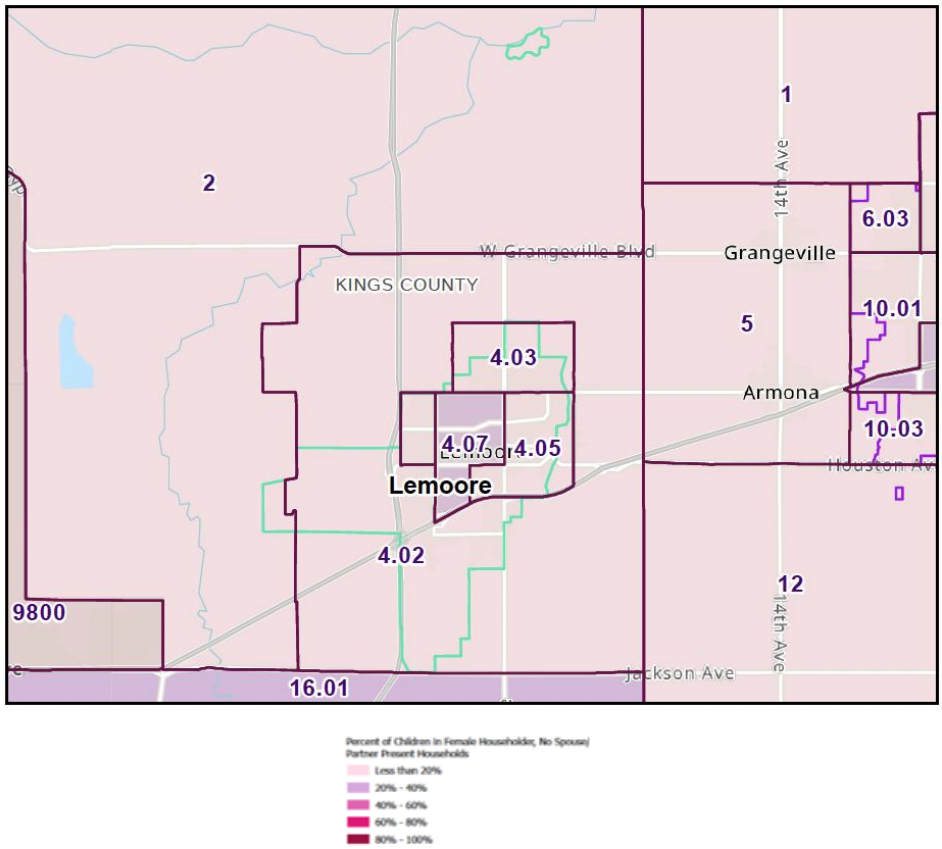


Figure 6-16~~19~~
Single-Parent Female-Headed Households with Children
Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021.
Updated: March 2023

Seniors

Seniors, defined as 65 years or older, comprise 11.0 percent of Lemoore's population in 2020. In comparison, that proportion is 10.3 percent for Kings County. Typically, senior households have special housing needs primarily due to three concerns: physical disabilities or limitations (41 percent of total seniors reported one or more types of disability), limited income (fixed incomes such as SSI or pensions), and higher medical costs. Many reside alone or as couples in older single-family homes that lack ADA-compliant features. In Lemoore, senior renters are more likely to be cost-burdened (47 percent), and senior homeowners may require substantial housing rehabilitation assistance due to the aging stock. Supportive senior housing is scarce and concentrated in only a few urban nodes, limiting mobility and choice. In Figure 6-20 we see that the largest population of seniors resides in ~~census~~ Census ~~tract~~ Tract 4.07, which is the oldest part of the city and tends to house a majority of moderate income households.

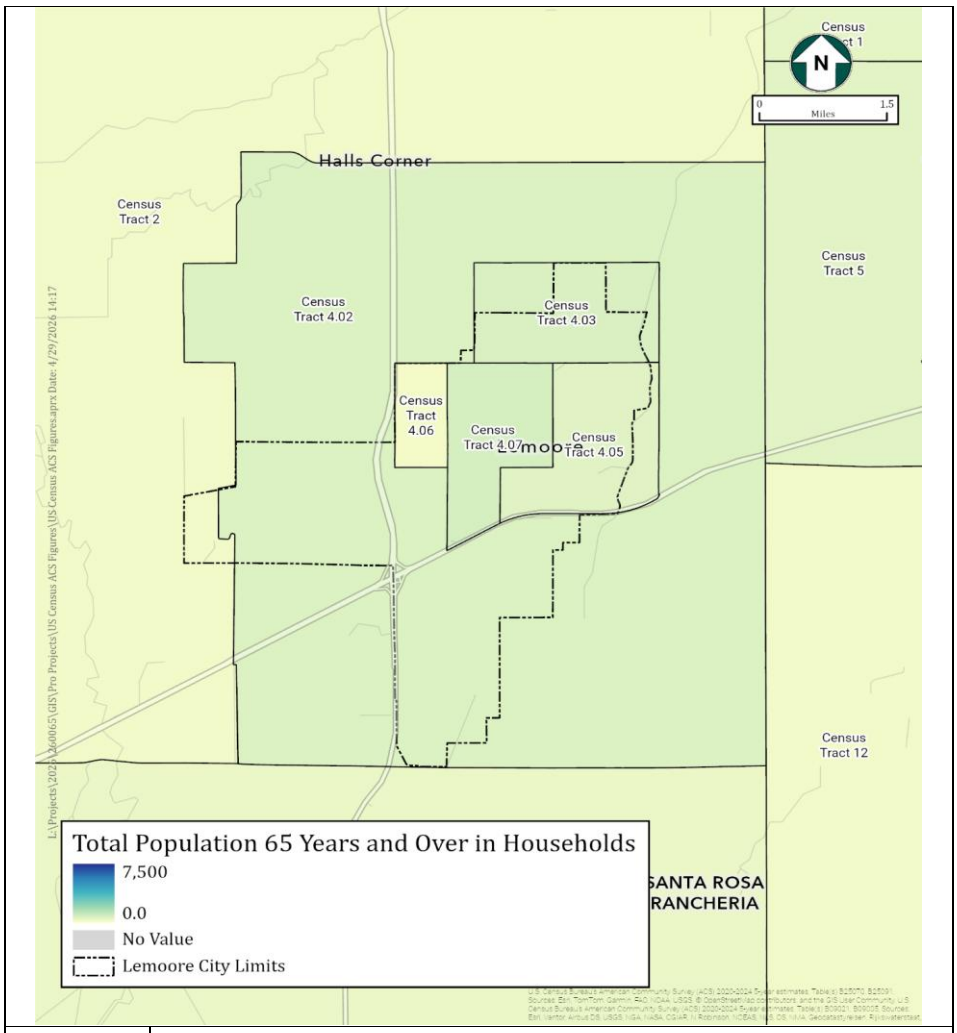


Figure 6-17~~20~~
Seniors (65 Years and Over) Households in Lemoore

Large Families

Large families, those with five or more members, make up approximately 18.9~~.1~~ percent (Table 6-415) of all households in Kings County. As shown in Table 6-~~10 15~~16 (Tenure by Household Size), 15.7 percent have five or more family members in Lemoore. These households often struggle to find adequately sized, affordable units, particularly those with three or more bedrooms. The rental market has a limited supply of larger units, and overcrowding is especially common among Latino and farmworker families.

Table 6-~~14~~13~~154~~
Households by Size

	City of Lemoore	Percent	Kings County	Percent	California	Percent
Total:	8,803		43,604		13,103,114	
Family Households:	6,591	74.9%	34,155	78.3%	8,986,666	68.6%
2-Person Household	1,893	21.5%	9,940	22.8%	3,209,170	24.5%
3-Person Household	1,763	20.0%	7,998	18.3%	2,054,635	15.7%
4-Person Household	1,567	17.8%	7,984	18.3%	1,945,127	14.8%
5-Person Household	970	11.0%	4,886	11.2%	1,006,126	7.7%
6-Person Household	330	3.7%	2,216	5.1%	433,324	3.3%
7-Or-More Person Household	68	0.8%	1,131	2.6%	338,284	2.6%
Non-family Households:	2,212	25.1%	9,449	21.7%	4,116,448	31.4%
1-Person Household	1,800	20.4%	7,439	17.1%	3,114,819	23.8%
2-Person Household	332	3.8%	1,652	3.8%	774,224	5.9%
3-Person Household	50	0.6%	242	0.6%	135,683	1.0%
4-Person Household	17	0.2%	34	0.1%	59,938	0.5%
5-Person Household	13	0.1%	82	0.2%	19,730	0.2%
6-Person Household	0	0.0%	0	0.0%	6,805	0.1%
7-Or-More Person Household	0	0.0%	0	0.0%	5,249	0.0%

Source: U.S. Census Bureau, ACS16-20 (Five-Year Estimates), Table B11016

Table 6-~~15~~16
Tenure by Household Size

	City of Lemoore	Percent	Kings County	Percent	California	California
Total Occupied Housing Units	8,803		43,604		13,103,114	
Total Large Households (5 or More Persons)	1,381	15.7%	8,315	19.1%	1,809,518	13.7%
5-Person Household	983	11.2%	4,968	11.4%	1,025,856	7.8%
6-Person Household	330	3.7%	2,216	5.1%	440,129	3.3%
7-or-More Person Household	68	0.8%	1,131	2.6%	343,533	2.6%
Owner-Occupied	4,622	52.5%	23,368	53.6%	7,241,318	55.3%
1-Person Household	730	8.3%	3,694	8.5%	1,416,913	10.8%

2-Person Household	1,225	13.9%	7,071	16.2%	2,403,865	18.3%
3-Person Household	934	10.6%	4,338	9.9%	1,235,833	9.4%
4-Person Household	984	11.2%	4,161	9.5%	1,182,987	9.0%
5-Person Household	544	6.2%	2,443	5.6%	567,528	4.3%
6-Person Household	149	1.7%	1,113	2.6%	238,866	1.8%
7-or-More Person Household	56	0.6%	548	1.3%	195,326	1.5%
Renter-Occupied	4,181	47.5%	20,236	46.4%	5,861,796	44.7%
1-Person Household	1,070	12.2%	3,745	8.6%	1,697,906	13.0%
2-Person Household	1,000	11.4%	4,521	10.4%	1,579,529	12.1%
3-Person Household	879	10.0%	3,902	8.9%	954,485	7.3%
4-Person Household	600	6.8%	3,857	8.8%	822,078	6.3%
5-Person Household	439	5.0%	2,525	5.8%	458,328	3.5%
6-Person Household	181	2.1%	1,103	2.5%	201,263	1.5%
7-or-More Person Household	12	0.1%	583	1.3%	148,207	1.1%

Source: U.S. Census Bureau, ACS 16-20 (Five-Year Estimates), Table B25009

Farmworkers

Kings County is a significant agricultural producer, with the number of employed farmworkers ranging from 7,000 to 10,000 workers. Farmworker households often face unstable income, seasonal unemployment, and substandard living conditions. Many live in shared housing, mobile homes, or employer-provided units that lack permanent tenancy rights. Farmworkers, especially those who are undocumented or migrant, often lack access to stable rental contracts and may reside in overcrowded or informal housing units.

Recent Census data in Table 6-~~12~~ 17~~6~~ shows that approximately 8,300 employed Kings County civilian residents (16 years and over) worked as agricultural workers. Of the four cities, the highest percentage of civilian workers in agricultural-related jobs was Avenal, where 45 percent of its workers were in this industry. The City of Lemoore had approximately 700 agricultural workers, which represents only six percent of the total civilian workforce, the lowest of the four cities in the County.

Table 6-~~16~~17
Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	**692**	**6%**
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Table 6-~~13~~ 18~~7~~ presents the number of farms and hired farmworkers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farmworkers countywide. The largest number of workers (5,820) was employed at farms with 10 or more employees, or 83 percent of the countywide total number of hired workers, as shown in Table 6-~~17~~18. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with fewer than 10 employees and with more than 10 employees.

Table 6-~~17~~18
Hired Farm Labor-Workers, Kings County

Farmworkers	No. of Farms	No. of Hired Workers	Percent of Total County Hired Workers
Total Hired Farm Labor	507	6,998	
Farm operations with fewer than 10 employees	351	1,178	17%
Permanent (> 150 days)	275	1,034	15%
Seasonal (< 150 days)	246	677	10%
Farm operations with 10 or more employees	156	5,820	83%
Permanent (> 150 days)	96	3,046	44%
Seasonal (< 150 days)	49	2,241	32%

Source: USDA, 2017 Census of Agriculture

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015–2019 was approximately $12.[11]. This is equivalent to approximately $25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

Although no farmworker camps exist in Kings County, the County does have government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003–2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas, and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70–100 farmworkers

[11] https://migration.ucdavis.edu/rmn/blog/post/?id=2805

residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans.

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. The Housing Plan (Chapter 7) includes Program 4.11 Farmworker and Employee Housing, where the City permits farmworker housing in conformance with *Health and Safety Code* Sections 17021.5 and 17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in the preparation of funding applications.

Kings County is one of California's top-producing agricultural counties, with over $2.4 billion in crop value in 2021. According to the California Employment Development Department (EDD) and USDA-NAWS (2021–22) data:

- An estimated 6,800 to 7,200 farmworkers are employed annually in Kings County, with additional seasonal variation (peaking up to 10,000).
- Approximately 93 percent identify as Latino/Hispanic, with 85 percent foreign-born, primarily from Mexico.
- Nearly 48 percent are considered migratory, and 29 percent are considered settled farmworkers.
- The median annual income for crop workers is $22,000 to $25,000, well below the area median income (AMI).

Farmworker households in Kings County face significant housing challenges:

- Approximately 40 percent of farmworker households are renters, while others live in informal or seasonal housing arrangements, some in unpermitted dwellings or trailers.
- Kettleman City, rural Corcoran, and Hanford's southern fringe are identified as farmworker-concentrated zones with high rates of poverty, limited infrastructure, and older housing stock.

Farmworker households face disproportionate burdens in the following ways:

- Overcrowding is a dominant issue. According to HUD CHAS and local knowledge, over 37 percent of farmworker households experience overcrowded conditions (1.01+ persons per room).
- Severe Cost Burden: CHAS data shows over 52 percent of low-income farmworker households pay more than 50 percent of their income toward housing.
- Many reside in older, single-family homes, converted garages, or employer-provided units, often without formal leases or tenant rights.
- Lack of Permanence: Migrant workers often face frequent relocations, leading to disruptions in children's education and healthcare access.

- Unsafe Living Conditions: Multiple stakeholder consultations (2019–2023) and Kings County code enforcement records indicate farmworkers are overrepresented in units with health/safety violations (e.g., mold, leaks, non-functional plumbing).
- Barriers to Assistance: Language barriers, immigration status, and employer control over housing reduce access to public programs, including voucher eligibility and code-compliant processes.

Key findings:

- No extreme racial or ethnic segregation patterns are present.
- Population groups are generally distributed across census tracts.
- Neighborhoods reflect a mix of income levels and housing types.

However:

- Moderate clustering of lower-income households exists.
- Regional economic patterns influence housing distribution.

While the City does not exhibit extreme segregation patterns, disparities in housing outcomes are evident among lower-income households and certain protected classes. These conditions are addressed through Housing Plan Programs 7.3, 7.7, 7.8, 7.11, 7.12, 7.13, and 7.14.

Housing Cost Burden / Overpayment

Housing cost burden is most significant among extremely low-income, very low-income, and renter households. Fixed-income seniors, female-headed households, persons with disabilities, and lower-income workers may be especially vulnerable. Lower-income households in all census tracts may experience overpayment~~, with heightened vulnerability~~; however, conditions appear more pronounced in lower-income neighborhoods such as Census Tract 4.~~06~~ 05 and portions of older residential areas containing a high concentration of rental housing and aging housing stock, as shown in Figure 6-21.

Patterns of overpayment generally correspond with concentrations of renter households, lower household incomes, and areas containing smaller or older housing units. In these neighborhoods, households may have fewer housing choices and limited access to newer ownership housing or larger family-sized rental units. Lower-income renters are particularly vulnerable to increases in housing costs because wages often do not increase at the same pace as rents, utilities, insurance, and maintenance costs.

While portions of higher-resource areas such as Census Tract 4.06 contain higher housing costs, households in these areas generally also have higher incomes and greater homeownership rates, which may reduce the relative severity of housing cost burden compared to lower-income tracts. In contrast, lower-income households in Census Tract 4.05 and older central neighborhoods may experience greater financial strain because a larger share of household income is required for housing costs.

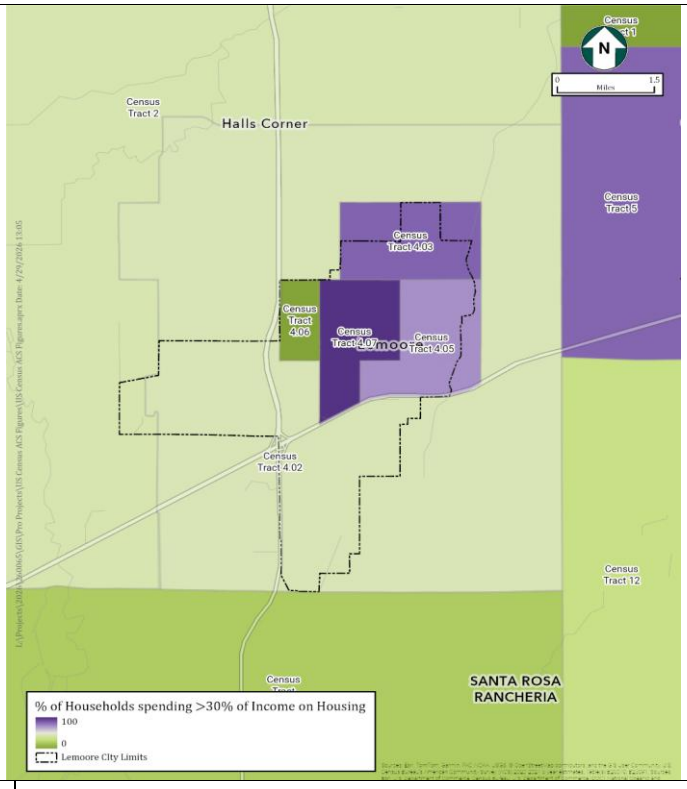


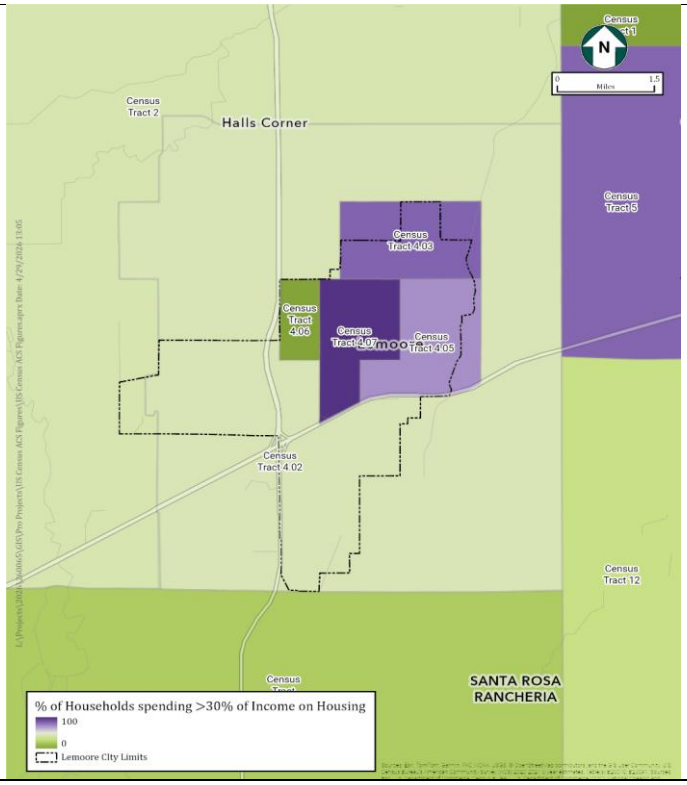
Figure 6-18~~21~~
Households Paying More than 30% of Gross Income for Housing

Housing cost burden in Lemoore is also influenced by broader regional dynamics, including:

- Rising construction and housing development costs throughout the Central Valley;
- Increased regional housing demand associated with employment growth and proximity to regional job centers;
- Limited supply of affordable rental housing and starter ownership housing;
- Increasing utility, insurance, and maintenance costs; and
- Higher mortgage interest rates affecting homeownership affordability.

Although current housing costs generally align with the broader income distribution throughout the community, lower-income renters and special needs households remain disproportionately vulnerable to housing instability and displacement risk. Available local data does not indicate significant geographic concentrations of foreclosures or widespread eviction patterns; however, the City recognizes that housing cost pressures may still affect household stability, overcrowding, doubling-up, and the ability of households to transition into ownership housing.

~~and among fixed-income seniors, female-headed households, and persons with disabilities.~~ The City will continue to monitor housing cost burden trends ~~these conditions~~ through the Housing Element Annual Progress Report, housing market analysis, fair housing evaluation, and coordination with housing providers and regional agencies.~~and targeted outreach programs. Current housing costs appear to be generally aligned with the income distribution across the city. Additionally, there is no available evidence of spatial patterns in evictions or mortgage foreclosures, indicating equitable housing stability citywide.~~



QK	~~Figure 6-21~~ ~~Households Paying More than 30% of Gross Income for Housing~~

Lower-income renters, seniors on fixed incomes, and special needs households are more likely to pay a disproportionate share of income toward housing.

Cost burden may be more prevalent in lower-income areas and older rental neighborhoods.

City Response

- Preserve existing affordable housing units.
- Facilitate construction of new rental and ownership housing across multiple income levels.
- Encourage accessory dwelling units and smaller housing types.
- Support housing rehabilitation and preservation programs.
- Promote affordable housing development in higher-resource areas.

Continue referrals to housing assistance and fair housing resources.

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Overcrowding

Although citywide overcrowding rates are moderate relative to some Central Valley communities, available ACS and CHAS data indicate overcrowding disproportionately affects lower-income renter households, large households, and some farmworker households~~.~~, and households with limited access to larger housing units.

As illustrated in Figure 6-22, overcrowding patterns appear more concentrated in lower-income neighborhoods and areas containing older rental housing stock, particularly portions of Census Tract 4.05. These areas generally contain smaller housing units, older multifamily developments, and a higher proportion of renter households, all of which may contribute to overcrowding conditions.

Overcrowding may also reflect broader regional and economic dynamics affecting housing availability and affordability. Rising housing costs, limited availability of larger rental units, multigenerational living arrangements, and insufficient supply of affordable ownership housing may contribute to households sharing units or occupying housing with more persons than intended by the original design.

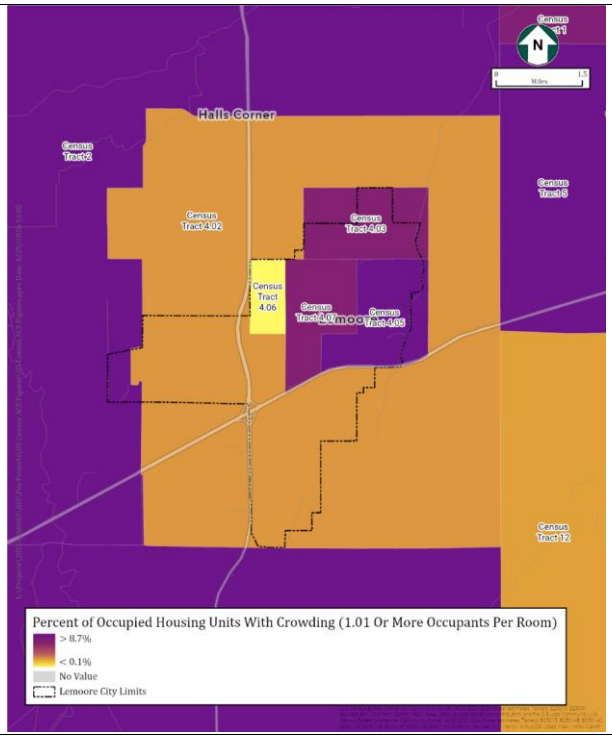

Figure 6-19~~22~~
Overcrowded Housing

Farmworker households and larger family households may be particularly affected because available housing stock may not adequately provide larger units with sufficient bedrooms or living space. In some cases, overcrowding may occur when households "double up" to reduce housing costs or maintain proximity to employment, schools, childcare, or support networks.

Overcrowding conditions may contribute to:

- Increased wear on aging housing stock;
- Health and safety concerns;
- Reduced housing quality and habitability;
- Greater utility and infrastructure demand; and

- Increased stress on lower-income households.

Although overcrowding is more prevalent in lower-income and renter-dominated neighborhoods, the City does not exhibit severe overcrowding concentrations at levels commonly associated with larger urbanized communities. Nonetheless, localized overcrowding conditions support the need for additional family-sized affordable housing, rehabilitation of older housing stock, and expansion of ownership opportunities.

The City will continue to monitor overcrowding trends through Census updates, housing market evaluations, and Annual Progress Reports.

City Response

- Encourage development of larger family-sized rental and ownership housing;
- Facilitate construction of new housing across all income levels;
- Promote rehabilitation and preservation of aging housing stock;
- Expand homeownership opportunities where feasible;
- Support accessory dwelling units and flexible housing types; and
- Continue affordable housing and fair housing outreach efforts.

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Housing Conditions

Older neighborhoods contain a higher share of aging housing stock that may require rehabilitation, energy efficiency upgrades, code compliance improvements, or accessibility modifications.

A portion of Lemoore's housing stock was constructed prior to modern building, energy, and accessibility standards and may require rehabilitation, modernization, or substantial reinvestment. Older housing is concentrated in central and established neighborhoods, including portions of Census Tracts 4.03, 4.05, and 4.07 per Figure 6-23.

