

# **2009 – 2014 HOUSING ELEMENT**

**Kings County  
City of Avenal  
City of Corcoran  
City of Hanford  
City of Lemoore**

**June 2010**



## Acknowledgements

The 2009-2014 Kings County Housing Element update is a cooperative effort of Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore. Coordination and administrative support was generously provided by the Kings County Association of Governments.

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# *Chapter 1. Introduction*

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## **A. Planning Context**

Kings County is located within the agriculturally rich San Joaquin Valley, with 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 from Fresno County. 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. Now referred to as the Tulare Lake Basin, this area is extensively used for agricultural crop production.

Kings County is comprised of four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance, approximately 155,000 people lived in Kings County as of January 2009, with approximately 19,400 of those housed within the state prisons and Naval Air Station Lemoore. The Lemoore Naval Air Station houses over 7,300 naval personnel and dependents in approximately 1,600 housing units, while the Santa Rosa Rancheria is home to about 500 Tachi Yokut Indians on 1,535 acres of tribal land.

Access through the County and to other major outside destinations is provided by a network of highways and railroads. While Interstate 5 and State Route 99 provide routes to the Los Angeles and San Francisco Bay metropolitan areas, State Route 41 connects the valley with the Central Coast and Yosemite National Park. State Route 198 provides access to Sequoia National Park. The Burlington Northern Santa Fe Railroad connects Kings County to Sacramento and Bakersfield while the San Joaquin Valley Railroad connects to Huron to the west and Visalia and Porterville to the east. The County's transportation network has played a key role in its economic development. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture. While dairy products are the County's leading commodity, the agricultural industry is diversified with cotton, cattle, field crops, seeds, fruit & nuts, vegetables, apiary products, livestock & poultry, and other related products also having a significant presence.

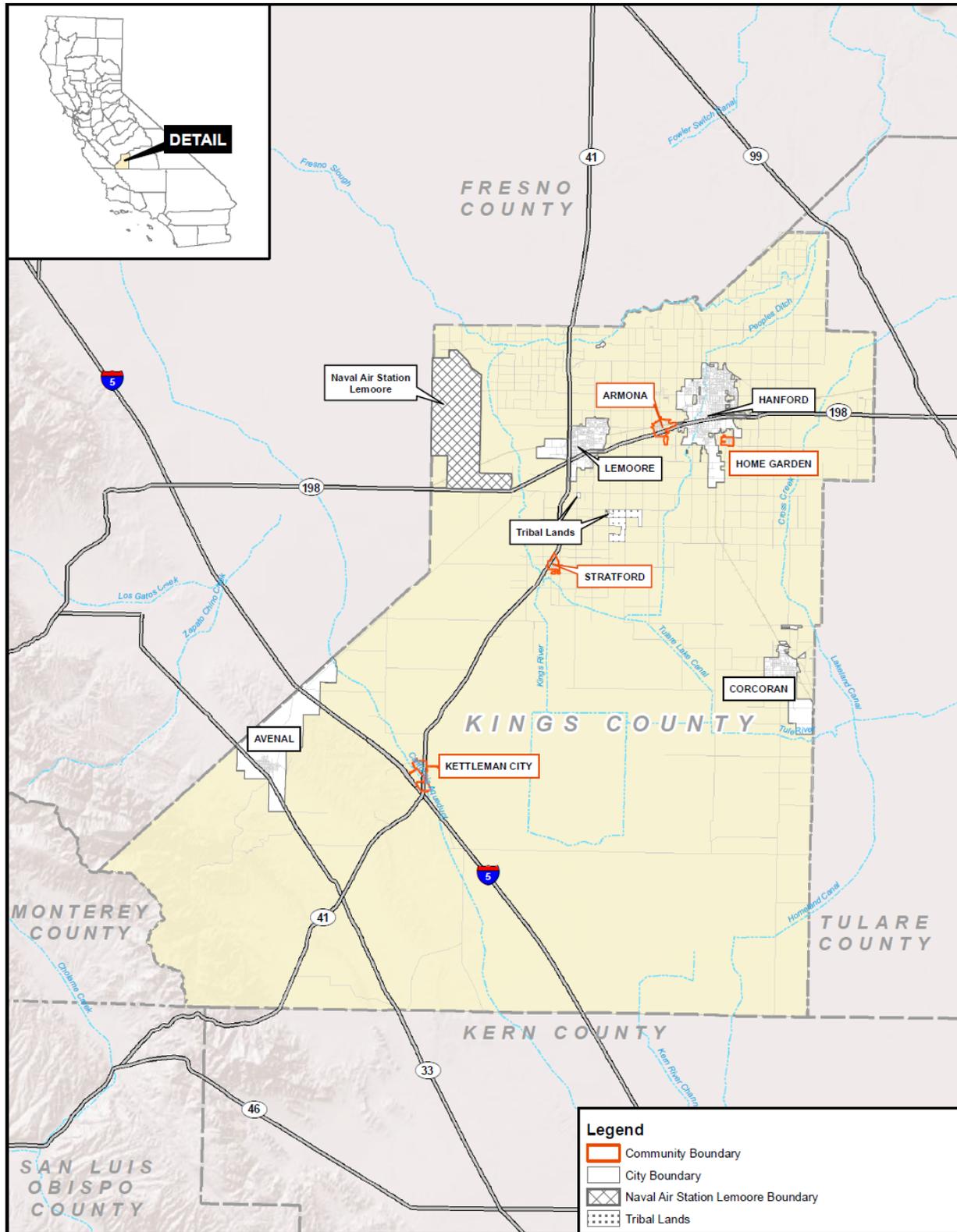


Figure 1 – Regional Location Map

## **B. Methodology**

### **1. Purpose and Statutory Authority**

The Housing Element is mandated by §§65580-65589 of the California *Government Code*. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing. To that end, state law requires that the housing element:

- Identify adequate sites to facilitate and encourage the development, maintenance and improvement of housing for households of all economic levels, including persons with special needs;
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing;
- Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserve lower-income publicly-assisted housing developments within each community.

The Housing Element is organized into the following major sections:

- Analysis of the demographic, housing, and special needs characteristics and trends in Kings County jurisdictions (Chapter 2).
- Analysis of land, financial, and organizational resources available to address the housing goals in Kings County (Chapter 3).
- Review of potential market, governmental, and environmental constraints that affect Kings County jurisdictions' ability to address their housing needs (Chapter 4).
- The Housing Plan to address identified housing needs, including housing goals, policies and programs (Chapter 5).
- Evaluation of each jurisdiction's accomplishments toward meeting the goals and objectives set forth in the previous Housing Element (Appendix A).
- A detailed land inventory of suitable sites for housing development (Appendix B).

### 2. Framework for the Joint Kings County Housing Element

In California, it is typical for each city or county to prepare and maintain its own general plan and housing element. However, in Kings County the four cities and the County have chosen to collectively prepare a joint Countywide housing element with administrative support from the Kings County Association of Governments (KCAG). While unusual, this collaborative approach to the housing element has a number of advantages, including the following:

- Over the past several decades, the trend in dealing with complex public policy issues has been toward a regional approach to problem-solving. Existing housing element law embodies this principle through the regional housing needs allocation (RHNA) process. Perhaps the most recent and far-reaching example of this regional approach is Senate Bill 375, the landmark global warming legislation. SB 375 establishes a framework for regional planning and “Sustainable Communities Strategies” intended to reduce greenhouse gas emissions through land use, housing and transportation policies.
- Housing markets are regional in nature and do not stop at jurisdictional boundaries. Coordinated regional strategies offer the potential to be more effective in addressing housing needs than when each jurisdiction operates individually.
- In difficult economic times such as these, economies of scale accruing from shared resources can result in significant cost savings to jurisdictions that jointly prepare housing elements.

### 3. Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2000 decennial Census was used as the primary source of demographic information. However, other sources supplemented the Census data where available and relevant, including the following:

- Housing conditions surveys conducted by the jurisdictions;
- Population and housing data from the California Department of Finance (DOF);
- Employment data from the California Employment Development Department (EDD);
- Local economic data from the Kings County Economic Development Corporation;
- Housing market data from the Kings County Board of Realtors;
- Population and housing characteristics from Naval Air Station Lemoore;
- Point-in-time homeless data provided by Kings/Tulare Continuum of Care;
- Land use data based on the general plans and zoning ordinances of each jurisdiction; and
- Regional housing needs information prepared by the Kings County Association of Governments.

#### 4. Relationship to the General Plans

State law requires that the Housing Element be consistent with other elements of jurisdictions' general plans. Policies and programs set forth in this Housing Element are consistent with policies and programs in other elements of the respective general plans. However, if during the implementation of this Housing Element any inconsistencies with other portions of the General Plans are identified, appropriate amendments to maintain internal consistency will be proposed. For example, Government Code Sec. 65302.1 requires jurisdictions within the San Joaquin Valley to include in appropriate elements of the General Plan analysis, policies and feasible implementation measures to improve air quality. This Housing Element supports this provision of state law through its identification of sites for development of a variety of housing types in appropriate locations consistent with the regional growth forecast, regional housing needs plan, and regional transportation plans.

Recent changes to Government Code Sec. 65302 require amendments to the Safety and Conservation elements to include analysis and policies regarding flood hazard and management information upon the next revision of the Housing Element after January 1, 2009. If necessary, amendments to this Housing Element will be processed concurrently in order to maintain consistency between elements.

### C. Community Involvement

State law requires local governments to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element. To that end, each jurisdiction has provided opportunities for residents, interested parties, and local officials to participate in the update process and offer recommendations regarding housing needs and strategies to address those needs.

The public participation process for this 2009-2014 Housing Element involved four major stages:

1. Public workshops and meetings in each of the four cities and the unincorporated County during the preparation of the Draft Housing Element;
2. Publication of the Draft Housing Element and subsequent review by the California Department of Housing and Community Development (HCD);
3. Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element;
4. Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Kings County prior to adoption of the final Housing Element.

For details regarding the public meetings and hearings, as well as a summary of issues raised during the update process, please refer to Appendix C.



# Chapter 2. Housing Needs Assessment

The availability of decent and affordable housing for residents is an important housing goal. To accomplish this goal, a comprehensive assessment of housing needs provides the basis for developing responsive policies and programs. This chapter presents and analyzes demographic, economic, and housing characteristics and their impact upon housing needs in the cities of Avenal, Corcoran, Hanford, and Lemoore and unincorporated Kings County. The Housing Plan (Chapter 5) provides the policies and strategies to address identified housing needs.



## A. Population and Household Characteristics

Housing needs in Kings County 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.

### 1. Population Trends

Kings County is comprised of four incorporated cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance, Kings County had a total population of 154,743 in 2009; however, approximately 15% of that is represented by persons in group quarters (primarily the state prisons at Avenal and Corcoran). Since 1990,

Kings County's non-institutional population has increased by nearly 50%, as shown in Table 2-1.

**Table 2-1  
Kings County Population Growth, 1990-2009**

Jurisdiction	Total Population			Group Quarters <sup>1</sup>	Growth 1990-2009 <sup>2</sup>	
	Non-Group Quarters				Total	%
	1990	2000	2009			
Avenal	5,505	7,973	9,108	6,763	3,603	65%
Corcoran	8,309	9,539	13,067	12,826	4,758	57%
Hanford	29,927	40,839	51,839	848	21,912	73%
Lemoore	13,606	19,710	24,816	2	11,210	82%
Unincorporated	32,122	31,271	33,354	2,120	1,232	4%
<b>Kings County</b>	<b>89,469</b>	<b>109,332</b>	<b>132,184</b>	<b>22,559</b>	<b>42,715</b>	<b>48%</b>

Notes:

1. Group quarters in 2009 ( includes Avenal and Corcoran State Prisons and Naval Air Station Lemoore)

2. Excluding group quarters population

Sources: 1990 and 2000 Census; Cal. Dept. of Finance, E5 & E8 Population & Housing Estimates, May 2009

## Chapter 2. Housing Needs Assessment

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During the past two decades, the cities have received most of the growth. Hanford and Lemoore showed the highest growth, both in number of persons and percentage increase, although the populations of Avenal and Corcoran also more than doubled during this period.

According to the California Department of Finance (DOF)<sup>1</sup>, Kings County population is projected to reach 250,000 by the year 2030, a gain of more than 60% over 2009 levels. Unlike previous decades, however, the majority of population growth will be due to non-institutional population growth.

### 2. Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Coupled with housing prices, the homeownership rate is related to householder age. Homeownership rates tend to increase with the age and income of the householder. Countywide in 2000, 87% of all householders aged 65 and older, 75% of households between age 55 and 64, and 67% of householders 45 to 54 owned a home. In contrast, approximately 55% of householders aged 34 to 64 and only 29% of householders aged 34 years and younger owned a home.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34-64) may already be homeowners, are usually in the prime earning power of their careers, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

As shown in Table 2-2, Avenal and Lemoore had the highest percent of younger householders (age 15-34). Each community in the County had approximately the same percentage of middle-age householders (34-64 years). Corcoran, Hanford, and the unincorporated County areas had the highest percentage of seniors. While the large

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**Table 2-2**  
**Age Characteristics of Householders**

Jurisdiction	Number of Householders	Percentage of Householders by Age Group				
		15-34	34-44	45-54	55-64	65+
Avenal	1,928	32%	27%	18%	10%	12%
Corcoran	2,769	25%	25%	19%	13%	18%
Hanford	13,931	26%	24%	19%	12%	19%
Lemoore	6,450	32%	27%	19%	10%	12%
Unincorporated	9,340	28%	24%	18%	13%	18%
Kings County	34,418	28%	25%	19%	12%	17%

Source: 2000 Census

percentage of householders between 15 and 34 years old suggests continued demand for new entry-level housing, the aging of the baby boom generation combined with longer life expectancies will result in a dramatic increase in the number of senior citizens in the coming decade.

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<sup>1</sup> California, Department of Finance, Population Projections for California and Its Counties 2000-2050, 2007.

### 3. Race and Ethnicity

As shown in Table 2-3, the largest racial/ethnic groups in Kings County in 2000 were Hispanics (44%) and Non-Hispanic Whites (43%). Asian, African American and other groups together comprised about 13% of the County total.

Race/ethnic composition of residents varied considerably among Kings County jurisdictions. In Avenal and Corcoran, Hispanics comprised the majority of residents, at 84% and 72%, respectively. Non-Hispanic Whites comprised the largest group in Hanford (50%), Lemoore (49%) and the unincorporated communities (46%).

**Table 2-3  
Race and Ethnicity**

Jurisdiction	Non-Prison Population	Race/Ethnicity of Population				
		Non-Hispanic White	Hispanic	African American	Asian	Other
Avenal	8,113	13%	84%	1%	<1%	2%
Corcoran	9,522	22%	72%	3%	<1%	<1%
Hanford	41,686	50%	39%	5%	3%	4%
Lemoore	19,712	49%	31%	7%	8%	5%
Unincorporated	38,931	46%	41%	4%	3%	5%
Kings County	111,587	43%	44%	5%	4%	4%

Source: 2000 Census

### 4. Household Type and Size

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 persons generally occupy smaller apartments or condominiums. Single-person households may include seniors living alone or young adults.

Table 2-4 displays household composition by community as reported by the 2000 Census. Families comprised nearly 80% of all households within Kings County. Avenal had the highest proportion of families (85.1%), followed by the unincorporated County areas (83.6%) and Corcoran (80.5%).

Countywide, the proportion of single households was approximately 17%. However, the percentage of single households varied by location. The cities of Hanford (20.5%) and Lemoore (17.4%) had the highest percentage of single-person households. "Other" households, which include unrelated people living together, comprised about 5% of all households in the County.

As noted earlier, Kings County has a significant population of people living in group quarters who are not counted as households. Avenal and Corcoran State Prisons are counted in the total population figures, but are not counted as households. The same is true for persons living on-base at Naval Air Station Lemoore.

**Table 2-4  
Household Characteristics**

Jurisdiction	Households	Average Size	Percentage of Households		
			Families	Singles	All Other
Avenal	1,928	4.14	85.1%	11.3%	3.6%
Corcoran	2,769	3.44	80.5%	15.9%	3.5%
Hanford	13,931	2.93	74.5%	20.5%	4.9%
Lemoore	6,450	3.06	76.4%	17.4%	6.2%
Unincorporated	9,340	3.35	83.6%	12.8%	5.1%
Kings County	34,418	3.18	78.4%	16.9%	4.6%

Source: 2000 Census

**a. Overcrowding**

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens; and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing.

Table 2-5 details the percentage of households that live in overcrowded situations. With an average of 41%, Avenal had the highest overcrowding rate Countywide. At 25%, Corcoran also had a high prevalence of overcrowding living situations. Hanford and Lemoore had the lowest overcrowding rates (12%) of all jurisdictions in the County.

**Table 2-5  
Housing Overcrowding by Tenure**

Jurisdiction	Overcrowded Renters		Overcrowded Owners		% of All Households Overcrowded
	No. of Households	% of All Renters	No. of Households	% of All Owners	
Avenal	949	45.4%	987	37.5%	41%
Corcoran	1,164	30.2%	1,558	20.5%	25%
Hanford	5,661	17.4%	8,252	7.5%	12%
Lemoore	2,987	16.7%	3,466	7.4%	12%
Unincorporated	4,407	21.7%	4,987	11.9%	16%
Kings County	15,168	21.2%	19,250	11.2%	16%

Source: 2000 Census

## 5. Household Income

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Kings County. 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. Table 2-6 shows the median household income of each community as reported in the 2000 Census.

**Table 2-6  
Median Household Income**

Jurisdiction	Median Household Income	% of County
Avenal	\$ 29,710	83%
Corcoran	\$ 30,783	86%
Hanford	\$ 37,582	105%
Lemoore	\$ 40,314	113%
Unincorporated	N/A	N/A
Kings County	\$ 35,749	---

Source: 2000 Census

The median household income for the entire County was reported as \$36,000. Hanford and Lemoore had the highest median household incomes at approximately \$37,600 and \$40,300, respectively. This is likely due to the larger proportion of these cities' workforces with "white-collar" jobs.

Avenal and Corcoran had median households below the County average, at \$29,700 and \$30,800, respectively. In both communities, a larger proportion of the workforce held "blue-collar" jobs such as farming, construction, extraction, manufacturing, production, transportation, and material moving.

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 State of California 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 2-7 estimates the number of households within each income category in each jurisdiction as reported in HUD CHAS data based on the 2000 Census. In comparison to other cities, Avenal and Corcoran had the highest percentage of extremely-low-, very-low- and low-income households, comprising 54% and 52% of their households, respectively. Countywide, 43% of all households had extremely-low, very-low and low incomes. Hanford and Lemoore had the highest proportion of residents with moderate and above-moderate incomes.

In 2006 state law was amended (Assembly Bill 2634) to add the Extremely-Low-Income category to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. Further discussion of housing costs and affordability, as well as housing growth needs by income category is provided later in this chapter.

**Table 2-7  
Household Income Distribution**

Jurisdiction	Income Distribution							
	Ex. Low	%	V. Low	%	Low	%	Mod/ Above Mod.	%
Avenal	251	13%	359	19%	411	22%	840	45%
Corcoran	454	17%	381	14%	552	21%	1,290	48%
Hanford	1,416	10%	1,822	13%	2,414	17%	8,254	59%
Lemoore	606	9%	633	10%	1,088	17%	4,150	64%
Unincorporated	1,082	11%	1,347	14%	2,072	22%	4,970	52%
Kings County	3,809	11%	4,542	13%	6,537	19%	19,504	57%

Source: HUD/CHAS based on 2000 Census

**a. Housing Overpayment**

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

As shown in Table 2-8, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the 2000 Census). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. Few households with moderate and above-moderate incomes faced overpayment – often less than 10% of households.

**Table 2-8  
Housing Overpayment by Tenure**

Jurisdiction/ Income Category	Renter Households		Owner Households	
	Households	Percent Overpaying	Households	Percent Overpaying
<b>Avenal</b>				
Ex. Low	190	80.5%	61	68.9%
Very Low	237	67.9%	122	62.3%
Low	177	21.5%	234	22.6%
Moderate & Above	306	None	534	6.6%
Totals	910	38.7%	951	21.7%
<b>Corcoran</b>				
Ex. Low	320	79.1%	134	75.8%
Very Low	175	58.9%	206	57.5%
Low	240	19.6%	312	25.4%
Moderate & Above	403	3.7%	887	8.8%
Totals	1,138	36.7%	1,539	25.9%
<b>Hanford</b>				
Ex. Low	1,098	80.5%	318	63.8%
Very Low	1,234	75.0%	588	52.6%
Low	1,287	40.6%	1,127	52.6%
Moderate & Above	2,048	4.8%	6,206	12.1%
Totals	5,667	42.9%	8,239	22.5%
<b>Lemoore</b>				
Ex. Low	509	69.5%	97	79.4%
Very Low	455	77.1%	178	52.8%
Low	657	32.4%	431	60.6%
Moderate & Above	1,355	7.7%	2,750	14.5%
Totals	2,976	34.4%	3,456	24.1%
<b>Kings County</b>				
Ex. Low	2,764	76.2%	1,045	71.9%
Very Low	2,926	63.0%	1,616	50.2%
Low	3,680	26.6%	2,857	45.1%
Moderate & Above	5,778	4.4%	13,726	12.4%
Totals	15,148	34.2%	19,244	23.7%

Source: HUD/CHAS based on 2000 Census ([http://socds.huduser.org/chas/CHAS\\_java.odt](http://socds.huduser.org/chas/CHAS_java.odt))

## B. Employment Trends

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 affects housing demand. This section describes the economic and employment patterns in Kings County and how these patterns influence housing needs.

## 1. Employment by Industry

Kings County supports a diversified economy as shown in Table 2-9. Government represents the largest sector (due in large part to state prisons) and provided 31% of all jobs in the County as of 2004. Farm employment represented 16% of jobs, while related food processing employment represented an additional 6%. Retail trade comprised 9% of jobs while education and health services (excluding public schools) comprised 8%.

**Table 2-9  
Industry Employment Projections 2004-2014, Kings County**

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2004	2014	Workers	Percent
	Total Employment	43,400	50,500	7,100	16.4
	Self Employment (A)	3,100	3,300	200	6.5
	Unpaid Family Workers (B)	200	200	0	0.0
11	Total Farm	7,100	8,100	1,000	14.1
	Total Nonfarm	32,900	38,900	6,000	18.2
1133,21,23	Natural Resources, Mining, & Const.	1,200	1,500	300	25.0
31-33	Manufacturing	3,800	4,200	400	10.5
	Durable Goods	600	700	100	16.7
	Nondurable Goods	3,300	3,500	200	6.1
	Food Beverage and Tobacco Mfg	2,800	3,000	200	7.1
	Residual-Textile Mills	500	500	0	0.0
22,42-49	Trade, Transportation, and Utilities	5,000	6,400	1,400	28.0
42	Wholesale Trade	700	800	100	14.3
44-45	Retail Trade	3,700	4,700	1,000	27.0
445	Food and Beverage Stores	900	1,000	100	11.1
452	General Merchandise Stores	1,000	1,400	400	40.0
	Residual-Miscellaneous Store Retailers	1,900	2,300	400	21.1
22,48-49	Transportation, Warehousing & Utilities	700	900	200	28.6
51	Information	300	400	100	33.3
52-53	Financial Activities	1,200	1,300	100	8.3
52	Finance and Insurance	600	700	100	16.7
53	Real Estate and Rental and Leasing	600	600	0	0.0
54-56	Professional and Business Services	1,300	1,500	200	15.4
61-62	Education and Health Services	3,300	4,200	900	27.3
71-72	Leisure and Hospitality	2,500	3,200	700	28.0
81	Other Services (excluding private household workers)	600	800	200	33.3
	Government	13,600	15,400	1,800	13.2
	Federal Government*	1,000	1,000	0	0.0
	State Government	5,400	5,500	100	1.9
	Local Government	7,200	8,900	1,700	23.6

Source: California Employment Development Department, March 2005 Benchmark

\*Does not include military personnel

Note: Industry detail may not add up to totals due to independent rounding.

The California Employment Development Department's job growth forecast for 2004-2014 estimated an increase in 7,100 new jobs during this 10-year period, or 16.4%. The industries estimated to gain the largest number of new jobs during this period are local government (1,700

jobs), trade/transportation/utilities (1,400 jobs), agriculture (1,000 jobs), retail trade (1,000 jobs), and education/health services (900 jobs). It should be noted, however, that this forecast was prepared before the onset of the current recession in 2007. As in many counties in the Central Valley, unemployment has risen significantly in Kings County. According to the most recent report from the Bureau of Labor Statistics<sup>2</sup> (June 2009) the unemployment rate in Kings County rose to 15.3% in April 2009, up from 10.0% the previous year.

Table 2-10 summarizes the major employers for the cities of Kings County. Given the rural nature of the unincorporated communities, employment and economic activity is concentrated in the cities.

## 2. Occupations Held by Residents

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can thus provide insight into present housing needs. Table 2-11 describes the number and type of jobs held by residents in each community in 2000.

In Hanford and Lemoore, a higher proportion of residents held managerial, business or financial related employment. These types of “white-collar” jobs typically pay higher salaries and thus allow residents to afford a greater choice of housing opportunities. However, service occupations, sales/office positions, and “blue-collar” positions typically pay relatively lower wages. Residents in these occupations have more limited ability to afford housing and, in some cases, are in the greatest need of affordable housing and assistance.

According to the 2000 Census, a significantly larger percentage of Hanford and Lemoore residents held “white-collar” jobs, and a relatively smaller percentage held “blue-collar” jobs. Few workers in either city held agricultural jobs. As a result, the median household incomes of Hanford and Lemoore residents were the highest in the County. By the same token, the high prevalence of “blue-collar” and agricultural jobs held by residents in Avenal and Corcoran was responsible for a lower median household income.

**Table 2-10  
Major Employers**

City	Major Employers	Number of Employees
Avenal	Avenal State Prison	1,300
	Paramount Farms	600
	Reef Sunset USD	306
Corcoran	Corcoran Prisons	2,940
	JG Boswell Co.	375
	Corcoran USD	389
	Corcoran Hospital	103
Hanford	Adventist Health	857
	Del Monte Food	435
	Marquez Bro. Cheese	1,500
	Exopack	306
	Kings County	1,041
	Hanford Joint Union	740
	Hanford Elementary SD	520
The Sentinel	220	
Lemoore	NAS (military)	7,500
	NAS (civilian)	1,400*
	Leprino Foods	670
	S K Foods	300 (seasonal) 50 (year-round)
	Palace Casino	800

\*Excludes military personnel (civilian employees only)  
Source: Kings County Economic Development Corporation.  
2009

<sup>2</sup> U.S. Dept. of Labor, Bureau of Labor Statistics, News Release, June 3, 2009.

**Table 2-11  
Occupations Held by Civilians**

Jurisdiction	Avenal	Corcoran	Hanford	Lemoore	Unincorp.	Kings County
Management, business, and financial	5%	6%	10%	9%	13%	10%
Professional and related occupations	9%	12%	20%	18%	11%	16%
Service occupations	15%	18%	22%	22%	16%	20%
Sales and office occupations	16%	18%	23%	26%	23%	23%
Farming, fishing, and forestry occupations	33%	13%	4%	4%	14%	9%
Construction, extraction, and maintenance	9%	9%	8%	8%	10%	9%
Production, transport., material moving	14%	22%	13%	12%	13%	14%

Source: 2000 Census

### 3. Jobs-Housing Balance

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.

Table 2-12 summarizes commuting patterns of residents in Kings County. Countywide, 33% of residents lived and worked in the same community, 46% lived in the County but not in the jurisdiction where employed, and 21% worked outside the County. In contrast, 50% of the workforce of Corcoran and Hanford lived in their community. This residency-workplace balance was by far the highest of the jurisdictions in Kings County.

In contrast, only 24% of Avenal’s residents and 30% of Lemoore’s residents worked and lived in their communities. The difference was attributable to a variety of reasons. For instance, only 8% of the employees at Avenal State Prison lived in Avenal, while 40% lived in Hanford and Lemoore. Avenal also had a significant number of agricultural employees working outside the city. Many Lemoore residents also worked outside the community at the neighboring Naval Air Station Lemoore.

**Table 2-12  
Commuting Patterns in Kings County**

Jurisdiction	Workers 16 years and older	Place of Work		
		Place of Residence	Elsewhere in County	Outside County
Avenal	2,478	24%	21%	55%
Corcoran	2,902	50%	35%	15%
Hanford	16,067	51%	31%	18%
Lemoore	8,218	30%	50%	20%
Unincorporated	12,279	11%	70%	19%
<b>Kings County</b>	<b>41,944</b>	<b>33%</b>	<b>46%</b>	<b>21%</b>

Source: 2000 Census

Table includes all employment in civilian and military service

As noted above, the creation of jobs within a particular community does not necessarily increase the demand for housing in that community since employees may choose to live in another area for a variety of reasons.

## C. Housing Characteristics

This section describes the housing characteristics and conditions that affect housing needs in Kings County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost and affordability.



### 1. Housing Type

The California Department of Finance (DOF) provides annual estimates of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF estimated that Kings County had a total of 42,484 housing units in 2009, representing a growth of 5,921 new units (16%) Countywide since 2000. As is typical in small towns and rural areas, the majority of housing stock in all jurisdictions is comprised of single-family detached houses. Single-family attached (condominium) units represent just 6% of all units Countywide. Meanwhile, approximately 18% of the County’s housing stock consisted of multi-family projects, such as apartments and townhomes. The remaining 5% of housing units in Kings County were mobile and manufactured homes.

As shown in Table 2-13, Hanford and Corcoran had the highest proportion of single-family homes, while Avenal and Lemoore had the highest percentage of multi-family units. Unincorporated areas had the highest percentage of mobile homes.

**Table 2-13  
Housing Units by Type**

Jurisdictions	Housing Units	Percent of Housing by Type				
		Single-Family Detached	Single Family Attached	Multi-Family (2-4 units)	Multi-Family (5+ units)	Mobile homes
Avenal	2,265	67%	2%	14%	13%	4%
Corcoran	3,981	74%	5%	9%	8%	4%
Hanford	17,981	73%	5%	9%	12%	2%
Lemoore	8,266	67%	2%	7%	20%	4%
Unincorporated	9,991	69%	14%	2%	1%	13%
<b>Kings County</b>	<b>42,484</b>	<b>71%</b>	<b>6%</b>	<b>7%</b>	<b>11%</b>	<b>5%</b>

Source: California Department of Finance, E-5 Report, May 2009

## 2. Housing Tenure and Vacancies

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a lower turnover rate than rental housing. The vacancy rate also indicates the match between the demand and supply of housing. Table 2-14 details housing tenure and vacancies in Kings County and incorporated communities according to the 2000 Census.

Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be 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 2-14**  
**Household Tenure and Vacancy Rates**

Jurisdiction	Housing Units	For-Sale Units		Rental Units	
		Percent Owners	Vacancy Rate	Percent Renters	Vacancy Rate
Avenal	2,061	51%	3.1%	49%	5.2%
Corcoran	3,016	57%	1.6%	43%	9.1%
Hanford	14,721	59%	2.1%	41%	6.0%
Lemoore	6,823	55%	1.8%	45%	6.9%
Unincorporated	9,945	50%	1.1%	50%	3.3%
<b>Kings County</b>	36,563	56%	1.8%	44%	5.6%

Source: 2000 Census

According to the 2000 Census, the housing vacancy rate in Kings County totaled 1.8% among for-sale units and 5.6% for rental units. However, the vacancy rate varied among communities. Corcoran had the highest rental vacancy rate at 9.1% yet the lowest vacancy rate among for-sale units at 1.6%. Avenal had the highest vacancy rates among for-sale units (3.1%). Meanwhile, the unincorporated areas had the lowest rental and for-sale vacancy rates overall.

All jurisdictions reported that more than 50% of households owned a home. Hanford and Corcoran had the highest homeownership rates, an expected pattern due to the higher percentage of single-family residences in those communities.

## 3. Housing Conditions

Housing conditions are an important indicator of quality of life in Kings County communities. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. Shown in Table 2-15, the 2000 Census reported that 60% of all housing in Kings County has been built since 1970, reflecting

the significant housing growth in recent decades. Approximately 27% of the homes Countywide were 30 to 50 years old, while 13% of the homes exceeded 50 years of age.

Most homes require increased maintenance after 30 years. Common repairs include a new roof, painting, plumbing, appliances and fixtures. Lemoore reported the newest housing stock with a median housing age of just 23 years. Avenal and the unincorporated areas had the highest percentage of housing that was more than 50 years old.

Homes older than 50 years often require more substantial repairs (e.g., new siding, plumbing, or upgrades to electrical systems) in order to maintain the useful life and quality of the structure. Moreover, lead-based paint hazards are also more common in homes built before 1978 and particularly for homes built more than 50 years ago.

**Table 2-15**  
**Age of Housing Stock**

Jurisdiction	Housing Units	Median Age	Age Distribution		
			Less than 30 years	30 to 50 years	50 or more years
Avenal	2,061	1974	56%	26%	18%
Corcoran	3,016	1971	51%	33%	16%
Hanford	14,721	1978	64%	25%	11%
Lemoore	6,823	1980	72%	22%	6%
Unincorporated	9,945	N/A	48%	32%	19%
<b>Kings County</b>	<b>36,563</b>	<b>1980</b>	<b>60%</b>	<b>27%</b>	<b>13%</b>

Source: 2000 Census

As part of the 2009-2014 Housing Element update process, each jurisdiction in Kings County conducted a comprehensive survey of housing conditions within their community. The surveys were based upon criteria developed by the California Department of Housing and Community Development. Housing was classified according to five categories – sound, minor repair, moderate repair, substantial repair, or dilapidated. Table 2-16 summarizes the results of these housing conditions surveys.

Lemoore found the fewest problems, with 82% of the housing stock reported in sound condition. This is not surprising since Lemoore also has the newest housing stock. Hanford reported over three-quarters of its housing stock in sound condition. Avenal and Corcoran reported the highest proportions of structures with problems. In Avenal, 42% were in need of repair (minor, moderate or substantial) and 9% were considered dilapidated. In Corcoran, 55% of homes required repairs and 8% were dilapidated.

The housing plans for each of the jurisdictions include programs to improve housing conditions. These programs provide grants or loans to assist low- and moderate-income households with housing repairs and rehabilitation.

**Table 2-16  
Housing Conditions**

Jurisdiction	Housing Conditions				
	Sound	Minor Repair	Moderate Repair	Substantial Repair	Dilapidated
Avenal	49%	7%	22%	13%	9%
Corcoran	37%	18%	28%	9%	8%
Hanford	73%	19%	8%	<1%	<1%
Lemoore	82%	15%	3%	<1%	<1%
Unincorporated Community Districts and Public Utility District	<1%	24%	47%	15%	14%

Source: Housing Conditions Reports for individual jurisdictions (2008-09)

#### 4. Housing Affordability

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above-moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development<sup>3</sup>, housing is considered “affordable” if the monthly housing cost is no more than 30% of a household’s gross income.

Table 2-17 shows current (2009) affordable rent levels and estimated affordable purchase prices for jurisdictions in Kings County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$419, while the maximum affordable rent for very-low-income households is \$698. The maximum affordable rent for low-income households is \$1,116, while the maximum for moderate-income households is \$1,674. Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table 2-17 have been estimated based on typical conditions in Kings County.

**Table 2-17  
Income Categories and Affordable Housing Costs**

2009 County Median Income = \$55,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$16,750	\$419	\$70,000
Very Low (31-50%)	\$27,900	\$698	\$115,000
Low (51-80%)	\$44,650	\$1,116	\$180,000
Moderate (81-120%)	\$66,950	\$1,674	\$275,000
Above moderate (120%+)	\$66,950+	\$1,674+	\$275,000+

Assumptions:

- Based on a family of 4
- 30% of gross income for rent or PITI
- 10% down payment, 5.5% interest, 1.25% taxes and insurance

Source: Cal. HCD; Conexus

<sup>3</sup> HCD memo of 4/2/2009 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k9.pdf>)

**a. Housing Prices**

According to the Kings County Board of Realtors, median sales prices for single-family detached homes in Kings County during 2008 and the first quarter of 2009 ranged from \$106,000 in Corcoran to \$219,000 in Lemoore (Table 2-18). Hanford and Lemoore, the largest cities, also had the highest median prices. Sales prices at recent new home developments (Table 2-19) ranged from \$190,000 in Avenal to \$334,000 in Lemoore. Comparing these



**Copper Valley - Hanford**

home sales prices with the affordability categories shown in Table 2-17 above shows that a significant portion of single-family detached homes were priced within the low-income range, with many homes affordable to very-low-income households, particularly in Avenal, Corcoran and unincorporated areas. Most new homes were sold at prices affordable to moderate-income households. In Avenal, some new homes were affordable to larger low-income families.

**Table 2-18  
Single-Family Home Sales Price Distribution, 2008–09**

Price Range	Avenal	Corcoran	Hanford	Lemoore	Unincorporated
Under \$100,000	5	18	17	3	7
\$100,000 - \$124,999	0	5	30	3	4
\$125,000 - \$149,999	1	6	44	11	3
\$150,000 - \$174,999	4	7	58	23	10
\$175,000 - \$199,999	3	2	82	33	7
\$200,000 - \$224,999	0	0	49	45	4
\$225,000 - \$249,999	0	0	62	50	0
\$250,000 - \$274,999	0	1	25	23	0
\$275,000 - \$299,999	0	0	25	10	0
\$300,000 - \$324,999	0	0	25	8	0
\$325,000 - \$349,999	0	0	15	7	0
\$350,000+	0	0	15	2	0
Median	\$132,000	\$106,000	\$195,000	\$219,000	\$149,000

January 2008 – March 2009

Source: Kings County Board of Realtors, 4/2009

## Chapter 2. Housing Needs Assessment

Recent new home developments (Table 2-19) had sales prices ranging \$190,000 in Avenal to \$334,000 in Lemoore. Comparing these new home sales prices with the affordability categories shown in Table 2-17 above shows that most new single-family detached homes were priced within the moderate-income range. Real estate listings for recently built single-family homes (Table 2-20) show that most asking prices are in the moderate-income range of \$170,000 to \$275,000, with a few homes priced in the low-income range in Avenal, Corcoran and the unincorporated areas of the County. A few homes in Hanford and Lemoore have asking prices in the above-moderate category.



**Larkspur - Corcoran**

**Table 2-19**  
**Kings County New Home Prices 2008-2009**

Jurisdiction	Project/Builder	Price Range	Income Category
Avenal	Panda Koala Homes	\$190,000 – \$235,000	Moderate
Corcoran	Larkspur/K. Hovnanian	\$160,000 - \$213,000	Low/Moderate
Hanford	Villas at Copper Valley/Centex	\$204,000 – \$240,000	Moderate
Lemoore	Liberty/Lennar	\$229,000 - \$334,000	Moderate/Above
Lemoore	The Landing/Thorson-Flatley	\$289,000 - \$329,000	Above
Unincorporated	Aster Circle/Spradling Construction	\$161,000 - \$195,000	Low/Moderate

Source: Conexus, 2009

A relatively small but important component of the housing market is represented by mobile homes. As of 2009, Kings County had more than 2,100 mobile homes, located primarily in unincorporated, rural areas. According to the 2000 Census, senior households owned approximately one-half of the mobile homes. Typical sales prices for new mobile homes range from approximately \$24,000 for a small (600 to 800 square feet) single-wide economy model to \$72,000 or more for a large (1,800 to 1,900 square feet) double/triple wide model<sup>4</sup>, and represent an affordable homeownership option for many households.

<sup>4</sup> Source: <http://www.mh-quote.com>, 6/2009

C. Housing Characteristics

**Table 2-20  
Kings County New Home Listings 2009**

Area (ZIP Code)	Type	Price	Income Category	Year Built	Size	Bdrms.	Baths	Lot Size	Developer/Broker
<b>Avenal (93204)*</b>									
400 N First Avenue	SFD	219,000		2005	1,574	3	2.5	5,227	Fernandez Real Estate
1029 East Fresno St	SFD	180,000		2004	1,239	4	2	7,013	Mountain View Real Estate
828 East Shasta St	SFD	129,500		2003	1,330	4	1.5	6,643	London Properties-Lender Services
<b>Corcoran (93212)</b>									
1710 Orange Avenue	SFD	169,900		UC	1,614	3	2	6,500	Melissa Martinez Broker
2322 Bell	SFD	165,900		2007	2,048	4	3	8,280	All Estate Realtors
1022 Village Dr	PUD	76,000		2005	1,364	4	2	3,779	Century 21 Jordan-Link & Co
<b>Hanford (93230)</b>									
1430 W Norfolk Dr.	SFD	358,000		2007	3,100	3	2.5	10,480	Talkot Real Estate
2087 N Fitzgerald	SFD	300,000		2007	3,033	4	3	10,963	Coldwell Banker Premier Real Estate
1402 Muscat Court	SFD	288,651		2009	2,118	3	2	8,869	McMillin Homes
1447 W Castoro Way	SFD	268,085		2009	2,008	3	2.5	9,585	McMillin Homes
1459 W Castoro Way	SFD	258,228		2009	1,809	3	2	14,638	McMillin Homes
1895 W Tudor Lane	SFD	235,000		2007	2,046	4	2.5	8,500	Searchlight Realty
1382 W Semillon Street	SFD	194,990		2009	1,357	3	2	7,150	McMillin Homes
1310 N Green Street	SFD	184,000		2007	1,509	4	2	4,687	Mark Raeber
798 S Del Rio Court	SFD	175,000		2008	1,528	3	2	8,408	Coldwell Banker Premier Real Estate
11422 Jones Street	SFD	49,500		2009	600	2	1	10,454	Martella Real Estate
<b>Lemoore (93245)</b>									
1255 Paradise Loop	SFD	330,000		2007	2,694	4	3	10,615	Mark Raeber
1483 Atlantic Ave (The Landing - model home)	SFD	329,000		2009	2,707	4	2.5	13,000	Jan Banks Real Estate
12476 19 1/2 Avenue	SFD	325,000		2008	2,554	4	3	18 ac.	C21 The United Group
1467 Atlantic Avenue (The Landing)	SFD	279,000		2009	2,078	3	3	7,770	Jan Banks Real Estate
15888 18 <sup>th</sup> Avenue	SFD	274,900		2007	2,500	5	2.5	38,333	Schuil and Associates Diversified RE
1435 Atlantic Avenue (The Landing)	SFD	259,000		2009	1,769	4	2	7,770	Jan Banks Real Estate
1099 Fallenleaf Dr	SFD	249,000		2007	1,875	3	2	9,583	Century 21 Jordan-Link & Co
<b>Unincorporated (Armona 93202)</b>									
10636 Aster Circle (Armona North-Ph 4)	SFD	194,950		2006	1,662	4	2	5,259	Family Realty and Appraisal
10653 Honeysuckle Cir. (Armona North-Ph 4)	SFD	179,900		2009	1,200	3	2	n.a.	Family Realty and Appraisal
10739 Aster Cir (Armona North-Ph 4)	SFD	174,500		2006	1,662	4	2	10,258	American Dream Realty
10646 Hyacinth (Armona North-Ph 4)	SFD	164,500		2006	1,440	4	2	5,100	Coldwell Banker Premier Real Estate
10701 Aster Circle (Armona North-Ph 4)	SFD	161,370		2006	1,660	3	2	7,500	C21 Jordan-Link & Co

Source: Realtor.com, 6/30/2009

\*All home listings in Avenal all are resales 6 yrs old or less

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### b. Rental Market

For many lower-income households, rental housing is an affordable option. Shown below in Table 2-21, all recently-built apartments in Kings County are affordable to lower-income households, including both income-restricted and market-rate units. Income-restricted projects also include units affordable at the very-low- and extremely-low-income level.

In addition to the newer market-rate apartment projects shown here, Kings County has a substantial number of assisted multi-family projects that were built prior to the last planning



**Market rate duplex - Hanford**



**El Palmar Apartments - Avenal**

period. As discussed later in this chapter, Kings County has approximately 25 multi-family projects financed with a variety of local, state, and federal funds. These projects provide approximately 1,500 units of affordable housing to extremely-low-, very-low- and low-income individuals, families, seniors, and disabled persons (see Table 2-32 on page 2-28).