Lower-income households occupying aging units may be disproportionately affected by deferred maintenance, energy inefficiency, overcrowding, and accessibility barriers. Continued housing rehabilitation, code enforcement, weatherization, and accessibility retrofit programs are, therefore, important fair housing strategies.

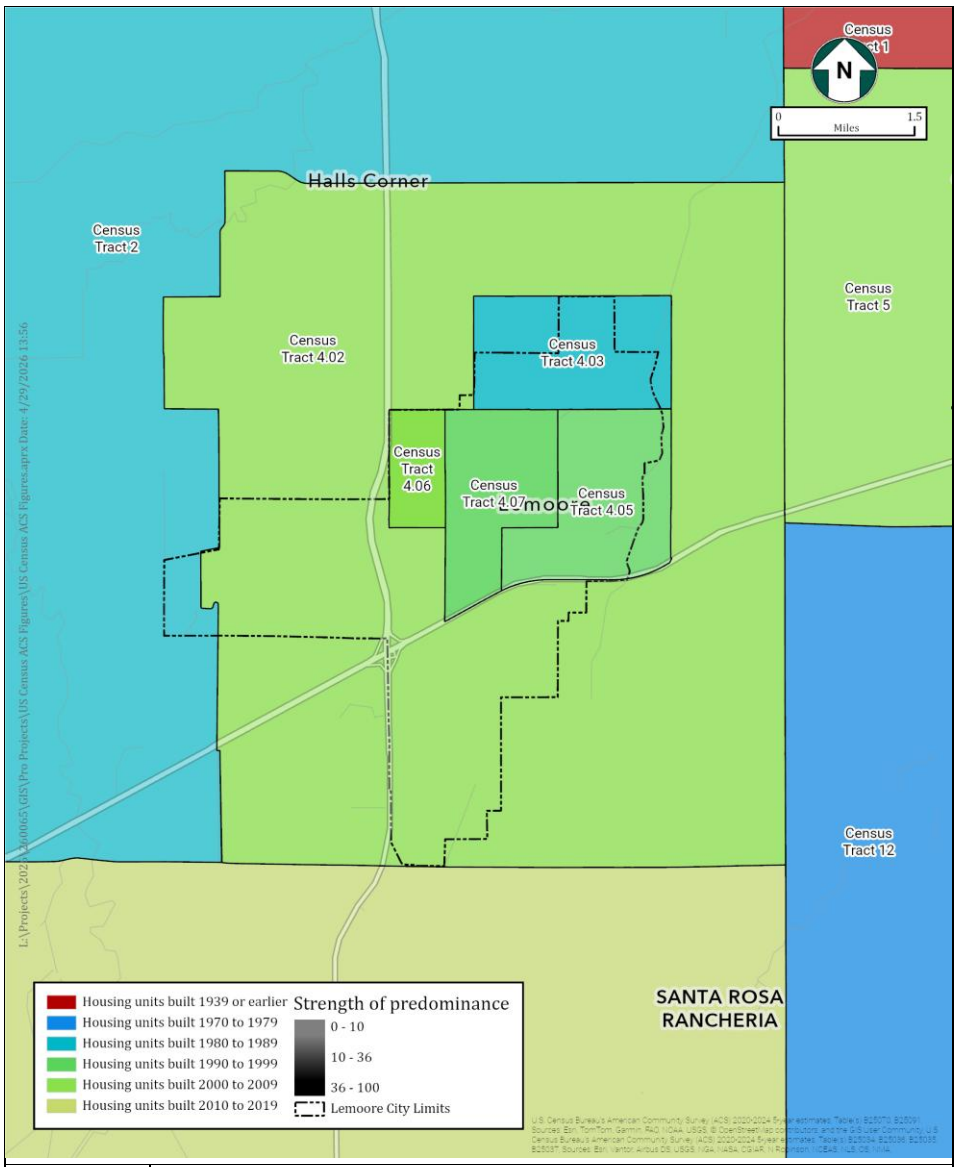

Figure 6-20~~23~~
Age of Housing Stock

City Response

- Code enforcement
- Rehabilitation programs
- Weatherization
- Neighborhood reinvestment

6.3.7 - Displacement Risk

Displacement risk may occur when housing costs rise faster than incomes, rental supply is constrained, housing conditions deteriorate, or lower-income households are unable to compete in the housing market.

While Lemoore has not experienced large-scale urban displacement pressures typical of major metropolitan markets, lower-income renters, farmworkers, seniors, and voucher households remain vulnerable to housing instability.

Figure 6-24 shows the estimated displacement risk by Census tract. The map is an estimate of low-income housing loss and can be a tool to help identify housing vulnerability. Displacement may occur through rising housing costs, loss of deed-restricted affordable units, deterioration of rental housing, or redevelopment pressures. Displacement risk in Lemoore is currently moderate to low overall, with localized variation. Most census tracts show lower displacement risk, while Census Tract 4.05 is identified as "at risk" as reflected in Table 6-~~18~~ 19 and Figure 6-24.

Table 6-~~18~~14~~19~~
AFFH Summary by Census Tract

Indicator	Tract 4.02	Tract 4.03	Tract 4.04	Tract 4.05
R/ECAP Status	No	No	No	No
CalEnviroScreen	64	51	60	75
Overpayment (Renters)	25%	46%	59%	50%
Overcrowding	1.5%	5.04%	2.74%	3.13%
Displacement Risk	Low	Low	Low	At Risk

Source: ACS 2018–2022; HUD CHAS; CalEnviroScreen 4.0

While Lemoore does not currently exhibit the same displacement pressures as major coastal markets, lower-income renters remain vulnerable to rent increases, limited vacancy, and loss of affordable units. Extremely low-income households are particularly vulnerable.

The City addresses displacement risk through affordable housing preservation, rehabilitation, No Net Loss compliance, replacement housing requirements, and production of new lower-income housing.

Relevant Programs: 7.2, 7.8, 7.14, 7.27, 7.29

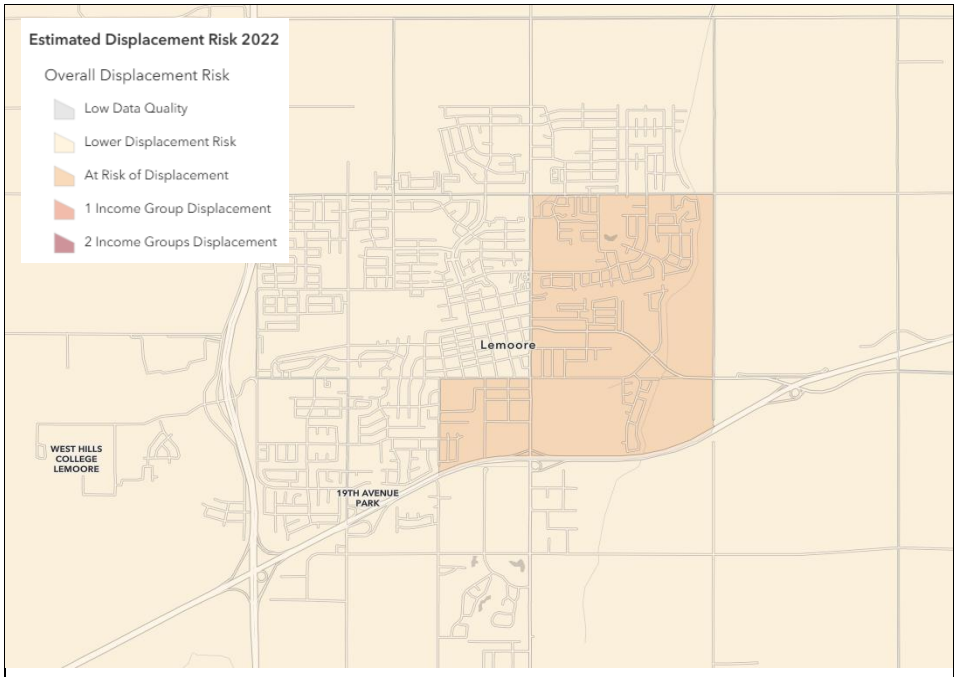

Figure 6-21~~24~~
Estimated Displacement Risk by Census Tract

City Response

The City will reduce displacement risk through:

- Preservation of assisted housing;
- Monitoring at-risk affordable units;
- Rehabilitation of existing housing;
- ADUs and new housing supply;
- Housing assistance referrals; and
- Code enforcement that prioritizes habitability while avoiding unnecessary displacement.

6.4 - Sites Inventory AFFH Analysis

Table 6-~~19~~ 20 indicates that the City's identified housing sites are generally located in High and Highest Resource areas, supporting the City's AFFH objectives. Among the tracts evaluated, CT 4.02, CT 4.07, and CT 4.06 are identified as Highest Resource areas, while CT

4.03 and CT 4.05 are identified as High Resource areas; only CT 2 is classified as Moderate Resource. The appendix further indicates that CT 4.02 has a relatively lower poverty rate than most city tracts, CT 4.03 has the highest percentage of severely overcrowded units, and CT 4.07 has the highest renter overpayment rate.

~~Additionally, tthe use of feasible sites in CT 4.05 supports housing production, the concentration of lower-income opportunities~~

Table 6-15~~19~~
Identified Sites and Affirmatively Furthering Fair Housing (AFFH)

Characteristic	Census Tract 2	Census Tract 4.02	Census Tract 4.03	Census Tract 4.05	Census Tract 4.07	Census Tract 4.06
Socio-economic Characteristics						
TCAC Resource Category	Moderate Resource	Highest Resource	High Resource	High Resource	Highest Resource	Highest Resource
Median Income	$60,000–$84,097	$60,000–$84,097	$60,000–$84,097	$35,000–$60,000	$60,000–$84,097	$84,097–$120,000
Poverty Level	10% - 20%	< 10%	10% - 20%	10% - 20%	10% - 20%	< 10%
Local Racial Demographics	Low-Medium Segregation	Racially Integrated	Racially Integrated	Racially Integrated	No Data Applicable	No Data Applicable
Persons with Disabilities	10% - 20%	10% - 20%	10% - 20%	< 10%	10% - 20%	10% - 20%
Overpayment by Renters	40% - 60%	20%-40%	20%-40%	40% - 60%	60%-80%	< 20%
Percentage of Homeowners Overpaying	20%-40%	20%-40%	20%-40%	20%-40%	20%-40%	20%-40%
Overcrowding	5.19% - 10%	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)
Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	At Risk of Displacement	Lower Displacement Risk	Lower Displacement Risk
Regional Housing Need / Sites Capacity						
Lower Income	0	320	145	566	0	0
Moderate Income	0	1107	512	249	9	215
Above Moderate Income	0	476	342	119	4	23
TOTAL	0	1903	999	934	238	12

Additionally, the City evaluated whether the Housing Element sites inventory supports affirmatively furthering fair housing.

A substantial portion of lower-income RHNA capacity is located in Census Tract 4.05, a lower-income tract containing redevelopment opportunities, multifamily potential, and feasible sites with infrastructure access.

While the use of feasible sites in CT 4.05 supports housing production, the concentration of lower-income opportunities in one lower-income tract could perpetuate disparities if not balanced citywide.

Conversely, Census Tract 4.06 is a higher-income and higher-resource tract with fewer lower-income RHNA opportunity sites. This reflects limited vacant land supply, established development patterns, parcel constraints, and smaller tract geography.

The distribution of lower-income RHNA capacity reflects a concentration of lower-income sites in Census Tract 4.05, while comparatively fewer lower-income sites are located in higher-income Census Tract 4.06. The City recognizes that concentrating lower-income housing opportunities in lower-income areas may limit access to higher opportunity neighborhoods if not balanced over time. Accordingly, the City will pursue rezoning, mixed-use opportunities, ADUs, infill redevelopment, and affordable housing incentives in higher-resource areas, while also investing in infrastructure and neighborhood improvements in existing lower-income areas.

To affirmatively further fair housing, the City will implement both housing mobility strategies and place-based strategies. Housing mobility strategies include facilitating affordable housing in higher-resource neighborhoods, promoting ADUs citywide, reducing regulatory barriers, supporting voucher use, and encouraging mixed-income development. Place-based strategies include infrastructure investment, rehabilitation programs, code enforcement, pedestrian improvements, and neighborhood revitalization in lower-income areas, particularly portions of Census Tract 4.05.

Overall, the City's sites inventory:

- Promotes integration
- Avoids concentration of poverty
- Expands access to high-resource areas
- Addresses disproportionate housing needs
- Does not exacerbate displacement risk

Accordingly, the sites inventory affirmatively furthers fair housing consistent with State law and HCD guidance.

Housing Mobility Strategies

To improve access to opportunity, the City will:

- Encourage affordable and mixed-income housing in higher-resource areas
- Facilitate ADUs citywide
- Promote infill housing outside lower-income concentration areas
- Reduce regulatory barriers to multifamily housing
- Support voucher mobility where feasible

Place-Based Strategies

The City will also improve existing neighborhoods through:

- Rehabilitation programs
- Infrastructure investment
- Sidewalks, parks, and public improvements
- Environmental quality improvements
- Code enforcement
- Neighborhood revitalization

Key Finding

The sites inventory improves housing choice relative to prior cycles and, when combined with Housing Element programs, supports affirmatively furthering fair housing.

6.5 - Contributing Factors

Contributing factors affecting fair housing choice in Lemoore include:

- Limited supply of housing affordable to lower-income households
- Predominance of single-family detached housing
- Rising construction and infrastructure costs
- Limited supply of larger affordable rental units
- Aging housing stock in some neighborhoods
- Accessibility barriers in older units
- Transportation constraints for some households
- Loss risk associated with existing assisted housing developments.

~~The City has identified the following contributing factors to fair housing conditions:~~

- ~~Limited supply of affordable housing~~
- ~~Rising housing costs relative to income~~
- ~~Land use patterns and zoning constraints~~
- ~~Limited development in high-resource areas~~
- ~~Regional economic conditions~~
- ~~Infrastructure and financing constraints~~

Additionally, development trends indicate that some projects are built at densities below those assumed in the previous Housing Element, which may impact housing capacity. The Housing Plan includes programs to ensure development occurs at appropriate densities. Table 6-~~20~~ 21 shows contributing factors and the City's program responses.

Table 6-~~20~~21
Contributing Factors and Actions

Contributing Factor	AFFH Impact	Program Response
Limited affordable housing	Cost burden	LIHTC / Housing Programs
Land use constraints	Reduced supply	Zoning updates
Rising costs	Displacement risk	ADU + affordability programs
Limited high-resource development	Opportunity gaps	Targeted incentives

Other Relevant Factors

Several contextual factors have influenced the demographic and socio-economic composition of Lemoore. One of the most significant historical drivers of population growth and economic development has been the NASL, established in 1961. The base continues to be a key regional employer and population anchor. Its recent expansion, beginning in 2023 with the introduction of the F-35 fleet, is expected to further shape the City's housing demand and employment patterns.

No known past zoning decisions or land use policies have contributed to socio-economic disparities in Lemoore. Similarly, no major settlement or immigration trends, other than those associated with NASL, have been identified as influencing patterns of housing or neighborhood change.

The City's physical layout is shaped by several circulation barriers, including Highway 41, Highway 198, the Union Pacific Railroad, and Lemoore Canal. These infrastructure features segment the city and affect intra-city mobility, although they do not appear to have resulted in significant socio-economic segregation.

Recent engineering assessments and public infrastructure reports do not indicate differences in the quality of infrastructure or service provision between neighborhoods. The City's Capital Improvement Program (CIP) does not identify any areas with disproportionate infrastructure needs.

Contributing Factors Prioritization

Table 6-~~21~~ 22 below evaluates the contributing factors by measuring magnitude, impact and priority, and then ~~identify~~ identifies programs that the ~~city~~ City has put in place to aid in reducing impacts.

Table 6-~~21~~22
Contributing Factors to Fair Housing Issues

Contributing Factor	Magnitude	Impact	Priority	Linked Program
Farmworker overcrowding and housing instability	High	High	High	ELI-4, ELI-5
Limited supply of deeply affordable units	High	High	High	ELI-1
SRO permitting uncertainty (CUP requirement)	Medium	High	High	Program 4.20
Limited fair housing testing resources	Medium	Medium	Medium	AFFH-2
Transit connectivity constraints	Medium	Medium	Medium	AFFH-3

Priority definitions:

- High = significant contributor to disproportionate housing needs
- Medium = moderate contributor
- Low = limited measurable impact

Development Standards and Permit SRO Units

Single Room Occupancy (SRO) units are a critical housing option for extremely low- and very low- income individuals, including seniors, transitional workers, and formerly homeless persons. In the City of Lemoore and Kings County, SROs are currently permitted by right in the High-Density Residential zone and permitted subject to a CUP in the three Downtown Commercial (DMX) zones. While this accommodates the use in principle, the requirement for a CUP may introduce uncertainty, delay, or cost burdens that deter development. In addition, current zoning codes do not contain tailored development standards for SROs, which may result in misapplication of standards designed for traditional multi-family developments.

To ensure SROs are feasible and encouraged as a housing type, the element includes a review of development standards and permitting procedures. Key findings indicate that:

- SROs are permitted by right in the High Density Residential (RHD) zone and by CUP in the Downtown Mixed-Use zones (DMX-1, DMX-2, and DMX-3).
- There are no objective standards established specifically for SRO size, shared facilities, or management operations.
- CUP approval is discretionary, requiring Planning Commission review, which may increase processing times and perceived entitlement risk for developers.

These conditions could constrain the development of SROs in practice, particularly for nonprofit or supportive housing providers seeking predictable approvals and streamlined timelines. As a result, new Program 4.20 has been included in the Housing Element.

Reasonable Accommodation

Reasonable accommodation procedures are essential to ensuring that local zoning and land use regulations do not impede access to housing for persons with disabilities.

Section 9-2B-6 B, C, and D of the Lemoore Zoning Code contains the application procedure, authorizes the Planning Director as the review authority, and describes the decision-making criteria, respectively.

Considerations (Section 9-2B-6 (D)) for review include:

- Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
- Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice, in absence of an accommodation.
- In the case of a residential care facility, whether the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants.
- In the case of a residential care facility, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.
- Whether the requested accommodation would fundamentally alter the character of the neighborhood.
- Whether the accommodation would result in a substantial increase in traffic or insufficient parking.
- Whether granting the requested accommodation would substantially undermine any express purpose of either the city's general plan or an applicable specific plan.
- In the case of a residential care facility, whether the requested accommodation would create an institutionalized environment due to the number and distance between facilities that are similar in nature or operation.

Approval findings include:

- The subject site of the request for reasonable accommodation will be used for an individual protected under the Fair Housing Act.
- The request for reasonable accommodation is necessary to make specific housing available to an individual protected under the Fair Housing Act.
- The requested reasonable accommodation does not impose an undue financial or administrative burden on the City and does not fundamentally alter City zoning, development standards, policies, or procedures.
- The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning, as "fundamental alteration" is defined in fair housing laws and interpretive case law.

- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or physical damage to neighboring property. (Ord. 2013-05, 2-6-2014)

While approval findings are generally consistent with fair housing laws and do not pose a constraint, considerations that may be considered could be subjective and act as constraints on housing for persons with Disabilities. Examples include considering economic viability, character of the neighborhood, insufficient parking, and number and distance between residential care facilities. To address these potential constraints, Program 7.23 will modify the reasonable accommodation procedure and remove considerations that may act as a constraint on housing for persons with disabilities.

Given that nearly 12 percent of Kings County's residents and 10 percent of Lemoore's residents live with a disability and that the demand for adaptable housing continues to grow, the clearly articulated and uniformly applied procedures in Lemoore provide unconstrained access to affordable housing for this protected group.

Streamlining Procedure

The efficiency and predictability of local permit processing procedures directly affect housing production across all income levels. The City of Lemoore has adopted multiple State-mandated streamlining procedures and has established administrative practices intended to facilitate the timely review of residential development applications.

Lemoore's Zoning Ordinance incorporates the SB 35 / streamlined ministerial approval process pursuant to Government Code Section 65913.4 (City Municipal Code Section 9-2B-25). Where a proposed development qualifies under State law, the City processes eligible projects in accordance with statutory timelines, objective standards, and ministerial approval requirements.

The City also processes applications consistent with the Permit Streamlining Act (Government Code Sections 65920–65964), including completeness review requirements, decision deadlines, and coordination of entitlement processing.

In addition, the City has adopted and utilizes applicable California Environmental Quality Act (CEQA) streamlining provisions, including statutory and categorical exemptions, infill housing exemptions where applicable, ministerial exemptions, and other State-authorized CEQA streamlining tools. Housing projects are evaluated for the appropriate level of environmental review based on project type, location, and applicable law.

Site Plan and Architectural Review Procedures

The City's site plan and architectural review procedures are intended to ensure compliance with adopted objective development standards, building design standards, circulation requirements, landscaping requirements, and compatibility with adopted zoning regulations.

For qualifying residential projects subject to ministerial processing, the City does **not** impose discretionary findings beyond those expressly required by the Municipal Code or applicable State law. Review is limited to objective standards contained in the Zoning Ordinance, subdivision regulations, adopted design requirements, engineering standards, fire and building code requirements, and other uniformly applied municipal regulations.

The City does **not** require subjective design findings, additional discretionary approvals, or conditions outside the adopted ordinance framework for ministerial housing projects. No extra-statutory approval findings are imposed through the site plan or architectural review.

Where discretionary review is required for projects not otherwise eligible for ministerial approval, findings are limited to those specifically identified in the Municipal Code.

Housing Development Processing Experience

The City has historically processed multifamily and residential development applications in a timely manner. In practice, conventional local review procedures have generally provided efficient processing times, and no developer has requested use of the SB 35 process since the adoption of the law.

This suggests that the City's existing entitlement procedures have not functioned as a significant constraint to housing production. Recent development activity, approved pipeline projects, and active construction within the City further support this conclusion.

Ongoing Improvements

Although the City's procedures are generally effective, the Housing Element includes continued commitments to maintain compliance with State streamlining laws, improve administrative clarity, and ensure transparent processing timelines. **Housing Policy 3.4** and related implementation programs support ongoing consistency with the Permit Streamlining Act, CEQA streamlining provisions, and State housing law.

The City of Lemoore has adopted applicable State streamlining procedures, including SB 35, the Permit Streamlining Act, and CEQA streamlining tools. The City's site plan and architectural review processes rely on adopted objective standards and do not impose additional discretionary findings or requirements outside the Municipal Code. Accordingly, local processing procedures are not considered a significant governmental constraint to housing development.

Existing Zoning Conditions and Regulatory Gaps

A review of Lemoore's Zoning Ordinances reveals that while the City allows agricultural labor camps, employee housing, or related uses in its rural (AR) zone, as well as all its residential zones except RHD. The Ordinance contains a use matrix clearly showing that employee housing is a permitted use, but does not explicitly codify the specific by-right language of Sections 17021.5 and 17021.8. The definition of employee housing includes all

types of housing used to house unrelated persons/families employed in agricultural or industrial labor.

Development Fees and Exactions

Development fees are critical for funding infrastructure and public services. However, they can present cost burdens that influence the feasibility of housing production, especially for lower-income households and multi-family rental units. In Kings County jurisdictions, current documentation indicates that total development-related fees range from six percent to 16 percent of total project costs. However, a more precise evaluation based on per-unit impacts provides a clearer picture of how these charges affect various housing types.

For a typical single-family home, fee assessments, including planning, building permits, sewer and water connection, school impact, traffic mitigation, and parks, range from approximately $32,000 to $38,000 per unit. This constitutes a 7.5 percent to 11 percent share of the total cost for a home priced between $350,000 and $425,000.

In the case of multi-family developments, fees are comparatively lower on a per-unit basis due to shared infrastructure but still average $22,000 to $30,000 per unit depending on unit size, density, and location within city limits or the county's jurisdiction. For a standard 60-unit affordable housing project, this equates to $1.4 to $1.8 million in total development fees.

When analyzed against total development costs, estimated at $250,000 to $280,000 per multi-family unit, these fees comprise approximately 10–12 percent of project costs, falling in the higher range compared to peer counties in the San Joaquin Valley. Additionally, because these costs are typically incurred prior to construction financing close, they can pose a cash-flow constraint, particularly for nonprofit developers or projects relying on LIHTC equity.

The cumulative nature of fees across agencies, including school districts, utility providers, and the City, can also result in complex administrative burdens, especially when these agencies have independent fee schedules and lack coordinated invoicing or deferral policies.

In summary, while fees in Lemoore are within the legal bounds of mitigation-based funding structures, their per-unit burden, especially on affordable multi-family housing, may inhibit project feasibility, elevate break-even rents, and narrow margins for deep-income targeting. A clear understanding of these fee levels in relation to housing typology, development scale, and affordability thresholds is essential for evaluating the extent to which fees function as potential governmental constraints.

~~6.1~~ 6.6 - *Fair Housing Constraints*

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Fair housing laws at the federal and State levels prohibit discrimination in the sale, rental, financing, and provision of housing based on protected characteristics such as race, color, religion, sex, disability, familial status, national origin, and other protected categories under

California law. These laws are intended to ensure that all individuals have equal access to housing opportunities and are protected from discriminatory housing practices.

Local governments play an important role in supporting fair housing by ensuring that land use regulations, development standards, and permitting procedures do not create barriers to housing opportunities for protected groups. State Housing Element Law requires jurisdictions to analyze potential governmental constraints that may affect housing opportunities for persons with disabilities and other protected classes.

The City of Lemoore's Zoning Ordinance and development regulations are structured to comply with federal and State fair housing requirements and are intended to provide equal housing opportunities for all residents. The City reviews its land use regulations to ensure that they do not impose discriminatory barriers or limit housing opportunities for protected populations.

Definition of Family

The definition of "family" within local zoning ordinances has the potential to function as a constraint on housing opportunities for persons with disabilities, particularly in the context of group homes or residential care facilities. In the City of Lemoore, the zoning code defines "family" in a manner that may implicitly or explicitly exclude non-traditional households, such as those comprising unrelated individuals with disabilities who reside together in a licensed or supportive setting. For example, definitional language states that family is "an individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent." This definition could be interpreted to unintentionally disqualify certain living arrangements commonly used by persons with disabilities who do not contribute to expenses or have access to all parts of the dwelling.