**Table 2-21  
Rents for Recently-Built Apartments, 2009**

Jurisdiction/Project	Address	No. Units	Rent by Unit Size			
			1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms
<b>Avenal</b>						
El Palmar	1112 E. Whitney	81	--	\$425	\$611	\$762
Hearthstone Village	1217 S 7th Ave	81	--	\$425	\$611	\$762
Villa Esperanza	500 E Alpine	81	--	\$425	\$611	\$762
<b>Corcoran</b>						
Dairy Villas Apts.	1830 Dairy Ave.	69	--	\$342-685*	\$396-792*	\$441-883*
Kings Manor Apts.	1420 North Ave	80	--	\$326-660*	\$375-730*	--
Avalon Family Apts.	2502 Hanna Ave.	56	--	\$326-703*	\$375-810*	\$416-901*
<b>Hanford</b>						
Windgate Village Apts.	536 E. Grangeville	54	\$725-750	\$925-950	--	--
Lincoln Plaza Apts.	804 S. Harris St.	40	--	\$400-450*	\$450-500*	\$500-550*
Lomarey Apts.	1426 S. 11 <sup>th</sup> Ave.		--	\$750	--	--
(no project name)	109 E. Third St.	3	--	\$800	--	--
(no project name)	576 S. Douty St.	2	--	\$800	--	--
(no project name)	320-340 N. East St.	4	--	\$850	--	--
(no project name)	211 W. South St.	2	--	\$576	\$700	--
<b>Lemoore</b>						
College Park Apts.	899 Dogwood	120	\$790	\$975-990	--	--
Silva		48	--	\$905-935	\$1,005-1,035	--
Montgomery Crossings	1150 Tammy Lane	57	--	\$376-753*	\$435-870*	\$485-970*
Valley Oak (Butler)	1165 Hanford-Armona Rd.	73	\$675	\$750-850	\$950	--
<b>Unincorporated area</b>						
Railroad Ave. fourplex	10842 Railroad Av, Armona	4	--	\$700	--	--

\*Income-restricted affordable units

Source: Conexus, 6/2009

## D. Special Needs Groups

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one’s income, family characteristics, and disability status among others. In Kings County, persons and households with special needs include seniors, families with children (large households and single-parents with children) military personnel, agricultural employees, persons with disabilities, and the homeless. This section analyzes these special needs groups and identifies resources and programs designed to address these needs.

### 1. Seniors

According to the 2000 Census, the County had 9,557 seniors age 65 years and older. The majority of seniors lived in a home (as opposed to group quarters), with a total of 5,815 households. Hanford and the unincorporated County had the largest number of senior households.



Senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. Table 2-22 provides a summary of key housing need indicators for seniors, including the percentage of seniors with a disability, median income, percent renters, and the percentage of senior renters overpaying for housing gleaned from the 2000 Census.

**Table 2-22**  
**Senior Housing Needs in Kings County**

Jurisdiction	Senior Households			Senior Housing Needs		
	No. of Households	Percent of All Households	Percent Renters	Percent of Seniors with a Disability	Median Income	Percent Renters Overpaying
Avenal	240	12%	20%	57%	\$15,909	37%
Corcoran	488	18%	26%	48%	\$25,868	53%
Hanford	2,633	12%	28%	46%	\$25,405	68%
Lemoore	788	19%	24%	42%	\$25,789	40%
Unincorporated	1,666	18%	17%	50%	N/A	46%
<b>Kings County</b>	<b>5,815</b>	<b>17%</b>	<b>24%</b>	<b>47%</b>	<b>\$25,456</b>	<b>58%</b>

Source: 2000 Census

Seniors require a variety of housing options, depending on their life circumstance. While 76% of seniors were homeowners, a variety of factors such as fixed retirement incomes, rising health care costs and physical disabilities can result in deferred home maintenance. Each jurisdiction’s housing plan includes grant or loan programs to help seniors with repairs. Seniors with mobility disabilities may also require home modifications to improve accessibility and facilitate independent living. All jurisdictions have programs to ensure reasonable accommodation for persons with disabilities.

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Senior renters, while facing similar income and mobility limitations as homeowners, are often at greater risk due to housing costs. According to the Census, 58% of all senior renters overpaid for housing. To address these needs, the Housing Authority administers Section 8 rent subsidy vouchers for extremely-low- and very-low-income seniors. In addition, subsidized rental projects provide affordable housing options for many seniors.

The Kings/Tulare Area Agency on Aging and the Kings County Commission on Aging provide leadership at the local level in developing systems for home- and community-based services that maintain seniors in the least restrictive environment for as long as possible. Each jurisdiction also provides other types of supportive services for seniors. However, at some point in time, seniors may require a more supportive living environment. Congregate care facilities, residential care facilities, and skilled nursing facilities provide a wide range of housing, supportive, and medical services for seniors requiring additional care. The majority of independent and supportive residential environments are located in the most urbanized portions of the County in Hanford and Lemoore.

### 2. Female-Headed Households and Large Families

Female-headed households and large families with five or more members have special housing needs. Single-parents require affordable housing, accessible daycare, health care, and other supportive services. Large families have many of the same needs, but may have greater difficulty finding suitably-sized rental housing.

Female-headed households comprised a large percentage of households in Kings County. State law recognizes that these households face challenges due to a combination of income levels, child care expenses, and housing availability. As shown in Table 2-23, the proportion of female-headed households ranged from 18% in the unincorporated area to 29% in Hanford. Large families represented between 16% (Lemoore and the unincorporated County) and 40% (Avenal) of all households.

The Housing Authority helps address the needs of these families by providing rental assistance in the form of Section 8 vouchers for extremely-low- and very-low-income households. Vouchers provide the difference between the market rent charged for the unit and the amount of rent that can be afforded by the household, typically no more than 30% of household income.

**Table 2-23**  
**Female-Headed Households and Large Families**

Jurisdiction	Female Headed Households		Large Families	
	No. of Households	Percent of All Households	No. of Households	Percent of All Households
Avenal	428	22%	767	40%
Corcoran	703	26%	737	27%
Hanford	4,124	29%	1,143	18%
Lemoore	1,817	28%	2,259	16%
Unincorporated	1,677	18%	2,177	16%
<b>Kings County</b>	<b>8,749</b>	<b>25%</b>	<b>7,083</b>	<b>21%</b>

Source: 2000 Census

Whereas providing rental assistance helps meet the needs of extremely-low- and very-low-income households, the underlying need for affordable housing units must also be addressed. As discussed in Table 2-32, Assisted Housing Units (page 2-28), Kings County has a total of over 2,500 units of subsidized affordable housing. The majority of these projects are located in Hanford and Lemoore. The Housing Plan (Chapter 5) sets forth programs to encourage the construction of additional affordable rental and ownership housing.

### 3. Military Personnel and Veterans

The U.S. Navy plays a critical role in Kings County economy and its housing market. Lemoore is home to the Naval Air Station Lemoore (NASL). Commissioned in 1961, NASL serves as the master training center for carrier-based fighter squadrons for the United States Pacific Fleet. According to NASL, military personnel at the base totaled approximately 7,500 enlistees and officers in 2009. Of those, approximately 40% were single and 60% had families.

There are currently (2009) 1,630 residential units on base, which is significantly fewer than the total housing need for base personnel and their families. In addition to Navy personnel, approximately 2,700 civilians are employed on-base. Because of the housing shortfall, military personnel and civilians must find accommodations in nearby communities.



The basic housing allowance provided to Navy personnel ranges from \$734 to \$1,461 for single individuals and from \$979 to \$1,756 for families. Single-service members, grade E-1 through E-4, are typically required to live on-base, while enlistees with their families must compete for remaining base family housing without any preference based on their pay grade.

In addition to active personnel, military veterans comprised a significant need group. According to the 2000 Census, approximately 10,500 military veterans lived within Kings County and actually comprised a significant percentage of adults in each community. Among incorporated cities, veterans comprised 9% of the adult population of Avenal and Corcoran, 14% of adults residing Hanford, and 17% of adults in Lemoore. Assuming one veteran per household, veterans comprised more than one of ten households.

### 4. Agricultural Employees

Kings County is one of the state’s major agricultural areas, ranking 8th among California counties in total agricultural production. According to the Kings County Agricultural Commissioner, 84% of the total land area in the County is devoted to farm land. Table 2-24 shows the County’s ten leading agricultural products.

**Table 2-24**  
**Leading Agricultural Crops, Kings County**

Crop	Rank	Value
Milk	1	\$670,408,000
Cotton	2	\$140,628,000
Cattle and Calves	3	\$120,324,000
Alfalfa	4	\$104,889,000
Processed Tomatoes	5	\$101,083,000
Corn Silage	6	\$96,031,000
Wheat Grain	7	\$74,841,000
Pistachios	8	\$53,079,000
Wheat, Silage	9	\$40,177,000
Peaches	10	\$38,700,000

Source: 2008 Kings County Crop Report

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The 2000 Census reported 3,141 persons employed in farming, fishing and forestry occupations in Kings County. Of these, 43% were enumerated in unincorporated areas (Table 2-25). Other estimates of the farmworker population come from the Migrant Health Program, housed in the federal Bureau of Primary Health Care, Health Resources and Services Administration<sup>5</sup>. In their most recent study (2000), MHP researchers estimated that there were approximately 9,000 seasonal workers and 7,700 migrant farmworkers (those who establish temporary residences in connection with their work) in Kings County. The estimated total population for all farmworker households (including non-farmworker members) was nearly 30,000 (Table 2-26). The difficulty in enumerating farmworkers, and especially migrant farmworkers, helps to explain the large difference between the Census data and the Migrant Health Program statistics.

**Table 2-25  
Farmworkers by Jurisdiction**

Jurisdiction of Residence	Number of Farmworkers	% of County Total
Avenal	647	21%
Corcoran	324	10%
Hanford	516	16%
Lemoore	288	9%
Unincorporated	1,366	43%
<b>Kings County</b>	<b>3,141</b>	<b>100%</b>

Source: 2000 Census, SF3 Table P50

**Table 2-26  
Migrant and Seasonal Farmworkers, Kings County**

Jurisdiction	Farmworkers	Migrant Farmworkers	Seasonal Workers	Farmer Workers + Other Household Members
Kings County	16,592	7,682	8,910	29,526

Source: Bureau of Primary Health Care, Health Resources and Services Administration, 2000

Farmworkers have special housing needs due to their relatively low wages. According to California Employment Development Department<sup>6</sup>, the median wage for farmworkers is \$8.01/hour, which is equivalent to approximately \$16,000/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.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.



<sup>5</sup> Migrant and Seasonal Farmworkers Enumeration Profile Study: California," Alice C. Larsen, Ph. D., Migrant Health Program, Bureau of Primary Health Care, Health Resources and Services Administration. September 2000.

<sup>6</sup> <http://www.labormarketinfo.edd.ca.gov/?pageid=146>

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the State of California Department of Housing and Community Development (HCD) has dramatically declined since the 1950s. Between 1955 and 1982, grower-registered facilities declined from 9,000 to 1,414 camps. By 1998, only 500 camps were registered with HCD, none of which were in Kings County. According to growers, the dramatic decline in labor camps is due to the high cost of maintaining housing and the climate of litigation facing growers who maintain camps.

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) which house farmworkers and their families. Many farmworkers also live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the previous planning period (2003-2008). That project involved the renovation of an existing former motel into a temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

The Constraints analysis (Chapter 4) contains a discussion of each jurisdiction's land use policies and regulations regarding farmworker housing. In communities with large farmworker populations, such as Avenal and Corcoran, farmworker housing needs are met through City-funded homeownership assistance and rehabilitation loans. The majority of loans under both types of programs are issued to people working in the agricultural industry. Moreover, the majority of occupants of Section 515 projects and other subsidized projects also are employed in the farming industry. In Hanford and Lemoore, the farmworker population is significantly smaller, although many farmworkers also access standard homeownership and/or rehabilitation loans. The Housing Plan (Chapter 5) includes programs to address the housing and supportive services needs of farmworkers.

## 5. Persons with Disabilities

According to the Census Bureau, a "disability" is "... a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business". The Census tracks six types of disabilities – sensory, physical, mental, self-care, go outside the home, and employment.

Disabilities are most common among senior citizens. In 2000, the proportion of people 65 years of age and over reporting some type of physical disability ranged from 29% in Hanford to 33% in the unincorporated area. The incidence of disabilities affecting employment among the working age population was considerably less, ranging from 7% in Avenal to 11% in Hanford (see Table 2-27).

For persons requiring a more supportive setting, Kings County has over 20 licensed care facilities. The Central Valley Regional Center is a private, nonprofit corporation that provides services to persons with developmental disabilities in Fresno, Kings, Madera, Mariposa, Merced, and Tulare Counties. The Center provides diagnosis, evaluation, and case management services. The Center also operates approximately 20 small group homes for mentally disabled clients and placement services to help clients find affordable, independent housing (typically Section 8 units). 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.

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Table 2-27  
Disabilities by Age

Disability by Age	Avenal		Corcoran		Hanford		Lemoore		Unincorporated Area		County Total	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
<b>Age 5 to 15 - total persons</b>	<b>2,033</b>		<b>2,202</b>		<b>8,237</b>		<b>4,054</b>		<b>6,751</b>		<b>23,277</b>	
Sensory disability	17	0.8%	5	0.2%	113	1.4%	26	0.6%	97	1.4%	258	1.1%
Physical disability	10	0.5%	0	-	146	1.8%	22	0.5%	126	1.9%	304	1.3%
Mental disability	47	2.3%	68	3.1%	477	5.8%	194	4.8%	364	5.4%	1,150	4.9%
Self-care disability	0	-	19	0.9%	147	1.8%	46	1.1%	97	1.4%	309	1.3%
<b>Age 16 to 64 - total persons</b>	<b>11,347</b>		<b>10,326</b>		<b>25,686</b>		<b>12,358</b>		<b>26,573</b>		<b>86,290</b>	
Sensory disability	120	1.1%	131	1.3%	565	2.2%	244	2.0%	558	2.1%	1,618	1.9%
Physical disability	310	2.7%	485	4.7%	2,090	8.1%	720	5.8%	1,198	4.5%	4,803	5.6%
Mental disability	196	1.7%	311	3.0%	1,320	5.1%	482	3.9%	744	2.8%	3,053	3.5%
Self-care disability	115	1.0%	138	1.3%	648	2.5%	138	1.1%	343	1.3%	1,382	1.6%
Co-outside-the-home disability	454	4.0%	723	7.0%	1,921	7.5%	823	6.7%	1,458	5.5%	5,379	6.2%
Employment disability	759	6.7%	943	9.1%	2,859	11.1%	1,277	10.3%	2,048	7.7%	7,886	9.1%
<b>Age 65 and over - total persons</b>	<b>441</b>		<b>832</b>		<b>4,347</b>		<b>1,227</b>		<b>2,842</b>		<b>9,689</b>	
Sensory disability	91	20.6%	115	13.8%	616	14.2%	163	13.3%	441	15.5%	1,426	14.7%
Physical disability	136	30.8%	263	31.6%	1,272	29.3%	372	30.3%	934	32.9%	2,977	30.7%
Mental disability	53	12.0%	122	14.7%	485	11.2%	164	13.4%	290	10.2%	1,114	11.5%
Self-care disability	45	10.2%	107	12.9%	476	11.0%	101	8.2%	288	10.1%	1,017	10.5%
Co-outside-the-home disability	99	22.4%	211	25.4%	950	21.9%	241	19.6%	711	25.0%	2,212	22.8%

Note: Numbers in shaded rows represent persons, not disabilities. Persons may report more than one disability.

Source: 2000 Census, SF3 Tables P8 and P41

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 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that: 1) the public and common use portions of such units are readily accessible to and usable by disabled persons; 2) the doors allowing passage into and within such units can accommodate wheelchairs; and 3) 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 (see Chapter 4. Constraints for additional discussion). Programs to assist persons with disabilities in securing accessible housing include the adoption of Reasonable Accommodation ordinances and the Section 8 Program (see Chapter 5 – Housing Plan).

## 6. Homeless

Homelessness is usually the result of a multiple of factors that converge in a person’s life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions.

Obtaining an accurate assessment of the magnitude of the homeless population is difficult because many individuals are not visibly homeless but rather live with relatives or friends, in hotels/motels or shelters, and other temporary accommodations. In an attempt to address the needs of homeless people in Kings County, the Kings/Tulare County Continuum of Care Coordinating Group conducted a Point-in-Time survey of homeless people in these two counties in January 2009.

Based on a survey of 261 persons, the following portrait of homeless people emerged.

- 44% have been homeless for one year or more; 20% are chronic homeless
- 60% are of Hispanic origin and 41% are female
- 20% are employed
- 19% are families with children
- 16% are victims of domestic violence
- 53% have a physical disability
- 8% are veterans

As of 2009, 62% of the homeless population is housed in temporary living arrangements. Of this total, 49% lived with friends or relatives, 6% lived in transitional housing, 3% in emergency shelters, and 4% in hotels/motels. About one-third were living on the streets or in a car.

Currently, a significant shortage of services exists for the homeless population in Kings County. Religious and nonprofit service organizations provide some services, but the overall service network is fragmented. The Kings/Tulare County Continuum of Care Group was created to provide a forum for

**Table 2-28  
Homeless Persons**

Jurisdiction	Estimated Total Homeless
Avenal	104
Corcoran	25
Hanford	237
Lemoore	1
Unincorporated area	54
<b>Kings County totals</b>	<b>421</b>

Source: Kings/Tulare County Continuum of Care, 2009

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identifying needs, coordinating service delivery to homeless people, and applying for state and federal grants.

Kings Community Action Organization (KCAO) is a private, nonprofit organization established in 1967 that provides various assistance programs to low income individuals, including emergency food, shelter, utility assistance, and rental assistance. The KCAO operates a 38-bed shelter in Hanford for women and children (Table 2-29). In addition, 86 transitional housing beds are located in Hanford and Lemoore (Table 2-30).

**Table 2-29**  
**Emergency Shelter Facilities**

Provider	Target Population	Family Beds	Individual Beds	Total Beds
Kings Community Action Organization (Barbara Saville Women's Shelter)	Single females and females w/ children	30	8	38
<b>Total Year-Round Capacity</b>		<b>30</b>	<b>8</b>	<b>38</b>
Seasonal Facilities	N/A	N/A	N/A	N/A
Total Seasonal Capacity	N/A	N/A	N/A	N/A
Total Capacity		<b>30</b>	<b>8</b>	<b>38</b>

Sources: Barbara Saville Women's Shelter, United Way of Tulare, 2009

**Table 2-30**  
**Transitional and Supportive Housing Facilities**

Provider	Target Population	Family Beds	Individual Beds	Total Beds	Location
Foster care transitional home	Aged-out foster girls	0	6	6	Lemoore
Foster care transitional home	Aged-out foster boys	0	6	6	Hanford
Champions Recovery Alternatives Program (Hannah's House)	Single females and households w/children	6	9	15	Hanford
Cornerstone Men's Recovery*	Single males	-	29	29	Hanford
Cornerstone Women's Recovery*	Single females and households w/children	8	22	30	Hanford
<b>Total Transitional and Supportive Housing</b>		<b>14</b>	<b>72</b>	<b>86</b>	

\*The Cornerstone Men's and Women's Recovery facilities are not accepting new clients into their facilities because of funding cuts. All Cornerstone shelters may be completely converted into an outpatient treatment program because of funding cuts.

Sources: Housing Authority of Kings County, United Way of Tulare County, 2009

Additional emergency assistance is provided by the Salvation Army in Hanford, which provides short-term assistance in the form of food, financial assistance for rent and utility bills, motel vouchers and bus or plane tickets. Corcoran Christian Aid provides food, vouchers and other types of emergency financial assistance within Corcoran.

Despite these services, a significant shortage in emergency shelters and transitional housing remains. In 2007 the State Legislature passed Senate Bill (SB) 2, which strengthened the planning and zoning

requirements for emergency shelters and transitional housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone, subject to objective development standards, or as an alternative, the jurisdiction may meet the need through a multi-jurisdictional agreement with up to three adjacent jurisdictions. In response to SB2, the Housing Plan (Chapter 5) includes a program to update Zoning Ordinances in conformance with state law.

## E. Analysis of At Risk Housing

State law requires that all housing elements include an analysis of existing assisted housing projects that are eligible to change from low-income housing to market rate housing during the next ten 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., redevelopment, in-lieu fees, inclusionary and/or density bonus program).



### 1. Inventory of Affordable Housing

Kings County and its four incorporated cities have over 40 projects providing more than 2,400 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 continued affordability of housing. Table 2-32 shows the assisted rental projects in Kings County for which affordability controls are currently in place. Three projects with 117 deed-restricted units have affordability covenants that could expire within the next 10 years – one each in Corcoran, Hanford, and Lemoore (Table 2-31). These projects are considered “at-risk.”