Such provisions can raise fair housing concerns under both State and federal law. Courts have held that overly narrow definitions of "family" that distinguish between related and unrelated individuals, or require uniform participation in household functions, can violate the Fair Housing Amendments Act (FHAA) when they disproportionately affect individuals with disabilities. These definitions may also conflict with California's Lanterman Developmental Disabilities Services Act, which supports the right of individuals with developmental disabilities to live in the least restrictive residential settings.

In practice, these definitional constraints may prevent small group homes or licensed residential care facilities, typically serving six or fewer individuals, from being treated the same as single-family dwellings in residential zones, despite state mandates to that effect (Health & Safety Code Section 1566.3). Additionally, persons with physical or cognitive disabilities may not all participate equally in shared expenses or household duties, a circumstance that should not be the basis for exclusion from residential zones.

Given that individuals with disabilities represent approximately 11.9 percent of the Kings County population (ACS 2021, Five-Year Estimates), and that the demand for integrated, community-based housing options is rising, continued use of restrictive or outdated family definitions poses a tangible barrier to expanding housing access for this protected group. Ensuring that zoning definitions do not impose functional limitations on persons with disabilities is essential to affirmatively further fair housing and avoid indirect discrimination in land use practices.

~~6.1.2~~ 6.6.2 - HOUSING FOR PERSONS WITH DISABILITIES

Persons with disabilities may require housing accommodations that allow them to live independently and safely within residential communities. Housing Element Law requires jurisdictions to evaluate whether local regulations constrain the development or modification of housing for persons with disabilities.

The City of Lemoore allows housing for persons with disabilities in residential zones in the same manner as other residential uses. Small residential care facilities that serve a limited number of residents are generally permitted in residential zones consistent with State law, which requires that these facilities be treated as residential uses.

Larger residential care facilities may require discretionary approval depending on the zoning district and the scale of the facility. However, these facilities are subject to the same review procedures applicable to other similar land uses.

~~6.1.3~~ 6.6.3 - REASONABLE ACCOMMODATION PROCEDURES

The City has established procedures that allow individuals with disabilities to request reasonable accommodation in land use regulations when necessary to ensure equal access to housing. Reasonable accommodation requests may involve modifications to zoning standards, development regulations, or other requirements when such modifications are necessary to allow individuals with disabilities to obtain or maintain housing.

These procedures ensure that individuals with disabilities have an opportunity to request adjustments to land use regulations when those regulations create barriers to housing access. Requests for reasonable accommodation are typically reviewed by the City through an administrative process to ensure timely consideration.

~~6.1.4~~ 6.6.4 - GROUP HOMES AND RESIDENTIAL CARE FACILITIES

State law requires that residential care facilities serving six or fewer residents be treated as residential uses and permitted in residential zoning districts. The City of Lemoore complies with this requirement by allowing small residential care facilities in residential zones where similar residential uses are permitted.

Facilities serving more than six residents may be subject to additional zoning review, depending on the zoning district and the facility's operational characteristics. These review

procedures help ensure compatibility with surrounding land uses while still allowing housing opportunities for individuals who require supportive living environments.

~~6.1.5~~ 6.6.5 - COMPLIANCE WITH FAIR HOUSING LAWS

The City of Lemoore supports fair housing through compliance with:

- Federal Fair Housing Act
- California Fair Employment and Housing Act
- State Housing Element Law
- AFFH requirements

The City also coordinates with regional organizations, such as the Kings County Housing Authority, Self-Help Enterprises, and the Kings Area Commission on Aging, that provide fair housing education, outreach, and enforcement services. These organizations assist residents in understanding their housing rights and help address potential fair housing concerns.

Through these efforts, the City works to ensure that local regulations and policies support equal housing opportunities for all residents and do not create barriers for protected populations.

~~6.1.6~~ 6.6.6 - EVALUATION OF FAIR HOUSING CONSTRAINTS

Based on the review of the City's zoning regulations, development standards, and permitting procedures, the City has determined that its regulations generally do not create significant constraints on housing opportunities for persons with disabilities or other protected classes. The City will continue to monitor its land use regulations and administrative procedures to ensure compliance with fair housing laws and to support housing opportunities for all residents.

On/Off-Site Improvements

On- and off-site improvement requirements, including but not limited to roadway widening, curb and gutter installation, utility extensions, storm drainage systems, and street lighting, are critical components of development standards that can affect the cost, timing, and feasibility of housing projects. In the City of Lemoore, developers are required to complete site-specific and adjacent public improvements as conditions of approval for most residential projects. While these standards ensure long-term infrastructure adequacy, they may also represent a substantial cost burden, especially for small-scale infill and affordable housing developments.

In the absence of standardized cost caps or waivers for certain income-qualified housing types, these requirements can add $25,000 to $50,000 per unit to a project's development budget, depending on the extent of required off-site extensions or upgrades. For example, in edge-of-city parcels where water, sewer, or stormwater connections must be extended from distant mains, costs can escalate sharply due to trenching, grading, and coordination with

multiple agencies. Similarly, road widening mandates frequently trigger complex design approvals and off-site land dedication, further complicating the entitlement process and delaying construction. When calculated as a percentage of overall development costs, on/off-site improvement costs can constitute up to 15–20 percent of total per-unit costs, particularly in low-density developments or multi-family projects located on underbuilt corridors.

Moreover, for affordable housing projects seeking funding through Low-Income Housing Tax Credits (LIHTC), HOME, or State-level infrastructure grants, these upfront costs often exceed available predevelopment financing. This can disincentivize development on otherwise viable sites or shift developer preference toward urban parcels that already benefit from built-out infrastructure, even if they are less suitable from a fair housing or displacement mitigation perspective.

In summary, while site improvements are essential for safety and infrastructure adequacy, their cumulative financial impact, particularly on a per-unit basis, can constrain the production of housing at all income levels. Without cost mitigation mechanisms, these improvements represent a governmental constraint on housing supply, particularly in edge-of-jurisdiction parcels.

~~6.2~~ 6.7 - *AFFH Programs and Actions*

The Housing Element includes programs intended to affirmatively further fair housing, including:

- Adequate sites for all income levels
- Preservation of assisted housing
- Housing rehabilitation
- ADU promotion
- Fair housing outreach
- Reasonable accommodation procedures
- Streamlined housing approvals
- Infrastructure coordination
- Family housing opportunities
- Supportive and special needs housing
- Neighborhood revitalization~~Table 6-9 Households by Size~~

	~~City of Lemoore~~	~~Percent~~	~~Kings County~~	~~Percent~~	~~California~~	~~Percent~~
~~Total:~~	~~8,803~~		~~43,604~~			
~~Family Households:~~	~~6,591~~	~~74.9%~~	~~34,155~~	~~78.3%~~	~~8,986,666~~	
~~2-Person Household~~	~~1,893~~	~~21.5%~~	~~9,940~~	~~22.8%~~	~~3,209,170~~	~~24.5%~~

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	City of Lemoore	Percent	Kings County	Percent	California	Percent
3-Person Household	1,763	20.0%	7,998	18.3%	[illegible]	[illegible]
4-Person Household	1,567	17.8%	7,984	18.3%	1,945,127	7.7%
5-Person Household	970	11.0%	4,886	11.2%	1,006,126	3.3%
6-Person Household	330	3.7%	2,216	5.1%	433,324	2.6%
7-Or-More Person Household	68	0.8%	1,131	2.6%	338,284	31.4%
Non-family Households:	2,212	25.1%	9,449	21.7%	4,116,448	23.8%
1-Person Household	1,800	20.4%	7,439	17.1%	3,114,819	5.9%
2-Person Household	332	3.8%	1,652	3.8%	774,224	1.0%
3-Person Household	50	0.6%	242	0.6%	135,683	0.5%
4-Person Household	17	0.2%	34	0.1%	59,938	0.2%
5-Person Household	13	0.1%	82	0.2%	19,730	0.1%
6-Person Household	0	0.0%	0	0.0%	6,805	0.0%
7-Or-More Person Household	0	0.0%	0	0.0%	5,249	

Source: U.S. Census Bureau, ACS16-20 (Five-Year Estimates), Table B11016

Table 6-10
Tenure by Household Size

	City of Lemoore	Percent	Kings County	Percent	California	California
Total Occupied Housing Units	8,803		43,604		13,103,114	
Total Large Households (5 or More Persons)	1,381	15.7%	8,315	19.1%	1,809,518	13.7%

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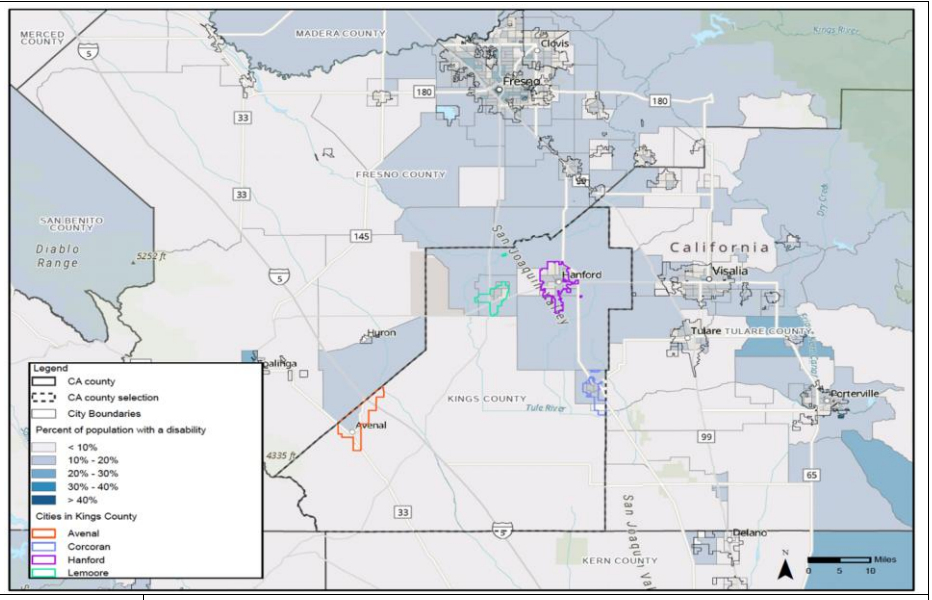
5-Person Household	983	11.2%	4,968	11.4%	1,025,856	7.8%
6-Person Household	330	3.7%	2,216	5.1%	440,129	3.3%
7-or-More Person Household	68	0.8%	1,131	2.6%	343,533	2.6%
Owner-Occupied	4,622	52.5%	23,368	53.6%	7,241,318	55.3%
1-Person Household	730	8.3%	3,694	8.5%	1,416,913	10.8%
2-Person Household	1,225	13.9%	7,071	16.2%	2,403,865	18.3%
3-Person Household	934	10.6%	4,338	9.9%	1,235,833	9.4%
4-Person Household	984	11.2%	4,161	9.5%	1,182,987	9.0%
5-Person Household	544	6.2%	2,443	5.6%	567,528	4.3%
6-Person Household	149	1.7%	1,113	2.6%	238,866	1.8%

7-or-More Person Household	56	0.6%	548	1.3%	195,326	1.5%
Renter-Occupied	4,181	47.5%	20,236	46.4%	5,861,796	44.7%
1-Person Household	1,070	12.2%	3,745	8.6%	1,697,906	13.0%
2-Person Household	1,000	11.4%	4,521	10.4%	1,579,529	12.1%
3-Person Household	879	10.0%	3,902	8.9%	954,485	7.3%
4-Person Household	600	6.8%	3,857	8.8%	822,078	6.3%
5-Person Household	439	5.0%	2,525	5.8%	458,328	3.5%
6-Person Household	181	2.1%	1,103	2.5%	201,263	1.5%
7-or-More Person Household	12	0.1%	583	1.3%	148,207	1.1%

Source: U.S. Census Bureau, ACS 16-20 (Five-Year Estimates), Table B25009



~~Figure 6-6 Population with a Disability~~

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~~Figure 6-7 Racial/Ethnic Area of Concentration of Poverty (R/ECAP)~~

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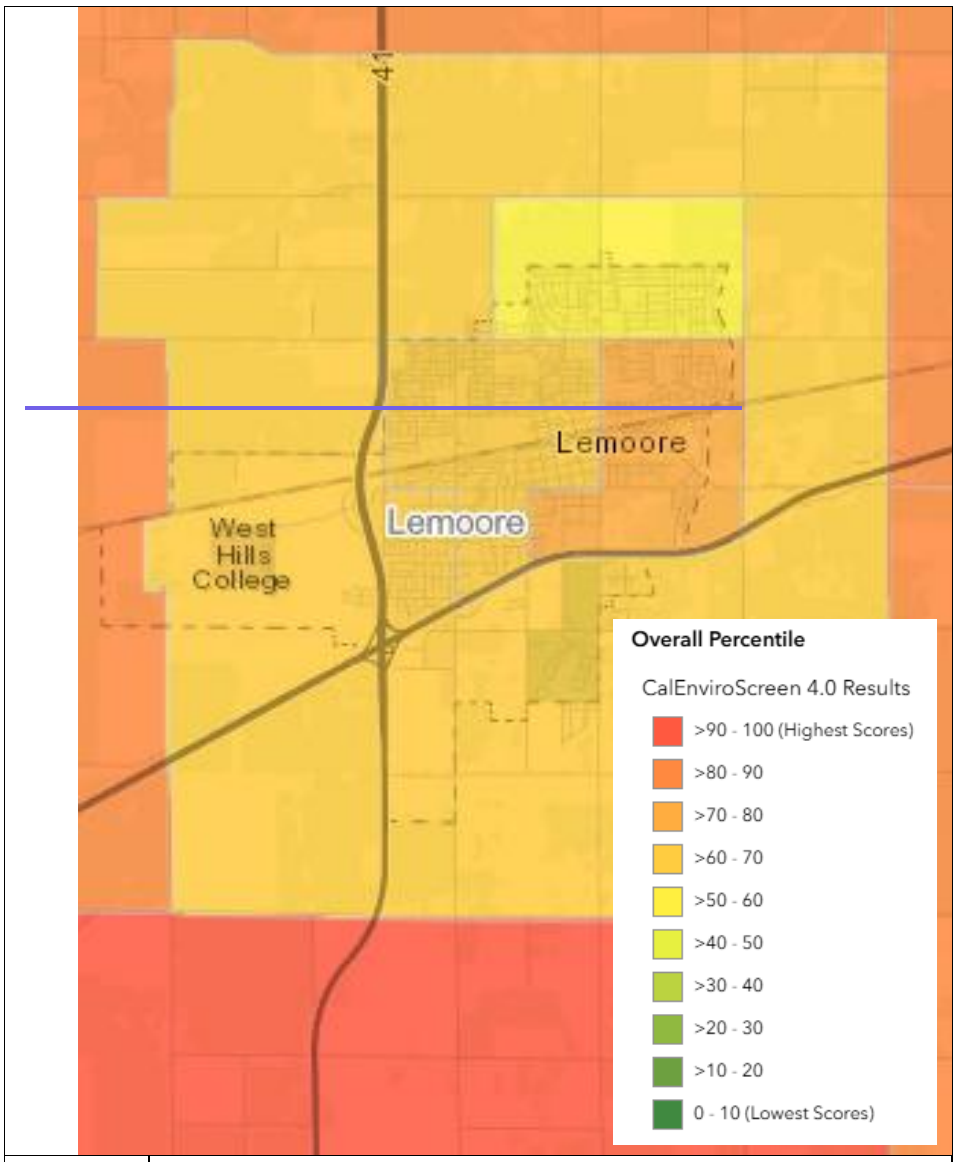
~~Figure 6-8~~
~~Local RCAAs~~



~~Figure 6-9 CalEnviroScreen and Environmental Burden 4.0 Scores – City of Lemoore~~
~~Source: CalEnviroScreen 4.0 Results~~

~~Based on available federal and State data:~~
~~No census tracts in Lemoore meet the threshold for R/ECAP designation~~
~~Poverty levels are present but not spatially concentrated at extreme levels~~
~~Some tracts exhibit elevated CalEnviroScreen scores (50–75th percentile range)~~
~~The City recognizes the importance of preventing the formation of concentrated poverty areas and will continue to monitor conditions over time to do so.~~~~The City recognizes the importance of preventing the formation of concentrated poverty areas and will continue to monitor conditions over time to do so.~~

~~6.2.1 Displacement Risk~~

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~~Figure 6-16 shows the estimated displacement risk by Census tract. The map is an estimate of low-income housing loss and can be a tool to help identify housing vulnerability. Displacement may occur because of either investment, disinvestment, or disaster-driven forces. Displacement risk in Lemoore is currently moderate to low overall, with localized variation. Most census tracts show lower displacement risk. One tract was identified as "at risk." Table 6-18 shows several other factors by Census tract.~~

~~Table 6-18~~
~~AFFH Summary by Census Tract~~

~~Indicator~~	~~Tract 4.02~~	~~Tract 4.03~~	~~Tract 4.04~~	~~Tract 4.05~~
~~R/ECAP Status~~	~~No~~	~~No~~	~~No~~	~~No~~
~~CalEnviroScreen~~	~~64~~	~~51~~	~~60~~	~~75~~
~~Overpayment (Renters)~~	~~25%~~	~~46%~~	~~59%~~	~~50%~~
~~Overcrowding~~	~~1.5%~~	~~5.04%~~	~~2.74%~~	~~3.13%~~
~~Displacement Risk~~	~~Low~~	~~Low~~	~~Low~~	~~At Risk~~

~~*Source: ACS 2018–2022; HUD CHAS; CalEnviroScreen 4.0*~~

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~~*While widespread displacement is not currently occurring, certain populations, including lower-income households and renters, may be more vulnerable due to rising housing costs and limited supply.*~~

~~*The City will continue to monitor displacement indicators and implement Housing Plan programs to mitigate displacement risk.*~~

~~Housing data indicate that lower-income households experience disproportionate housing challenges:~~

- ~~Cost burden: 40–80 percent of renters in some tracts are overpaying~~
- ~~Overcrowding: Present but generally below statewide averages~~
- ~~Limited affordable housing supply~~

~~These conditions disproportionately affect:~~

- ~~Lower-income households~~
- ~~Renters~~
- ~~Minority populations~~

~~6.2.2~~ 6.7.1 - AFFH SITE INVENTORY ANALYSIS

Table 6-22 demonstrates that the City's RHNA sites inventory AFFH by promoting access to higher-resource areas and avoiding concentrations of poverty and segregation.

Integration and Segregation: The majority of lower-income capacity is located in Census Tracts 4.02, 4.03, and 4.05, which are identified as Racially Integrated or Low Segregation areas. No sites are concentrated in areas exhibiting high levels of racial or ethnic segregation. As a result, the site's inventory improves patterns of integration and does not exacerbate segregation.

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP): None of the identified sites are located in areas meeting the definition of racially or ethnically concentrated areas of poverty. Poverty rates across all tracts remain below thresholds typically associated with R/ECAP designation. Therefore, the sites inventory avoids concentrating lower-income housing in high-poverty areas and does not exacerbate existing patterns of poverty.

Access to Opportunity: A substantial portion of lower-income capacity (100%) is located in High and Highest Resource areas, including Census Tracts 4.02, 4.06, and 4.07. These areas are characterized by lower poverty rates, higher incomes, and improved access to opportunity. The siting of lower-income units in these areas meaningfully improves access to opportunity for lower-income households.

The distribution of lower-income RHNA capacity reflects a concentration of lower-income sites in Census Tract 4.05, while comparatively fewer lower-income sites are located in higher-income Census Tract 4.06. The City recognizes that concentrating lower-income housing opportunities in lower-income areas may limit access to higher opportunity neighborhoods if not balanced over time. Accordingly, the City will pursue rezoning, mixed-use opportunities, ADUs, infill redevelopment, and affordable housing incentives in higher-resource areas, while also investing in infrastructure and neighborhood improvements in existing lower-income areas.

To affirmatively further fair housing, the City will implement both **housing mobility strategies** and **place-based strategies**. Housing mobility strategies include facilitating affordable housing in higher-resource neighborhoods, promoting ADUs citywide, reducing regulatory barriers, supporting voucher use, and encouraging mixed-income development. Place-based strategies include infrastructure investment, rehabilitation programs, code enforcement, pedestrian improvements, and neighborhood revitalization in lower-income areas, particularly portions of Census Tract 4.05.

Disproportionate Housing Needs: The inventory directs lower-income housing toward areas with lower rates of overcrowding and housing cost burden relative to other tracts, while also addressing needs in areas such as Census Tract 4.07, where renter overpayment rates are higher. This distribution addresses disproportionate housing needs without reinforcing existing inequities.

Displacement Risk: Most identified sites are located in areas characterized as having lower displacement risk, with the exception of Census Tract 4.05, which is identified as "At Risk of Displacement." However, this tract includes a balanced mix of income categories and does not represent a concentration of lower-income sites. The City will monitor development activity and implement Housing Element programs to minimize displacement. Overall, the sites inventory does not exacerbate displacement risk.

Overall, the City's sites inventory:

- Promotes integration
- Avoids concentration of poverty
- Expands access to high-resource areas
- Addresses disproportionate housing needs
- Does not exacerbate displacement risk

Accordingly, the sites inventory affirmatively furthers fair housing consistent with State law and HCD guidance.

~~6.2.3~~ 6.7.2 - CT 405 vs CT 4.06 Lower RHNA Distribution

Although CT 4.05 contains lower incomes and received a significant share of lower-income RHNA capacity due to the availability of suitable sites, zoning capacity, and redevelopment opportunity, concentrating lower-income capacity in one tract can perpetuate existing disparities if not balanced with broader citywide opportunity.

Conversely, CT 4.06 is a high~~est~~-income, higher-resource tract but contains fewer lower-income RHNA sites due to limited vacant land, smaller tract geography, existing development patterns, and ownership constraints.

To address this, the City will pursue both housing mobility strategies and place-based investment strategies.

~~6.3~~ 6.8 - AFFH Monitoring Framework

The City will monitor AFFH outcomes using the following metrics:

Metric	Frequency	Responsible Party
Housing permits by income level	Annual	Community Development
Site utilization by block group	Annual	Planning Division
Affordable housing location trends	Annual	City
Displacement indicators	Biennial	City

~~6.4~~ 6.9 - AFFH Actions and Implementation

To AFFH, the City will implement the following actions through its Housing Plan:

Housing Supply and Distribution:

- Facilitate the development of affordable housing across all areas
- Encourage housing in high-resource areas
- Maintain adequate site capacity

Regulatory Improvements:

- Remove constraints to housing development
- Maintain objective development standards
- Implement reasonable accommodation procedures

Monitoring and Evaluation:

- Track housing development by census block group
- Monitor site utilization and affordability outcomes
- Adjust policies if disparities emerge

Education and Outreach:

- Promote fair housing awareness
- Support access to housing programs
- Coordinate with regional service providers

~~6.5~~ 6.10 - Conclusion

Lemoore is generally an integrated community without R/ECAP concentrations or severe segregation patterns. However, disparities remain in housing affordability, accessibility, overcrowding, neighborhood investment, and access to ownership opportunities.

The City of Lemoore demonstrates compliance with Government Code Section 65583(c)(10) by:

- Conducting a comprehensive AFFH analysis
- Identifying fair housing issues and contributing factors
- Ensuring the equitable distribution of housing sites
- Implementing targeted programs to address disparities

Through implementation of Housing Element programs during the 2024–2032 planning period, the City will expand housing choice, improve existing neighborhoods, preserve affordability, increase access to opportunity, and affirmatively further fair housing consistent with State law.

SECTION 7 - HOUSING PLAN

The Housing Plan establishes the goals, policies, and implementation programs that will guide the City of Lemoore in addressing its housing needs during the 2024–2032 Housing Element planning period. The Housing Plan builds upon the analyses presented in the Housing Needs Assessment, Constraints Analysis, and Housing Sites Inventory and identifies strategies to support housing production, preserve existing housing, and promote equal housing opportunities.

The Housing Plan is organized around a series of goals intended to:

- Facilitate housing development across all income levels
- Preserve and improve existing housing
- Remove regulatory barriers to housing development
- Promote fair housing and equal housing opportunity
- Address the housing needs of special population groups

7.1 - Goals and Policies

7.1.1 - HOUSING AND NEIGHBORHOOD CONSERVATION AND REHABILITATION

Improving housing conditions is a primary housing goal for many communities. Although the majority of homes in each community are in sound condition, many homes need repair, improvement, and rehabilitation, particularly older "Farmers Home" units and mobile homes, as well as older multi-family complexes. Thus, a primary goal of the Housing Element is to continue supporting policies and programs that improve housing and residential neighborhoods.

GOAL 1. Improve and maintain the quality of housing and residential neighborhoods.

Policy 1.1. Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.

Policy 1.2. Assist in the repair, rehabilitation, and improvement of residential structures; demolish and replace structures that are dilapidated and beyond repair.

Policy 1.3. Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve existing and future residential developments.

Policy 1.4. Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

Policy 1.5. Cooperate with federal agencies, State agencies, and lending institutions to design and implement housing rehabilitation programs and to acquire grant funding to finance rehabilitation programs to support low-income households.

Policy 1.6. Review and implement place-making strategies for conservation and preservation of neighborhoods, including programs to improve safety for pedestrians and improve mobility by continuing to develop greenway facilities and new bike lanes.

7.1.2 - Housing Production

Like most other areas in the San Joaquin Valley, growth and development in Kings County are expected to continue in the foreseeable future. The Housing Element sets forth policies to encourage the production of high-quality housing that meets identified housing needs, further stimulates economic development, and improves residential neighborhoods.

GOAL 2. Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.

Policy 2.1. Provide adequate sites for housing through appropriate land use, zoning, and development standards to accommodate the regional housing needs for the current planning period.

Policy 2.2. Work collaboratively with nonprofit and for-profit developers to seek State and federal grants to support the production of affordable housing.

Policy 2.3. Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.

Policy 2.4. Support the construction of high-quality single- and multi-family housing which is well designed and energy efficient.

Policy 2.5. Encourage the development of additional sales and rental housing units for extremely low-, low-, and moderate-income households.

7.1.3 - Housing Constraints

Market factors and government regulations can have a significant impact on the cost of new housing. Although market factors are largely beyond the influence of local governments, Kings County jurisdictions can continue to implement responsive programs to mitigate the impact of market conditions and governmental regulations.

GOAL 3. Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement, and affordability of housing.

Policy 3.1. Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.

Policy 3.2. Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.

Policy 3.3. Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed housing projects.

Policy 3.4. Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.

7.1.4 - Housing Assistance

Certain groups may have greater difficulty in finding decent, affordable housing due to unique circumstances. Persons with special needs include low- and moderate-income households, military personnel, seniors, persons with disabilities, large families, people who are homeless, single-parent households, and farmworkers. Lemoore remains committed to assisting people of all walks of life in securing adequate housing.

GOAL 4. Provide housing assistance to extremely low-, very low-, low-, and moderate-income households, as well as households with special housing needs.

Policy 4.1. Support the provision of rental assistance to provide affordable housing options for extremely low-, very-low-, and low-income households.

Policy 4.2. Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through down payment assistance and other homeownership programs.

Policy 4.3. Support the provision of housing suitable for special-needs groups, including seniors, people with disabilities, homeless individuals, military personnel, large households, single-parent families, and farmworkers.

Policy 4.4. Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.

7.1.5 - Fair and Equal Housing Opportunities

Fair and equal housing opportunity is a continuing need in Lemoore to ensure that all persons, regardless of their status, have the opportunity to find a suitable home. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive fair housing program.

GOAL 5. Further equal housing opportunities for persons, regardless of status.

Policy 5.1. Support the enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.

Policy 5.2. Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.

Policy 5.3. Improve access to fair housing information, including education and enforcement assistance for residents and persons interested in renting or purchasing housing in Kings County and education for property owners, managers, and other housing providers regarding fair housing laws and their responsibilities to ensure fair access to housing opportunities.

7.2 - Lemoore Housing Programs

Lemoore is a city preparing for the future while preserving the best of its past. Incorporated in 1900, Lemoore has undergone significant changes over its 125-year history. Although the City's major employers are still rooted in agriculture, economic development has paved the way for a more diversified economy. Yet despite change, Lemoore retains the charm and beauty of a small rural town with its turn-of-the-century buildings, residences, and casual environment.

Lemoore is committed to a sustainable economy and quality of life. NAS Lemoore provides a significant component of the City's economic base. West Hills College, Brandman University, College of the Sequoias, and Kings County Job Training Office all provide workforce training. With the elimination of redevelopment and the Enterprise Zone Program, there are no incentives to offer new businesses. A new interchange at SR 198 and 19th Avenue was constructed in 2014, and the City is working with Caltrans for an improved interchange at SR 41 and Bush Street. In 2014, the U.S. Navy announced that the new F-35C Joint Strike Fighter would be based at Lemoore beginning in 2016, with the first four aircraft arriving at the NAS in January 2017. This assures the long-term importance of NAS to Lemoore's local economy.

The City's downtown revitalization efforts focus on mixed-use opportunities and converting historic structures for housing. The recent Lacey Ranch Area Master Plan project is an 825-unit residential community bounded by W. Lacey Boulevard to the north and 18th Avenue to the west on approximately 156 acres.

The 2024–2032 Housing Plan represents Lemoore's efforts to continue to build upon past successes by facilitating the development of additional housing to accommodate employment

growth, providing housing assistance to residents in need, and maintaining the charm of Lemoore's past.

7.2.1 - Program 7.1 – Code Enforcement

The City will continue to provide code enforcement services and refer property owners to City rehabilitation programs. Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing are maintained. The City's Code Enforcement staff will work to enforce State and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding Lemoore's Housing Rehabilitation Program.

Objective: Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance.

Responsible Agency: Code Enforcement coordinated with Police, Business License, Planning, Building, and Fire Departments

Funding Outcome: General Fund and grant funds

Timeline/Metrics: An annual summary report is provided at the end of each calendar year, summarizing activity over the year. This report will be captured each year in the Housing Element APR due April 1.

Geo-targeting: Citywide

7.2.2 - Program 7.2 – Housing Rehabilitation Program

In the past, the City's Housing Rehabilitation Program assisted lower-income households with substantial home repairs or reconstruction. Loans of up to $70,000 for rehabilitation and $116,000 for home reconstruction were provided to qualified applicants. All loans were deferred for 50 years with a zero percent interest rate as long as the residence remained the owner's primary home. No funding is currently available to operate this program; therefore, it will only be implemented if HOME grant funds are awarded. The City will continue to monitor funding opportunities and apply for grant funds as they become available.

Objective: Assist lower-income households with rehabilitation based on available funding.

Responsible Agency: Planning Department

Funding Source: HOME funds

Timeline/Metrics: Monitor grant funding availability annually and submit applications as HOME funding becomes available. Annually beginning Q2 2026.

Geo-targeting: Citywide

7.2.3 - PROGRAM 7.3 – ZONING FOR ADEQUATE SITES

The City will facilitate the construction of new housing to accommodate projected employment and population growth and to meet the needs of residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the RHNA of 2,329 units (292 extremely low, 293 very low, 437 low, 408 moderate, and 898 above moderate) during the planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

Mixed-use development represents one of the City's land use strategies not only for meeting its housing needs, but also for achieving other planning objectives such as economic development, walkable communities, and reductions in vehicular trips and greenhouse gas emissions. The Zoning Code includes regulations and incentives to implement the mixed-use policies in the Land Use Element of the General Plan, including incentives to encourage residential inclusion in projects located in mixed-use districts. Where necessary, the City will facilitate the subdivision of large parcels for development. The City will continue to monitor and report annually on its progress toward these objectives.

Objective: Ensure the availability and maintenance of an adequate sites inventory with sufficient capacity to accommodate the City's Regional Housing Needs Allocation (RHNA) of 2,329 units by income category (including 586 lower-income units), throughout the 2024–2032 planning period. The City will maintain a surplus capacity of at least 15 percent above RHNA requirements, prioritize sites suitable for lower-income housing (including sites zoned at ≥20 du/ac), and implement zoning and development standards that facilitate realistic development capacity. Progress will be evaluated annually through the Housing Element Annual Progress Report (APR), including monitoring of site utilization, remaining capacity, and development trends by income category.

Responsible Agency: Planning Department

Funding: General Fund

Timeline/Metrics: Continue to accommodate the City's housing needs through 2032. Reported April 1st each year.

Geo-targeting: Citywide

Lucerne Hotel

7.2.4 - PROGRAM 7.4 – DOWNTOWN REVITALIZATION

As part of the City's 1992 Downtown Revitalization Plan, the City has been encouraging and facilitating the development and redevelopment of its downtown core. An important component of these efforts has been mixed residential-commercial uses in the Downtown Mixed-Use zones. The City has converted two historic hotels in the downtown to provide low-income and senior housing above commercial uses.

Such projects have assisted the City in meeting revitalization objectives, historic preservation, and the need for lower-income housing.

Objective: Facilitate additional mixed-use projects in the downtown as opportunities arise.

Action: Encourage and facilitate the development and redevelopment of the downtown core.

Responsible Agency: Planning Department

Funding: CDBG and other grants

Timeline/Metrics: Annual by Q3, beginning 2027.

Geo-targeting: Citywide

7.2.5 - Program 7.5 – Planned Unit Development

The City implements a PUD overlay zone to provide flexibility in setback requirements and other regulations, increase residential densities in certain areas through techniques such as clustering, provide flexible site requirements, and stimulate creative, flexible, and more affordable development.

Objective: Continue to promote the benefits of PUD alternatives to traditional development.

Responsible Agency: Planning Department

Funding Source: General Fund

Timeline/Metrics: Throughout the planning period.

Geo-targeting: Citywide

7.2.6 - Program 7.6 – First-Time Homebuyer Program

The City offers first-time home ownership assistance to very low-income homebuyers through a HOME-funded *First-Time Homebuyer Program*. The program offers assistance as a deferred second mortgage loan of up to $65,000 for down payment and closing cost assistance. Assistance under this program may include foreclosed properties. Buyers must provide a $1,000 down payment, qualify with a primary lender, and comply with their requirements.

Objective: Assist five households annually.

Responsible Agency: Planning Department and City Manager's Office

Funding: HOME funds

Timeline/Metrics: Throughout the planning period.

Geo-targeting: Citywide

7.2.7 - Program 7.7 – Section 8 Rental Assistance

Administered by the Kings County Housing Authority, Lemoore will continue to participate in the Section 8 rental assistance program. This program extends rental subsidies to extremely low- and very low-income households that spend more than 30 percent of their income on rent. The rent subsidy is the difference between 30 percent of monthly income and the allowable rent determined by HUD.

Objective: Assist the Housing Authority in promoting the Section 8 program.

Responsible Agency: Kings County Housing Authority

Funding: HUD

Timeline/Metrics: Throughout the planning period.

Geo-targeting: Citywide

7.2.8 - Program 7.8 – Affordable Housing Project Assistance

The City provides financial and administrative assistance to affordable housing projects whenever feasible. Financial assistance is dependent on grant funding, and administrative assistance may include support in preparing grant applications, as well as incentives such as density bonuses and fast-track permit processing.

Objective: Assist affordable housing projects on a case-by-case basis, including priority for extremely low-income units where feasible.

Responsible Agency: Planning Department

Funding: Grant funds; General Fund

Timeline/Metrics: The City will work with current affordable housing developers seeking financing to move existing projects identified as housing inventory sites 31, 36, 52, and 56

forward upon Housing Element certification and funding availability and submit funding applications by Q2 2027 to facilitate the construction of affordable housing on an annual basis, and throughout the planning period.

Geo-targeting: Citywide

7.2.9 - Program 7.9 – Senior and Special Needs Housing

The City supports the development of affordable housing for special needs households, including the elderly and the disabled. The City has been supportive of special needs housing, including affordable senior housing development, housing rehabilitation programs, and development of second units, all of which serve the needs of very low- and extremely low-income households and persons with disabilities. The City also supported the conversion of the Antlers Hotel into senior housing. The City will continue to facilitate the development of senior housing, special needs housing, and/or a senior assisted living facility in the Lemoore Market Area through incentives and administrative assistance.

Objective: The City will reach out to senior housing developers to make them aware of the need and available land suitable for the development of senior/disabled/assisted living housing by Q4 2026 and annually thereafter.

Responsible Agency: Planning Department

Funding: CDBG, State, and federal funds

Timeline/Metrics: Continue to facilitate the construction of affordable senior and special needs housing on an annual basis and throughout the planning period.

Geo-targeting: Citywide

7.2.10 - Program 7.10 – Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types, including emergency shelters and transitional/supportive housing. This type of housing is particularly important in addressing the needs of very low- and extremely low-income persons. The Zoning Code allows emergency shelters by right in the CF zone, subject to objective development standards set for other uses in the same zone. In addition, transitional and supportive housing are considered residential uses and are permitted in most zones, subject only to the same requirements as other residential uses of the same type in the same zone. Minor revisions to zoning regulations are needed to ensure conformance with State law.

Objectives: Identify alternative or additional zones for emergency shelters, continue to facilitate emergency shelters, and transitional/supportive housing consistent with State law.

Responsible Agency: Planning Department

Funding: General Fund

Timeline/Metrics: By December 2026 and throughout the planning period.

Geo-targeting: Citywide

7.2.11 - Program 7.11 - Homeless/Unhoused Needs

The City will cooperate with neighboring cities, the County, and other agencies in completing the Point-in-Time count every other year and the development and/or coordination of programs with Kings Tulare Homeless Alliance aimed at providing homeless shelters and related services. As a part of this coordination, the City will:

- Reach out to local colleges, local churches, and Kings/Tulare Homeless Alliance and other entities providing services for homeless individuals by January 1, 2027, to identify partnership opportunities to conduct Point-in-Time counts.
- Meet with interested partners at least six months prior to each January Point-in-Time count to identify and implement strategies to recruit volunteers and conduct a local count.
- Monitor the demographic composition of the unhoused population to identify needs for targeted resources and determine what efforts to take, such as providing education on financial assistance and programs available.

- Support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services. As local direct assistance programs become available, conduct outreach and identify opportunities.

Objective: Create coordinated partnerships with local agencies that provide services and participate in homeless counts as a method of being informed of community needs to ensure the homeless have access to services.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: At least annually and ongoing, beginning December 2026

~~7.2.11~~ 7.2.12 - PROGRAM 7.11 – EMPLOYEE AND FARMWORKER HOUSING

As the second most urbanized city in Kings County, Lemoore has few resident farmworkers. Although agricultural operations are very limited, an amendment to City zoning regulations was processed to allow farmworker housing in conformance with Health and Safety Code Section 17021.5. Lemoore has worked with Self-Help Enterprises to create 36 affordable single-family units by providing land and home ownership assistance while families provided "sweat equity" towards constructing their homes. Occupants were primarily very low-income farmworker families. The City will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:

- Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.
- Coordinating and participating with regional organizations, including nonprofit, academic, and employers, to raise awareness, share and employ strategies, and identify or target new resources.
- Coordinating annually with organizations that represent or serve farmworkers.
- Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements, and establishing appropriate zoning and development standards.

- Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers, and work with regional or other organizations to improve living conditions for farmworkers.

Objective: Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing; and provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing.

Responsible Agency: Planning Department

Funding: General Fund

Timeline/Metrics: Outreach to identify need and facilitate the construction of farmworker housing until adequate units are available, beginning Q4 2026 and annually throughout the planning period.

Geo-targeting: Citywide

~~7.2.12~~ 7.2.13 - *PROGRAM 7.12 – HOUSING FOR PERSONS WITH DISABILITIES AND SPECIAL NEEDS*

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, who often have very low or extremely low incomes. As part of this Housing Element update, the City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes, and no constraints were identified.

Objective: Continue to facilitate the production of housing for persons with disabilities and other special needs consistent with current law.

Redefine "family" to ensure compliance with State and federal fair housing laws by eliminating discriminatory or restrictive language that may hinder access to persons with disabilities.

Responsible Agency: Planning Department

Funding: General Fund

Timeline/Metrics: December 2026 and throughout the planning period.

Geo-targeting: Citywide

~~7.2.13~~ 7.2.14 - *PROGRAM 7.13 – PROMOTE EQUAL HOUSING OPPORTUNITIES*

Lemoore provides information on fair housing laws, landlord/tenant rights and responsibilities, and refers complaints of housing discrimination to the Department of Fair Employment and Housing in Fresno. Information on housing discrimination is available at

City Hall, and flyers on fair housing are distributed to participants in the City's First-Time Homebuyer Program.

In addition, the Zoning Ordinance includes reasonable accommodation procedures for reviewing and approving requests for modifications to zoning and building regulations by persons with disabilities. The Housing Element also includes several programs to address fair housing issues.

Description	Specific Commitment	Timing	Geographic Targeting	Metric
Housing Mobility and New Opportunities in Relatively Higher Opportunity Areas				
Assist in Development	Proactively reach out to affordable housing developers, seek funding, provide incentives and prioritize processing	At least annually and ongoing	Relatively higher resource and income areas and t~~T~~hroughout the City	125 affordable homes in relatively higher resource and income areas
Accessory Dwelling Units	Conduct outreach, establish priority processing and establish incentives	At least annually and ongoing	Relatively higher resource and income areas and t~~T~~hroughout the City	50 ADUs in relatively higher income areas
Missing Middle Housing	Encourage development of duplex/triplex in Highest Resource Area encourage a variety of housing choices, including multifamily as part of new developments	At least annually and ongoing	Relatively higher resource and income areas and t~~T~~hroughout the City	20 du-tri-plex and 100 multifamily in relatively higher resource and income areas
Homebuyer Assistance	Obtain grant funding and provide assistance to Homebuyers	As funding applications become available and ongoing	Relatively higher resource and income areas and	20 Homebuyers in relatively higher resource

Description	Specific Commitment	Timing	Geographic Targeting	Metric
	seeking homeownership		t~~T~~hroughout City	and income areas
Zoning for Adequate Sites	Review zoning in highest resources areas, evaluate opportunities to rezone to provide a balance of housing development opportunities	At lease annually and ongoing	Relatively higher resource and income areas and ~~T~~throughout City	20 Sites in relatively higher resource and income areas
Place Based Strategies toward Community Revitalization				
Place Based Neighborhood Revitalization	Provide neighborhood cleanup, paint program, small repair in targeted neighborhoods other neighborhood and community improvements such as parks, community amenities, active transportation, safe routes to school, streetscapes, urban greening	Implementation of the capital improvement program and application for funding. At lease annually and ongoing	Relatively lower income and older areas~~Throughout City~~	4 events (one annually) and 2-3 improvements a year
Downtown Revitalization	Facilitate mixed-use projects in the downtown as opportunities arise including off site improvements and other community development and	At lease annually and ongoing	Downtown	2 projects

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Description	Specific Commitment	Timing	Geographic Targeting	Metric
	infrastructure improvements			
Preservation of At-Risk Affordable Housing	Proactively work with existing affordable housing projects approaching the end of their restrictive covenant to continue mandated affordability.	At lease annually and ongoing	Throughout City	4 projects
Code Enforcement	Identify community pride through active code enforcement and encouragement in participation in city assistance programs as needed	At lease annually and ongoing	Throughout City and areas of higher need	500 contacts
Housing Repair/Rehabilitation	Obtain grant funding and develop a home repair/rehabilitation program to support healthy and safe housing	At ~~lease~~ least annually and ongoing	Throughout City and relatively lower income areas in the older part of the City	50 properties with a 50% goal in relatively lower income areas
Displacement Risk				
Anti-Displacement Strategy	Use a three-pronged strategy including: - *Production*: Increase affordable	At least annually and ongoing	Throughout the City with an emphasis on areas of elevated	25 conserved units

Description	Specific Commitment	Timing	Geographic Targeting	Metric
	and special needs housing -*Preservation*: Preserve affordable units at-risk of conversion to market rate and conserve existing stock through code enforcement, rehabilitation, weatherization, housing choice vouchers, replacement units and other strategies - *Protection for Current Tenants*: Disseminate information on tenant protections and available resources.		displacement risk	

Objective: Lemoore will coordinate with Kings County to provide landlord/tenant mediation services and fair housing investigations.

Continue to provide fair housing information at City Hall, other public offices, and on the City website.

Continue to process requests for reasonable accommodation by persons with disabilities or special needs.

Responsible Agency: Planning Department

Funding: General Fund, CDBG, HOME, and other funding sources

Timeline/Metrics: Initial coordination efforts to take place by Q1 2027 and to continue annually throughout the planning period; apply for grant funding annually.

Geo-targeting: Citywide

~~7.2.14~~ - 7.2.15 - PROGRAM 7.14 – PRESERVATION OF AT-RISK AFFORDABLE HOUSING

The City will work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Lemoore has 641 units of affordable housing for low- and moderate-income households created through City, State, and federal programs. Five projects are at risk of conversion to market-rate housing over the next 10 years – Lemoore Elderly (23 units) and Lemoore Villa (28 units), Mountain View, Westberry Square, and Kings River.

The City will monitor the status of these projects at least annually by contacting the owners or managers and identifying any units at risk of conversion to market-rate housing. To increase the likelihood that these affordable units are preserved, the City will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate to pursue available funds, ensuring compliance with tenant-notice requirements, conducting tenant education on their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in the City. In addition, the City will maintain and update the inventory of at-risk projects and establish a database.

Objective: Develop a preservation strategy for at-risk projects and maintain and update an at-risk project inventory and actions taken. Monitor the status of publicly assisted affordable units at least annually. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, publish a list of potential federal, State, and local financing and subsidy programs, and pursue grants to support the preservation of affordable at-risk housing.

Responsible Agency: Planning Department and interested affordable housing providers/developers

Funding: General Fund, CDBG, HOME, and other funding sources

Timeline/Metrics: Objectives by December 2026, apply for grant funding annually.

Geo-targeting: Citywide

7.2.16 - PROGRAM 7.15 – LARGE SITES

For sites larger than 10 acres that could support single-family and/or multi-family housing at a range of affordability levels. As needed to facilitate the development of housing, the City shall facilitate lot mergers (aka lot consolidation) or subdivision (aka lot splitting) to promote the efficient use of land for residential development in compliance with the Subdivision Map Act and local ordinances, when an applicant submits an application.

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On a case-by-case basis, the City may use any of the strategies below to facilitate housing development:

- Provide incentives and concessions
- Assist developers/property owners in identifying opportunities for lot consolidation or lot splitting.
- Continue to streamline the processing of requests for lot mergers and lot subdivisions concurrent with other development reviews.
- Encourage the use of planned unit developments or master plans to provide a cohesive strategy for the development of large lots.

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Responsible Agency: Planning Department

Funding: General Fund

Timeline/Metrics: Ongoing throughout planning period

Geo-targeting: Citywide

7.3 - Ensure the General Plan and Zoning Ordinance are in Compliance with State Law

7.3.1 - Program 7.15 – Adopt Objective Design Standards with Ministerial Approval

Objective: Amend the Zoning Code where needed to incorporate Objective Design Standards to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code Section 65913.4, including transitional and supportive housing, and mixed-use projects with at least two-thirds the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Timeline/Metrics: December 2026

Geo-targeting: Citywide

7.3.2 - Program 7.16 – Density Increase

Objective: The City will revise the Zoning Ordinance and General Plan to encourage higher density development by increasing density ranges from 12 to 17 dwelling units/acre to 15 to 20 dwelling units /acre for the MDR land use designation/RMD zone district, and from 17 to 25 dwelling units/acre to 20 to 30 dwelling units/acre for HDR land use designations. Per State requirements for the "default" density standards, changes to the Zoning Ordinance related to permitted residential uses will be "by-right" as appropriate. The related General Plan land use designations will also be revised to be consistent with the changes to the Zoning Ordinance.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Timeline/Metrics: December 2026

Geo-targeting: Citywide

7.3.3 - Program 7.17 New Environmental Justice Element

Objective: Amend the General Plan to add a new Environmental Justice Element. This will be accomplished through a comprehensive General Plan Update for all elements, which is expected to begin in ~~February~~ July 2026.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Timeline/Metrics: December 2028

Geo-targeting: Citywide

7.3.4 - Program 7.1~~7~~8 – Density Bonus

Objective: Review and revise the current density bonus ordinance to comply with the State Density Bonus Law. Further, ensure the Zoning Ordinance permits transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Timeline/Metrics: December 2026

Geo-targeting: Citywide

7.3.5 - Program 7.1~~8~~9 – Emergency Shelters

The City shall ensure compliance with Government Code Section 65583(a)(4) to plan to shelter people experiencing homelessness by adopting one of the following:

a. Revise the Zoning Code to specify an additional appropriate zone(s) that allows residential uses to allow emergency shelters by right. This revision may consider additional zones with approval of a CUP. Additional zones will include areas with sufficient capacity to accommodate the need for emergency shelters and in proximity to transportation and services.

b. Establishing an Emergency Shelter (ES) development standards compliant with Government Code Section 65583(a)(4), including parking requirements. (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services.

c. Ensuring the definition of emergency shelters is consistent with Government Code 65583(a)(4)(C) and ensuring appropriate parking requirements are limited to employees.

Objective: Compliance with Government Code Section 65583 regarding emergency shelters.

Agency: Planning Department

Financing: General Fund

Timeline/Metrics: December 2026

Geo-targeting: Citywide

7.3.6 - Program 7.~~19~~20 – Ensure the Zoning Code Permits, Ministerially, as a By Right or Right of Zone, Permanent Supportive Housing (Government Code Section 65651), Low-Barrier Navigation Centers (Government Code Section 65660), and Amend the Zoning Code to Address the Provision for Employee Housing

Objective: Amend Zoning Code provisions for the use by right or right of zone approval of permanent supportive housing, low-barrier navigation centers, and employee housing, ministerially.

Amend Zoning Code to comply with health and safety code section 17021.6 to state that employee housing consisting of no more than 12 units or 36 beds shall be permitted in the same manner as other agricultural uses in the same zone, and health and safety code section 17021.8 to permit qualified housing developments with a streamlined ministerial approval.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Timeline/Metrics: December 2026

Geo-targeting: Citywide

7.3.7 - Program 7.2~~0~~1 – Ministerial Approval of Multi-Family Developments Without CEQA Review

Objective: Amend Zoning Code provisions for the Approval of multi-family developments, ministerially and exempt from CEQA review.

Develop and publish objective design standards for use in SB 35 project reviews.

Create and post an SB 35 Eligibility and Application Checklist on the City's website.

Commit to reviewing SB 35-eligible applications within 30 days of receipt for completeness and processing decisions within 60–90 days, as required by law.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Timeline/Metrics: December 2026

Geo-targeting: Citywide

7.3.8 - Program 7.~~21~~ 22 – Ministerial Approval of ADU Developments

Objective: Amend the Zoning Ordinance for consistency with the State laws adopted through 2026 regarding processing of ADUs and JADUs.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Timeline/Metrics: December 2026

Geo-targeting: Citywide

7.3.9 - Program 7.2~~2~~3 – Ensure the City's Procedures for Reasonable Accommodation Requests Comply with State Law

Objective: Compliance with State law.

Revise the City's reasonable accommodation to remove or modify additional considerations (Section 9-2B-6 (D) of the zoning code) that may act as a constraint on housing for persons with disabilities. Examples include considering economic viability, character of the neighborhood, insufficient parking and number and distance between residential care facilities. Prepare, publish, and distribute informational materials, in both English and Spanish, to inform residents about their rights under the Fair Housing Act and the City's reasonable accommodation procedures.