**Table 2-31  
At-Risk Housing Projects, 2009-2019**

Project	Jurisdiction	Affordable Units
Saltair Place	Corcoran	40
Cedarbrook	Hanford	70
Lucerne Hotel	Lemoore	7
<b>Kings County totals</b>		<b>117</b>

Source: Kings County, 2009

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**Table 2-32  
Assisted Housing Units**

Project/Jurisdiction	Year Built	Total Units	Low Income Units	Assistance Program	Covenant Expires
<b>Avenal</b>					
El Palmar Apartments	2004	81	80	TCAC, RDA, CCRC (Large Family)	2059
Hearthstone Village	2005	81	80	TCAC (Large Family)	2060
Pleasant Valley Manor Apts	1986	40	39	USDA Rural Dev, Section 515 (Family)	2036
Villa Esperanza	2008	81	80	TCAC (Large Family)	2063
Wien Manor	1983	40	38	HUD, Section 515 (Family)	2032
<b>Totals - Avenal</b>		<b>323</b>	<b>317</b>		
<b>Corcoran</b>					
Avalon Family Apartments	N/A	56	55	TCAC (Large Family)	2035
Carolyn Apartments	1983	40	38	HUD, Section 515 (Family)	2032
Corcoran Family Apartments	2009	69	68	TCAC (Large Family)	2064
Corcoran Garden Apartments	2002	38	38	TCAC, Section 515 (Large Family)	2032
Corcoran Station Senior Apts	1997	44	44	CHRRP, RDA, HOME (Elderly)	2047
Kings Manor	2004	81	80	TCAC, Bonds (Large Family)	2059
<b>Saltair Place</b>	<b>2004</b>	<b>42</b>	<b>40</b>	<b>TCAC (Large Family)</b>	<b>2014</b>
Valley View Village	1966	100	100	HUD	N/A
Westgate Manor	1985	45	44	Section 515 (Elderly, Disabled)	2035
Whitley Gardens I	1979	63	62	TCAC (Non Targeted)	2029
Whitley Gardens II	1984	24	24	TCAC (Non Targeted)	2035
<b>Totals - Corcoran</b>		<b>602</b>	<b>593</b>		
<b>Hanford</b>					
Amberwood I	1996	48	42	USDA Rural Dev, Sec. 515 (Family)	2030
Amberwood II	1981	40	39	USDA RD and HUD, Sec 515 (Family)	2031
Cameron Commons	1982	32	32	RHCP	perpetuity
Casa Del Sol Apartments	1997	80	79	TCAC (Large Family)	2052
<b>Cedarbrook</b>	<b>1999</b>	<b>70</b>	<b>70</b>	<b>TCAC (Large Family)</b>	<b>2014</b>
Hanford Senior Villas	1982	48	47	TCAC (Senior)	2032
Heritage Park at Hanford	1997	81	80	TCAC (Senior)	2047
Kings View Apartments Inc	N/A	N/A	10	N/A	N/A
Kings View Hanford	N/A	10	10	HUD	2021
Lincoln Plaza	2006	40	39	TCAC (Large Family)	2061
Sunnyside Village	1969	150	150	HUD	perpetuity
View Road Apartments	1983	121	120	USDA Rural Development (Elderly)	2031
<b>Totals - Hanford</b>		<b>720</b>	<b>718</b>		
<b>Lemoore</b>					
Alderwood	1996	80	79	TCAC (Large Family)	2051
Antlers Hotel	2003	10	10	CDBG/RDA	2058
Brookfair Manor	1968	72	72	FDIC Affordable Housing Prog (Family)	2052
Country Club Apartments	1965	108	55		
Kings River Apartments	1986	44	43	USDA, Section 515	2034
Lemoore Elderly	1987	23	23	USDA, Section 515	2032
Lemoore Villa	1979	28	28	USDA, Section 515	2032
<b>Lucerne Hotel</b>	<b>2001</b>	<b>7</b>	<b>7</b>	<b>RDA</b>	<b>2015</b>
Montclair Apartments	1999	80	79	TCAC (Large Family)	2054
Montgomery Crossing	2009	57	56	TCAC (Large Family)	2064
Mountain View Apartments	1988	39	38	HUD, Section 515	2037
Villa San Joaquin	1975	36	35	TCAC, Section 515 (Non Targeted)	2059
Westberry Square Apartments	1998	100	99	TCAC (Large Family)	2053
<b>Totals - Lemoore</b>		<b>684</b>	<b>624</b>		
<b>Unincorporated Area</b>					
Armona Village	1986	33	32	USDA Rural Development, Section 515	2033
Kettleman City Apartments	1983	40	40	USDA Rural Development, Sec 514/516	2032
Single Family Homes (various)	1980s	7	7	Public Housing	perpetuity
Sycamore Court	1966	118	118	HUD	perpetuity
<b>Totals - Unincorporated Area</b>		<b>198</b>	<b>197</b>		
<b>Grand Total - Kings County</b>		<b>2,527</b>	<b>2,449</b>		

## 2. Analysis of At-Risk Projects

Projects in Kings County are financed under four basic loan programs. These loan programs include USDA Rural Development Section 514/515/516, HUD Section 202/811, HUD Section 236(j)(1), and Low Income Housing Tax Credits. All three of the at-risk projects were assisted with Low Income Housing Tax Credits (LIHTC).

The LIHTC Program is a tool for financing the construction or rehabilitation of affordable rental units for low- and very-low-income persons. The program provides an annual federal tax credit ranging from 4% to 9% (the lower amount is for federally funded projects) of project costs. Eligible costs include acquisition, construction, or rehabilitation (but not land costs). Tax credits can be used to offset income tax liability on a dollar-for-dollar basis for 10 years or provide additional project equity through syndication of the credits. The three at-risk projects currently provide 117 units of deed-restricted affordable housing.

## 3. Preservation Options

Jurisdictions can utilize three major strategies to ensure that affordable units remain affordable to the intended income group: 1) transfer of ownership to a nonprofit; 2) providing rental assistance; or 3) replacement of at-risk housing with new units.

### a. Transfer of Ownership to a Nonprofit

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable. By transferring ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project becomes eligible for a greater range of governmental assistance.

Table 2-33 shows the estimated market value of the three at-risk projects based on typical current apartment prices. Based on these estimates, the total cost of transferring ownership of these projects would be approximately \$5.8 to \$8.2 million.

**Table 2-33  
Market Value of At-Risk Projects**

Project	No. Units	Est. Market Value*	Type
Saltair Place	40	\$2.0 - 2.8 million	Multi-family
Cedarbrook	70	\$3.5 – 4.9 million	Multi-family
Lucerne Hotel	7	\$350,000 – 490,000	Mixed use

\*Based on average per-unit value of \$50,000 – \$70,000

### b. Rental Assistance

Rental assistance could be structured in a similar fashion to Section 8 where the tenant pays 30% of gross income for housing with the balance paid by rental assistance. The feasibility of this alternative is highly dependent on the availability of funding sources necessary to provide the rental subsidies and the willingness of the owners to accept the subsidies if they are provided. The amount of subsidy required is estimated to be the difference between what a three-person very-low-income household can afford to pay per month<sup>7</sup> (\$628 in 2009) versus the fair market rent<sup>8</sup> determined by HUD for a

<sup>7</sup> California Department of Housing and Community Development, 2009 Income Limits.

two bedroom unit (\$766), times the 117 at-risk units. Taken together, the total cost for rental subsidies would be \$16,146 per month, which equates to \$193,752 annually for the three at-risk projects.

### **c. Construction of Replacement Units**

Constructing new low-income housing units is another means of replacing at-risk units that convert to market-rate use. The cost of developing the new housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Local non-profit developers indicate that total development costs (including “soft” costs) for recent multi-family developments has been approximately \$180 per square foot. Based on this average, construction of 117 replacement units would cost approximately \$16.8 million, assuming an average unit size of 800 square feet. Factoring in land costs would make this amount much higher, and would vary depending on the number of sites used to construct the housing as well as the location of the sites. Even without factoring in the land costs, the cost of constructing replacement units exceeds the cost of acquisition or rental assistance. Factoring in land costs would likely make replacement units the least feasible among the three alternatives unless a significant amount of public subsidies (e.g., tax credits) were provided.

## **F. Housing Growth Needs**

### **1. Overview of the Regional Housing Needs Allocation**

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 7½-year period from January 2007 through June 2014. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

In determining the housing allocation for the five jurisdictions within Kings County, the Kings County Association of Governments (KCAG) developed an allocation methodology with the assistance of the Kings Regional Housing Technical Advisory Committee (KRHTAC). This methodology takes into account local growth assumptions and considers certain criteria as specified in *Government Code* §65584(a). The criteria used in this methodology include an analysis of available data on local housing, population, economic, and other growth factors. One growth assumption deemed relevant to housing growth and demand within Kings County is the housing needs of Naval Air Station Lemoore personnel. Although the housing unit allocations in the RHNA are not required to take into account the military base, the Indian reservation, or prison populations, the Naval Air Station Lemoore is identified as a relevant factor. Using the assumptions and methodology detailed within the RHNA plan, KCAG in coordination with the KRHTAC derived the distribution of each jurisdiction’s share of the regional housing need and allocated the units according to the four income categories for housing affordability.

The goal of the RHNA Plan is to promote a fair distribution of attainable housing among the four cities and the unincorporated County in a way that also helps meet the state’s housing goals. Attainable housing is defined as housing that is both sufficient in supply and affordably priced. The

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<sup>8</sup> Kings County Housing Authority, <http://www.hakc.com/HCV/fmrua.htm>.

total housing units specified in the RHNA plan for each jurisdiction are not to be construed as quotas for development. The RHNA Plan only determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of these allocations is not a requirement of the RHNA plan.

**Table 2-34**  
**Regional Housing Needs, 2007-2014**

Jurisdiction	Extremely Low*	Very Low*	Low	Moderate	Above Mod	Total
Avenal	40	40	126	214	291	711
Corcoran	40	40	160	295	370	905
Hanford	723	723	1,015	938	2,359	5,758
Lemoore	374	374	534	502	1,237	3,021
Unincorporated	69	68	193	316	448	1,094
<b>Kings County total</b>	<b>1,246</b>	<b>1,245</b>	<b>2,028</b>	<b>2,265</b>	<b>4,705</b>	<b>11,489</b>

\* 50% of VL units are assumed to be extremely-low per state law  
Source: KCAG 2008

All new units built or preserved after January 1, 2007 are credited in the new RHNA period. A discussion of how each jurisdiction's land inventory accommodates this growth need is provided in Chapter 3.



# ***Chapter 3. Resources and Opportunities***

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This chapter analyzes the resources available for the development, rehabilitation, and preservation of housing in Kings County and the cities of Avenal, Corcoran, Hanford, and Lemoore. This includes an evaluation of the extent to which vacant or underutilized land compares to the regional housing needs allocation, and the financial and administrative resources available to support housing activities and implement the housing programs described in Chapter 5.

## **A. Land Resources**

California law (*Government Code* §65584) requires that each city and county, when preparing its state-mandated housing element, develop local housing programs designed to address housing needs for all income groups in their community. This concept seeks to ensure that each jurisdiction, to the extent feasible and appropriate, plans for a variety of housing for population growth expected in the region as well as people who might reasonably be expected to reside within the jurisdiction if a variety of housing accommodations appropriate to their needs were available. This section analyzes the capacity for residential development in each jurisdiction and how that capacity compares to the regional housing needs allocation (RHNA) identified in the previous chapter.

The current RHNA covers the period January 1, 2007 through June 30, 2014. Housing units built since 2007 are credited in the new planning period. Jurisdictions must demonstrate that there is adequate capacity to achieve the remainder of their RHNA for all income categories during the planning period based on an analysis of realistic development potential on vacant or underutilized sites.

It is important to recognize that the RHNA is a *planning target, not a construction mandate*. Since local governments do not build housing, their responsibilities are to create opportunities for residential development through appropriate land use plans and regulations, and through implementation of programs designed to facilitate housing development. The focus of these responsibilities is on the provision of housing for lower-income households and persons with special needs since these groups have the greatest difficulty in obtaining adequate and affordable housing. It is an unfortunate reality that in difficult economic times, it is unlikely that the level of housing need identified in the RHNA will be achieved.

### **1. Housing Production Since 2007**

Housing built since January 2007 (the beginning of the current RHNA period) is credited toward each jurisdiction's total RHNA need. Table 3-1 summarizes housing development during 2007-08 for each jurisdiction by affordability level. A detailed analysis of new units built during this time period is provided in Appendix A.

**Table 3-1  
Housing Development, 2007 - 2008**

Jurisdiction	New Units by Affordability Category				Total
	Very Low	Low	Mod	Above-Moderate	
Avenal	-	-	14	-	14
Corcoran	66	67	99	1	233
Hanford	-	181	154	22	357
Lemoore	21	135	146	145	447
Unincorporated	-	-	101	-	101

Source: Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore

Table 3-2 summarizes the net remaining regional housing needs allocation for each jurisdiction, after accounting for housing production during 2007-08. The next section discusses how jurisdictions will address this need through the availability of suitable sites for development.

**Table 3-2  
Remaining Regional Housing Needs, 2009-2014**

Jurisdiction	New Units by Affordability Category				Total
	Very Low	Low	Moderate	Above-Moderate	
Avenal	80	126	200	291	697
Corcoran	14	93	196	369	672
Hanford	1,446	834	784	2,337	5,401
Lemoore	727	399	356	1,092	2,574
Unincorporated	137	193	215	448	993

Source: Tables 2-33 and 3-1

## 2. Inventory of Sites to Accommodate the Remaining RHNA

To fully address RHNA requirements, jurisdictions must demonstrate that there are adequate sites with appropriate zoning and development standards to accommodate their remaining housing need at all affordability levels. To that end, a parcel-specific inventory was prepared by each jurisdiction. The resulting inventory consists of vacant sites or underutilized sites with potential for additional development or redevelopment. Chapter 4 provides an analysis of the appropriateness of zoning regulations and development standards for each jurisdiction to facilitate housing development at all income levels. The detailed parcel listings and identification of potential development constraints for each jurisdiction is provided in Appendix B. Sites with Farmland Security Zone or Williamson Act contracts were eliminated from the analysis. The results of the land inventory analysis for each jurisdiction are summarized below.

### a. Avenal Sites Inventory Analysis

Avenal has over 500 acres of vacant land zoned for single-family residential development and over 46 acres zoned for multi-family development. Because housing costs in Avenal are among the lowest

in the County, all of the multi-family sites can accommodate lower-income housing and all of the single-family sites can accommodate moderate-income housing. The City’s multi-family zoning allows densities up to 29 units/acre, although typical densities are in the 13 to 15 units/acre range due to low land costs. All of the sites included in the parcel inventory (Appendix B, Table B-1a) can be served by infrastructure and those parcels with constraints such as flood hazards were removed from the inventory.

This analysis demonstrates that Avenal’s land inventory is significantly greater than the net remaining RHNA in the lower- and moderate-income categories, although there is a shortfall in the above-moderate category. However, the surplus of single-family sites assigned to the moderate category exceeds the above-moderate shortfall; therefore the intent of the RHNA is satisfied (Table 3-3).

**Table 3-3  
Land Inventory Summary – City of Avenal**

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Single-Family Sites	-	2,423	-	2,423
Multi-Family Sites	655	-	-	655
<b>Total</b>	<b>655</b>	<b>2,423</b>	<b>0</b>	<b>3,078</b>
Net Remaining RHNA	206	200	291	697
<b>Surplus (Shortfall)</b>	<b>449</b>	<b>2,223</b>	<b>(291)</b>	<b>2,381</b>

Source: Tables 3-2 and B-1a

### b. Corcoran Sites Inventory Analysis

Corcoran has approximately 250 subdivided single-family lots plus over 427 acres of vacant land zoned for single-family residential development, and over 7 acres of vacant land zoned for multi-family development. In addition, there is approximately 3.5 acres of underutilized land suitable for multi-family development. Because housing costs in Corcoran are among the lowest in the County, most of the single-family sites can accommodate moderate-income housing, although half of the single-family development potential on larger parcels has been allocated to the above-moderate category in light of the City’s desire to encourage move-up housing. The City’s multi-family zoning allows densities up to 15 units/acre (Medium Density) and 29 units/acre (High Density), although typical densities are substantially lower due to modest land costs. All of the multi-family sites can accommodate lower-income housing based on the market analysis and recent development experience discussed in Chapter 2 and Appendix A. All of the sites included in the parcel inventory (Appendix B, Table B-1b) can be served by infrastructure and those parcels with constraints that would restrict development, such as flood hazards or sites affected by airport flight paths, were adjusted to reflect their realistic development potential.

This analysis demonstrates that Corcoran’s land inventory is significantly greater than the net remaining RHNA in all income categories (Table 3-4).

**Table 3-4  
Land Inventory Summary – City of Corcoran**

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Single-Family Sites	-	1,017	846	1,863
Multi-Family Sites	124	-	-	124
Underutilized Sites	76	-	-	70
<b>Total</b>	<b>200</b>	<b>1,017</b>	<b>846</b>	<b>2,063</b>
Net Remaining RHNA	107	196	369	672
<b>Surplus</b>	<b>93</b>	<b>821</b>	<b>477</b>	<b>1,391</b>

Source: Tables 3-2 and B-1b

**c. Hanford Sites Inventory Analysis**

Hanford has approximately 57 acres of vacant land designated for very-low-density single-family residential development and over 400 vacant acres designated for low-density single-family development. These parcels were assigned to the above-moderate- and moderate-income categories, respectively, based on recent new home sales prices (see Table 2-17, page 2-14). Along with Lemoore, Hanford has the highest home prices in the County, with new single-family home sales in 2009 ranging in price from \$204,000 to \$240,000.

Approximately 70 acres of vacant land is designated for Medium Density (up to 15 units/acre), and approximately 60 acres is designated for High-Density residential development (up to 22 units/acre).

This analysis demonstrates that Hanford’s land inventory can accommodate its net remaining RHNA in all income categories (Table 3-65).

**Table 3-5  
Land Inventory Summary – City of Hanford**

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Single-Family Sites	--	2,139	2,469	4,608
Multi-Family Sites	2,431	--	--	2,431
Mixed-Use Sites	3	--	--	3
<b>Total</b>	<b>2,434</b>	<b>2,139</b>	<b>2,469</b>	<b>7,042</b>
Net Remaining RHNA	2,280	784	2,337	5,401
<b>Surplus (Shortfall)</b>	<b>154</b>	<b>1,355</b>	<b>132</b>	<b>1,641</b>

Source: Tables 3-2 and B-1c

**d. Lemoore Sites Inventory Analysis**

Lemoore completed a comprehensive General Plan update in 2008, and revisions to the Zoning Code are currently underway to bring zoning designations into conformance with the new General

Plan land use designations (see Program 4.7 in Chapter 5, the Lemoore Housing Plan). During the interim period until the Zoning Code update is completed, the General Plan is the controlling land use designation. In cases where an inconsistency between the new General Plan and zoning exists for a proposed development project, the City will process a zone change concurrently with other development applications (e.g., subdivision map) at no additional cost to the applicant, and the project must conform to the General Plan. Any proposed development that conforms to the old zoning but is inconsistent with the new General Plan designation would require a General Plan amendment. The land inventory (Appendix B) is based on new General Plan designations.

Lemoore has approximately 190 acres of vacant land designated for very-low-density single-family residential development and over 500 vacant acres designated for low-density single-family development. These parcels were assigned to the above-moderate- and moderate-income categories, respectively, based on recent new home sales prices (see Table 2-17, page 2-14). Along with Hanford, Lemoore has the highest home prices in the County, with new single-family home sales in 2009 ranging in price from \$229,000 to \$334,000.

Over 160 acres of vacant land is designated Low-Medium Density Residential (up to 12 units/acre), which allows small-lot single-family, attached single-family, duplexes, triplexes, fourplexes and townhomes to encourage home ownership. Lot sizes range from 3,000 to 7,000 square feet per unit.

Seventy-seven acres of vacant land is designated Medium Density (up to 17 units/acre), and two parcels are designated for high-density residential development (up to 25 units/acre). In addition, 111 acres of land is designated for mixed-use (up to 20 units/acre). These sites were assigned to the lower-income category.

The potential units shown in the land inventory (Appendix B) do not assume any development in the 190-acre residential area added to the FEMA 100-year flood hazard zone in June 2009, although development may be feasible on these sites with appropriate mitigation.

All of these sites in the land inventory are within the City boundary; however, land within the Blueprint Urban Growth Boundary Area has the capacity for an additional 71 lower-income multi-family units, over 2,000 moderate-income single-family homes and about 2,600 above-moderate single-family homes.

This analysis demonstrates that Lemoore's land inventory is significantly greater than the net remaining RHNA in the lower- and moderate-income categories, although there is a shortfall in the above-moderate category. However, the surplus of single-family sites assigned to the moderate category exceeds the above-moderate shortfall, therefore the intent of the RHNA is satisfied (Table 3-6).

**Table 3-6  
Land Inventory Summary – City of Lemoore**

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Single-Family Sites*	-	1,584	778	2,362
Multi-Family Sites*	561	-	-	561
Mixed-Use Sites*	800	-	-	800
Underutilized Sites	210	147	72	429
<b>Total</b>	<b>1,571</b>	<b>1,731</b>	<b>850</b>	<b>4,152</b>
Net Remaining RHNA	1,126	356	1,092	2,574
<b>Surplus (Shortfall)</b>	<b>445</b>	<b>1,375</b>	<b>(242)</b>	<b>1,578</b>

\*Sites within City boundaries only  
Source: Tables 3-2 and B-1d

### e. Kings County Sites Inventory Analysis

The unincorporated area of Kings County has approximately 350 acres of vacant land zoned for Very-Low-Density single-family residential development and over 134 vacant acres zoned for Low-Density single-family development. These parcels were assigned to the above-moderate-income category since large lots can accommodate larger, more expensive homes.

The Low-Medium zone encompasses 289 acres of vacant land while the Medium zone represents 175 acres. These parcels were assigned to the moderate-income category since they represent standard-lot subdivisions.

The Medium-High zone contains approximately 90 acres of vacant land. This zone calls for multi-family development at densities ranging from 7 to 11 units/acre. These sites were allocated to the lower-income category.

The County’s High-Density residential zone allows development up to 24 units/acre and includes 28 acres of vacant land. An additional 5.74 acres are designated Very-High-Density, which allows a density of up to 30 units/acre. These sites were allocated to the lower-income category.

**Table 3-7  
Land Inventory Summary – Kings County Unincorporated**

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Single-Family Sites		1,317	500	
Multi-Family Sites	1,099			
Mixed-Use Sites	510			
<b>Total</b>	<b>1,609</b>	<b>1,317</b>	<b>500</b>	<b>3,426</b>
Net Remaining RHNA	330	215	448	993
<b>Surplus (Shortfall)</b>	<b>1,279</b>	<b>1,102</b>	<b>52</b>	<b>2,433</b>

Source: Tables 3-2 and B-1e

In addition, there is 70 acres of land designated for mixed-use (up to 20 units/acre). These sites were assigned to the lower-income category.

This analysis demonstrates that the unincorporated County’s land inventory is significantly greater than the net remaining RHNA in all income categories (Table 3-7).

## B. Financial and Administrative Resources

Kings County jurisdictions have access to a variety of local, state, federal, and private resources to assist in the production of affordable housing for extremely-low, very-low, low- and moderate-income households. In addition, various nonprofit and for-profit agencies may have the administrative capacity to help the jurisdictions further their housing goals. The following section describes the most significant funding sources currently used by cities and the County, and the agencies that can help achieve the housing goals described in Chapter 5.

### 1. Financial Resources

**Home Investment Partnership (HOME):** The federal HOME Program offers funding for local jurisdictions to improve and/or expand the supply of affordable housing opportunities for lower-income households. All projects and programs funded with HOME funds must be targeted to very-low- and low-income households and may have requirements for matching funds from non-federal resources equal to 25% of the requested funds. All of the jurisdictions in Kings County must apply to state HCD for HOME funds annually on a competitive basis. Recently, the cities of Avenal and Hanford received HOME grants for first-time homebuyer loans and housing rehabilitation loans. Lemoore received first-time homebuyer grant funds while Kings County and Hanford received Rental New Construction grant funding.

**Community Development Block Grant (CDBG):** The federal CDBG program is designed to maintain viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, especially for persons of low- and moderate-income. CDBG funds can be used for a variety of activities, including housing acquisition, housing

## Chapter 3. Resources and Opportunities

rehabilitation, new construction, public works, and community facilities. Each year, jurisdictions may apply for up to \$800,000 under both the General Allocation and Economic Development components of the CDBG programs. The maximum amount per application is \$500,000. In addition, grants of up to \$70,000 per year from the General Planning and Technical Assistance allocation and \$70,000 per year for the Economic Development Planning and Technical Assistance are awarded and do not count toward the \$800,000 cap.