Promote the availability of accessible units through local housing resources.

Agency: Planning Department

Financing: General Fund

Timeline/Metrics: Prepare and publish informational material by December 2026. Amend procedure by June 2027.

Geo-targeting: Citywide

7.3.10 - Program 7.~~23~~ 24 – Transparency

Objective: The City will maintain and regularly update its website to provide accessible, comprehensive, and up-to-date information on land use plans, zoning regulations, housing development standards, and permitting processes. This includes posting development impact fees, objective development standards, and a checklist for post-entitlement permit requirements. The City will periodically evaluate fee structures to ensure they do not unduly constrain housing production, particularly for low-income housing.

Ensure that the City's website includes direct access to:

- Land Use and Zoning Maps
- Zoning Ordinance
- General Plan Land Use Element
- Residential development standards
- Permit processing timelines
- Development and impact fee schedules
- SB 35 and ADU-specific guidance
- A comprehensive post-entitlement permit checklist consistent with Government Code Section 65913.3
- Make printed copies of key materials available at the Planning Counter for residents without internet access
- Ensure that any updates to the City's land use or housing-related ordinances are posted within 30 days of adoption.

Agency: Community Development Agency

Financing: General Fund

Timeline/Metrics: December 2026

7.3.11 - Program 7.2~~4~~5 – Geo-targeting: Citywide

Group Homes

Objective: Permit group homes of seven or more residents by right in all zones, allowing residential uses similar to other residential uses of the same type in the same zone; remove CUP requirements inconsistent with fair housing law.

Agency: Community Development Agency

Financing: General Fund

Timeline/Metrics: December 2026

Geo-targeting: Countywide

7.3.12 - Program 7.~~25~~ 26 – Support Housing Production and Certainty

Objective: Reduce regulatory uncertainty, improve transparency, eliminate processing delays, eliminate subjective findings, support the timely approval of housing projects, and align local zoning provisions with State housing law and best practices.

Extend Development Approval Durations

Review the Zoning Code to ensure a two-year initial approval period for all discretionary development applications, with an option for a two-year extension by the Planning Director. This reduces the risk and cost for developers and supports project feasibility by aligning approval durations with common financing and entitlement timelines.

Subdivision Map Consistency

Amend Zoning Code/Subdivision Code clarifying that all entitlements associated with subdivision maps shall remain valid for the duration of the approved tentative map, in accordance with the State Subdivision Map Act. This action ensures predictability for larger residential projects and compliance with Government Code Section 66452.6.

Responsible Agency: City Planner and City Manager

Funding: General Fund

Timeline/Metrics: Complete Zoning Code amendments by December 2026.

Geo-targeting: Citywide

7.3.13 - Program 7.~~26~~ 27 – Adequate Infrastructure for Affordable Housing

Chapter 727, Statutes of 2005 (SB 1087) requires that water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Objective: Establish a policy to provide priority for water supply and sewerage services for affordable housing projects.

Agency: City of Lemoore, Planning Department

Financing: General Fund and SB-2 Funding from HCD

Timeline/Metrics: December 2026

Geo-targeting: Citywide

7.3.14 - Program 7.~~27~~ 28 – Housing No Net Loss Program and Replacement Housing Program

To ensure that the housing opportunity sites identified in the Housing Element are available throughout the planning period to meet the City's RHNA, the City will annually implement the following:

- Update the Housing Element adequate sites inventory to determine the amount, type, and size of vacant and underutilized parcels suitable for residential development.
- Develop a formal ongoing (project-by-project, parcel-by-parcel) evaluation procedure pursuant to Government Code Section 65863.
- Report on the number of extremely low-, very low-, low-, moderate-, and above-moderate-income housing units constructed annually.
- Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.
- Should a proposed project result in a lesser density than permitted in residential zones, as established by the General Plan, the project applicant shall be required to offset the loss of the residential density as established by the General Plan.
- Should a proposed project develop on a non-vacant site identified in the land use inventory to accommodate a portion of the lower-income RHNA and those sites contain existing residential uses that are currently occupied by low- or very low-income households, it must ensure replacement housing is provided and meet the obligations of one-for-one replacement with affordable units pursuant to Government Code section 65915, subdivision (c), paragraph (3).
- At least six months before the date existing residents must vacate, the project proponent must provide them with written notice of the planned demolition, the date they must vacate, and their rights under Government Code Section 66300.6.

Objective: Develop an evaluation procedure to implement Government Code Section 65863.

Comply with State Law regarding replacement housing.

Agency: Planning Department

Financing: General Fund

Timeline/Metrics: Formal ongoing evaluation procedure development Q1 2027 with monitoring annually thereafter.

Geo-targeting: Citywide

7.3.15 - Program 7.~~28~~ 29 – ADU Outreach Meeting and Incentives

The City will conduct outreach meetings to provide information on ADU developments; prioritize approval of applications for affordable ADUs ahead of other ADU applications; and consider and pursue additional incentives for all ADUs or ADUs that could be deed-restricted to serve extremely low-income households.

Agency: Planning Department

Financing: General Fund

Timeline/Metrics: Outreach meetings by December 31, 2026, and every year thereafter.

Prioritize approval of affordable ADU applications ahead of other ADU applications – every year.

Consider and pursue additional incentives by December 31, 2027.

Geo-targeting: Citywide

7.3.16 - Program 7.~~29~~ 30 – Development of Extremely Low-Income Housing

The City continues to compile pertinent information on HCD programs that support and facilitate extremely low-income housing construction. The City will pursue grants to develop such units.

Objective: Maximize the City's and the public's ability to access governmental and private funding opportunities.

Agency: Planning Department

Financing: General Fund

Timeline/Metrics: Conduct annual outreach in the 3rd quarter of each year with developers and nonprofit corporations to identify development opportunities, funding avenues, and city

incentives, including flexibilities for consolidating small lots, merging, and subdividing large lots to promote low-income housing, yearly, during the planning cycle.

Subject to receiving applications and funding availability, support nonprofit corporations in their efforts to file the applications to make housing more affordable to extremely low-, very low-, and low-income households. Beginning Q1 2027 and on-going.

Geo-targeting: Citywide

7.3.17 - Program 7.~~30~~ 31 – Single-Room Occupancy Housing

To facilitate additional housing opportunities for lower-income residents, the City will continue to encourage development of SRO housing and streamline the approval process.

Objective: Address the needs of extremely low-income persons through SRO housing.

Evaluate the development standards (minimum lot size, parking requirements, design standards, and permit procedures) and make appropriate amendments to the Zoning Ordinance to streamline the approval process. Remove the CUP requirement for SROs in the three DMX zones.

Agency: Planning Department

Funding: General Fund

Timeline/Metrics: By December 2026

Geo-targeting: Citywide

7.3.18 - Program 7.~~31~~ 32 – Prior Identified Sites in Site Inventory

Objective: Amend Zoning Code to require that if utilizing Prior Identified Sites (two planning periods for vacant sites) from the Site Inventory of Undeveloped Lands toward the lower-income RHNA, the city shall permit housing developments with at least 20 percent affordability for lower-income households by-right (without discretionary action) at appropriate densities of at least 20 units per acre.

Agency: Community Development Agency

Funding: General Fund

Timeline/Metrics: The City will comply with these requirements upon adoption of the housing element and will supplement compliance with these requirements with a revision to zoning or procedures within 6 months of adoption.

Geo-targeting: Citywide

7.3.19 - Program 7.~~32~~ 33 – Place-based Neighborhood Revitalization

Objective: Street and Infrastructure Assessment: By December 2027, use the City's Capital Improvement Plan (CIP) to identify local streets, sidewalk improvements for accessibility, bike lanes, and trails promoting active transportation, safe routes to schools, and infrastructure in poor condition. Prioritize SB 1 and other funding sources to improve census tracts and neighborhoods with high poverty rates or underserved populations. Annually update CIP.

Outreach to Priority Neighborhoods: By December 2027, develop a targeted outreach strategy to engage low-income and minority neighborhoods. This includes identifying relevant addresses, compiling mailing lists and emails, and distributing bilingual outreach materials to prioritize City services and planning attention in these areas. Identify at least two neighborhood-focused projects or initiatives for implementation by 2027 and continue to assess opportunities annually.

Transit Needs Assessment: By December 2027, conduct a transit needs assessment focusing on the commuting patterns and access needs of low-income residents. Collaborate with Kings Rural Area Transit to evaluate service gaps and develop a strategy for improving intercity and local transit service, particularly to employment centers and newly developing areas.

Agency: Community Development Department

Funding: SB 1 funds, CDBG, Caltrans Planning Grants, REAP, and State/federal funding programs.

Timeline/Metrics: By December 2027

Geo-targeting: Citywide

7.3.20 - Program 7.~~33~~ 34 – Missing Middle Housing Types

The City shall promote the development of accessory dwelling units (ADUs), cottage homes, and ministerial lot splits and duplexes, particularly in higher resource single-family neighborhoods, through the following actions:

- Review and amend development standards (e.g., setback, height, parking) to remove barriers to ministerial lot splits and duplexes in single-family zones.
- Permit duplexes, triplexes, and fourplexes in RMD and RHD zones with by-right approval when development standards are met.
- Amend Section 9.40.020 of the Development Code to clarify that ADUs are permitted in all residential and mixed-use zones.
- Annually review legislative changes to ADU regulations and update the City's Development Code (Section 9.40.020), as necessary, to maintain compliance with State law.

- Annually advertise the free streamlined cottage home plans to eligible property owners, as well as pre-reviewed ADU plans, such as those provided by the San Joaquin Valley REAP Program.
- Annually monitor the production and affordability of ADUs at the mid-point in the planning period (January 2028) and the progress made according to the assumptions in the inventory.
- Prepare and distribute informational handouts and hold community workshops to promote missing middle housing tools and resources to homeowners throughout the city, particularly in high resource areas, to promote mixed-income neighborhoods.

Objective: Facilitate the construction of 100 ADUs, cottage homes, and ministerial lot splits and duplexes, with a goal of 50 percent in the highest resource areas.

Agency: City Planner and City Manager

Funding: General Fund

Timeline/Metrics: Update existing ADU ordinance by June 2027. Review ADU legislative changes annually and update within the timeframe required by new legislation. Update development standards by July 2028; distribute infill cottage and ADU plans and informational handouts, and hold community workshops in September 2026 and every two years thereafter. Begin monitoring ADU production and affordability in January 2027 and evaluate progress toward meeting the ADU production targets by income level every other year. Take alternative actions within six months (e.g., additional incentives) if not meeting the assumptions in the sites inventory.

Geo-targeting: Citywide

7.3.21 - Program 7.35 – Utilization of City-Owned Sites for Housing Opportunities

Objective:

Utilize appropriate City-owned properties to facilitate residential development, affordable housing production, mixed-income housing, supportive housing, or other housing opportunities that assist in meeting RHNA and affirmatively further fair housing.

The City shall maintain an inventory of City-owned properties and periodically evaluate sites for potential residential or mixed-use housing opportunities. Priority consideration shall be given to sites that:

- Are properly zoned or can be rezoned for residential use.
- Have access to infrastructure and public services.
- Are located near employment, schools, transit, parks, or services.
- Can support lower-income or special needs housing.
- Can promote infill development or neighborhood revitalization.
- Advance fair housing and access to opportunity goals.

Where appropriate, the City may make qualifying sites available through sale, lease, land write-down, request for proposals (RFP), development agreement, public-private partnership, or other lawful disposition method consistent with the **Surplus Land Act** and applicable State law.

The City shall prioritize opportunities for affordable housing developers, nonprofit housing organizations, and mixed-income housing proposals that contribute toward RHNA compliance.

Measurable Actions:

- Prepare and maintain an inventory of City-owned candidate sites.
- Review surplus/excess properties annually.
- Issue solicitations or pursue partnerships when feasible.
- Consider fee reductions, expedited processing, or infrastructure assistance where legally permissible.
- Track units produced on City-owned sites in the Annual Progress Report (APR).

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Responsible Agency:

Community Development Department / City Manager / Public Works

Funding:

General Fund, developer investment, State housing funds, federal funds, and grants.

Timeline:

- Initial inventory within 12 months of Housing Element adoption
- Annual review thereafter
- Ongoing implementation through 2032

Geographic Targeting:

Citywide, with priority near services and higher opportunity areas.

7.4 - Quantified Objectives

Table 7-1 below summarizes the quantified objectives for housing construction, rehabilitation, and conservation in Lemoore for the 2024–2032 planning period. Construction objectives do not reflect past building activity but rather reflect housing needs based on demographic trends as determined by the HCD.

Table 7-1
Quantified Objectives (2024–2032)

Income Category	New Construction[1]	Rehabilitation	Conservation[2]	Total Units
Extremely Low-Income	15	5	20	40
Very Low-Income	35	10	20	65
Low-Income	40	15	25	80
Moderate-Income	60	10	5	75
Above Moderate-Income	120	—	—	120
Total	270	40	70	380 Units

Notes: 1 Construction objectives are for 2024–2032, commensurate with the RHNA
2 Conservation objectives refer to existing units with affordability covenants
Source: KCAG, Kings County Regional Housing Needs Assessment Plan, 2023

7.4.1 - Explanation of Quantified Objectives

The City of Lemoore's quantified objectives estimate the number of housing units expected to be constructed, rehabilitated, conserved, or otherwise assisted during the 2024–2032 planning period. These objectives are based on current pipeline activity, available sites, historical development trends, program capacity, and market conditions.~~The City of Lemoore's quantified objectives reflect the estimated number of housing units that may be constructed, rehabilitated, or preserved during the 2024–2032 Housing Element planning period.~~

Table 7-2
Quantified Objectives (2024 – 2032)

Objective Category	Estimated Units
New Construction	2,329 (RHNA Capacity Goal)
Rehabilitation	50
Conservation/Preservation	775 assisted units monitored/208 at-risk priority units
ADUs	20–40

New Construction

The City's active pipeline, approved subdivisions, multifamily developments, infill opportunities, and accessory dwelling units support the City's ability to accommodate the RHNA of 2,329 units.

~~New housing construction represents the largest component of housing production. Residential development is expected to occur on vacant and underutilized parcels identified~~

~~in the Housing Sites Inventory, as well as through smaller infill projects and accessory dwelling unit development.~~

Rehabilitation

~~Housing rehabilitation programs may assist homeowners in repairing and improving existing housing units. These programs help maintain the quality and safety of the housing stock while preserving affordable housing opportunities.~~The City estimates rehabilitation or improvement of **50 housing units** during the planning period, subject to funding availability.

Housing rehabilitation programs may assist homeowners in repairing and improving existing housing units. These programs help maintain the quality and safety of the housing stock while preserving affordable housing opportunities.

Conservation

Conservation refers to the preservation, maintenance, rehabilitation, and continued affordability of the City's existing housing supply. Conservation activities are intended to retain safe, habitable, and affordable housing opportunities; prevent deterioration or displacement; preserve deed-restricted affordable housing; maintain neighborhood quality; and protect housing opportunities for lower-income households, seniors, persons with disabilities, and other special needs populations.

The City of Lemoore will pursue conservation through a combination of code enforcement, housing rehabilitation, mobile home park preservation, rental assistance programs, at-risk affordable housing preservation, replacement housing requirements, and neighborhood reinvestment strategies.

The City's Code Enforcement Program conducts proactive surveys and complaint-based enforcement addressing visible health and safety concerns, including substandard structures, weed abatement, abandoned vehicles, exterior hazards, illegal dumping, and nuisance conditions. These efforts help maintain neighborhood quality and preserve the City's existing housing stock.

The City will also support rehabilitation of aging housing units through programs that may include health and safety repairs, accessibility modifications, weatherization, and energy or water efficiency improvements where funding is available. Rehabilitation is particularly important in older neighborhoods containing homes built prior to modern building and accessibility standards.

The City recognizes the importance of preserving affordable rental housing opportunities through federal, State, and local assistance programs. Housing Choice Voucher (**Section 8**) assistance remains an important conservation tool because it helps lower-income households remain housed in the private rental market and reduces displacement risk caused by rising rents or economic hardship.

The City will continue to coordinate with housing authorities and housing providers to support voucher utilization, landlord participation, and access to rental assistance resources where available.

The City also recognizes the importance of preserving manufactured housing and mobile home park communities as a source of naturally occurring affordable housing. Mobile homes and manufactured housing often provide lower-cost ownership or rental opportunities for seniors, lower-income households, and fixed-income residents. The City will support preservation of existing mobile home parks through fair regulation, infrastructure coordination, rehabilitation where feasible, and prevention of unnecessary conversion or loss of spaces.

In addition, the City will monitor assisted housing developments with expiring affordability covenants and work with owners, nonprofit housing organizations, and funding partners to preserve affordability where feasible.

The City of Lemoore contains 14 assisted rental housing developments providing approximately 775 affordable rental units subsidized through local, State, and federal housing programs. Several developments have affordability controls that have expired or are scheduled to expire during the planning period and warrant continued monitoring, ownership verification, and preservation outreach.

Priority at-risk developments include:

Mountain View Apartments (38 units) – immediate covenant verification and preservation review;

Westberry Square Apartments (99 units) – near-term preservation priority (2027);

Lemoore Villa (28 units) – mid-term monitoring (2032); and

Kings River Apartments (43 units) – long-term planning (2034).

Where residential units are removed through redevelopment, conversion, or demolition, the City will implement applicable replacement housing and No Net Loss requirements consistent with State law.

Quantified Objectives – Conservation (2024–2032)

During the planning period, the City intends to:

- Preserve and monitor all **14 assisted housing developments** containing approximately **775 affordable units**.
- Conduct focused outreach and preservation planning for all identified at-risk developments with expiring covenants.
- Seek preservation of affordability for at least **208 at-risk assisted units** identified in the at-risk inventory, where feasible.

- Support continued participation in available Housing Choice Voucher (**Section 8**) assistance and landlord participation programs.
- Preserve all existing legally established mobile home park spaces and manufactured housing communities, absent health, safety, or owner-initiated lawful conversion.
- Facilitate rehabilitation or improvement of **50 or more housing units**, subject to funding availability.
- Continue proactive code enforcement and neighborhood maintenance citywide.
- Replace lower-income units lost through redevelopment where required by State law.
- Promote accessibility, habitability, and sustainability improvements in older housing stock.

Through these actions, the City seeks to conserve the long-term value, affordability, safety, and livability of its existing housing supply.~~Conservation refers to the preservation of existing deed-restricted affordable housing units. The City will monitor assisted housing developments with expiring affordability covenants and work with housing providers to maintain affordability where feasible.~~

7.4.2 - Accessory Dwelling Unit Contribution

Accessory dwelling units represent an additional source of housing production. Based on recent local permit activity, market demand, and State laws facilitating ADU development, the City conservatively estimates that approximately **20 to 40 ADUs** may be constructed during the planning period. Smaller detached units may also provide lower-cost rental opportunities, depending on the rents charged. These units are expected to contribute primarily to moderate-income, above moderate-income, and smaller household housing opportunities, with some units potentially affordable at lower-income levels, depending on rents charged.~~ADUs represent an additional source of housing production. Based on recent development trends and State laws facilitating ADU construction, the City estimates that approximately 20 to 40 ADUs may be constructed during the Housing Element planning period.~~

These quantified objectives are planning estimates intended to measure anticipated progress and may vary based on market conditions, funding availability, and development activity.

~~These units may contribute to housing opportunities across several income categories, particularly for moderate-income and above-moderate-income households.~~

SECTION 8 - GLOSSARY OF TERMS

Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Accessory Dwelling Unit: A dwelling unit accessory to a main single-family dwelling on a parcel of land and which meets the requirements of State law.

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing that costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Assisted Housing: Housing that has received subsidies (such as low-interest loans, density bonuses, direct financial assistance) by federal, State, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very low-, low-, and moderate-income households.

Kings County Association of Governments (KCAG): The regional government agency authorized by the federal and State governments to address regional transportation, housing, and other planning issues in Kings County.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for very low-, low-, and moderate-income residents due to the expiration of federal, State, or local agreements.

California Department of Housing and Community Development (HCD): The State department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with the State Housing Law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas, and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has a density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted, usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to a new development.

Development Right: The right granted to a landowner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulations. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling Unit: One or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of a household.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; e.g., an apartment or condominium building.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and townhomes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Elderly Household: Elderly households are one- or two-member (family or non-family) households in which the head or spouse is age 65 or older.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited, short-term basis.

Fair Market Rent (FMR): FMRs are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs that differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design, and similar local concerns.

Group Quarters: A facility that houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities, and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The HMDA requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance, and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a federal program administered by HUD that provides formula grants to states and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately-operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The U.S. Census Bureau defines a household as all persons living in a housing unit, whether or not they are related. A single person living in an apartment, as well as a family living in a house, is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based on household size and income relative to the regional median family income. The following categories are used in the Housing Element:

Extremely Low: Households earning less than 30 percent of County median family income.
Very low: Households earning less than 50 percent of County median family income.
Low: Households earning 51 percent to 80 percent of the County median family income.
Moderate: Households earning 81 percent to 120 percent of County median family income.
Above Moderate: Households earning above 120 percent of County median family income.

Housing Problems: Defined by HUD as a household that: (1) occupies a unit with physical defects (lacks a complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing costs.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist: (1) where a housing subsidy is linked to a particular house or apartment, the housing subsidy is "project" or "unit" based; or (2) in Section 8 rental assistance programs the subsidy is provided to the family (called "tenant-based") who can then use the assistance to find suitable housing in the accommodations of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusionary Unit. An ownership or rental dwelling unit that is required to meet affordability criteria established by local ordinance.

Large Household: A household with five or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing that is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income (adjusted for household size) within a region for which half of the households have incomes above the median and half have incomes below the median. The "Areawide Median Income" (AMI) is established annually by HUD and HCD for each county as the basis for affordable housing programs.

Mobile Home: A structure, transportable in one or more sections, which is at least eight feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond (MRB): A state, county, or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau.

Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Regional Housing Needs Plan (RHNP): The RHNP is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in Kings County. These housing needs numbers serve as a basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately-owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Senior: The Census Bureau defines a senior as a person age 65 or older. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retirement communities.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population that have a more difficult time finding decent, affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, people with disabilities, large families with five or more members, single-parent families with children, farmworkers, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, and other groups present in their community.

Subdivision: The division of a lot, tract, or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410, et seq.).

Substandard Housing: Housing that does not meet the minimum standards in the California Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units that are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units that are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with the right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet-level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include CDBG, HOME, and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

SECTION 9 - REFERENCES

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Data sources used in this Housing Element represent the most recent available information at the time of preparation. Where multiple sources were available, the City relied on the most reliable and regionally consistent datasets to ensure accuracy and comparability.

APPENDIX A
EVALUATION OF PRIOR HOUSING ELEMENT

CITY OF LEMOORE
Housing Element (2024 – 2032).

Draft *– May 2026*

APPENDIX A:

EVALUATION OF THE 2016-2023 HOUSING ELEMENT

Prepared By:

Realty Planners Group
Fallbrook, California

APPENDIX A: EVALUATION OF THE PRIOR HOUSING ELEMENT

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EVALUATION OF THE PRIOR HOUSING ELEMENT

5. City of Lemoore Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
5.1 Code Enforcement	Code Enforcement Staff are s.	General Fund	Continue to work with the community to address code violations. (Timeline: throughout the planning period)	The City's Community Services Officers actively respond and enforce the city's municipal code, including zoning, building, and nuisances, to improve the quality of life in Lemoore, through awareness, education, and enforcement. Code Enforcement is responsible for the removal of illegally dumped debris, or accumulated trash and junk, as well as the abatement of abandoned or inoperable vehicles. In 2025, the CSO unit handled 4,053 calls for service, completed 783 cases, issued 17 citations, and generated 2,722 self-initiated incidents. This included 421 property maintenance calls, 92 vehicle abatement calls, 463 weed abatement calls, and 1,819 animal control calls.	City will continue to conduct an active Code Enforcement Program using Community Service Officers to enforce the city's municipal code, zoning, building, and nuisance abatement to improve the quality of housing, maintain a healthy community, and ensure that the character and quality of neighborhoods and housing are maintained, and will report activities annually through an Annual Report.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

5.2 Housing Rehabilitation Program	Planning Department	HOME funds	Assist lower-income households with rehabilitation based on available funding. (Timeline: monitor availability of grant funding annually and submit applications)	The City did not have a Housing Specialist from 2016 to 2023 and was unable to apply for grant funding.	The City hired a grant writer in 2025 and will actively pursue grant opportunities once deemed eligible (6th Cycle Housing Element approval). The City is currently working with Self-Help Enterprises to deploy a variety of housing programs, including housing repair/rehabilitation program utilizing funding the City will pursue, under CDBG, CalHome, Home, and PHLA funding. The City will actively pursue funding to sustain an ongoing program once funding is obtained. Anticipate funding and program deployment by Q3 2027.