**Redevelopment Set-Aside:** Jurisdictions with redevelopment agencies are required to allocate at least 20% of tax increment revenues into a housing fund, which is used to assist in the development of low- and moderate-income (LMI) housing. All four cities and the County have redevelopment agencies. Each agency must complete a redevelopment implementation plan, which details how LMI housing funds are to be expended. Housing developed under this program must remain affordable to the targeted income group for at least 55 years for rentals and 45 years for ownership units.

**Table 3-8**  
**Redevelopment LMI Fund Revenues, Expenditures and Planned Uses 2009-2014**

Jurisdiction	Est. Revenues	Est. Expenditures	Planned Uses
Avenal	\$770,000	\$770,000	Retirement of bond for infrastructure improvements
Corcoran	\$1.14 million	\$1.14 million	Rehabilitation (minor and substantial), homebuyer assistance
Hanford	\$2.60 million	\$2.58 million	Neighborhood conservation, affordable housing developer incentives, paint programs, housing rehabilitation, matching HOME grants, first-time homebuyer assistance, graffiti control, smoke detector funding
Lemoore	\$8.1 million	\$9.9 million	Minor rehabilitation, home buyer assistance, infill housing, solar energy retrofits, historic rehab/preservation, deferred loans for multi-family housing development
Kings County	\$62,500	\$62,500	Low- and moderate-income housing rehabilitation and preservation

Source: Redevelopment Implementation Plans for each jurisdiction

**The Housing and Emergency Shelter Trust Fund Act of 2006 (Proposition 1C)**, is a \$2.85 billion bond measure passed by California voters in 2006, to provide housing and infrastructure investment to produce an estimated 118,000 housing units, 2,350 homeless shelter spaces, and infrastructure projects that help infill housing development such as water, sewer, parks, and transportation improvements. Prop 1C funds support the following programs:

- **Multifamily Housing** - low-interest loans for affordable housing development where units are reserved for low-income renters, usually for 55 years.
- **Supportive Housing** - low-interest loans for housing projects that provide health and social services for residents, including homeless youth.

- **Down Payment Assistance (California Housing Finance Agency (CalHFA))** - deferred low-interest loans for up to three percent of a home purchase price for low- and moderate-income first-time homebuyers.
- **CalHome** - homeownership programs for low income households.
- **Building Equity & Growth in Neighborhoods (BEGIN)** - grants to local governments to fund homebuyer assistance in high-density developments.
- **Self-Help Construction Management** - grants to organizations that assist low- and moderate-income households in building their own homes.
- **Farmworker Housing** – low-interest loans and grants for construction of housing for farmworkers.
- **Migrant Farmworker Housing** – low-interest loans and grants for projects that serve migratory workers.
- **Emergency Housing Assistance** - grants for the construction and operation of homeless shelters.
- **Transit-Oriented Development Implementation Program** - funding for infrastructure and housing to help cities and counties develop higher-density housing near transit stations.
- **Infill Incentives Grant Program** - grants for development of public infrastructure projects that facilitate or support infill housing construction.
- **Affordable Housing Innovation Fund** - funds for pilot programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing.
- **Housing Related Parks** - grants for the development of housing related parks.

## 2. Administrative Resources

Described below are the major public and non-profit agencies that have been involved in housing activities or are interested in housing activities in Kings County. These agencies play important roles in meeting the housing needs of the community. In particular, they are involved in the improvement of the housing stock, provision of affordable housing, homeownership assistance, and rental assistance to households in need.

**Self Help Enterprises:** Incorporated in 1965, Self-Help Enterprises of Visalia is a non-profit housing developer that assists low-income residents of rural areas with housing and related services. “Self-help” housing refers to housing built in part by the future occupants of the home by allowing families to use their "sweat equity" as the down payment on the new home they might otherwise not be able to afford. Self-Help Enterprises is actively involved in helping farm laborers and other low-income families in becoming homeowners through both training and supervision as self-help builders, and assembling public and private funds in support of new construction. Self-Help Enterprises also develops multi-family housing and administers housing programs for all jurisdictions in Kings County on a contract basis.

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**Housing Authority of Kings County (HAKC):** The Housing Authority's mission is to promote decent, safe, and affordable housing and economic opportunity to low-income families throughout Kings County and its four incorporated cities. The Housing Authority operates three public housing projects providing 268 units of affordable housing and 32 state housing apartments. The Housing Authority also provides 688 Section 8 Housing Choice Vouchers. Finally, the Authority manages 45 farm labor residences, a Rental Housing Construction program apartment complex, a 44-unit California Housing Rehabilitation Program-Rental (CHRP-R) senior citizen project, and two transitional housing projects with 12 spaces for foster youth.

### C. Opportunities for Energy Conservation

#### Avenal

The City of Avenal is developing a Partnership with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation. The partnership should be in place early in 2010.

#### Corcoran

The City of Corcoran provides expedited permit processing for residential solar energy equipment installations. The City's Rehabilitation Program also encourages energy-efficient improvements when equipment or construction will involve items eligible for such upgrades. The City is also working with ARRA funds to install electrical retrofits on City-owned buildings/equipment, and entered into a Lease Agreement for a Solar Farm. In addition, the Housing Plan includes a new program (2.16) to refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.

#### Hanford

The City of Hanford will be incorporating the policies and requirements of recent amendments to state law (AB32 and SB375). In addition, the City requires or encourages the following in residential developments:

- Street trees which reduce heat generated from pavement
- Landscaping in new development to shade parking lots
- Solar photovoltaic panels as options
- Require developers to exceed Title 24 Standards (Heat & Energy) by 10%
- Increased residential densities
- High Albedo (light-colored roofs are often required)

### **Lemoore**

The Community Design Element of the City's new General Plan incorporates several policies and implementation actions that support energy conservation and green development. These include:

- Requiring new development to incorporate passive heating and natural lighting 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.

### **Kings County**

The Community Development Agency recently adopted a new program (Chapter 5, Program 5.15) which provides expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also given to photovoltaic systems that provide energy for residential uses.

In addition, the Housing Plan includes a new program (5.16) to refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.



# ***Chapter 4. Constraints***

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The Kings County jurisdictions recognize that adequate and affordable housing for all income groups strengthens the community. Government policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Likewise, non-governmental constraints such as land and construction costs, and environmental and infrastructure constraints can also affect housing cost and availability.

This chapter of the Housing Element discusses potential governmental and non-governmental constraints focusing primarily on those constraint areas that may be mitigated through the policies and programs discussed in Chapter 5.

## **A. Governmental Constraints**

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, residential development standards, and permit processing procedures may present constraints to the maintenance, development, and improvement of housing.

### **1. Land Use Plans and Regulations**

The jurisdictions' General Plan Land Use Elements contain the primary policies that guide residential development. These policies are implemented through several types of ordinances, including the Zoning and Subdivision ordinances. Zoning regulations establish the amount and distribution of different land uses within the jurisdictions, while subdivision regulations establish requirements for the division and improvement of land.

#### **a. General Plan Land Use Designations**

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.

Table 4-1 shows the residential General Plan land use categories for the Kings County jurisdictions. The land use designations support 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 14 to 29 units per acre.

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**Table 4-1  
General Plan Residential Land Use Categories**

Designation	Density Range	Description
<b>Avenal</b>		
Residential Estate	0-2	Single-family detached with lot sizes greater than 20,000 sf
Low Density Residential	2-10	Single-family detached with lot sizes greater than 6,000 sf
Medium Density Residential	10-15	Duplex, triplex and fourplex development
High Density Residential	15-29	Multi-family apartments and condominiums
Downtown Commercial	n.a.	Residential use allowed in conjunction with commercial
Community Commercial	n.a.	Residential use allowed in conjunction with commercial
<b>Corcoran</b>		
Very Low Density Residential	0-2	Single-family estate lots greater than 20,000 sf
Low Density Residential	4.5 – 7.5	Single-family detached in traditional subdivisions or clustered planned developments. Lot sizes generally are 6,000 sf.
Medium Density Residential	10-15	Duplex, triplex and fourplex development.
High Density Residential	15-29	Multi-family apartments and condominiums.
<b>Hanford</b>		
Very Low Density Residential	0-3	Single-family estate lots with 12,000 sf or more.
Low Density Residential	2-9	Single family detached with lot sizes from 6,000 sf to 10,000 sf.
Medium Density Residential	7-15	Duplexes, zero lot lines, patio homes, and townhomes on lot sizes from 4,500 sf. to 7,500. 6,000sf min. for new subdivision.
High Density Residential	10-22	Multi-family apartments and condominiums development.
<b>Lemoore</b>		
Agriculture/Rural Residential	0-1	Single-family detached in rural and semi-rural areas with lot sizes greater than 40,000 sf
Very Low Density Residential	1-3	Single-family detached in semi-rural area with lot sizes between 15,000 sf to 40,000 sf
Low Density Residential	3-7	Single-family detached in typical residential subdivision with lot sizes from 7,000 to 15,000 sf
Low Medium Density Residential	7-12	Small lot single-family, attached single-family and duplexes, triplexes, fourplexes and townhomes.
Medium Density Residential	12-17	Apartments and townhomes.
High Density Residential	17-25	Multi-family apartments and townhomes.
Mixed Use	8-20	Multi-family and commercial uses.
<b>Kings County</b>		
Very Low Density	0-1	Single-family detached in unincorporated rural areas with lot sizes greater than 20,000 sf
Low Density	1-2	Single-family detached in unincorporated rural communities and city fringe areas with lot sizes greater than 20,000 sf
Low-Medium Density	2-4	Single-family detached in unincorporated rural communities and city fringe areas with lot sizes between 12,000 sf and 20,000 sf
Medium Density	4-5	Single family detached in unincorporated rural communities and city fringe areas with 8,000 sf minimum lot size.
Medium High Density	5-15	Multi-family apartments and condominiums in unincorporated rural communities and city fringe areas
High Density	15-22	Multi-family apartments and condominiums in unincorporated rural communities and city fringe areas
Very High Density	22-29	Multi-family apartments and condominiums in unincorporated rural communities and city fringe areas

Source: General Plans of Kings County Jurisdictions

**b. Zoning Designations and Housing Opportunities**

Each jurisdiction in Kings County 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 in types and prices of housing for all economic and social groups in the community. This includes single-family and multi-family housing, manufactured housing, licensed care facilities, emergency shelters, transitional housing, and other housing.

A summary of the residential development permitted by each King County jurisdiction is provided in Table 4-2 through Table 4-6.

**Table 4-2  
Permitted Residential Development by Zoning District, City of Avenal**

Housing Type	A-I A-E	R-E	R-1	R-2	R-3	D-C	S-C	P-F
Single-Family Detached	P	P	P	P	P			P
Single-Family Attached				P	P			
Multi-Family				P*	P*	C		
Mobile or Manufactured Home	P	P	P	C	C			
Second Units	C	P	P	P	P			
Farmworker Housing	C <sup>1</sup>			P	P			
Emergency Shelters								C
Transitional and Supportive Housing								
Residential Care Facility (6 or less)		P	P	P	P			
Residential Care Facility (7 or more)		C	C	C	C			
Senior Housing/Assisted Living <sup>2</sup>		C	C	C	C	C		
Single Room Occupancy						C	C	

Notes:

P=permitted use C=conditional use

\*CUP currently required for projects with 20 or more units (see Program 1.17 in Chapter 5)

1. Farmworker housing conditionally permitted in conjunction with a primary permitted use.
2. Conventional senior housing is permitted under the same regulations as multi-family. “Retirement or Rest Home” and “Convalescent Hospital/Nursing Home” are conditionally permitted uses.

Source: City of Avenal Zoning Ordinance

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**Table 4-3  
Permitted Residential Development by Zoning District, City of Corcoran**

Housing Type	A	RA	R-1	RM	CD	CC, CN, CS, CO
Single-Family Detached	P <sup>1</sup>	P	P	P	P	
Single-Family Attached				P	P	
Multi-Family (under 20 units)				P	P <sup>3</sup>	
Multi-Family (20 or more units)				C*	P <sup>3</sup>	
Mobile or Manufactured Home	P <sup>2</sup>	P	P	P		
Second Units		P	P			
Farmworker Housing	C <sup>4</sup>		P <sup>4</sup>	P <sup>4</sup>		
Emergency Shelters						
Transitional and Supportive Housing						
Residential Care Facility (6 or less)			P	P		
Residential Care Facility (7 or more)			C	C		
Senior Housing/Assisted Living			C	C		
Single Room Occupancy					C	C

Notes:

P=permitted use C=conditional use

\*See Program 2.16 in Chapter 5

1. One family dwelling permitted when incidental to a permitted use.
2. Mobile home as a residence or as farmworker housing incidental to a permitted or conditional use.
3. Multi-family permitted as a secondary use (not to exceed 50% of the total square feet of the existing building).
4. CUP required for farmworker housing in excess of 5 dwelling units per parcel or 7+ occupants.

Source: City of Corcoran Zoning Ordinance

**Table 4-4  
Permitted Residential Development by Zoning District, City of Hanford**

Housing Type	AG	R-1 20	R-1 6, 8, 12	RM	OR	CC	DC	MC
Single-Family Detached	P	P	P	P	P			P
Single-Family Attached				P	P			P
Multi-Family				P	P	C <sup>1</sup>	P	P
Mobile or Manufactured Home	P	P	P	P	P			
Second Units		P	P	P	P			
Farmworker Housing (3 or less)	P							
Farmworker Housing (4 or more)	C							
Emergency Shelters					P <sup>2</sup>			
Transitional and Supportive Housing				C <sup>3</sup>	P <sup>2</sup>			
Residential Care Facility (6 or less)		P	P	P	P			
Residential Care Facility (7 or more)				C				
Senior Housing/Assisted Living				C	C			
Single Room Occupancy				C <sup>4</sup>	P <sup>4</sup>			

Notes:

P=permitted use C=conditional use

1. Dwellings over a permitted use.
2. Subject to Site Plan Review
3. Domestic violence shelters and housing for persons on a temporary basis that do not require personal supervision or rehabilitation services
4. Listed as "Boarding and Rooming Houses"

Source: City of Hanford Zoning Ordinance

**Table 4-5  
Permitted Residential Development by Zoning District, City of Lemoore**

Housing Type	RA	R	RM	C-C	PO
Single-Family Detached	P	P	P		P
Single-Family Attached		P	P		P
Multi-Family			P	P <sup>1</sup>	P
Mobile or Manufactured Home	P	P	P		
Second Units	P	P	P		
Farmworker Housing					
Emergency Shelters					
Transitional and Supportive Housing					
Residential Care Facility (6 or less)		C	C		C
Residential Care Facility (7 or more)					
Senior Housing/Assisted Living					
Single Room Occupancy					

Notes:

P=permitted use C=conditional use

1. Apartments over a permitted commercial use, in accordance with design standards of the General Plan.

Source: City of Lemoore Zoning Ordinance

In 2008 the City of Lemoore adopted a new General Plan, which emphasizes the principles of “smart growth” including more compact development and mixed use. Chapter 2 of the Land Use Element (pp. 2-11 and 2-20 through 2-24) describes the policies that apply to mixed-use development, both in the downtown and in other designated mixed-use centers. While the General Plan provides the guiding policy regarding mixed-use, specific implementing regulations and guidelines will be established in the new Zoning Code, which is currently underway. In the interim period until the Zoning Code update is completed, applications must be found consistent with the General Plan and if necessary, zone changes will be processed concurrently with the application at no additional cost to the applicant. Development standards will be applied consistent with the new zoning designation. For mixed-use projects, development standards will be determined based on the type of use proposed and the applicable development standards for that use.

Among the General Plan policies supporting mixed use are the following:

- LU-I-26 Establish an incentive program for mixed-use development including FAR bonuses for uses that contribute to public benefit and shared parking arrangements
- LU-I-27 Create guidelines and a Best Practices Manual for mixed-use development to educate local builders and developers about the types of mixed-use areas the City desires
- LU-I-28 Establish Downtown Mixed Use Zones (DMX1, DMX2 and DMX3) in the Zoning Ordinance with the following land use requirements:
  - DMX1 will allow retail, commercial, professional office, second-story residential, public and institutional uses, provided retail and restaurant uses are retained as a primary use at the site. Typical new buildings will require a minimum height of at least 20 feet or two-story, with exceptions for uses with special needs (e.g. cinemas). Service Commercial types of uses may be allowed when deemed appropriate through a Conditional Use Permit.

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- DMX2 will allow retail, commercial, professional office, high-density residential or live/work studios, public and institutional uses.
- DMX3 will allow professional office and medium-density residential, with small-scale support commercial uses, with bed-and-breakfast use an option.

Under the new General Plan, projects with up to 49% residential use may be allowed in the DMX1 district while 100% residential use is allowable in the DMX2 and DMX3 districts. In addition, a significant portion of the downtown mixed-use area is within the In-Lieu Parking Fee Exemption Zone where no on-site parking is required.

The residential capacity for mixed-use parcels has been estimated at 9 units/acre (see Appendix B, Table B-1d). The new General Plan allows residential development at up to 20 units/acre in mixed-use areas, therefore this assumption is very conservative and accounts for a non-residential development component of these sites. One project, Antlers Apartments, was recently developed in the mixed-use area at a density over 50 units/acre. Since the estimated capacity is less than half the allowable density, and is far less than actual project experience, it is considered quite reasonable.

**Table 4-6  
Permitted Residential Development by Zoning District, Kings County**

Housing Type	A	RR	R	RM	C	PO	PF
Single-Family Detached	P	P	P	P	C <sup>2</sup>	P	
Single-Family Attached				P	C <sup>2</sup>	C	
Multi-Family				P	C <sup>2</sup>	C	
Mobile or Manufactured Home	P <sup>1</sup>	P	P	P			
Second Units			P	P			
Farmworker Housing (5 or less)	P						
Farmworker Housing (6 or more)	C						
Emergency Shelters			C	P	C <sup>3</sup>		P
Transitional and Supportive Housing							
Residential Care Facility (6 or less)	P	P	P	P			
Residential Care Facility (7 or more)	C						
Senior Housing/Assisted Living							
Single Room Occupancy							

Notes:

P=permitted use C=conditional use

1. Mobile home or manufactured housing permitted when used as farm employee housing incidental to a permitted or conditional use.
2. Single-family and multi-family uses allowed by conditional use permit in the CC zone. One-family dwelling over or to rear of a permitted use allowed by-right in the CN, CC and CR zones.
3. Emergency shelters allowed by conditional use permit in the CC, CHL, and CH zones.

Source: Kings County Zoning Ordinance

As shown in Table 4-2 through Table 4-6 above, Kings County jurisdictions allow 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. Mixed use is encouraged in the downtown areas of Lemoore and Hanford and is also allowed in Avenal and Corcoran. The City of Lemoore General Plan, which was updated in 2007, calls for the creation of three new mixed-use zoning overlays for the Downtown area. The mixed-use zoning overlays, expected to be completed by Fall of 2011, will increase height and residential densities for mixed-use development.

All jurisdictions allow for the development of manufactured housing and mobile homes, providing a valuable source of affordable housing for seniors, families, and farmworkers. In accordance with state law, all jurisdictions allow second units as a permitted use in all single-family zones. Low-income housing can be accommodated in all districts permitting residential use in Kings County jurisdictions including mixed-use districts.

**c. Special Needs Housing**

To further fair housing opportunities, Kings County jurisdictions provide for a range of housing opportunities for persons with special needs, including those in residential care facilities, persons with disabilities, the elderly, farmworkers, persons needing emergency shelter or transitional living arrangements, and single-room-occupancy units. Many of these groups also fall under the category of extremely-low-income households. Table 4-2 through Table 4-6 above show the current requirements for each jurisdiction with respect to permitted and conditionally permitted special needs housing types. Chapter 5, the Housing Plan, sets forth programs for each jurisdiction to revise its Zoning Ordinance to comply with state law with respect to special needs housing. Each jurisdiction’s provisions for these housing types are discussed 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% or less of area median income, or up to \$16,750 per year for a 4-person household in Kings County (2009).

A variety of policies and programs described in Chapter 5 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 second units. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

**Residential Care Facilities**

Residential care facilities refer to 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 for daily living. *Health and Safety Code* §§1267.8, 1566.3, 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 licensed residential care facilities for six or fewer clients to obtain conditional use permits or variances that are not required of other single-family dwellings.

For all Kings County jurisdictions the development standards for licensed residential care facilities of six or fewer persons are no different than for other residential uses in the same zone. A conditional

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use permit is required in some jurisdictions for residential care facilities of more than six persons. A deviation in site planning requirements and reduction in parking may be granted through the conditional use process. A discussion of each jurisdiction's regulations for residential care facilities is provided below:

- **Avenal** – In compliance with the 2003-2008 housing plan, the City amended its zoning code to allow residential care facilities that serve six or fewer persons as a permitted use in the R-E, R-1, R-2, and R-3 zones. Facilities serving more than six persons are conditionally permitted in the same zones. These requirements are consistent with state law and do not pose a constraint on the establishment of such facilities.
- **Corcoran** – Under current zoning regulations, residential care facilities that serve six or fewer persons are a permitted use in the R-1 zone only. Residential care facilities serving more than six persons are not expressly permitted in the zoning ordinance. In order to comply with the *Health and Safety Code*, the Corcoran Housing Plan (Chapter 5, Program 2.14) provides that the City will amend the Zoning Code to allow licensed residential care facilities for six or fewer persons in any residential zone as a permitted use and to allow residential care facilities for more than six persons by conditional use permit in the R-1 and RM zones. With these changes, Corcoran's Zoning Code would not pose a significant constraint on the establishment of residential care facilities.
- **Hanford** – Under current zoning regulations, residential care facilities that serve six or fewer persons are a permitted use in the R-1-20, R-1-6, R-1-8, R-1-12, RM and OR zones. Larger state- or county-licensed care facilities that provide housing on a temporary basis and that do not require personal supervision or rehabilitation services are conditionally permitted in the RM and OR zones. The Hanford Housing Plan (Chapter 5, Program 3.14) provides that the City will amend the Zoning Code to also allow residential care facilities for more than six persons by conditional use permit in the R-1 zone. With this revision, Hanford's Zoning Code would not pose a significant constraint on the establishment of residential care facilities.
- **Lemoore** – Under current zoning regulations, residential care facilities that serve six or fewer persons are permitted by conditional use permit in the R, RM, and PO zones. Residential care facilities serving more than six persons are not expressly permitted in the Zoning Ordinance. To comply with the *Health and Safety Code*, the Lemoore Housing Plan (Chapter 5, Program 4.18) provides that the City will amend the Zoning Code to allow licensed residential care facilities for six or fewer persons in any residential zone as a permitted use and to allow residential care facilities for more than six persons by conditional use permit in the RM, PO, and CC zones. With these changes, Lemoore's Zoning Code would not pose a significant constraint on the establishment of residential care facilities.
- **Kings County** – Under current zoning regulations, residential care facilities that serve six or fewer persons are a permitted use in the A, RR, R and RM zones. Residential care facilities serving more than six persons are permitted by conditional use permit in the A zone only. The Kings County Housing Plan (Chapter 5, Program 5.12) provides that the County will amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the RR, R, and RM zones. With these changes, the

County's Zoning Code would not pose a significant constraint on the establishment of residential care facilities.

### **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, §65008 of the *Government Code* requires localities to analyze potential and actual constraints, and include programs to accommodate housing for disabled persons.

Building codes adopted by all Kings County jurisdictions incorporate accessibility standards contained in Title 24 of the *California Code of Regulations*. Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Because many homes in Kings County jurisdictions 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 each jurisdiction related to housing persons with disabilities are described below:

#### **Avenal**

- Definition of “family” – The Avenal Zoning Code defines family as: “An individual, or 2 or more persons related by blood or marriage or legal adoption, or a group of not more than 6 persons who are not so related living together as a single housekeeping unit.” In order to comply with state Fair Housing Law, Chapter 5, Program 1.15 provides that the City will amend its Zoning Code to revise the definition of “family.”
- 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 than for other residential uses in the same zone.
- Reasonable accommodations – The City's Zoning Code does not currently include administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable

accommodations for persons with disabilities. Program 1.15 in the Housing Plan (Chapter 5) includes a commitment to address this issue.

### Corcoran

- Definition of “family” – The Corcoran Zoning Code defines family as: “One or more persons living as a bona fide single nonprofit relatively permanent housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use”. This definition is consistent with current housing 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 than for other residential uses in the same zone.
- Reasonable accommodations – Currently the City’s Zoning Code does not contain a reasonable accommodations ordinance. Chapter 5, Program 2.14 provides that the City will amend the code to include administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

### Hanford

- Definition of “family” – The Hanford Zoning Code defines family as: “A single residential unit or person or group of persons living together as a domestic unit in a single residential unit”. This definition is consistent with current housing 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 than for other residential uses in the same zone.
- Reasonable accommodations – The City’s Zoning Code (Chapter 17.72) includes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. Requests for reasonable accommodation are reviewed and approved administratively by the Community Development Director within 30 days of receiving an application. There is no fee associated with a reasonable accommodation application.

Program 3.14 is included in the Housing Plan (Chapter 5) to ensure that City regulations and procedures are reviewed and updated as necessary to encourage and facilitate accessible housing for persons with disabilities.

**Lemoore**

- Definition of “family” – The Lemoore Zoning Code defines family as: “An individual, two (2) or more persons who are related by blood or marriage or a group of not more than five (5) persons not necessarily related by blood or marriage living together in a dwelling unit.” In order to comply with state Fair Housing Law, Chapter 5 Program 4.18 provides that the City will amend its Zoning Code to revise the definition of “family” 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 than for other residential uses in the same zone.
- Reasonable accommodations – Currently, the City’s Zoning Code does not contain a reasonable accommodations ordinance. Chapter 5, Program 4.18 provides that the City will amend the code to include administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

**Kings County**

- Definition of “family” – The Kings County Zoning Code defines family as: “One or more persons living as a bona fide single nonprofit relatively permanent housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use. A family shall not include a fraternal, social or business group.” This definition is consistent with current housing law.
- Separation requirements – The County’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 than for other residential uses in the same zone.
- Reasonable accommodations ordinance – Currently, the County’s Zoning Code does not contain a reasonable accommodations ordinance. Chapter 5, Program 5.12 provides that the City will amend the code to include administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

**Farmworker Housing**

Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

It is estimated that approximately 9,000 farm laborers in Kings County are permanent non-migrant and seasonal laborers. The housing needs of these farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and

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mobile homes. The remaining farm laborers are migrant farmworkers who are not permanent residents of Kings County. To provide housing for migrant farmworkers, various jurisdictions within the County allow migrant farm labor camps and other types of housing subject to conditional use permits. Such housing is typified by (but not exclusively) dormitory style structures designed for temporary occupancy by migrant workers.

The California Employee Housing Act<sup>9</sup> regulates farmworker housing and generally requires that facilities with no more than 36 beds or 12 units be treated as an agricultural land use that is not required to obtain any conditional use permit or other approval that is not required of other agricultural uses in the same zone.

Each jurisdiction's policies regarding farmworker housing are described below.

- **Avenal** – Currently farmworker housing is a permitted use in the R-2 and R-3 zones and is conditionally permitted in the AI and AE zones in conjunction with a primary permitted use (see concluding note below). Development standards of the underlying district apply to proposals for farmworker housing. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers, and a majority of units in assisted multi-family projects are occupied by farmworkers.
- **Corcoran** – Corcoran permits mobile homes as farmworker housing, and conditionally permits farm employee housing in excess of five units per parcel in the A Zone (see concluding note below). Corcoran has some of the lowest housing prices and apartment rents in California and can meet its needs for farmworker housing through traditional housing. The City actively assists farmworker housing needs: farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a larger share of units in assisted multi-family projects.
- **Hanford** – Hanford currently allows farmworker housing in the AG zone. Permitted (by-right) uses include a one-family dwelling related to agricultural use, a mobile home on a permanent foundation used as employee housing, and farm employee housing up to 3 units per parcel. Farm employee housing exceeding 3 units per parcel requires a conditional use permit (see concluding note below). As the most urbanized city in Kings County, Hanford has few resident farmworkers.
- **Lemoore** – As a more urbanized community, the City of Lemoore has no farmland within its boundaries and no agricultural zoning. Farmworker housing is not a permitted or conditional use within any of the City's zones. However, 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 the city.
- **Kings County** – Kings County currently permits mobile homes as farm employee housing and farmworker housing not exceeding 5 units per parcel in the AL-10, AG-20, AG-40, and AX zones. Farmworker housing in excess of 5 units per parcel requires a conditional use permit (see concluding note below). Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing and smaller farmworker housing units.

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<sup>9</sup> California Health and Safety Code §17021.5 and §17021.6

- **Conclusion** – To comply with the California Employee Housing Act, the Housing Plans (Chapter 5) for the jurisdictions of Avenal, Corcoran, Hanford, and Kings County include commitments to process Code amendments with respect to agricultural employee housing. With these amendments none of the Kings County jurisdictions' zoning ordinances would pose unreasonable constraints to farmworker housing.

### Emergency Shelters, Transitional and Supportive Housing

An *emergency shelter* is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis. *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 *supportive services* (e.g., job training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

The passage of SB2 in 2007 amended the requirements for local governments' regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review). Additionally SB2 requires that transitional and supportive housing be treated as a residential use subject to only those requirements that apply to other residential uses of the same type in the same zone.

Each jurisdiction's policies regarding emergency shelters, transitional and supportive housing are described below.

- **Avenal** - Currently, emergency shelters are permitted by conditional use permit in the R-1, R-2, R-3 and PF zones. Transitional and supportive housing is conditionally permitted in the R-1, R-2, and R-3 zones. In order to comply with state law Program 1.13 includes a commitment to amend the Zoning Code to comply with SB 2 within one year of Housing Element adoption. This action will also ensure that transitional and supportive housing is treated as a residential use subject only to those requirements that apply to other residential uses of the same type in the same zone.
- **Corcoran** - Currently, emergency shelters are not expressly permitted "by right" or by conditional use permit within any zone. Transitional and supportive housing are also not expressly permitted or conditionally permitted in the City's Zoning Code. In order to comply with state law Program 2.12 includes a commitment to amend the zoning code to comply with SB 2 within one year of Housing Element adoption. This action will also ensure that transitional and supportive housing is treated as a residential use subject only to those requirements that apply to other residential uses of the same type in the same zone.
- **Hanford** – Emergency shelters and transitional housing are permitted subject to site plan review in the OR (Office Residential) zone. The OR zone encompasses approximately 166 acres, is located near transit and commercial services, and can accommodate at least one emergency shelter. Program 3.13 in the Hanford Housing Plan (Chapter 5) includes a provision to amend the Zoning Code regarding emergency shelters and transitional/supportive housing in conformance with SB 2.
- **Lemoore** – Currently, emergency shelters are not expressly permitted "by right" or by conditional use permit within any zone. Transitional and supportive housing are also

not expressly permitted or conditionally permitted in any zone. In order to comply with state law Program 4.16 in the Housing Plan includes a commitment to amend the Zoning Code to comply with SB 2 within one year of Housing Element adoption. This action will also ensure that transitional and supportive housing is treated as a residential use subject only to those requirements that apply to other residential uses of the same type in the same zone.

- **Kings County** – The Zoning Ordinance allows emergency shelters through a ministerial site plan review process in the RM and PF zones and subject to a conditional use permit in the R, CC, CHL, and CH zones, and is therefore consistent with SB 2. RM and PF zones contain approximately 151 and 325 acres, respectively, and have the capacity to accommodate additional shelters. Transitional and supportive housing are not expressly permitted or conditionally permitted in any zone. In order to comply with state law Program 5.9 includes a commitment to amend the Zoning Code to ensure that transitional and supportive housing is treated as a residential use subject only to those requirements that apply to other residential uses of the same type in the same zone.

### Conclusion

With the program commitments described above, none of the Kings County zoning ordinances would pose unreasonable constraints to emergency or transitional/supportive housing.

### Single Room Occupancy (SRO)

Single room occupancy (SRO) facilities are small studio-type apartment units, typically occupied by extremely-low-income persons. Currently, only the cities of Avenal and Corcoran permit SROs by conditional use permit within the D-C and S-C zones (Avenal) and the CC, CH, CD, CO, and CS zones (Corcoran). Hanford permits “boarding and rooming houses” with administrative approval in the OR zone and subject to a conditional use permit in the RM zones. The Housing Plans (Chapter 5) for Hanford, Lemoore, and Kings County include programs to amend the zoning codes to explicitly define (or clarify) and designate appropriate zones for SRO facilities with appropriate development standards.

#### d. Development Standards

The Kings County jurisdictions regulate the type, location, density, and scale of residential development primarily through their zoning ordinances. 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 4-7.

**Table 4-7  
Residential Development Standards**

Jurisdiction	Development Standard	RR/RRE	R-1-20, R1-12	R-1-8, R-1-6	RM-3, RM-2, RM-1.5
Kings County	Min. Lot Size (sf)	20,000	12,000	6,000	6,000
	Max. Density (du/ac)	2	2-3.6	5.4-7.3	14.5-29
	Lot Coverage (%)	40%	40%	40%	50%, 60%, 70%
	Max. Height (ft.)	30	30	30	30
	Parking (spaces/unit)	1	1	1	1.5
	Development Standard	RE	R-1	R-2	R-3
Avenal	Min. Lot Size (sf)	20,000	6,000	7,000	6,000
	Max. Density (du/ac)	2	7.3	12.4	21.8
	Lot Coverage (%)	40%	50%	60%	60%
	Max. Height (ft.)	35	35	35	35
	Parking (spaces/unit)	2	2	2	2
	Development Standard	R-A	R-1-12, R-1-10, R-1-6	RM-2.5	RM-1.5
Corcoran	Min. Lot Size (sf)	20,000	6,000	6,000	6,000
	Max. Density (du/ac)	2	3.6-7.3	17.4	29
	Lot Coverage (%)	40%	40%	60%	70%
	Max. Height (ft.)	35	35	35	35
	Parking (spaces/unit)	2	2	1.5-2	1.5-2
	Development Standard	R-1-20	R-1-12, R-1-8 R-1-6	RM-3	RM-2
Hanford	Min. Lot Size (sf)	20,000	6,000	6,000	6,000
	Max. Density (du/ac)	3	3.6-7.3	14.5	21.8
	Lot Coverage (%)	40	40%	50%	50%
	Max. Height (ft.)	40	35	35	35
	Parking (spaces/unit)	2	2	1.5-2	15-2
	Development Standard	RA-20 RA-40	R-1-10	R-1-7	RM-2, RM-2.5, RM-3
Lemoore	Min. Lot Size (sf)	14,520 40,000	10,000	5,000	2,000/2,500/ 3,000
	Min. Density (du/ac)	1	3	5	12
	Max. Density (du/ac)	3	4	7	25
	Lot Coverage (%)	25%	40%	40%	80%
	Max. Height (ft.)	30	30	30	35
	Parking (spaces/unit)	2	2	2	1-2

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County

## Chapter 4. Constraints

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### Structural Standards

The permitted density of residential development varies between jurisdictions and zones. The maximum allowable density ranges from 22 units per acre in Avenal and Hanford up to 29 units per acre in Corcoran and Kings County. The wide range of densities allowed in Kings County jurisdictions facilitates a variety of housing types ranging from single-family homes to multi-family apartment complexes.

Minimum lot sizes range from 5,000 square feet to 12,000 square feet for single-family residential zones and from 2,000 to 7,000 square feet per unit for multi-family residential zones. The zoning ordinances also regulate the size of residential structures through lot coverage and height limits. All Kings County jurisdictions have reasonable structural limits, with maximum heights ranging from 30 to 35 feet. Multi-family lot coverage requirements are generous, ranging from 50% to 80%. The single-family zones allow lot coverage ranging from 40% to 50%. Agricultural zones have a lower lot coverage limit due to the predominant non-residential nature of these areas. These development standards are typical of other cities in the San Joaquin Valley and are not considered to be a constraint to development.

### Parking Requirements

The parking requirements for Kings County jurisdictions are relatively consistent for all residential uses. For instance, most residential units require 2 parking spaces per unit, with the exception of Kings County, which requires 1 space per single-family unit and 1.5 spaces for multi-family units. In addition, all jurisdictions require only 1.5 spaces for multi-family units with fewer than 2 bedrooms. In all communities, multi-family residential projects with 2 or more bedrooms are required to provide 2 parking spaces. In Lemoore, only one space per unit is required for senior housing regardless of unit size.

Providing adequate parking is necessary to facilitate the sale or rental of a unit. Allowing too few spaces limits the potential occupants of a unit. These parking requirements are designed to accommodate multiple vehicles for households most likely to own more than one vehicle – households in single-family homes and in apartments with two or more bedrooms. According to the 2000 Census, 69% of owner-occupied units and 38% of renter units have 2 or more vehicles. Therefore, requiring two spaces per residence is a reasonable requirement and does not constrain development in Kings County.

#### e. Secondary Dwelling Units

Secondary dwelling units 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. Second units often provide affordable housing for extremely-low-, very-low- and low-income households, including seniors. *Government Code* §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 4-2 (page 4-3) Table 4-6 (page 4-6), second units are permitted in single-family zones in all five jurisdictions.

Specific requirements for secondary units for each jurisdiction are summarized below.

- **Avenal** – The City of Avenal requires a ministerial permit review for second units to ensure consistency with the following standards set forth in the zoning code: 1) the floor area of the second unit shall not exceed 1,200 square feet or 30% of the primary structure, 2) the height shall not exceed the height of the main dwelling, 3) one additional parking space shall be provided, 3) the unit shall be used only by the occupants of the main dwelling, their non-paying guests, or domestic employees and may not be rented, and 4) the unit shall not cause a high concentration of such units sufficient to change the character of the surrounding residential neighborhood. These provisions may pose a constraint upon second units; therefore, Program 1.12 in the Housing Plan includes a provision to review the Zoning Ordinance with respect to AB 1866.
- **Corcoran** – The City of Corcoran requires an administrative permit for all second units. The Zoning Code does not impose specific development standards for second units but does require that the unit be consistent with the applicable development standards for the zone. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Hanford** – The City of Hanford requires an administrative application for second units to ensure consistency with development standards set forth in the Zoning Code. These standards include: 1) a floor area limit of 1,200 square feet or 30% of the primary structure, 2) owner occupancy of the primary residence or the second unit, 3) at least one additional parking space, and 4) compliance with the other regulations for the R, RM and OR districts, except as provided in the second housing units standards. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Lemoore**– The City of Lemoore requires an administrative permit for all second units to ensure consistency with development standards set forth in the zoning code. These standards include: 1) a floor area limit of 30% of the existing living area (interior habitable area) of the existing dwelling if attached and 1,200 square feet if detached, 2) a prohibition on second units in planned unit developments unless approved as part of the project, 3) height limited to the height of the existing unit and 4) compliance with the height, building setbacks, lot coverage and zoning requirement generally applicable to the zone in which the property is located. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Kings County** – Kings County requires ministerial site plan review for second units to ensure consistency with develop standards set forth in the zoning code. These standards include: 1) a floor area limit of 30% of the existing living area if attached and 1,200 square feet if detached, 2) owner occupancy of the primary residence or the second unit, 3) at least one additional parking space, and 4) compliance with the other regulations for the R district. These regulations are consistent with AB 1866 and do not pose a constraint on second units.

### f. Density Bonus

Under current state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% 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. The density bonus policies for each jurisdiction are discussed below.

- **Avenal** – In response to program requirements in the previous housing plan and SB 1818, the City of Avenal adopted a local ordinance that provides density bonus incentives in conformance with state law. Use of the density bonus has been limited, however, since allowable densities are sufficient to facilitate affordable housing without requiring a density bonus.
- **Corcoran** – The City of Corcoran adopted a density bonus ordinance in conformance with state law in 2008.
- **Hanford** – The City of Hanford adopted a density bonus ordinance in conformance with state law in 2008.
- **Lemoore** – The City has not yet completed the comprehensive update to the Zoning Code; therefore, Program 4.9 is included in the Housing Plan to adopt a density bonus ordinance by 2010.
- **Kings County** – The County has not yet adopted a density bonus ordinance in compliance with SB 1818; therefore, Program 5.5 is included in the Housing Plan to update its density bonus ordinance by 2010.

### g. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of 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.

As described below, all jurisdictions allow for the development of manufactured housing and mobile homes, providing a valuable source of housing for seniors, families, as well as farmworkers.

- **Avenal** – The City of Avenal permits mobile homes and manufactured housing by right in the A-I, A-E, R-E and R-1 zones and by conditional use in the R-2 and R-3 zones. Although the Zoning Ordinance includes a Mobile Home Park (MHP) district, there is no land designated as such in the city. All existing MHPs are zoned R-1.
- **Corcoran** – The City of Corcoran permits mobile homes and manufactured housing by right in the S, RA, R-1, and RM zones. Existing MHPs are located in single-family, multi-family, or service commercial zones.
- **Hanford** – The City of Hanford permits mobile homes and manufactured housing by right in the AG, R-1-20, R-1, RM, and OR zones. Mobile home parks are permitted in the RM-2 and RM-3 zones subject to a Conditional Use Permit.

- **Lemoore** – The City of Lemoore permits mobile homes and manufactured housing by right in the RA, R, and RM zones subject to design criteria.
- **Kings County** – Kings County permits mobile homes and manufactured housing by right in the A, RR, R, and RM zones. The RM Multi-Family Residential District allows manufactured housing communities or mobile home parks with a conditional use permit.

## 2. Residential Permit Processing and Environmental Review

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in Table 4-8, processing times for Kings County jurisdictions are relatively quick: single-family projects require one to eight weeks, while multi-family projects typically require one to six months.

**Table 4-8  
Development Review Processing**

Permitting Requirements and Timeframes	Jurisdiction				
	Avenal	Corcoran	Hanford	Lemoore	Kings County
Tentative Tract Map	2 mo.	3 mo.	45-60 days	45-60 days	2-3 mo.
Parcel Map	3 mo.	2 mo.	30-45 days	45 days	4-6 weeks
<b>Required Permits</b>					
Conditional Use Permit for Housing in Residential Zones	MF projects with 20+ du 45-60 days	Req. for projects with 20+ du 60 days	Not Required for Housing; 30-45 days	Required for PUDs only; 60 days	Not Required for Housing; 120 days
Architectural Review for Housing in Residential Zones	Administrative as part of SPR	Only PUDs 30-45 days	Only PUDs 30-45 days	Downtown Projects Only 30-45 days	Not Required
Administrative Site Plan Review for Apartments	Required 30 days	Required 30-45 days	Required 30 days	Required 45 days	Required 5 Weeks
<b>Time Frame from plan submittal to approval</b>					
- Single-family project	1 week	14 days	45-60 days	60 days	4-6 weeks
- Multi-Family project	45-60 days	1 to 3 mo.	30-45 days	60-90 days	4-6 weeks

du=dwelling unit

\* Exception is for Planned Unit Developments (PUD)

Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County.

State planning and zoning law provides permit processing requirements for residential development. Within the framework of state requirements, each jurisdiction 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 each jurisdiction’s permit and environmental review process is described below.

- **Avenal** – Generally, residential projects can be built by-right in all residential zones provided that the project’s site plan conforms to the Zoning Ordinance. Multi-family projects larger than 19 units require a conditional use permit due to traffic concerns. The conditional use permit has standard findings applicable to all uses, is processed

expeditiously, and facilitates affordable housing. The Planning Commission approves projects where: 1) the site is adequate in size, shape, and location for the use; 2) the use is consistent with the General Plan; 3) adequate CEQA documentation has been considered; and 4) the use will not be detrimental to the public health, safety, or welfare of persons residing or working in that neighborhood and the use will not be injurious or detrimental to property or improvements. The Zoning Ordinance for the City of Avenal requires a Conditional Use Permit when a multi-family project exceeds 19 units. A recent permit for an 81-unit low-income complex for Amcal Housing took just three months from application filing to final approval from the Planning Commission. The purpose of the CUP process for a large multi-family project is to allow the Planning Commission to review parking, landscaping and other project design features to ensure that adequate amenities such as playground equipment and barbecues are included in the project. While the CUP process has not been a significant constraint to the production of lower-income housing, in order to improve development certainty a program has been included in the Housing Plan (Chapter 5) to replace the CUP requirement in favor of site plan review by the Planning Commission.