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5.3 Zoning for Adequate Sites	Planning Department	General Fund SB2 Grant LEAP Grant	Provide adequate sites to meet the housing needs allocation of 2,985 units. Timeline: throughout the planning period	City's planning objectives included economic development, walkable communities, and reductions in vehicle trips and greenhouse gas emissions. The Zoning Code includes regulations and incentives to implement mixed-use developments. City updated the Mixed-Use zones to increase housing availability. Adopted a Subdivision Ordinance Text Amendment and Zoning Text Amendment to streamline processes, thereby making it easier for developers to build housing. The City adopted VMT Thresholds in June 2023 and implemented guidelines for use in preparing CEQA documents Streamlining the CEQA processes to expedite housing development. The implementation of VMT standards has reduced the number of projects required to undergo a full VMT analysis, therefore improving processing approvals for new developments.	City will evaluate available vacant land, specifically land between 2 and 10 acres in high opportunity zones, to determine if rezoning is appropriate and needed to maintain adequate land supply for all housing types during this housing element cycle by Q4 2026. The City would like to complete a growth study they were funded for under REAP to identify growth areas that have minimal constraints, provide high opportunity, and have ample growth opportunity. With this information the City planned to develop a phased growth plan that will aid the city in maintaining sufficient land to accommodate all housing types and services; however, although the City was originally awarded funds, hired a consultant, and began work, HCD has since decided that the project was not eligible and have pulled the funds leaving the City with no current means to complete the study and plan as anticipated by Q2 2028.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

5.4 Downtown Revitalization	Planning Department	CDBG and other grants	Facilitate additional mixed-use projects in the downtown as opportunities arise. Timeline: throughout the planning period.	The City has proactively worked with downtown property owners to improve their buildings and convert vacant second stories to affordable housing. The City pursued a public/private partnership to convert a vacant downtown building to low-income and/or senior housing above commercial uses; however, through the due diligence phase, it was found that the building was unsafe and would require demolition.	City will continue this program and facilitate additional mixed-use commercial and residential projects in the downtown area as opportunities arise. The City will seek funding as available to assist property owners with funding for necessary repairs and/or improvements for second-story conversions to affordable rental housing. The City will conduct outreach to downtown property owners to gauge interest in participation and direct a grant writing consultant to pursue funding opportunities based on program interest by Q2 2027.
5.5 Planned Unit Developments	Planning Department	General Fund	City to continue to promote the benefits of PUD alternatives to traditional development. Timeline- ongoing	City approved a PUD overlay zone to provide flexibility in zoning requirements like setbacks, other regulations, and to increase residential densities through clustering, flexible site requirements, and promoting affordable housing. Since the adoption all housing subdivisions brought forward have applied as PUD's and were approved. The	City to review development standards most requested under PUDs to determine if the city's development standards should be updated to incorporate more flexibility as a method of reducing the need for a PUD and allowing project reviews to be ministerial improving processing/approval timing and maintaining PUDs for

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

				City's PUD Overlay Zoning Districts provide flexibility in the zoning district development standards with special consideration and review. Special development standards have been approved for specific overlay zones.	development of parcels that could not meet development standards due to odd lot shapes or other hinderances that would prevent the development of a parcel and ensure PUD program is attractive to the development industry by Q4 2028 as a part of the City's General Plan update.
5.6 First Time Homebuyer Program	Planning Department and City Manager's Office	HOME funds	Assist 5 households annually. Timeline – throughout the planning period	The City has offered first-time home ownership assistance to very-low-income homebuyers through HOME funding; however, the City has been without a Housing Specialist to administer the program and has not had funding to support the program during the cycle. The City did not apply for funding due to a lack of capacity.	The City hired a grant writer in 2025 and will actively pursue grant opportunities once deemed eligible (6th Cycle Housing Element approval). They are currently working with Self-Help Enterprises to implement housing programs upon the award of funding. The City will pursue CDBG, Cal Home, Home, and PHLA funding to support a first-time homebuyer program. Anticipate funding and program deployment by Q3 2027.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

5.7 Section 8 Rental Assistance Program	Kings County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period	The City assists Kings County Housing Authority in promoting the Section 8 program by hosting program materials at City Hall and via referrals.	City will meet with Kings County Housing Authority a minimum of once per year starting in 4Q of 2026 to assess usage and demand, and identify opportunities for partnerships, etc.
5.8 Affordable Housing Assistance	Planning Department	General Fund, Grant Funds from State/Federal levels	Assist affordable housing projects on a case-by-case basis, including priority for extremely-low-income units where feasible. Timeline – on an annual basis and throughout the planning period	The City followed the surplus land act process and sold 4+ acres for a 108-unit affordable housing project. The City also approved a density bonus, was a co-applicant with the developer for IIG funds, and partnered with Kings Area Rural Transit in applying for AHSC funds to improve infrastructure, including sidewalks and bike lanes, and EV bus transportation associated with the project.	The City will identify opportunities to partner/support affordable housing developers by pursuing funding opportunities that will support affordable housing development and preservation (CalHome, Home, IIG, LIHTC, and PHLA funding). City will partner with one affordable housing developer for the development of affordable housing by Q2 2027, and every other year thereafter.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

5.9 Senior and Special Needs Housing	Planning Department	CDBG, State and federal funds	Continue to support the development of senior/disabled/assisted living Timeline – annual basis and throughout the planning period	The City has been supportive of special needs housing, including affordable senior housing, housing, rehabilitation of units, and development of second units to support special housing needs. The City supported the development of the Cinnamon Villas II Senior Housing project, consisting of 28 units, via impact fee deferral and concessions.	The City will actively pursue affordable housing developers that provide housing for special needs and will partner/support development by pursuing funding for development by Q2 2027, and annually thereafter.
5.10 Emergency Shelters and Transitional/ Supportive Housing	Planning Department	General Fund	Continue to facilitate the provision of emergency shelters and transitional/supportive housing. Amend the zoning code to revise regulations. Timeline – throughout the planning period	The Zoning Code was amended in 2016 to ensure the City was following State law. At that time, the city identified transitional and supportive housing residential uses permitted in most zones, subject to the same requirements as other residential uses in that zone. Emergency shelters are allowed by right in the Community Facilities zone, subject to development standards.	The City will evaluate available CF properties for size and location and assess the suitability for Emergency Shelters. The City will develop an evaluation sheet to identify vacant parcels' suitability for Emergency Shelters and Supportive Housing, and will ensure adequate suitable land is available within the HE cycle by 4Q 2026.
5.11 Employee and Farmworker Housing	Planning Department	General Fund	1. Process a Zoning Code amendment to allow employee housing in conformance with Health and Safety Code §17021.5;	The City amended their zoning code to include employee housing in 2012 and currently complies with Health and Safety Code 17021.5 and 17021.8	The City to continue to facilitate the construction of farmworker housing on an annual basis 1. Continue to ensure that the Zoning Code conforms with §17021.5 and §17021.6 of the Health and Safety Code

			2. Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing; and 3. Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing1. Timeline – annual and throughout the planning period		regarding farmworker housing; 2. Inventory suitable sites for farmworker housing with the update of the Land Use Element; 3. Continue to assist and encourage interested developers by identifying sites and supporting funding applications for affordable housing; and ***4.*** Provide, to the extent feasible, financial and regulatory incentives for affordable and farmworker housing developments. Site inventory will be completed by Q4 2026 and maintained annually.
5.12 Remove Constraints on Housing for Persons with Disabilities and Special Needs	Planning Department	General Fund	Continue to facilitate the production of housing for persons with disabilities and other special needs consistent with current law. Timeline – annual and throughout the planning period	The City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to ensure compliance with State law. All processes, procedures, and codes were found to be in compliance with State law.	The City will review Zoning codes and development standards processes for compliance with State law in Q1 of each year throughout the 6th cycle and make amendments as necessary beginning Q1 2027.

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

5.13 Promote Equal Housing Opportunities	Planning Department	General Fund	Continue to provide fair housing information at City Hall, other public offices, and on the City website. Continue to process requests for reasonable accommodation by persons with disabilities. Timeline –throughout the planning period	The City referred fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno. Information on fair housing was posted in public offices and on the City website.	The City will maintain a list of referrals (including question and/or complaint type) to the Department of Fair Employment and Housing, provide Fair Housing Law brochures and host one fair housing workshop annually to insure tenants and landlords are aware of their rights and current laws, by partnering with the Department of Fair Employment and Housing office in Fresno or other qualified agency. Information on fair housing will continue to be provided in public offices and on the City website. Q2 2027.

APPENDIX B
DETAILED SITES INVENTORY (HCD FORMAT)

APPENDIX B

City of Lemoore Full Site Inventory (2024-2031)

Site No.	Assessor Parcel Number	General Plan Designation	Zoning Designation	Site Status	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Actual Density Used (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Environmental Constraints	AFFH Mapping Tool - Neighborhood Opportunity	Realistic Capacity = Minimum Density multiplied by Parcel Size, or based on the approved project. Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Realistic Capacity
1	020-013-013	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Available Undeveloped	7	12	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		1		1
2	020-022-004	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Available Undeveloped	7	12	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		1		1
3	020-025-021, 020-025-022	LOW-MEDIUM-DENSITY RESIDENTIAL	RN	Available Undeveloped	7	12	7	0.44	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource			~~1~~3	~~1~~3
4	020-031-014	LOW-MEDIUM-DENSITY RESIDENTIAL	RN	Available Undeveloped	7	12	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		1		1
5	020-113-034	LOW-MEDIUM-DENSITY RESIDENTIAL	RN	Available Undeveloped	7	12	7	0.4	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		~~1~~3		~~1~~3
6	020-113-035	LOW-MEDIUM-DENSITY RESIDENTIAL	RN	Available Undeveloped	7	12	7	0.76	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		~~1~~5		~~1~~5
7	020-113-038	LOW-MEDIUM-DENSITY RESIDENTIAL	RN	Available Undeveloped	7	12	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		~~1~~2		~~1~~2
8	020-113-048	LOW-DENSITY RESIDENTIAL	RN	Available Undeveloped	3	7	3	0.22	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource			1	1
9	020-122-011	LOW-MEDIUM-DENSITY RESIDENTIAL	RN	Available Undeveloped	7	12	7	0.33	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		~~1~~2		~~1~~2
10	020-122-017	LOW-DENSITY RESIDENTIAL	RN	Available Undeveloped	3	7	3	1.23	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	None	High Resource			~~3~~4	~~3~~4
11	020-122-037	LOW-DENSITY RESIDENTIAL	RN	Available Undeveloped	3	7	3	0.1	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource			1	1
12	020-122-042	LOW-MEDIUM-DENSITY RESIDENTIAL	RN	Available Undeveloped	7	12	7	0.19	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		1		1
13	020-132-016	LOW-MEDIUM-DENSITY RESIDENTIAL	RN	Available Undeveloped	7	12	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		1		1
14	020-172-056	LOW-DENSITY RESIDENTIAL	RN	Entitled - Approved site plan for 3 duplexes and 1 SFD	~~3Approved site plan for 3 duplexes and 1 SFD~~	~~Approved site plan for 3 duplexes and 1 SFD~~7	7	0.91	Site Plan Review Approved, Pending Building Permit~~Vacant~~	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Insufficient Data		~~7~~	~~7~~	7
15	020-183-001	LOW-DENSITY RESIDENTIAL	RN	Available Undeveloped	3	7	3	0.2	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Insufficient Data			1	1
16	020-184-020	LOW-DENSITY RESIDENTIAL	RN	~~Entitled~~Entitled w/PUD 4SF – 3/2 on 4,900sq.ft. lots	~~3Approved site plan and parcel map for 4 SFDs~~	~~Approved site plan and parcel map for 4 SFDs~~7	4	0.45	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	None	Insufficient Data		~~4~~4		
17	021-030-057	LOW-DENSITY RESIDENTIAL	RLD	Entitled 143.71 acres w/ 10 acres for parks	3	7	3	143.71	Approved tentative map and PUD with single-family and multi-family residential approved.	YES for Water. No for Sewer. New trunk line required. Expected installation during this Housing Element cycle. Storm drain facilities to be built on site with the project.	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		173	228	
17	021-030-057	MEDIUM-DENSITY RESIDENTIAL	RMD	Entitled - 4.88-acre at 12 units per acre	14	17	12	4.88	Approved tentative map and PUD with single-family and multi-family residential approved.	YES for Water. No for Sewer. New trunk line required. Expected installation during this Housing Element cycle. Storm drain facilities to be built on site with the project.	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		59		
17	021-030-057	~~LOW-, MEDIUM-, AND~~ HIGH-DENSITY RESIDENTIAL	~~RLD, RMD,~~ RHD	Entitled~~Single-family entitled~~ 7.26-acre at 20 units per acre	~~Density based on approved entitlements RLD – 4.5 RMD – 6.7 RMH – 9.68 Combined Average –~~	~~Entitlements require a 4.88-acre site zoned Medium-Density Residential to be built at least 12 units per acre~~	20	7.26~~155.85~~	~~Vacant –~~ Approved tentative map and PUD with single-family and multi-family residential approved.	YES for Water. NO for Sewer. New sewer trunk line required. Expected installation during this Housing Element cycle. Storm drain facilities to be	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource	145	~~377~~	~~228~~	1[illegible]

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City of Lemoore Full Site Inventory (2024-2031)

Realistic Capacity = Minimum Density multiplied by Parcel Size, or based on the approved project.

Site No.	Assessor Parcel Number	General Plan Designation	Zoning Designation	Site Status	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Actual Density Used (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Environmental Constraints	AFFH Mapping Tool - Neighborhood Opportunity	Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Realistic Capacity
					~~6.91 on 79.12 residential lots~~17	~~and a 7.26-acre site zoned High-Density Residential to be built at least 20 units per acre~~25				built on site with the project.								
18	021-100-061	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Available Undeveloped	7	12	7	0.38	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Insufficient Data		~~1~~2	1	~~2~~3
19	021-240-040. 021-350-003	HIGH-DENSITY RESIDENTIAL	RHD	Available Undeveloped	17	25	17	7.61	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Insufficient Data	129			129
20	021-330-003	HIGH-DENSITY RESIDENTIAL	RHD	Available Undeveloped	17	25	17	12.19	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource	207			207
21	021-550-001, 021-550-002, 021-550-003	LOW-DENSITY RESIDENTIAL	RLD	Entitled - some permits issued	~~Unit count based on approved tentative map~~3	~~Unit count based on approved tentative map~~7	5	30	Final Map Approved Rough grading began Building Permits being issued~~Rough grading begun~~	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Moderate Resource		76	76	152
22	021-550-004, 021-550-005	LOW-DENSITY RESIDENTIAL	RLD	~~Available Undeveloped~~Under utilized - Non-vacant	3	7	3	10	One rural home on 2.5 acres. The east 7.5 acres is vacant.	YES – Current	NO - Privately-Owned	Not Used in Prior Housing Element	None	Moderate Resource		~~22~~30		~~22~~30
23	021-560-001	LOW-DENSITY RESIDENTIAL	RLD	Entitled	~~Unit count based on approved tentative map~~3	~~Unit count based on approved tentative map~~7	4	20	Pending Final Map Rough grading begun~~Rough grading begun~~	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Moderate Resource		37	38	75
24	021-620-005	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	1.82	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		2	3	5
25	021-620-007	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	0.91	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		~~1~~	~~1~~3	~~2~~3
26	021-660-031	MEDIUM-DENSITY RESIDENTIAL	RMD	Entitled	~~Unit count based on approved site plan~~14	~~Site plan approved for market-rate apartments~~17	16	11.67	Entitled - building permits in review (market rate projects)~~Vacant - building permits in review~~	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		192		192
27	023-010-013	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	2.21	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		3	~~3~~4	~~6~~7
28	023-010-014	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	0.8	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		1	1	~~1~~2
29	023-010-015	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	2.34	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		3	4	7
30	023-020-055	LOW-MEDIUM-DENSITY RESIDENTIAL	RN	Available Undeveloped	3	7	2	0.53	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		1		1
31	023-020-071	HIGH-DENSITY RESIDENTIAL	RHD	Entitled	~~Unit count based on the approved affordable housing project~~17	~~Waiting for the approved Housing Element so can obtain funding~~25	22	2.78	Site Plan Review Complete, Awaiting Housing Element (Deed Restricted - affordable project)~~Vacant~~	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource	61			61
32	023-020-073	HIGH-DENSITY RESIDENTIAL	RHD	Available Undeveloped	17	25	17	3.56	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource	61			61
33	023-020-090	MEDIUM-DENSITY RESIDENTIAL	RMD	Available Undeveloped	14	17	14	0.54	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		7		7
34	023-020-091	MEDIUM-DENSITY RESIDENTIAL	RMD	Available Undeveloped	14	17	14	0.35	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		~~4~~5		~~4~~5
35	023-020-092	MEDIUM-DENSITY RESIDENTIAL	RMD	Available Undeveloped	14	17	14	0.33	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		4		4
36	023-020-097	MEDIUM-DENSITY RESIDENTIAL	RMD	Permitted Fully	~~Unit count based on approved affordable housing project with density bonus~~17	~~Unit count based on approved affordable housing project with density bonus~~17	22	4.92	Under construction - Occupancy permits pending~~Under construction~~	YES – Current	Was previously owned by the City (former redevelopment agency site for housing). Sold to an affordable housing developer.	Used in Two Consecutive Prior Housing Elements - Vacant	None	High Resource	108			108
37	023-040-058	LOW-DENSITY RESIDENTIAL	RLD	Entitled	~~Unit count based on approved tentative map~~3	~~Unit count based on approved tentative map~~7	6	43.78	Rough grading began. Pending Final Map Approval~~Rough grading begun~~	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		190	90	280

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City of Lemoore Full Site Inventory (2024-2031)

Realistic Capacity = Minimum Density multiplied by Parcel Size, or based on the approved project.

Site No.	Assessor Parcel Number	General Plan Designation	Zoning Designation	Site Status	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Actual Density Used (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Environmental Constraints	AFFH Mapping Tool - Neighborhood Opportunity	Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Realistic Capacity
38	023-100-002	VERY LOW-DENSITY RESIDENTIAL	RVLD	Available Undeveloped	1	3	1	0.76	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource			1	1
39	023-130-002	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	3.03	One single-family home that will be demolished	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	None	Insufficient Data		~~8~~9		~~8~~9
40	023-130-030	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	3.93	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Insufficient Data		~~5~~6	6	~~11~~12
41	023-130-038	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	5.57	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Insufficient Data		~~8~~9	8	~~16~~17
42	023-150-002, 023-150-003, 023-150-041, 023-150-042	LOW-DENSITY RESIDENTIAL	RLD	Entitled	~~Unit count based on approved tentative map~~3	~~Unit count based on approved tentative map~~7	5	17.51	~~Entitled April 30, 2026. Pending House Plans Submittal~~Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		80	0	80
43	023-150-006	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	0.92	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		1	~~1~~2	~~2~~3
44	023-150-020	MEDIUM-DENSITY RESIDENTIAL	RMD	Available Undeveloped~~Available Undeveloped~~	14	17	14	0.46	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		6		
45	023-150-021	MEDIUM-DENSITY RESIDENTIAL	RMD	~~Underutilized~~ Non-Vacant~~Available Undeveloped~~	14	17	13	5.71	Rural SFD on 0.25 acres of the site, remaining site is vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		76		76
46	023-150-024	LOW-DENSITY RESIDENTIAL	RLD	~~Underutilized~~ Non-Vacant~~Available Undeveloped~~	3	7	3	4.36	One single-family home on west 1.5 acres. East 2.86 acres are vacant.	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		~~4~~7	~~4~~6	~~8~~13
47	023-150-037	LOW-DENSITY RESIDENTIAL	RLD	Underutilized Non-Vacant~~Available Undeveloped~~	3	7	3	1.98	One single-family home on 0.5 acres. The remaining 1.48 acres are vacant.	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		~~2~~3	~~2~~3	~~4~~6
48	023-160-067	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource		1		1
49	023-170-001	LOW-DENSITY RESIDENTIAL	RLD	~~Underutilized~~ Non-Vacant~~Available Undeveloped~~	3	7	3	9.74	Church on east 2.0 acres. The remaining 7.74 acres are vacant.	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		11	12	23
50	023-170-003	LOW-DENSITY RESIDENTIAL	RLD	Underutilized Non-Vacant~~Available Undeveloped~~	3	7	3	2.96	Two mobile homes on east 0.86 acres. The remaining 2.1 acres are vacant.	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		3	3	6
51	023-170-004	LOW-DENSITY RESIDENTIAL	RLD	Underutilized Non-Vacant~~Available Undeveloped~~	3	7	3	2.46	Two single-family homes on east 1.2 acres. The remaining 1.26 acres are vacant.	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		2	~~1~~2	~~3~~4
52	023-170-005	MEDIUM-DENSITY RESIDENTIAL	RMD	Entitled	~~Unit county based on the approved affordable housing project~~ 14	~~Unit count based on the approved affordable housing project~~17	17	4.8	~~Entitled - Site Plan Approved Affordable Project - Deed Restricted~~Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	80			80
53	023-320-005 (portion)	LOW-DENSITY RESIDENTIAL	RLD	Entitled	~~Tentative subdivision map approved~~3	~~Unit count based on approved tentative map~~7	6	11.13	~~Entitled - Tentative Map Approved, pending Final Map & Improvement Plans Submittal~~Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		37	31	68
54	023-320-005 (portion)	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	6.77	Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		10	10	20
55	023-390-060 through 023-390-082 (23 lots)	LOW-DENSITY RESIDENTIAL	RLD	Entitled	~~Unit count based on the number of lots in the subd.~~3	~~Final map recorded, but subdivision not built~~7	5	4.5	~~Entitled with Final Map Recorded. Pending Improvement Plans Submittal~~Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		23		23
56	023-440-001, 023-440-002, 023-440-003	PROFESSIONAL OFFICE	PO	Entitled	Unit count based on the approved affordable housing project	Project allowed in zone via Govt Code 65913.4	27	8.9	~~Entitled - Site Plan Approved. Finalizing Sale. Project is awaiting approval of~~	YES – Current	YES – owned by City	Not Used in Prior Housing Element	None	Highest Resource	240			240

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City of Lemoore Full Site Inventory (2024-2031)

Realistic Capacity = Minimum Density multiplied by Parcel Size, or based on the approved project.

Site No.	Assessor Parcel Number	General Plan Designation	Zoning Designation	Site Status	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Actual Density Used (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Environmental Constraints	AFFH Mapping Tool - Neighborhood Opportunity	Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Realistic Capacity
									Housing Element, Affordable Project Deed Restrictedvacant - project is awaiting approval of the Housing Element so it can obtain funding									
57	023-430-018	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Underutilized Non-VacantAvailable Undeveloped	7	12	7	9.98	6.68 acres are vacant, the remaining contains 1 home and two sheds	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	None	High Resource		23	23	4621-550-004-00046
58	023-480-006	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	21.85	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		33	3233	6566
59	023-480-037	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	5.02	Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		7	8	15
60	023-480-038	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	12.48	Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		19	18	37
61	023-480-039	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Available Undeveloped	7	12	7	12.11	Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		42	4243	8485
62	023-480-040	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Available Undeveloped	7	12	7	12.15	Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		43	42	85
63	023-480-043. 023-510-070, 023-510-071	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Entitled	Unit count based on approved tentative map7	Unit count based on approved tentative map12	3	23.68	Entitled - Tentative Map Approved, Rough Grading Complete. Pending Submittal of Final MapVacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		72	63	135
64	023-510-002	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	3	36.27	Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	Portion of the site is in the AE flood zone	Highest Resource		54	5455	108109
65	023-510-038	LOW-DENSITY RESIDENTIAL	RLD	Available Undeveloped	3	7	7	30.08	Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	Next door to, but outside of, designated wetlands.	Highest Resource		45	45	90
66	023-510-038	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Available Undeveloped	7	12	7	10.43	Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	Next door to, but outside of, designated wetlands.	Highest Resource		37	36	73
67	023-510-039	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Available Undeveloped	7	12	14	12.8	Vacant	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		4445	45	8990
68	023-510-041	MEDIUM-DENSITY RESIDENTIAL	RMD	Available Undeveloped	14	17	14	8.84	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		123124		123124
69	023-510-042	MEDIUM-DENSITY RESIDENTIAL	RMD	Available Undeveloped	14	17		9.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		128		128
70	023-510-055	LOW-DENSITY RESIDENTIAL	RLD	Entitled	Unit count based on approved tentative map3	Unit count based on approved tentative map7	4	12.39	Entitled - Tentative Map Approved Rough grading complete. Pending Final Map - expected 2026Rough grading begun	Utilities adjacent to site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	Site is AE Flood zone, but site grading has raised the site above the base flood elevation. Next door to, but outside of, designated wetlands.	Highest Resource		25	26	51
71	023-510-069	MEDIUM-DENSITY RESIDENTIAL	RMD	Available Undeveloped	14	17	14	8.69	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		121122		121122
72	023-510-073	LOW-DENSITY RESIDENTIAL	RLD	Entitled	Unit count based on approved tentative map3	Unit count based on approved tentative map7	7	7.82	Entitled - Tentative Subdivision Map Approved. Pending Final Map	Utilities adjacent to site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		51	51	51

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City of Lemoore Full Site Inventory (2024-2031)

Realistic Capacity = Minimum Density multiplied by Parcel Size, or based on the approved project.