- **Corcoran** – Single-family homes can be built by right in residential zones. Multi-family projects with less than 20 units are permitted by-right while projects of 20 or more units are required to obtain a conditional use permit. The conditional use permit is required because larger projects usually have a potentially significant traffic impact on a small community the size of Corcoran. The conditional use permit does not constrain the timing, certainty or location of multi-family housing since the findings are the same as for all conditionally permitted uses. Since October 2008 the City has received 3 applications for multi-family apartment complexes ranging in size from 56 to 81 units, all of which were approved within 2 to 16 months. The Avalon Apartments CUP took 16 months due to lack of proper easements and road issues. Dairy Villas took 10 months because of several changes submitted by the developer and an incomplete easement agreement with Corcoran Irrigation District. Kings Manor took 2 months from CUP application submittal to approval. While the CUP process has not been a significant constraint to the production of lower-income housing, in order to improve development certainty a program has been included in the Housing Plan (Chapter 5) to replace the CUP requirement in favor of site plan review by the Planning Commission.
- **Hanford** – Residential projects can be built by-right in their respective zones via an approved site plan review and applicable CEQA requirements without a conditional use permit or a design review. For multi-family projects, a site plan review is required to enable the City to determine whether a proposed project conforms to the intent and provisions of the Zoning Ordinance, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. The Community Development Department makes findings for approval provided the project complies with the following City policies: 1) traffic safety, street dedications, street improvements, and environmental quality, 2) zoning, fire, police, building and health codes, and public works construction standards; and 3) any other applicable federal, state or local requirements. Architectural review is required only for Planned Unit Development (PUD) overlays, and only one parcel in Hanford is designated as such. Developers follow objective guidelines and the Planning Commission approves the project.

- **Lemoore** – Residential projects can be built by right in their respective zones via an approved site plan review and applicable CEQA requirements. Architectural review is only required in the downtown district. City staff provides a standard checklist of items to developers at the outset of a project. Individual homes are approved administratively with only a building permit and no requirement for a public hearing. Site plan review is required for multi-family and PUD projects to enable the City to determine whether a project conforms to the intent and provisions of the Zoning Ordinance, to guide the building official in permit issuance, and to provide for expeditious review of environmental assessments. For projects with 5 or more units, a public hearing is required. The Planning Commission reviews and approves planned developments (minimum five acres for multi-family sites; ten acres for single-family sites) and modifications to development standards. The PUD process has not resulted in any project denials.
- **Kings County** – Kings County allows single-family and multi-family residential projects by right in residential zones. No conditional use permits are required for residential uses. Moreover, Kings County does not require architectural review or design review. However, the County does require a standard site plan review for multi-family housing to enable the County to determine whether a proposed project conforms to the intent and provisions of the Zoning Ordinance, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. Processing times are largely a function of compliance with CEQA requirements.

These procedures help to ensure that each jurisdiction's development process meets all legal requirements without causing a significant unwarranted constraint to housing development.

### 3. Developer Fees, Improvement Requirements and Building Codes

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by Kings County jurisdictions and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of a project's impact or on the extent of the benefit that will be derived.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. Kings County jurisdictions require developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation 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.

## Chapter 4. Constraints

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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. Kings County jurisdictions' building codes are based upon the California Building, Plumbing, Fire, Mechanical, Electrical, Housing, Building Conservation and Energy Codes, and the International Property Maintenance Code. 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.

### a. Planning and Development 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 significant long-term costs to maintain and improve infrastructure, public facilities, parks, and streets. In response to the taxing constraints imposed by Proposition 13, many California cities have relied increasingly on planning and development fees to fund services needed by new housing.

In Kings County, all jurisdictions collect planning and building fees for new development, as well as impact fees to assist in the construction of new schools as necessary. In addition, the cities of Avenal, Hanford, Corcoran, and Lemoore collect impact fees to help fund infrastructure improvements. The impact fees include public safety (police and fire), water system supply and distribution, wastewater collection/treatment, streets/thoroughfares, parks and recreation, and various others. Kings County does not charge impact fees. Development within special districts (either a community service district or public utility district) requires connection fees to be paid to the respective special district where services were provided.

Table 4-9 presents the development processing and impact fees charged in each jurisdiction. According to a statewide fee study<sup>10</sup>, Kings County jurisdictions' fees were lower than half of all jurisdictions in the state. Based on current conditions, fees (both processing and impact) range from approximately 3% to 13% of the total cost of housing in Kings County. Given the current realities of local government fiscal conditions, this is considered very modest and is not an unreasonable constraint to housing.

Residential projects may sometimes require the extension of water, sewer, and roads. In these cases, the off-site improvements are more costly than traditional infill development. In Kings County, cities often require the developer to pay for extending water and sewer infrastructure, but then allow the developer to recapture up to 50% of the costs if infill projects developed within ten years are served by that infrastructure extension that was oversized.

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<sup>10</sup> *Pay to Play: Residential Development Fees in California Cities and Counties*. HCD, August 2001.

A. Governmental Constraints

**Table 4-9  
Residential Development Fees**

Jurisdiction	Single Family Projects <sup>1</sup>				Multi-Family Projects <sup>2</sup>					
	Avenal	Corcoran	Hanford	Lemoore	County	Avenal	Corcoran	Hanford	Lemoore	County
<b>Processing Fees</b>										
Building Plan Check & Permit	\$1,332	\$2,635	\$2,588	\$2,100	\$2,450	\$826	\$925	\$2,043	\$700	\$650
Site Plan Review/CUP	--	\$74	NA	\$235	--	\$200	\$74	\$145	\$250	\$52
Tent. & Final Subdivision Maps	\$550	\$1,269	\$5,998	\$1,380	\$3,245	NA	NA	NA	NA	NA
CEQA Review <sup>3</sup>	--	\$422	\$306	\$38	\$630	--	\$422	\$153	\$19	\$630
Total Planning/Building Fees	\$1,882	\$4,400	\$8,892	\$3,753	\$6,325	\$1,026	\$1,421	\$2,341	\$969	\$1,332
<b>Impact Fees</b>										
Water	\$742	\$1,163	\$1,843	\$1,647	\$350-5,900 <sup>4</sup>	\$490	\$1,163	\$1,419	\$1,726	\$350-5,900 <sup>4</sup>
Wastewater	\$629	\$3,137	\$2,272	\$831	\$0-6,637 <sup>4</sup>	\$504	\$3,137	\$2,074	\$508	\$0-6,637 <sup>4</sup>
Roads	--	--	\$2,476	\$1,046	--	--	--	--	\$670	--
Parks	\$1,311	\$923	\$2,787	\$1,543	--	\$1,050	\$923	\$2,452	\$2,500	--
Drainage	--	\$300	--	\$658	--	--	\$300	--	\$475	--
Fire (County)	\$882	\$882	\$158	\$323	\$882	\$700	\$700	\$139	\$147	\$700
Library (County)	\$323	\$323	\$323	\$323	\$323	\$256	\$256	\$256	\$256	\$256
Criminal Justice (County)	\$1,207	\$1,207	\$1,207	\$1,207	\$1,207	\$957	\$957	\$957	\$957	\$957
Sheriff (County)	\$342	--	--	--	\$342	\$271	--	--	--	\$271
Police (City)	--	\$466	\$302	\$198	--	--	\$466	\$266	\$295	--
Animal control (County)	--	\$4	\$4	\$4	\$4	--	\$3	\$3	\$3	\$3
PFF compliance (County)	\$69	\$69	\$69	\$69	\$69	\$55	\$55	\$55	\$55	\$55
Refuse	--	--	\$310	--	--	--	--	--	--	--
General govt. (City)	\$657	\$733	--	\$626	--	\$526	\$733	--	\$778	--
Total Impact Fees <sup>5</sup>	\$6,162	\$9,207	\$11,752	\$8,152	\$3,177-15,364	\$4,809	\$8,693	\$7,621	\$8,370	\$2,592-14,779
<b>Total Processing &amp; Impact Fees</b>	<b>\$8,044</b>	<b>\$13,607</b>	<b>\$20,644</b>	<b>\$11,905</b>	<b>\$9,502-\$21,689</b>	<b>\$5,835</b>	<b>\$10,114</b>	<b>\$9,963</b>	<b>\$9,339</b>	<b>\$3,924-\$16,111</b>
<b>Approx. % of Total Housing Cost<sup>6</sup></b>	<b>4%</b>	<b>7%</b>	<b>10%</b>	<b>6%</b>	<b>5-11%</b>	<b>5%</b>	<b>8%</b>	<b>8%</b>	<b>7%</b>	<b>3-13%</b>

Notes:

1. Per-unit fee based on a 10-lot subdivision with typical unit sizes
  2. Per-unit fee based on a typical 20-unit apartment project
  3. Assumes Negative Declaration
  4. Applies only within Community Service Districts
  5. Excluding school fees which range from \$2.97 to \$4.06 per sq. ft. depending on school district
  6. Based on a single-family detached sales price of \$200,000 and a multi-family unit value of \$125,000
- Source: Kings County jurisdictions, 12/2009

## Chapter 4. Constraints

Developer impact fees are charged in some cases for certain improvements. In addition to paying impact fees, a developer may provide needed public facilities and services through the creation of a special assessment or infrastructure financing district, annexation to existing public utilities or community services district, or raising of private capital to complete the needed improvements. These costs are passed on to residents through prices or rents charged for new housing. In rural communities, new development is required to be annexed into a city or community services district in order to obtain water and sewer services.

### b. Site Improvement Requirements

For new housing developments, all jurisdictions require installation of curbs, gutters, sidewalks, and street lighting. Developments must also provide connections to water and wastewater systems, 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 4-10 summarizes typical improvements.

**Table 4-10**  
**On-Site and Off-Site Improvements**

Permit Type	Standard Improvements		
	Internal Streets	On-site Landscaping and Open Space	Curb, Gutters, Sidewalk, Utilities
Avenal	ROW includes local street width of 36' for streets, plus 4' for sidewalk, and none for landscaping. For collectors, ROW 60' with 5' sidewalks on both sides	Front yard setback and lot coverage (see Table 3-8). Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Corcoran	ROW includes local street width of 60', plus 4' sidewalk on either side. Requires 6' landscaping. Collector ROW is 68 feet with same requirements	Front yard setback and lot coverage (see Table 3-8). Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Hanford	ROW includes street width of 40' plus 5' for sidewalk, and 5' for utility easement Collector has 80' ROW, with same easements.	Front yard setback and lot coverage (see Table 3-8) Yard must be landscaped with 4 trees per lot. Apartments must have 160 sq ft of open space per unit	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, and fire hydrants
Lemoore	58' ROW includes local street width of 34', 5' sidewalks, 7' 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 (see Table 3-8). 10,000 sq ft. of open space required (can include recreation bldg) if apartment 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
Kings County	For minor street, ROW is 36' for streets plus 5' sidewalk and 5' landscape. For collector, ROW is 40' plus 6' each for sidewalk and landscaping	Standard lot coverage requirements of 40% for single-family residences and 70% for multi-family residences. No standards for open space required, just landscaping.	Curbs and gutters are required for lot sizes less than 20,000 square feet. Street lights not required. Sewer and water hookups required for lot sizes less than one acre.

ROW=right of way

Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County

While site improvement requirements increase housing costs, they are typical for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by residents, and ensure the availability of needed public services and facilities. Jurisdictions can mitigate the cost of these improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, or providing regulatory and financial incentives. In several jurisdictions, the Redevelopment Agency also plays an active role in financing the construction and improvement of infrastructure.

**c. Building and Construction Codes**

All Kings County jurisdictions have adopted the Uniform Building Code and uniform Housing Code. The City of Lemoore requires new homes to be pre-wired to facilitate aftermarket solar energy installations. No other additional regulations have been imposed by the jurisdictions that would unnecessarily add to housing costs.

Code enforcement programs are implemented through each jurisdiction's Building Department, Planning Department, Public Works Department or Redevelopment Agency. Code enforcement staff investigates violations of building code and property maintenance standards as well as other complaints. When violations are identified, eligible property owners are referred to appropriate rehabilitation programs providing grants or low-interest loans for property and building improvements. Each jurisdiction 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) of each jurisdiction's Housing Plan. In addition, all Housing Plans for Kings County jurisdictions have a housing rehabilitation program.

## B. Non-Governmental Constraints

### 1. Environmental and Infrastructure Constraints

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. This section analyzes the potential environmental and infrastructure constraints to housing in Kings County.

#### a. Agricultural Lands

The California Land Conservation Act, (commonly referred to as the “Williamson” Act) was adopted by the state legislature in 1965 to protect agricultural, wetland, and scenic areas of the state from unnecessary or premature conversion to urban uses. The Williamson Act explicitly pronounces the State’s responsibility for protecting its agricultural industry from stagnation and recession. The agricultural industry is critical to the economy of Kings County, and its agricultural preserve program was first implemented in 1969.



To that end, Kings County has several mechanisms that serve to protect farmland from premature urbanization. Conservation or Farmland Security Zone Contracts provide that property may not be used by the owner, or their successors, for any purpose other than the production of agricultural products for commercial purposes. The minimum timeframe of a Land Conservation Contract cannot be less than 10 years. Farmland Security Zone contracts cannot be less than 20 years. Both contracts automatically renew one additional year and the automatic renewal continues indefinitely unless a notice of non-renewal is filed.

As discussed in Chapter 3 and Appendix B – Land Inventory, the sites identified for housing development are not encumbered with Williamson Act contracts, nor are any sites located within Farmland Security Zones. Thus, all sites proposed for development are not constrained by agricultural land use conservation contracts.

#### b. Wastewater Infrastructure

Wastewater service for residential development in King County is provided by public sewers in the incorporated cities and community service districts. In rural areas of the County, wastewater service is not provided and residential developments rely on individual septic systems. An analysis of sewer capacity in Kings County jurisdictions and the capacity to accommodate growth commensurate with the RHNA for 2009-2014 is provided below.

- **Avenal** – The City of Avenal provides sewer service to its urbanized areas and the Avenal State Prison. The City’s sewage collection system includes two major trunk lines

in Laneva Boulevard that extend from the urban area to the sewage treatment plant located in southeast Avenal. Based on projected population growth the City's portion of treatment plant reserve capacity will not be fully utilized until the year 2024 under average flow conditions. Even under peak flow conditions, however, the plant's reserve capacity will not be fully utilized until the year 2014. No expansion is proposed at this time.

- **Corcoran** – Corcoran's wastewater is collected and conveyed to the City's treatment plant, located at the intersection of King Avenue and Pueblo Avenue, in the southeastern portion of the City. This facility provides secondary level treatment. Corcoran State Prison has its own wastewater treatment facility. The City's wastewater treatment plant has been expanded in recent years to accommodate population growth as outlined in the General Plan. The City continues to plan for expansion of the wastewater treatment facility as part of its Capital Improvement Program and Wastewater Collection Master Plan as necessary to include alternative analysis of water reclamation facilities. New development is responsible for construction of all sewer lines serving the development. Adequate treatment plant capacity is projected through the planning period.
- **Hanford** – Hanford's wastewater treatment plant was recently expanded to provide additional capacity for city growth through 2016. To allow for growth east of the City's boundaries, either a major new interceptor line will be installed to connect this area with the wastewater treatment plant or a satellite tertiary wastewater treatment plant must be built. These improvements will either be funded through impact fees or provided by developers to ensure adequate capacity to accommodate development. Thus, adequate capacity will be available to serve new residential development commensurate with the regional housing production goals.
- **Lemoore** – Lemoore requires all new developments to connect to the City's sewer system. Single-family homes on lots of at least one-acre, which were previously allowed to use private septic systems, are now required to connect to sewer systems to prevent groundwater contamination. Lemoore's wastewater system has adequate capacity to serve projected development through the end of the planning period. New trunk lines and collectors must be planned in areas of the city where growth is expected to occur. Such improvements will be funded through wastewater impact fees.
- **Unincorporated County** – Wastewater treatment capacity is more limited in unincorporated communities than in the cities. In most of the unincorporated areas, wastewater treatment services are not provided, and residential development relies on individual septic systems. However, the Armona, Kettleman City and Stratford areas are served by wastewater treatment systems. The Stratford Public Utility District is only able to service existing connections. The community districts of Armona, Home Garden, and Kettleman City have adequate wastewater treatment capabilities. Home Garden contracts with the City of Hanford for wastewater treatment.

### c. Water Availability and Infrastructure

The availability of water to serve residential development is an important prerequisite for determining the ability of sites to accommodate housing commensurate with the regional housing needs

## Chapter 4. Constraints

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production goals during the 2009-2014 planning period. The availability of water to serve additional growth in each jurisdiction is discussed below.

- **Avenal** – The City of Avenal uses imported water supplied from the San Luis Canal as part of the California Water Project. Based on the Avenal Water Master Plan, the City is projected to have sufficient supply of imported water to meet growth demands through the planning period, although it is difficult to predict future water supplies with certainty due to the current drought.
- **Corcoran** – Corcoran relies upon five groundwater wells located in a well field northeast of the City to meet all domestic, commercial, and industrial water demands. To prevent aquifer overdrafting, Corcoran participates in groundwater recharge activities, has adopted water conservation ordinances, and treats/reuses wastewater effluent for irrigation at Corcoran State Prison. The City has sufficient existing and planned groundwater supply to serve the City's maximum population projected at buildout of the General Plan without depletion of the aquifer.
- **Hanford** – Hanford and surrounding urban areas rely on local groundwater from the San Joaquin Valley Groundwater Basin to meet all domestic, commercial, and industrial water demand. The City also maintains drainage basins to percolate storm water and excess domestic water year-round to recharge the aquifer. Approximately half of the water consumed by urban uses is used to recharge the aquifer and half is used as irrigation. Current forecasts project that adequate water will be available through the planning period to serve anticipated growth.
- **Lemoore** – The City of Lemoore provides water service within its corporate limits from 7 wells. According to the 2008 General Plan, projected average day demand is expected to be within the current supply capacity. As the City grows in accordance with General Plan projections, demand will eventually exceed the supply available from existing wells. At that time, the City may need to drill additional wells. Lemoore is not located within an adjudicated water basin, so there is no restriction on the number of wells that may be drilled inside the City limits. The City also encourages conservation measures to decrease demand. Because the City lies above a semi-confined aquifer, groundwater recharge is accomplished by up-basin stream recharge.
- **Unincorporated County** – The Kettleman City Community Services District (KCCSD) provides water to the unincorporated community of Kettleman City from two groundwater wells. The KCCSD has established a moratorium on new commercial and residential development until water system improvements or an imported water source is identified.
  - The Armona Community Services District (ACSD) provides water services in the unincorporated community from two groundwater wells. The ACSD has established a moratorium on new commercial and residential development until water system improvements or an imported water source is identified.
  - Neither the KCCSD nor the ACSD are restricted in the amount of groundwater wells that can be drilled. The KCCSD and ACSD Capital Facilities Plans include the provision of new wells and additional water storage capacity to accommodate buildout of the General Plan land use policies. As demand for

water supply increases with population growth, these community service districts will drill new wells and construct additional water storage facilities in accordance with their Capital Facilities Plans.

- Home Garden Community Service District (HGCS D) can support limited infill development and currently has undetermined capacity for future water connections. However, a new water treatment plant is anticipated to come online by the end of 2009. This water treatment facility will bring the HGCS D into compliance with EPA standards as well as provide service to new growth.
- Stratford Public Utility District (SPUD) has three existing wells and can support limited infill development. However, existing capacity will not support large scale development within the community and new sources of potable water will be needed.

All of the incorporated cities and unincorporated communities in Kings County have indicated sufficient water supply to support projected populations at buildout of the General Plans without depleting groundwater aquifers.

## **2. Land and Construction Costs**

Land and construction costs contribute to the cost and affordability of housing. However, these market factors are largely beyond the control of local jurisdictions.

While land costs are primarily controlled by regional location, cities and counties can influence per-unit land costs through allowable densities. As discussed in the Governmental Constraints section, all of the jurisdictions in Kings County allow residential development at sufficient densities to accommodate market demand.



Like land costs, construction costs are not significantly affected by local policies. The price of materials and labor are affected by regional, national and international forces. Construction costs depend on the type of home as well as amenities, materials used, and quality of construction. Jurisdictions have several means to reduce the cost of housing construction, improve housing affordability, and expand housing opportunities for more residents. Using prefabricated or manufactured housing is one way to reduce construction costs. All Kings County jurisdictions have policies to facilitate the use of manufactured housing.

Local building code requirements could also affect the cost of new housing. All Kings County jurisdictions have adopted the Uniform Building Code and no local amendments have been adopted that would significantly increase the cost of construction.

In some portions of Lemoore, mitigation is needed to comply with FEMA flood hazard regulations or to provide noise insulation in homes impacted by aircraft overflight from the Naval Air Station Lemoore. While these measures will increase constructions costs, they at least partially offset by

creating additional areas for residential development, thereby increasing the potential supply of housing.

### 3. Cost and Availability of Financing

Kings County jurisdictions are similar to most other communities with regard to private sector home financing programs. The recent (2007-2009) financial crisis has affected the availability of real estate loans, although the long-term effects are unpredictable. The “sub-prime” lending industry made it possible for families or others who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurred with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expired (often two to three years) and the interest rate converted to market rate. Because ARMs often offer “teaser” initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, when property values are declining, homeowners may owe more than the resale value of their home, making refinancing impossible. As a result of these conditions, there has been a significant rise in foreclosure rates, and changes in mortgage underwriting standards are likely to have greater impacts on low-income families than other segments of the community.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, there is no evidence of redlining in Kings County.

## C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is each jurisdiction’s policy to uphold the law in this regard. In Kings County, fair housing complaints are referred to different agencies depending on the jurisdiction. The cities of Corcoran, Hanford and Lemoore refer fair housing complaints to the HUD Fair Housing Enforcement Center in San Francisco. The cities of Corcoran and Lemoore also refer housing complaints to Tulare/Kings County Legal Aid. Kings County and Lemoore refer fair housing complaints to the Human Rights/Fair Housing Commission office in Fresno. The City of Avenal does not refer housing complaints to a fair housing agency.

Since this approach may be confusing to residents and because some of the agency offices are far removed and may be difficult to access, the Housing Plan includes a commitment for the cities to coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations and testing. Each jurisdiction will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, these brochures will be distributed at City Halls, libraries, post offices, and posted on each jurisdiction’s website.

# Chapter 5. Housing Plan

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The earlier chapters of the Housing Element describe the housing needs, resources and constraints for the five jurisdictions in Kings County. This five-year Housing Plan sets forth a comprehensive strategy and program of actions to address the housing issues identified within the cities of Avenal, Corcoran, Hanford, Lemoore, and the unincorporated areas of Kings County.