Site No.	Assessor Parcel Number	General Plan Designation	Zoning Designation	Site Status	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Actual Density Used (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Environmental Constraints	AFFH Mapping Tool - Neighborhood Opportunity	Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Realistic Capacity
73	023-590-012	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Permitted	~~Unit count based on approved building permit~~7	~~Unit count based on approved building permit~~12	8	0.24	Submittal ~~Rough grading begun~~ Permit Issued - Under construction (Duplex)~~Under construction~~	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		2		2
74	023-590-013	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Permitted	~~Unit count based on approved building permit~~7	~~Unit count based on approved building permit~~12	9	0.23	Permit Issued - Under construction (Duplex)~~Under construction~~	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		2		2
75	023-590-014	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Permitted	~~Unit count based on approved building permit~~7	~~Unit count based on approved building permit~~12	13	0.24	Permit Issued - Under construction (Triplex)~~Under construction~~	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource		3		3
														RHNA	**1,023**	**408**	**898**	**2,329**
							6	641.08						**Full Inventory** Including Pipeline Projects	**1,031**	1,876	1,077	3,984

Yellow = Underutilized Site, Non-Vacant
Blue = Fully Vacant Site
Pink = Large Site, Over 10 acres for Affordable Housing
Green = Small Sites, Under .5 acre
Orange = Site with Entitled Projects, using densities other than the minimum

Project Timelines:
All projects identified as existing development projects have Tentative Subdivision Maps Approved
Typical timeline in Lemoore for development projects :
From TSM Approval (Rough Grading) to FSM/Improvement Plans – 6 months
From FSM/Improvement Plans to Permits/Construction – 6 months

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CITY OF LEMOORE PROJECTS IN PROCESS AS OF APRIL 30, 2026

Site No.	Assessor Parcel Number	General Plan Designation	Zoning Designation	Site Status	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Actual Density Used (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Environmental Constraints	AFFH Mapping Tool - Neighborhood Opportunity	Realistic Capacity = Minimum Density multiplied by Parcel Size, or based on the approved project. Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Total Realistic Capacity
14	020-172-056	LOW-DENSITY RESIDENTIAL	RN	Entitled - Approved site plan for 3 duplexes and 1 SFD	3	7	7	0.91	Site Plan Review Approved. Pending Building Permits	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Insufficient Data	-		7	7
16	020-184-020	LOW-DENSITY RESIDENTIAL	RN	Entitled w/PUD 4SF – 3/2 on 4,900sq.ft. lots	3	7	4	0.45	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	None	Insufficient Data	-	4		
17	021-030-057	LOW-DENSITY RESIDENTIAL	RLD	Entitled 143.71 acres w/ 10 acres for parks	3	7	3	143.71	Approved tentative map and PUD with single-family and multi-family residential approved.	YES for Water. No for Sewer. New trunk line required. Expected installation during this Housing Element cycle. Storm drain facilities to be built on site with the project.	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		173	228	
17	021-030-057	MEDIUM-DENSITY RESIDENTIAL	RMD	Entitled - 4.88-acre at 12 units per acre	14	17	12	4.88	Approved tentative map and PUD with single-family and multi-family residential approved.	YES for Water. No for Sewer. New trunk line required. Expected installation during this Housing Element cycle. Storm drain facilities to be built on site with the project.	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource		59		
17	021-030-057	HIGH-DENSITY RESIDENTIAL	RHD	Entitled 7.26-acre at 20 units per acre	17	25	20	7.26	Approved tentative map and PUD with single-family and multi-family residential approved.	YES for Water. NO for Sewer. New sewer trunk line required. Expected installation during this Housing Element cycle. Storm drain facilities to be built on site with the project.	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource	145*			
21	021-550-001, 021-550-002, 021-550-003	LOW-DENSITY RESIDENTIAL	RLD	Entitled - some permits issued	3	7	5	30	Final Map Approved Rough grading began Building Permits being issued	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Moderate Resource	-	76	76	152
23	021-560-001	LOW-DENSITY RESIDENTIAL	RLD	Entitled	3	7	4	20	Pending Final Map Rough grading begun	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Moderate Resource	-	37	38	
26	021-660-031	MEDIUM-DENSITY RESIDENTIAL	RMD	Entitled	14	17	16	11.67	Entitled - building permits in review (market rate)	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	-	192	-	192
31	023-020-071	HIGH-DENSITY RESIDENTIAL	RHD	Entitled	17	25	22	2.78	Site Plan Review Complete. Awaiting Housing Element (Deed Restricted)	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource	61	-	-	61
36	023-020-097	MEDIUM-DENSITY RESIDENTIAL	RMD	Permitted Fully	17	17	22	4.92	Under construction - Occupancy permits pending	YES – Current	Was previously owned by the City (former redevelopment agency site for housing). Sold to an affordable housing developer.	Used in Two Consecutive Prior Housing Elements - Vacant	None	High Resource	108	-	-	108
37	023-040-058	LOW-DENSITY RESIDENTIAL	RLD	Entitled	3	7	6	43.78	Rough grading began. Pending Final Map Approval	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource	-	190	90	280
42	023-150-002, 023-150-003, 023-150-041, 023-150-042	LOW-DENSITY RESIDENTIAL	RLD	Entitled	3	7	5	17.51	Entitled April 30, 2026. Pending House Plans Submittal	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	-	80	0	80
52	023-170-005	MEDIUM-DENSITY RESIDENTIAL	RMD	Entitled	14	17	17	4.8	Entitled - Site Plan Approved Affordable Project - Deed Restricted	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	80	-	-	80
53	023-320-005 (portion)	LOW-DENSITY RESIDENTIAL	RLD	Entitled	3	7	6	11.13	Entitled - Tentative Map Approved, pending Final Map	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	-	37	31	68

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Site No.	Assessor Parcel Number	General Plan Designation	Zoning Designation	Site Status	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Actual Density Used (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Environmental Constraints	AFFH Mapping Tool - Neighborhood Opportunity	Realistic Capacity = Minimum Density multiplied by Parcel Size, or based on the approved project. Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Total Realistic Capacity
55	023-390-060 through 023-390-082 (23 lots)	LOW-DENSITY RESIDENTIAL	RLD	Entitled	3	7	5	4.5	& Improvement Plans Submittal Entitled with Final Map Recorded, Pending Improvement Plans Submittal	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	-	23	-	23
56	023-440-001, 023-440-002, 023-440-003	PROFESSIONAL OFFICE	PO	Entitled	Unit count based on the approved affordable housing project	Project allowed in zone via Govt Code 65913.4	27	8.9	Entitled - Site Plan Approved, Finalizing Sale. Project is awaiting approval of Housing Element. (DDA & recorded affordability restrictions)	YES – Current	YES – owned by City	Not Used in Prior Housing Element	None	Highest Resource	240	-	-	240
63	023-480-043, 023-510-070, 023-510-071	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Entitled	7	12	3	23.68	Entitled - Tentative Map Approved, Rough Grading Complete, Pending Submittal of Final Map	Utilities adjacent to the site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource	-	72	63	135
70	023-510-055	LOW-DENSITY RESIDENTIAL	RLD	Entitled	3	7	4	12.39	Entitled - Tentative Map Approved Rough grading complete, Pending Final Map - expected 2026	Utilities adjacent to site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	Site is AE Flood zone, but site grading has raised the site above the base flood elevation. Next door to, but outside of, designated wetlands.	Highest Resource	-	25	26	51
72	023-510-073	LOW-DENSITY RESIDENTIAL	RLD	Entitled	3	7	7	7.82	Entitled - Tentative Subdivision Map Approved, Pending Final Map Submittal	Utilities adjacent to site - needs subdivision improvements	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource	-	-	51	51
73	023-590-012	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Permitted	7	12	8	0.24	Permit Issued - Under construction (Duplex)	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	-	2	-	
74	023-590-013	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Permitted	7	12	9	0.23	Permit Issued - Under construction (Duplex)	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	-	2	-	2
75	023-590-014	LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	Permitted	7	12	13	0.24	Permit Issued - Under construction (Triplex)	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	-	3	-	3
							7	323.94						RHNA	1,023	408	898	2,329
														Completed (Certificates of Occupancy) in 2024 and 2025	3	22	167	192
														Sum of this Table - In Process as of January 1, 2026	634	923	653	
														Remaining Needed from Available Sites to Reach RHNA	386	-526	243	103

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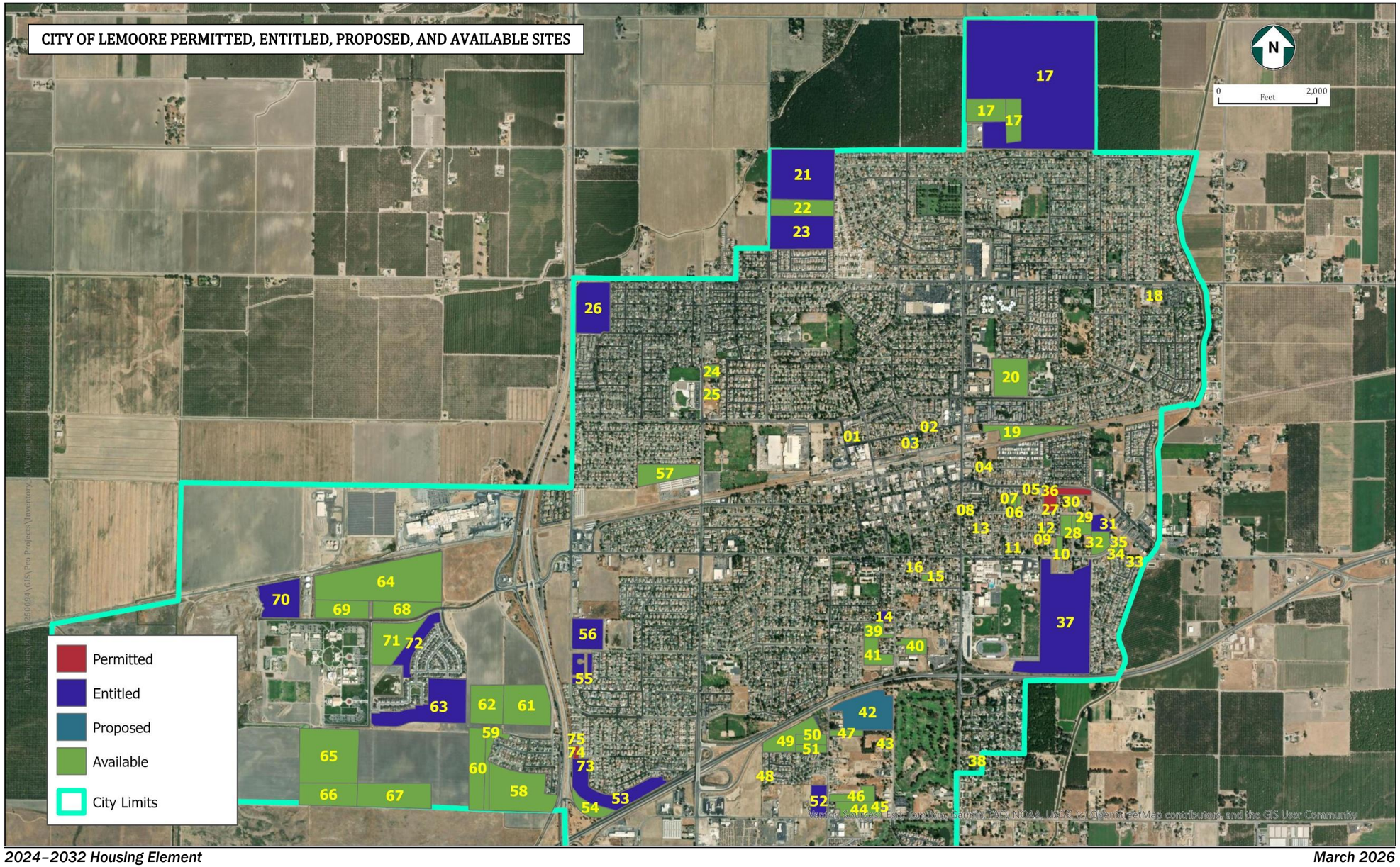
Source: 2024 and 2025 City of Lemoore Annual Progress Report, City of Lemoore Community Development Department

* not included in pipeline total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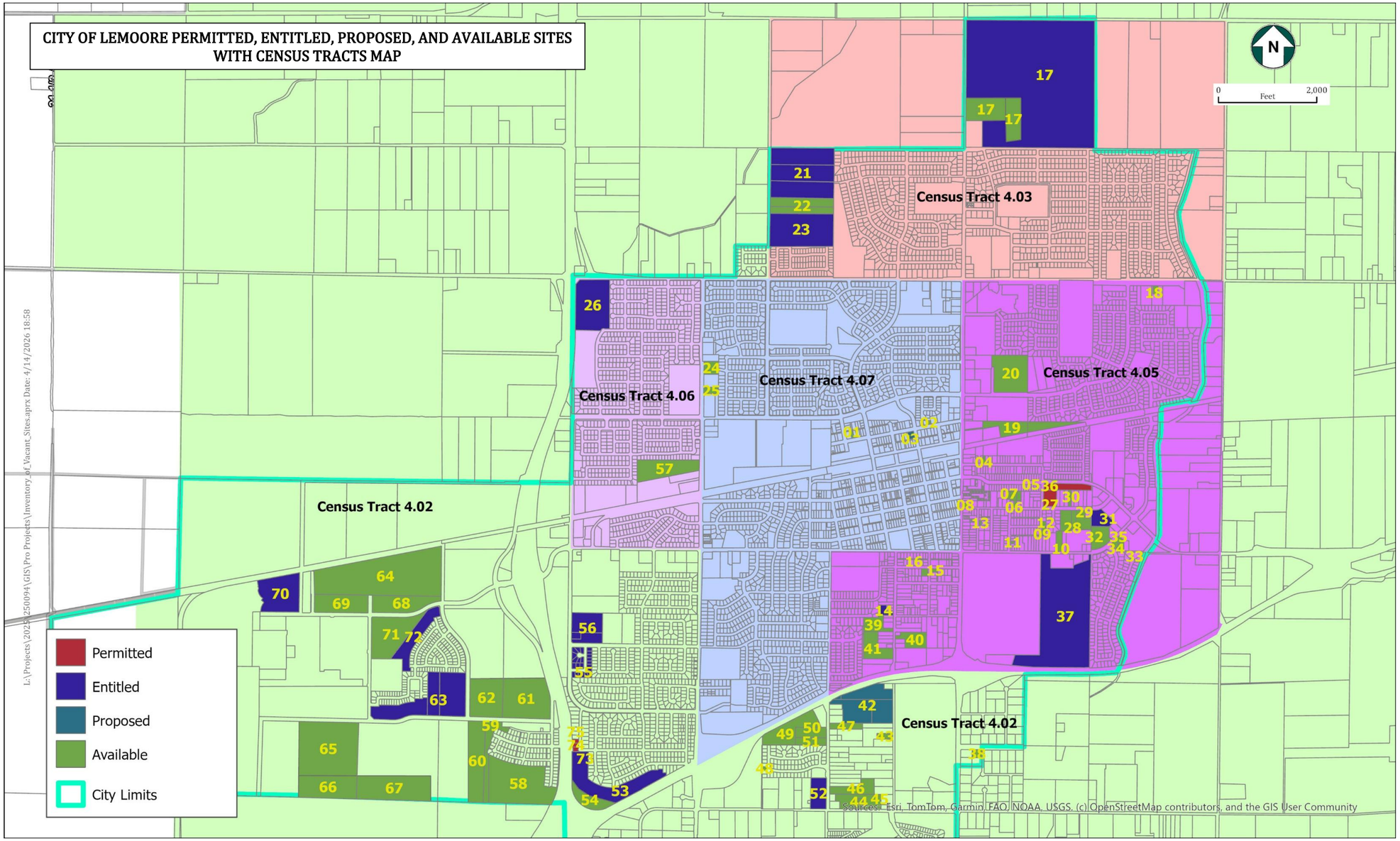
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CITY OF LEMOORE SUMMARY OF AVAILABLE SITES INCLUDING ENTITLED AND PERMITTED PROJECTS

General Plan Land Use Designation	Zoning	Density Range (du/ac)	Realistic Density (du/ac)	Sum of Acreage	Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Total Realistic Units
VERY LOW-DENSITY RESIDENTIAL	RVLD	1 - 3 du/ac	1 du/ac	0.76	0	0	1	1
LOW-DENSITY RESIDENTIAL	RLD	3 - 7 du/ac	3 du/ac	456.51	0	883	783	1,666
LOW-DENSITY RESIDENTIAL	RN	3 - 7 du/ac	3 du/ac	448.49	0	4	7	11
LOW-MEDIUM-DENSITY RESIDENTIAL	RN	7 - 12 du/ac	7 du/ac	85.73	0	19	7	26
LOW-MEDIUM-DENSITY RESIDENTIAL	RLMD	7 - 12 du/ac	7 du/ac	82.55	0	273	253	526
MEDIUM-DENSITY RESIDENTIAL	RMD	14 - 17 du/ac	14 du/ac	60.34	188	723	0	911
HIGH-DENSITY RESIDENTIAL	RHD	17 - 25 du/ac	17 du/ac	33.40	603	0	0	603
PROFESSIONAL OFFICE	PO	not specific	not specific	8.9	240	0	0	240
TOTAL	-	-	-		1,031	1,902	1,051	3,984

Note: 188 Lower Income Units are already either entitled or under construction – project utilized a density bonus. 240 Lower Income Units in the Professional Office zone are entitled under Govt Code 65913.4.

CITY OF LEMOORE SUMMARY OF PROJECTS COMPLETED, PERMITTED, OR ENTITLED 2024-2025

DEVELOPMENT PIPELINE	Lower Income Realistic Capacity	Moderate Income Realistic Capacity	Above Moderate Income Realistic Capacity	Total Completed, Permitted, or Entitled
RHNA	**1,023**	**408**	**898**	**2,329**
Completed in 2024	3	20	113	136
Completed in 2025	0	2	54	56
Permitted as of January 1, 2026	108	7	0	115
Entitled as of January 1, 2026	~~381~~526	~~1,029~~871	~~552~~384	1,~~962~~781
Proposed as of January 1, 2026	0	84	0	84
Total Units Completed, Permitted, Entitled, or Proposed	~~492~~634	~~1,142~~923	~~719~~653	**2,~~353~~103**
Remaining Needed from Available Sites to Reach RHNA	~~531~~386	-~~734~~526	~~179~~243	103~~24~~

CITY OF LEMOORE LOWER INCOME AVAILABLE SITES

Site No.	Assessor Parcel Number	General Plan Designation	Zoning Designation	Site Status	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Actual Density Used (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Environmental Constraints	AFFH Mapping Tool - Neighborhood Opportunity	Lower Income Realistic Capacity
17	021-030-057	HIGH-DENSITY RESIDENTIAL	RHD	Entitled 7.26-acre at 20 units per acre	17	25	20	7.26	Approved tentative map and PUD with single-family and multi-family residential approved.	YES for Water. NO for Sewer. New sewer trunk line required. Expected installation during this Housing Element cycle. Storm drain facilities to be built on site with the project.	NO - Privately-Owned	Not Used in Prior Housing Element	None	Highest Resource	145
19	021-240-040, 021-350-003	HIGH-DENSITY RESIDENTIAL	RHD	Available Undeveloped	17	25	17	7.61	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Insufficient Data	129
20	021-330-003	HIGH-DENSITY RESIDENTIAL	RHD	Available Undeveloped	17	25	17	12.19	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource	207
31	023-020-071	HIGH-DENSITY RESIDENTIAL	RHD	Entitled	17	25	22	2.78	Site Plan Review Complete. Awaiting Housing Element **(Deed Restricted)**	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource	61
32	023-020-073	HIGH-DENSITY RESIDENTIAL	RHD	Available Undeveloped	17	25	17	3.56	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	High Resource	61
36	023-020-097	MEDIUM-DENSITY RESIDENTIAL	RMD	Permitted Fully	17	17	22	4.92	Under construction - Occupancy permits pending **(DDA & recorded affordability restrictions)**	YES – Current	Was previously owned by the City (former redevelopment agency site for housing). Sold to an affordable housing developer.	Used in Two Consecutive Prior Housing Elements - Vacant	None	High Resource	108
52	023-170-005	MEDIUM-DENSITY RESIDENTIAL	RMD	Entitled	14	17	17	4.8	Entitled - Site Plan Approved Affordable Project – **(Deed Restricted)**	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements	None	Highest Resource	80
56	023-440-001, 023-440-002, 023-440-003	PROFESSIONAL OFFICE	PO	Entitled	Unit count based on the approved affordable housing project	Project allowed in zone via Govt Code 65913.4	27	8.9	Entitled - Site Plan Approved. Finalizing Sale. Project is awaiting approval of Housing Element. Affordable Project **(DDA & recorded affordability restrictions)**	YES – Current	YES – owned by City	Not Used in Prior Housing Element	None	Highest Resource	240
							20	52.02						Total Low-Income Inventory	1,031
														Lower Income RHNA	1,023
														Permitted and Entitled Projects	489
														ADU's Completed	3
														Remaining Needed from Available Sites to Reach RHNA	531
														Surplus	8

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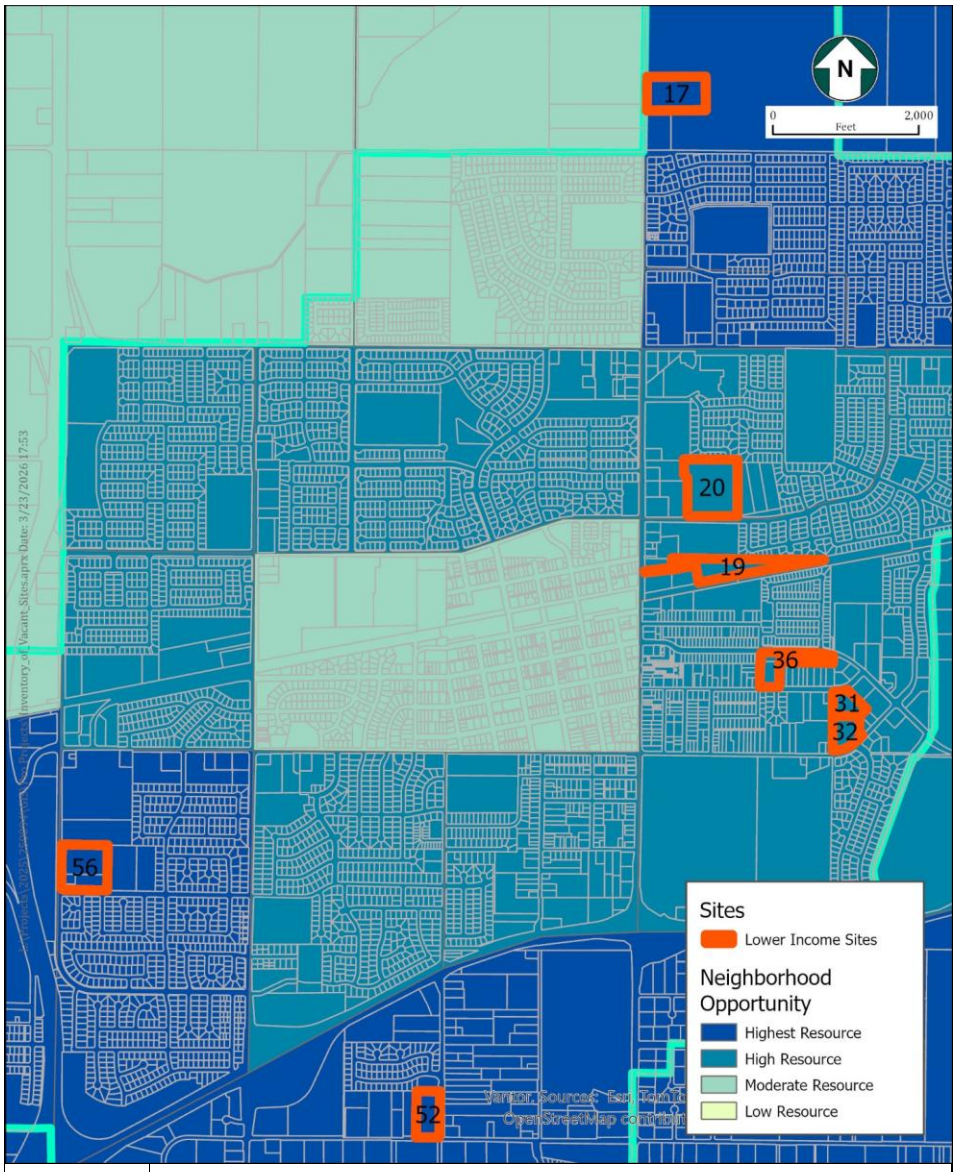

Figure 1
All Lower Income Sites with Neighborhood Opportunity Level

Figure -2
Lower Income Site No. 17

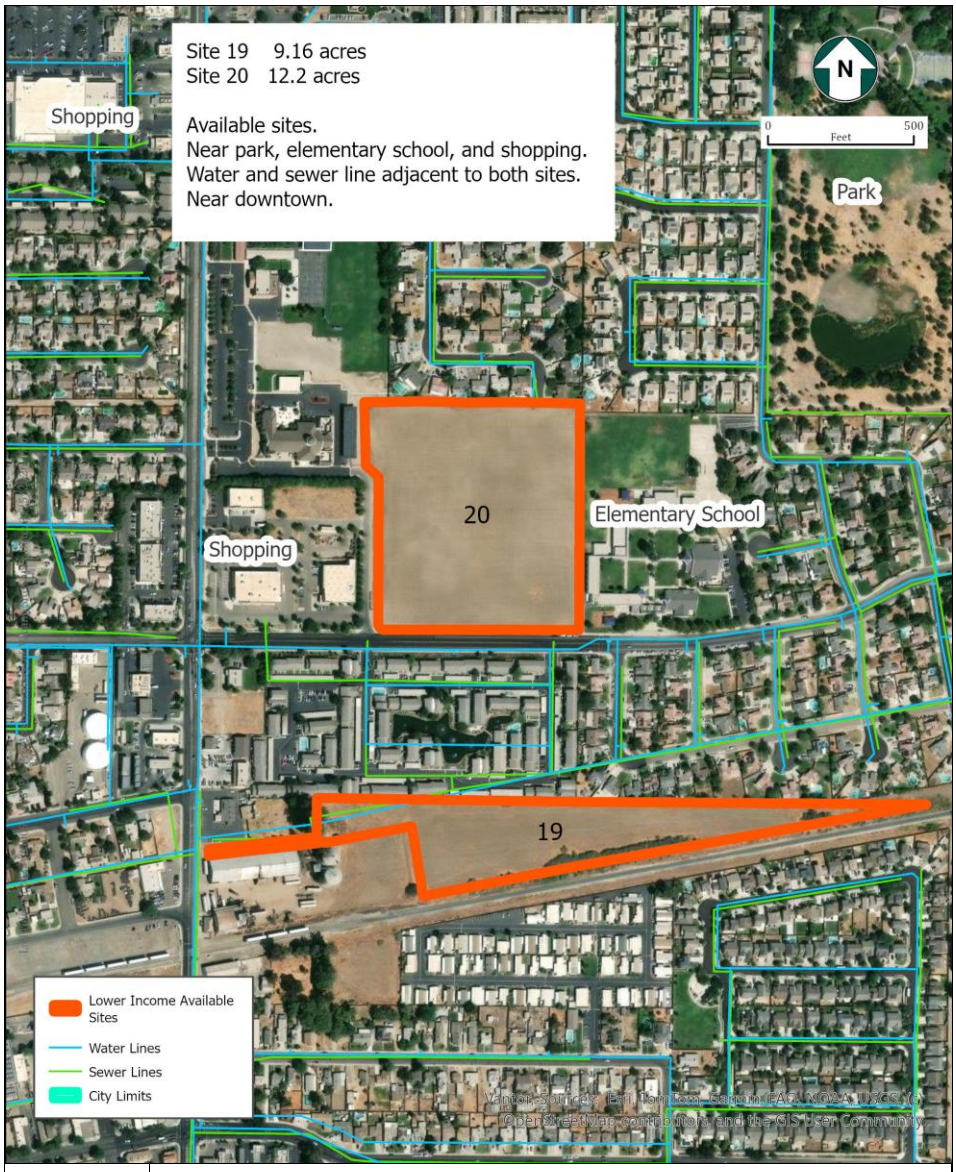

Figure 3
Lower Income Site Nos. 19, 20

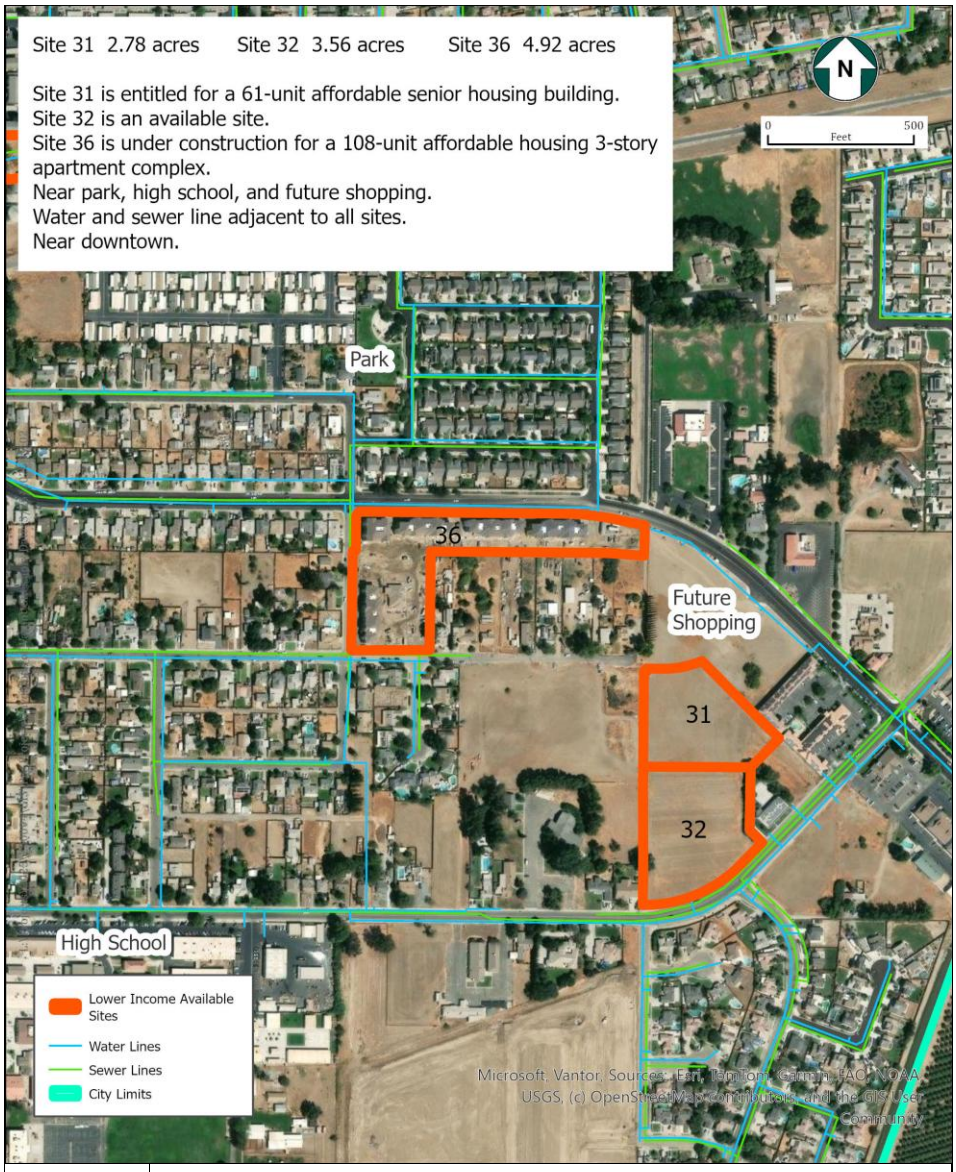

Figure 4
Lower Income Site Nos. 31, 32, 36

Figure 5
Lower Income Site No. 52

Figure 6
Lower Income Site No. 56

APPENDIX C
PUBLIC PARTICIPATION SUMMARY

APPENDIX C: COUNTY OF KINGS
(UNINCORPORATED)

2024 – 2032 Housing Element

Draft - *July 2025*

Prepared By:

Realty Planners Group
Fallbrook, California

Kings County • Lemoore • Corcoran • Hanford • Avenal • Kings (Unincorporated)

APPENDIX C: Public Participation Summary

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Housing Needs Survey Questions

The following is a Housing Needs Survey prepared by county staff and shared to the cities of Avenal, Corcoran, Lemoore, and Hanford for public participation with comments received by November 27th, 2023.

Housing Needs Survey
6th Cycle Housing Element Update
November 2023

1. Do you live or work in Kings County? (Select all that apply.)
    a. Live in Kings County
    b. Work in Kings County
    c. Live and work in Kings County
    d. Business owner in Kings County
    e. Interested in Kings County housing issues
    f. Neither
2. How long have you lived in Kings County?
    a. Less than 1 year
    b. 1-5 years
    c. 6-10 years
    d. 10-19 years
    e. 20+ years
    f. I do not live in Kings County
3. What's your living situation?
    a. Own
    b. Rent
    c. Live with family or friends
    d. Unhoused
    e. Other:_____
4. What is your age?
    a. Under 17
    b. 18-24
    c. 25-34
    d. 35-44
    e. 45-64
    f. 65-74
    g. 75+
5. What is your race/ethnicity?
    a. White/Caucasian

b. Hispanic/Latino
c. Black/African Ancestry
d. Asian/Asian Ancestry
e. Native American or Indigenous
f. Middle Eastern
g. Two or more races
h. I prefer not to say

6. What is your total annual income?
   a. Up to $35,000
   b. $35,000 to $56,000
   c. $56,000 to $72,000
   d. $72,000 to $87,000
   e. $87,000 to $97,000
   f. $97,000 or more
   g. Prefer not to answer
7. What percentage of your income is spent on housing costs (including mortgage or rent and utilities, property tax, and homeowners insurance)?
   a. Less than 30% of income
   b. Between 30-50% of income
   c. More than 50% of income
   d. Does not apply
8. Select the top 3 housing priorities for Kings County.
   a. Increase the amount of housing that is affordable for moderate-, low-, and very low-income residents
   b. More senior housing
   c. Market-rate apartments
   d. Code enforcement
   e. Temporary housing for displaced families
   f. Create programs to help existing homeowners stay in their homes
   g. Make it easier to build in Kings County
   h. Improve substandard housing conditions
   i. Increase homeownership opportunities for moderate-, low-, and very low-income residents
   j. Target efforts to address inequities in the housing market, including discrimination in renting
   k. Other: _____
9. How well does your current housing meet your needs?
   a. I am satisfied with my housing
   b. My unit is in bad condition, and I cannot afford to make the needed repairs
   c. I am unable to house additional family members

d. My unit is substandard or in bad condition, and I need my landlord to respond
e. I would like to downsize, but I am unable to find a smaller unit
f. My unit needs improvements to make it easier to live with a disability
g. None of the above
h. Other:_____

10. What are the preferred types of homes you would like to see built in Kings County?
a. Single-family homes
b. Homes targeted for a specific purpose or population, including seniors, persons with disabilities, farm employees, permanent supportive housing (for people experiencing homelessness, transitional housing, etc.)
c. Townhomes
d. Mixed-income housing
e. Low-density Multi-family housing (duplexes, triplexes, quadplexes)
f. Higher-density Multi-family housing (15+ units)
g. Accessory Dwelling Units (ADUs)/Junior Accessory Dwelling Units (JADUs)
h. Other:_____

11. There is insufficient housing in my community for (please select all that apply).
a. Single individuals
b. Families with children
c. Low-income households
d. Older adults (seniors, elderly)
e. Persons with disabilities
f. I don't know
g. Other:_____

12. Please identify the top barrier to affordable housing.
a. Limited availability of affordable units
b. Quality of affordable housing does not meet my standards
c. Lack of resources
d. Long waitlists
e. Cost of buying a home
f. Income limits on affordable housing
g. Senior living, both assisted and independent
h. Other:_____

13. Are there strategies to meet housing needs that you believe Kings County should consider?

14. Please share any other comments you have related to housing in Kings County.

Kings County Stakeholder List

The following is list of Kings County Stakeholders prepared by the county May 26th, 2023.

LISA LEWIS
KINGS COUNTY BEHAVIORAL HEALTH
1400 W. LACEY BLVD.
HANFORD, CA 93230

ARMONA COMMUNITY SERVICES DISTRICT
PO BOX 486
ARMONA, CA 93202

STRATFORD PUD
19681 RAILROAD AVENUE
PO BOX 85
STRATFORD, CA 93266

CAROLINE FERRELL
CENTER ON RACE, POVERTY & THE ENVIRONMENT
1012 JEFFERSON STREET
DELANO, CA 93215

NANETTE VILLAREAL
KINGS UNITED WAY
125 W. 7TH ST
HANFORD, CA 93230

CORCORAN EMERGENCY AID
PO BOX 393
CORCORAN, CA 93212

LEMOORE CHRISTIAN AID
224 N. LEMOORE AVE.
LEMOORE, CA 93245

KETTLEMAN CITY CSD
PO BOX 66
KETTLEMAN CITY, CA 93239

HOME GARDEN CSD
1677 2ND PLACE
HANFORD, CA 93230

JULIETA MARTINEZ
KINGS COUNTY ECONOMIC DEVELOPMENT CORP.
124 N. IRWIN STREET
HANFORD, CA 93230

HOUSING AUTHORITY OF KINGS COUNTY
670 SOUTH IRWIN STREET
HANFORD, CA 93230

TODD BARLOW
KINGS COUNTY OFFICE OF EDUCATION
1144 W. LACEY BLVD.
HANFORD, CA 93230

KINGS COUNTY ACTION ORGANIZATION
JEFF GARNER
1130 N. 11TH AVE
HANFORD, CA 93230

KINGS COUNTY COMMISSION ON AGING
BOBBIE WARSTON
10953 14TH AVE
ARMONA, CA 93202

THE SALVATION ARMY
LT. SHANNON BROWN
380 E. IVY STREET
HANFORD, CA 93230

CHURCH OF THE SAVIOUR, SOUP KITCHEN
CAROLE FARRIS
519 NORTH DOUTY STREET
HANFORD, CA 93230

SELF HELP ENTERPRISES
TOM COLLISHAW
PO BOX 6520
VISALIA, CA 93290

KINGS COUNTY VETERANS SERVICES
SCOTT HOLWELL
1400 W. LACEY BLVD., LAW BLDG #4
HANFORD, CA 93230

CYNTHIA ECHAVARRIA BARUCH
COMMUNITY PLANNER & LIAISON OFFICER
750 ENTERPRISE AVENUE
NAS LEMOORE, CA 93246

CORCORAN JOURNAL
1040 WHITLEY AVE.
CORCORAN, CA 93212

KEVIN ROBERTSON
KINGS COUNTY FARM BUREAU
870 GREENFIELD AVENUE
HANFORD, CA 93230

CENTRAL VALLEY CHRISTIAN HOUSING DEVELOPMENT
2222 W. SUNNYSIDE AVE
VISALIA, CA 93277

KINGS PARTNERSHIP FOR CHILDREN
GABRIELA RODRIGUEZ
PO BOX 682
HANFORD, CA 93232

TACHI-YOKUT TRIBE
PO BOX 8
LEMOORE, CA 93245

HABITAT FOR HUMANITY
BOB HUGHES
PO BOX 848
VISALIA, CA 93279

KINGS REHABILITATION CENTER
409 E HANFORD ARMONA RD
HANFORD, CA 93230

JIMMY HOOK
AGRICULTURAL COMMISSIONER
680 N. CAMPUS DR. SUITE B
HANFORD, CA 93230

HANFORD SENTINEL
300 W. 6TH ST
HANFORD, CA 93230

CALIFORNIA RURAL LEGAL ASSISTANCE
3747 E. SHIELDS AVE
FRESNO, CA 93726

AMERICAN RED CROSS
208 WEST MAIN STREET SUITE B
VISALIA, CALIFORNIA 93291

KINGS COMMUNITY ACTION ORGANIZATION EMERGENCY SVCS
1130 N. 11TH AVE
HANFORD, CALIFORNIA 93230

TERRI KING
KINGS COUNTY ASSOCIATION OF GOVERNMENTS
339 W. D STREET, SUITE B
LEMOORE, CA 93245

MICHELLE BROWN
MAIN STREET HANFORD
219 W. LACEY BLVD
HANFORD, CA 93230

REFUGE ARMONA
PO BOX 1921
HANFORD, CA 93232

WENDY OSIKAFO
KINGS COUNTY HUMAN SERVICES AGENCY
1400 W. LACEY BLVD.
HANFORD, CA 93230

KINGS COUNTY HOMELESSNESS COLLABORATIVE
1400 W. LACEY BLVD.
HANFORD, CA 93230

GOLDEN EAGLE PANTRY
WEST HILLS COLLEGE LEMOORE
555 COLLEGE AVE.
LEMOORE, CA 93245

CITY OF CORCORAN
KEVIN TROMBORG
832 WHITLEY AVE
CORCORAN, CA 93212

CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS
FRANK RUIZ
311 N. DOUTY ST.
HANFORD, CALIFORNIA 93230

UNITED CEREBRAL PALSY OF CENTRAL CALIFORNIA
606 WEST SIXTH STREET
HANFORD, CALIFORNIA 93230

MIGUEL PEREZ
KINGS TULARE HOMELESS ALLIANCE
PO BOX 1742
VISALIA, CA 93279

ANGIE DOW
KINGS AREA REGIONAL TRANSPORT
610 W 7TH ST
HANFORD, CA 93230

CASA OF KINGS COUNTY
101 N. IRWIN ST. SUITE 110B
HANFORD, CA 93230

CENTRAL VALLEY REGIONAL CENTER
CHRISTINA SCOTT
5441 W. CYPRESS AVE.
VISALIA, CA 93277

CITY OF AVENAL
KAO NOU YANG
919 SKYLINE BLVD.
AVENAL, CA 93204

CITY OF HANFORD
JASON WATERS
317 N DOUTY ST
HANFORD, CA 93230

CITY OF LEMOORE
KRISTIE BALEY
711 W. CINNAMON DR
LEMOORE, CA 93245

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY
CHUCK KINNEY
1400 W. LACEY BLVD.
HANFORD, CA 93230

KINGS GOSPEL MISSION
PO BOX 1124
HANFORD, CA 93230

Kings County Notice of Public Workshops

The following are copies of Kings County Public notices prepared regarding the proposed 2024-2032 Housing Element Update and Fair Housing Analysis.

COUNTY OF KINGS
NOTICE OF PLANNING COMMISSION MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS

NOTICE IS HEREBY GIVEN that the County of Kings, California, will conduct a Public Workshop on Monday, November 6, 2023, at 7:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis. Each jurisdiction within Kings County (Kings County unincorporated and the Cities of Avenal, Corcoran, Hanford, and Lemoore) will conduct a Public Workshop for the Housing Element Update and the Fair Housing Analysis, as follows:

- **City of Hanford** – Joint Study with City Council & Planning Commission on Monday, November 6, 2023, at 4:00 pm, located in the City Hall-Training Room, 319 N. Douty St., Hanford, CA 93230
- **Kings County unincorporated** – Planning Commission & Public Workshop on Monday, November 6, 2023, at 7:00 pm, located in the Multi-Purpose Room, 1400 W. Lacey Blvd., Administration Building #1, Hanford, CA 93230
- **City of Lemoore** – City Council & Public Workshop on Tuesday, November 7, 2023, at 5:30 pm, located in the City Council Chambers, 429 C Street, Lemoore, CA 93245
- **City of Avenal** – Town Hall Meeting on Wednesday, November 8, 2023, at 6:00 pm, located in Avenal Theater, 233 E. Kings St., Avenal, CA 93204
- **City of Corcoran** – Planning Commission & Public Workshop on Monday, November 20, 2023, at 5:30 pm, located in City Council Chambers, 1015 Chittenden Ave., Corcoran, CA 93212

The Housing Element, a part of each jurisdiction's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the County's & Cities' housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the Housing Element. The Workshop will provide participants with an opportunity to provide comments and to be involved in the plan-making process. Each jurisdiction (through its consultants) will answer any questions and record the public comments received at a meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the Kings County Community Development Agency at the number noted below.

Any person unable to attend the meeting may submit written comments to the Executive Secretary, Chanda Jackson, of the Kings County Community Development Agency, 1400 W. Lacey Blvd., Building #6, Hanford, CA 93230, or by email at Chanda.jackson@co.kingss.ca.us .

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY
/s/ Chuck Kinney
Chuck Kinney, Zoning Administrator

Publish: October 27, 2023

City of Avenal Public Notice

The following a notice of Town Hall Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

CITY OF AVENAL
NOTICE OF TOWN HALL MEETING ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Avenal Theater
Address: 233 E. Kings St., Avenal, CA 93204

NOTICE IS HEREBY GIVEN that the City of Avenal, California, will conduct a Public Workshop on Wednesday, November 8, 2023 at 6:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Avenal's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Avenal's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

_____
City/County Clerk
City/County of _____ (Name)

City of Corcoran Public Notice

The following a notice of Planning Commission Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

CITY OF CORCORAN
NOTICE OF PLANNING COMMISSION MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Corcoran City Council Chambers
Address: 1015 Chittenden Ave., Corcoran, CA 93212

NOTICE IS HEREBY GIVEN that the City of Corcoran, California, will conduct a Public Workshop on Monday, November 20, 2023 at 5:30 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Corcoran's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Corcoran's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

_____
City/County Clerk
City/County of _____ (Name)

City of Hanford Public Notice

The following a notice of Planning Commission Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

CITY OF HANFORD
NOTICE OF JOINT STUDY
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Hanford City Hall-Training Room
Address: 319 N. Douty St., Hanford, CA 93230

NOTICE IS HEREBY GIVEN that the City of Hanford, California, will conduct a Public Workshop on Monday, November 6, 2023 at 4:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Hanford's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Hanford's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

_____
City/County Clerk
City/County of _____ (Name)

City of Lemoore Public Notice

The following a notice of Planning Commission Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

CITY OF LEMOORE
NOTICE OF CITY COUNCIL MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Lemoore City Council Chambers
Address: 429 C Street, Lemoore, CA 93245

NOTICE IS HEREBY GIVEN that the City of Lemoore, California, will conduct a Public Workshop on Tuesday, November 7, 2023 at 5:30 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Lemoore's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Lemoore's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

_____
City/County Clerk
City/County of _____ (Name)

Additional Flyers and Communications

The following is a Kings County Planning Commission Meeting & Public Workshops Notice as well as Flyers for the event in English and Spanish.

NOTICE OF PLANNING COMMISSION MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Administration Building #1 – Multi-Purpose Room
Address: Kings County Government Center, 1400 W. Lacey Blvd., Hanford, CA 93230

NOTICE IS HEREBY GIVEN that the County of Kings, California, will conduct a Public Workshop on Monday, November 6, 2023, at 7:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the 2035 Kings County General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the County's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the Housing Element. The Workshop will provide the participants with an opportunity to provide comments and to be involved in the plan-making process. The County (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the Kings County Community Development Agency at the number noted below.

Any person unable to attend the meeting may submit written comments to the Executive Secretary, Chanda Jackson, of the Kings County Community Development Agency, 1400 W. Lacey Blvd., Building #6, Hanford, CA 93230, or by email at Chanda.jackson@co.kings.ca.us .

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY
/s/ Chuck Kinney
Chuck Kinney, Zoning Administrator

Publish: October 27, 2023

COUNTY OF KINGS
PUBLIC WORKSHOP

2024-2032 Housing Element Update & Fair Housing Analysis

PLEASE COME TO SHARE YOUR THOUGHTS AND COMMENTS ABOUT THE HOUSING NEEDS WITHIN KINGS COUNTY

Date: Monday, November 6, 2023
Time: 7:00 pm
Location: Multi-Purpose Room
Kings County Government Center
1400 Lacey Blvd., Administration Building #1
Hanford, CA 93230

For more information, please call the Kings County Community Development Agency at (559) 852-2670.

CONDADO DE KINGS
TALLER PUBLICO

2024-2032 Actualización del Elemento de Vivienda y Análisis de Vivienda Justa

POR FAVOR VENGA A COMPARTIR SUS PENSAMIENTOS Y COMENTARIOS SOBRE LAS NECESIDADES DE VIVIENDA DENTRO DEL CONDADO DE KINGS

Fecha: Miércoles, 6 de Noviembre 2023
Comienza: 7:00 pm
Ubicación: Sala multipropósito
Kings County Government Center
1400 Lacey Blvd., Administration Building #1
Hanford, CA 93230

Para obtener más información, llame a la Agencia de Desarrollo Comunitario del Condado de Kings al (559) 852-2670.

Community Workshop PowerPoint Presentations

The following are PowerPoint Presentations for each jurisdiction conducted for the public by consultant and county staff during public workshops.

7-Day Public Review Notice

A 7-day public review notice was published on August 1, 2025 on the 2nd Revised Draft Housing Element and Fair Housing Analysis. The notice was published on the jurisdictions' web site.

APPENDIX D
INFRASTRUCTURE CAPACITY DOCUMENTATION

City of
LEMOORE
CALIFORNIA

711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

March 26, 2026

California Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: Certification of Infrastructure Capacity – City of Lemoore Housing Element (2024–2032 Planning Period)

Dear Housing Element Review Team,

The purpose of this letter is to provide formal certification, on behalf of the City of Lemoore Public Works Director and City Engineer, that adequate public infrastructure capacity exists, or will be provided, to support the residential development capacity identified in the City's 2024–2032 Housing Element, consistent with Government Code Sections 65583(a)(3) and 65583.2.
The City has completed a comprehensive evaluation of infrastructure systems serving sites identified in the Housing Element, including wastewater treatment, water supply and distribution, storm drainage, transportation, and supporting utilities. This evaluation considers both existing capacity and planned improvements necessary to accommodate the City's Regional Housing Needs Allocation (RHNA) of **2,329 housing units** across all income levels.

Wastewater Treatment Capacity
The City's wastewater treatment plant has a permitted treatment capacity of approximately **2.0 million gallons per day (MGD)**. Current average daily flows are approximately **1.7 MGD**, with peak flows reaching approximately **2.15 MGD**. Based on average flow conditions, the system maintains approximately **0.3 MGD of available capacity**. Projected wastewater demand associated with full buildout of Housing Element sites is estimated at **0.22 MGD**, based on standard residential generation factors. This projected demand can be accommodated within existing system capacity. The City will continue to monitor system performance and implement improvements, if necessary, to maintain compliance with regulatory standards.

Water Supply and Distribution
The City maintains sufficient water supply and distribution capacity to serve existing and projected development. The City's Urban Water Management plan confirms the long-term reliability of water supplies to meet anticipated growth, including development associated with the Housing Element. Existing infrastructure's total capacity is **8.5 MGD**, the City's current demand is **5.6 MGD**, leaving the **2.9 MGD** available. Demand to meet the current RHNA allocation of 2,329 housing units is estimated at **558,960 gallons per day (.56 MGD)** The City also has planned capital improvements that will ensure adequate water service to all identified housing sites into the future.

Storm Drainage
The City's storm drainage system can accommodate runoff associated with projected development. Site-specific drainage improvements will be required at the time of development, consistent with City standards and applicable regulations. No system-wide deficiencies have been identified that would preclude development of Housing Element sites.

Transportation and Circulation
The City's roadway network, including arterial and collector facilities, provides adequate capacity to support projected residential growth. Planned regional improvements, including those associated with the Cross-Valley Corridor, will further enhance connectivity and system performance. Project-level traffic impacts will be addressed through standard development review processes and mitigation measures, as required.

Other Utilities and Infrastructure
Electric, natural gas, and telecommunications infrastructure are available to serve identified housing sites. Recent investments in broadband infrastructure within Kings County, including areas within the City of Lemoore, will support current and future residential development.

Infrastructure Availability for Housing Sites
The City has evaluated each site included in the Housing Element inventory and determined that:

- Infrastructure is **available and accessible** to support development, or
- Infrastructure **can be extended or improved without unreasonable cost or delay**, consistent with Government Code Section 65583.2(b)(5)

No infrastructure constraints have been identified that would preclude the development of sites identified to accommodate the City's RHNA, including sites designated for lower-income households.

Conclusion
Based on the analysis summarized above and detailed in the Housing Element, it is our professional determination that: **Adequate infrastructure capacity exists, or will be provided, to support the development of the City's Housing Element sites within the 2024–2032 planning period, and infrastructure will not constitute a constraint to achieving the City's RHNA.**

The City of Lemoore is committed to ensuring that infrastructure capacity is maintained and expanded as necessary to support residential development and to comply with all applicable State housing laws. Should you have any questions or require additional documentation, please do not hesitate to contact us.

Sincerely,

Estevan Benavides
Public Works Director
City of Lemoore