Section A highlights the major housing issues identified in Kings County and corresponding goals and policies to address those issues. Section B sets forth the specific programs to be implemented by the cities of Avenal, Corcoran, Hanford, Lemoore, and unincorporated Kings County to effectively implement the goals and policies.

## A. Goals and Policies

### 1. Housing and Neighborhood Conservation

Improving the condition of housing is a primary housing goal for many communities. As part of the 2009-2014 Housing Element update, each jurisdiction in Kings County conducted a comprehensive housing survey. These surveys revealed that the majority of homes in each community are in sound condition. However, there is a need for repair, improvement, and rehabilitation of homes, 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 to support policies and programs for improving 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 which 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.*

### 2. Housing Production

Like most other areas in the San Joaquin Valley, Kings County has maintained a rapid growth rate in recent decades. Strong population growth is 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 2009–2014 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.*

### 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.*

### 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, disabled persons, large families, people who are homeless, single-parent households, and farmworkers. Kings County jurisdictions remain 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 and those 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 downpayment assistance and other homeownership programs.

**Policy 4.3.** Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, 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.

## 5. Fair and Equal Housing Opportunities

Ensuring fair and equal housing opportunity is a continuing need in Kings County 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 program.

### **GOAL 5. Further equal housing opportunities for persons, regardless of status.**

**Policy 5.1.** Support 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.

## B. Housing Programs

### 1. Avenal Housing Programs

Avenal has a long history dating back to the 1800s. Early American settlers arrived in the Kettleman Hills during the 1850s with the dream of raising cattle and farming. Oil, however, would bring fame, fortune, and people to Avenal. In 1929, Standard Oil surveyed the current site of Avenal to build a town. By 1940, Avenal was the second largest town in Kings County with a population of 3,000 – mostly oil workers – and was known for some of the best services and schools in California. During the 1940s, however, the decline of oil and gas production affected Avenal's economy, and many stores and houses were vacated.



Avenal State Prison

Avenal's transition began when agricultural workers came to the area. During the 1970s, the completion of the California Aqueduct provided needed water and completion of I-5 brought new business opportunities. Following incorporation in 1979, the City attracted a state prison in 1987, and later annexed the I-269/I-5 interchange and zoned the area for commercial and industrial development. Future projects include the proposed \$325-million power plant in northeast Avenal and expansion of the City's landfill into one of the largest facilities in California.

Community development will play an important role in Avenal's future. New quality housing is needed to attract employees of Avenal State Prison, recently-completed Coalinga State Mental Hospital, and other future employers. Rehabilitation and infrastructure programs are needed to improve the quality of neighborhoods and foster identity and pride. Assisting residents in securing affordable rental and ownership housing remains a priority for Avenal. The Housing Element plays an important role in Avenal by guiding community development programs which will define and shape the City's future through 2014.



El Palmar Apartments

#### 1.1 Code Enforcement

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Public Works department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's *Housing Rehabilitation Program*.

- Objective:** Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program.
- Responsible Agency:** Code Enforcement Staff/Public Works Department
- Funding:** General Fund
- Timeline:** Ongoing

**1.2 Housing Rehabilitation Program**

In collaboration with a housing partner, the City will continue providing rehabilitation loans to lower-income households, including very-low- and extremely-low-income persons. Initiated in 1988 with CDBG funds, the Housing Rehabilitation Program will provide loans for up to \$190,430 for most types of housing repairs, energy conservation improvements, and handicapped accessibility devices.



- Objective:** Continue to provide between 6 to 12 loans per year. Continue to market the program through brochures at the public counter.
- Responsible Agency:** Community Development Department and Self-Help Enterprises
- Funding:** CDBG; HOME; CAL-HOME
- Timeline:** Ongoing

**1.3 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. As noted in Chapter 2, Avenal has 317 units of affordable housing created through City, state, and federal programs, some of which serve very-low- and extremely-low-income persons, and none are at risk for conversion during the next 10 years.

- Objective:** Continue to monitor at-risk units.
- Responsible Agency:** Community Development Department
- Funding:** General Fund
- Timeline:** Ongoing

**1.4 Adequate Sites**

The City will facilitate the production of new housing to accommodate demand commensurate with the City's share of regional housing needs. To that end, the Housing Element identifies "adequate" sites to accommodate the City's regional housing needs allocation identified as 771 units (40

## Chapter 5. Housing Plan

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extremely-low, 40 very-low, 126 low, 214 moderate, and 291 above moderate income affordability) during the current planning period. Adequate sites are those with appropriate development and density standards, water and sewer services, and adequate infrastructure.

<b>Objective:</b>	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation of 771 units.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Throughout the planning period

### 1.5 Infill Development

The City will continue to support infill development for homes and mobile homes in residential zones. Infill lots are being extensively used in Avenal for new development. Over 170 single-family homes have been built during the previous planning period almost exclusively on infill lots. The City works with developers to complete variances that allow more infill lots to be created and used. The City will provide an inventory at the public counter on the location of infill sites that are adequately served by infrastructure and suitable for residential development.

<b>Objective:</b>	Facilitate infill development by providing the location and zoning of residential infill sites in the community and working with developers to expedite applications.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Ongoing

### 1.6 Density Bonus Program

In accordance with state law, Avenal has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.

<b>Objective:</b>	Continue to implement the density bonus ordinance to assist development of affordable housing.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Throughout the planning period

### 1.7 Regulatory and Financial Assistance

Avenal allows multi-family housing in high density zones and requires a conditional use permit for projects in excess of 19 units. The City also assists developers of affordable housing by reducing or deferring development fees and reducing processing times. The City expedited two CUP applications for multi-family low-income projects during the previous planning period. The City also assisted these

developers with Tax Credit applications. The City continues to use the CUP process for large apartment applications. The City will continue providing regulatory and financial assistance to facilitate the development of affordable housing to extremely-low-, very-low-, low-, and moderate-income households.

- Objective:** Continue to defer/reduce fees and expedite processing for affordable housing.
- Responsible Agency:** Community Development Department
- Funding:** General Fund
- Timeline:** Throughout the planning period.

**1.8 First Time Homebuyer Program**

In collaboration with a housing partner, Avenal will continue to provide home ownership opportunities to new low-income homebuyers through the First Time Homebuyer Program. Initiated in 2000, this program provides up to \$130,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Residents must provide a \$1,000 down payment and qualify for a home loan. The City assisted 54 applicants with the purchase of homes under the First Time Homebuyer program during the previous planning period and is applying for CDBG funds to provide additional assistance.

- Objective:** Assist 10 to 15 new first-time homebuyers on an annual basis.
- Responsible Agency:** Community Development Department and Self-Help Enterprises
- Funding:** HOME
- Timeline:** Throughout the planning period

**1.9 Section 8 Rental Assistance**

Avenal will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the monthly income and the allowable rent determined by the Section 8 program.

- Objective:** Assist Kings County Housing Authority in promoting the Section 8 program by posting information at City Hall.
- Responsible Agency:** Community Development Department, County Housing Authority
- Funding:** Department of Housing and Urban Development
- Timeline:** Throughout the planning period

**1.10 Affordable Housing Assistance**

The City works with nonprofit groups, such as Self-Help Enterprises, to build and/or rehabilitate housing affordable to lower- income households. The City receives CDBG and HOME funds for these efforts. Affordable housing is being developed under existing zoning and development standards, although in some cases the City provides financial assistance to projects in the form of fee waivers and regulatory incentives. To continue supporting affordable housing, especially units for very-low- and extremely-low-income persons, the City will undertake the following actions.



- Objective:** Seek applicable grants from state and federal sources (e.g., CDBG, HOME, Proposition 1C) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.
- Responsible Agency:** Community Development Department and interested affordable housing providers/developers
- Funding:** Local, state, and federal funds
- Timeline:** Ongoing; apply for grant funding on an annual basis as available.

**1.11 Special Needs Housing for Seniors and Persons with Disabilities**

The City will assist in planning and locating affordable housing for special needs groups such as seniors and persons with disabilities, many of whom have very-low- or extremely-low-incomes. The City expedited one application for a senior housing apartment complex and assisted the developer with a tax credit application. The City will continue to work with developers on the completion of a senior project, including assistance to persons with disabilities by expediting applications and assisting with grant applications.

- Objective:** Continue to work with developers on the completion of a senior project, including assistance to persons with disabilities by expediting applications and assisting with grant applications.
- Responsible Agency:** Community Development Department
- Funding:** General Fund
- Timeline:** Throughout the planning period

**1.12 Second Units**

Second units can provide additional housing opportunities for many special needs groups, including seniors, farmworkers and other persons with very-low or extremely-low incomes. The City updated its Zoning Ordinance during the previous planning period to allow second units by right in residentially zoned areas consistent with state law. The City will continue to assist property owners with second unit applications by providing information and expediting their applications.

- Objective:** Continue to assist property owners with second unit applications by providing information and expediting their applications.
- Responsible Agency:** Community Development Department
- Funding:** General Fund
- Timeline:** Throughout the planning period

**1.13 Emergency Shelters and Transitional/Supportive Housing**

Housing Element Law requires a jurisdiction to provide adequate sites for a variety of housing types, including emergency shelters and transitional/supportive housing, through appropriate zoning and development standards. These types of housing typically serve those with very-low or extremely-low incomes. To address the requirements of Senate Bill 2, Avenal will amend the Zoning Code to permit emergency shelters and transitional housing in the High Density Multi-Family Residential (R-3) zone by right subject to appropriate development standards. The R-3 zone is conveniently located adjacent to services needed by persons residing in a shelter. The Code amendment will also clarify that transitional and supportive housing is a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone.

- Objective:** Amend the Avenal Zoning Ordinance with respect to emergency shelters and transitional/supportive housing in compliance with SB 2.
- Responsible Agency:** Community Development Department
- Funding:** General Fund
- Timeline:** Within one year of Housing Element adoption

**1.14 Farmworker and Employee Housing**

Farmworker housing is a permitted use in the R-2 and R-3 zones and is conditionally permitted in the AI and AE zones in conjunction with a primary permitted use (see concluding note below). Development standards of the underlying district apply to proposals for farmworker housing. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers and a majority of



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units in assisted multi-family projects are occupied by farmworkers. Many of the farmworkers served by these programs have very-low or extremely-low incomes.

To ensure compliance with state law and remove potential constraints to development of farmworker housing, the City will also amend the Zoning Code in conformance with *Health and Safety Code* §17021.5 and §17021.6.

- Objectives:**
1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the *Health and Safety Code* regarding farmworker housing;
  2. Inventory suitable sites for farmworker housing with the update of the Land Use Element;
  3. Assist interested developers by identifying sites and supporting funding applications; and
  4. Provide, to the extent feasible, financial and regulatory incentives.
- Responsible Agency:** Community Development Department
- Funding:** General Fund
- Timeline:** Amend the Zoning Code by 2010 and continue to facilitate the construction of farmworker housing throughout the planning period.

### 1.15 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, many of whom 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 requirements, permit processing procedures, and building codes to identify potential impediments. In order to address the potential constraints identified in Chapter 4, the City will amend the Zoning Code to ensure that the definition of “family” is consistent with current law, and also adopt a reasonable accommodation ordinance in conformance with SB 520.

- Objective:** Amend the Zoning Ordinance to ensure that the definition of “family” is consistent with state law and adopt reasonable accommodation procedures consistent with SB 520.
- Responsible Agency:** Community Development Department
- Funding:** General Fund
- Timeline:** Amend the Zoning Code by 2010

### 1.16 Promote Equal Housing Opportunities

Currently, the City does not refer fair housing complaints to a fair housing agency. This is particularly problematic if a resident or landlord has a problem and cannot find the appropriate agency to provide assistance. The City will designate and publicize an agency to provide information on fair housing laws, and refer complaints of housing discrimination to the appropriate state or federal agencies.

<b>Objective:</b>	Avenal will coordinate with Kings County to select a local fair housing agency to provide landlord and tenant mediation and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Select a local provider by 2010

### 1.17 Multi-Family Permit Processing

The City currently requires approval of a conditional use permit (CUP) for multi-family projects with 20 units or more. Although the CUP requirement has not been a significant constraint to housing development in the past, in order to increase development certainty the City will amend the Zoning Code to eliminate the CUP requirement in favor of a site plan review (SPR) by the Planning Commission. The SPR process will focus on ensuring compliance with applicable development standards.

<b>Objective:</b>	Amend the Zoning Code to increase development certainty by requiring SPR rather than a CUP for multi-family projects of 20 or more units.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Zoning Code amendment in 2010-2011

### 1.18 Energy Conservation

The City of Avenal is developing a Partnership with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation. The partnership should be in place early in 2010.

<b>Objective:</b>	Reduce energy use in residential developments by providing information and low-energy products to residents.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Program initiation in 2010 and implementation throughout the planning period

## 2. Corcoran Housing Programs

Corcoran’s history dates to the early 1900s. The town site originally served as a junction for the San Francisco Railroad and San Joaquin Valley Railroad. Later developers found Corcoran’s climate and soil ideal for farming, particularly cotton, and grazing. In subsequent years, Corcoran grew rapidly with the rise of the cotton industry – attracting workers to its booming agricultural industry. In 1914, the town of Corcoran incorporated and continues to be known as the farming capital of California.



Corcoran State Prison

During the 1960s, the mechanization of cotton planting and harvesting caused a significant loss of jobs, residents, and economic vitality in Corcoran. Still the City remains a center of agriculture. J.G. Boswell Company, the nation's largest cotton producer, operates major farming operations in Corcoran. In 1988 and 1997, the City attracted two state prisons providing 3,200 jobs. In 2001, the City attracted Bioproducts, a world-leading manufacturer of nutritional animal food product supplements. The City also adopted a Downtown Specific Plan to revitalize its historic town center.

In addition to ongoing economic programs, community development also plays an ongoing important role in defining Corcoran’s future. The City has undertaken several rehabilitation programs to improve older farmer housing, revitalize neighborhoods, improve infrastructure, and renovate the downtown. New quality housing is also needed for employees of Corcoran State Prison and to attract other employers. Providing housing assistance so that residents can afford quality rental and ownership housing continues as a priority.



Corcoran’s Housing Element plays an important role by setting forth community development programs that will define and shaping the City’s future through 2014.

**2.1 Code Enforcement**

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of residential neighborhoods and housing is maintained. The City's Code Enforcement staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff provides information to homeowners regarding the City's Housing Rehabilitation Program.

- Objective:** Continue to work with the community code violations. Refer property owners to the Housing Rehabilitation Program.
- Responsible Agency:** Code Enforcement Staff
- Funding:** General Fund
- Timeline:** Throughout the planning period

**2.2 Paint Programs**

The City offers assistance to low- and moderate-income homeowners for exterior or interior painting in three related programs. The City's Paint Program covers the cost of paint only. Under the Senior/Handicapped Paint Program, the City provides low- and moderate-income seniors and people with disabilities with paint, paint supplies, and supervision.

- Objective:** City Paint Program: 20-25 homes annually  
Senior/Handicapped Paint Program: 15 homes annually  
Kings County Paint Program: 5-10 homes annually-as funding permits
- Responsible Agency:** Community Development Department, Job Training Office, Kings County Planning Department, and Kings County Office of Education
- Funding:** CDBG
- Timeline:** Throughout the planning period

**2.3 Housing Rehabilitation Program**

The City will continue providing rehabilitation loans to lower-income households through the Housing Rehabilitation Program. Initiated in 1981, the Housing Rehabilitation Program provides loans for up to the maximum allowed by HCD for most housing repairs, demolition/reconstruction, energy conservation improvements, and handicapped accessibility devices. Health and safety grants of up to \$7,500 are provided to correct minor repairs or improve handicap accessibility for very low and low income households.

- Objective:** Provide 5 to 10 loans annually and 10 grants annually. Continue to market the program through brochures at the public counter. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program.
- Responsible Agency:** Community Development Department
- Funding:** HOME; CDBG
- Timeline:** Throughout the planning period

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### 2.4 Preservation of At-Risk Affordable Housing

The City continues to 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. Corcoran has 593 units of affordable housing for very-low-, low-, and moderate-income households created through various City, state, and federal programs. One of the housing projects (Saltair Place) is at-risk for conversion to market rate during the next 10 years. The City will work with the project owner and interested non-profit organizations to preserve this project, if feasible.



**Objective:** Continue to monitor the status of publicly-assisted affordable units. 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, and pursue grants to support the preservation of affordable at-risk housing.

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Throughout the planning period

### 2.5 Adequate Sites

The City will facilitate construction of new housing to accommodate projected employment and population growth and to meet the needs of existing residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the region's housing needs allocation identified as 905 units (80 very low, 160 low, 295 moderate, and 370 above moderate) for the new planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

In order to provide additional rental housing opportunities for persons of modest means, the City is also working with downtown property owners to encourage conversion of underutilized second floor space to residential apartments in existing commercial buildings.

**Objective:** Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 905 units. Work with downtown property owners to facilitate the conversion of underutilized commercial buildings for residential use.

**Responsible Agency:** Community Development Department

**Funding:** General Fund  
**Timeline:** Throughout the planning period

**2.6 Density Bonus Program**

In accordance with state law, Corcoran has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.

**Objective:** Continue to implement the density bonus ordinance to facilitate affordable housing.  
**Responsible Agency:** Community Development Department  
**Funding:** General Fund  
**Timeline:** Throughout the planning period

**2.7 Affordable Housing Development Assistance**

The City facilitates the development of affordable housing through a number of tools including density bonuses, minimal fee requirements (no impact fees), and PUD development standards. The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to extremely-low-, very-low-, low-, and moderate-income households commensurate with its fair share housing needs. SRO and transitional housing projects in particular can help to address the needs



of extremely-low-income persons. In addition, the City will facilitate the improvement and redevelopment of underutilized properties by encouraging consolidation of adjacent parcels through expedited processing, modified development standards and reduced development fees when such projects include affordable housing. To facilitate the development of affordable housing, the City will approve projects at or above the maximum allowable density pursuant to state density bonus law and continue to identify rezoning opportunities for additional High Density residential development.

**Objective:** Seek applicable grants from state and federal sources (e.g., CDBG, HOME, Proposition 1C) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Continue to defer/reduce fees and expedite processing for affordable housing.

**Responsible Agency:** Community Development Department

<b>Funding:</b>	General Fund
<b>Timeline:</b>	Throughout the planning period.

### 2.8 First Time Homebuyer Program

The City provides housing assistance to new homebuyers through its First Time Homebuyer Program. Up to \$30,000 in housing assistance in the form of a low interest second mortgage loans is provided to qualified lower-income homebuyers. While this program is currently funded by HOME, a revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.

<b>Objective:</b>	Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	HOME and revolving loan fund
<b>Timeline:</b>	Throughout the planning period

### 2.9 Redevelopment Agency (RDA) Closing Costs Assistance Program

The RDA Closing Costs Assistance Program is designed to assist moderate-income families to purchase a home. This program is designed to assist families that do not qualify for the HOME-funded First Time Homebuyer Program. The objective of the program is to assist households by providing up to \$5,000 toward the closing costs of purchasing a new home. The City will actively work with major employers in Corcoran, including the hospital, school district and prisons, and provide publications and advertisements, to ensure that they are aware of the program.

<b>Objective:</b>	Initiate new program and assist 10 households annually. Conduct outreach to major employers regarding the program.
<b>Responsible Agency:</b>	RDA
<b>Funding:</b>	RDA Funds
<b>Timeline:</b>	Throughout the planning period

### 2.10 Purchase and Rehabilitation Homeownership Program

The purpose of the Purchase and Rehabilitation Homeownership Program is to improve the condition of housing for families that live in substandard or overcrowded conditions and assist very-low- and low-income families purchase quality homes. The City will provide a zero percent deferred loan to assist homebuyers purchase and rehabilitate a substandard home. Applicants must provide a \$1,000 down payment and attend a home ownership education workshop. The City will advertise the program in local newspapers and create English and Spanish flyers advertising the program.

<b>Objective:</b>	Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year
<b>Responsible Agency:</b>	Community Development Department and RDA

**Funding:** RDA Funds and CDBG Funds  
**Timeline:** Throughout the planning period

### 2.11 Section 8 Rental Vouchers

Corcoran will continue to participate in the Section 8 rental assistance program, which is administered by the Kings County Housing Authority. The Section 8 program provides rent subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the household's monthly income and the allowable rent determined by the federal government.



**Objective:** Assist the Housing Authority in promoting the Section 8 program.

**Responsible Agency:** Community Development Department, County Housing Authority

**Funding:** HUD

**Timeline:** Throughout the planning period

### 2.12 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide for a variety of housing types including emergency shelters and transitional/supportive housing. Senate Bill 2 of 2007 requires all jurisdictions to allow emergency shelters by-right in at least one zone, and stipulates that transitional and supportive housing is a residential use subject only to the same standards and procedures as for other residential uses of the same type in the same zone. The Corcoran Zoning Ordinance will be updated consistent with the requirements of SB 2 within one year of Housing Element adoption. The C-S (Service Commercial) zone will be amended to include shelters as a permitted use subject to appropriate development standards. The C-S zone encompasses approximately 181 acres, is located near transportation routes and commercial services, and provides the capacity for at least one emergency shelter.

**Objective:** Amend the Zoning Ordinance with regard to emergency shelters and transitional/supportive housing in conformance with SB 2.

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Revise the Zoning Ordinance within one year of Housing Element adoption

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### 2.13 Farmworker and Employee Housing

The Corcoran Zoning Ordinance permits mobile homes as farm employee housing and conditionally permits farm employee housing in excess of five units in the A-zone. Farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. Corcoran also supported the development of the Whitely Avenue project. To further assist farmworker housing needs, the City will:



- Objectives:**
1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the *Health and Safety Code*
  2. Develop an inventory of suitable sites for farmworker housing
  3. Assist interested developers by identifying sites and supporting funding applications
  4. Provide, to the extent feasible, regulatory and financial incentives; and
  5. Ensure that zoning and development standards facilitate farmworker housing

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Provide site inventory and amend the Zoning Code by 2010

### 2.14 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments. In order to address the potential constraints identified in Chapter 4, the City will amend the Zoning Code to allow licensed residential care facilities for six or fewer persons in any residential zone as a permitted use, and allow residential care facilities for more than six persons by conditional use permit in the R-1 and RM zones. In addition, the City will adopt a reasonable accommodation ordinance in conformance with SB 520.

- Objectives:**
1. Amend the Zoning Code regarding residential care facilities; and
  2. Adopt an ordinance to establish administrative procedures for reviewing and approving modifications to land use or building regulations necessary to provide reasonable accommodation for persons with disabilities.

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Ordinance adoption by 2010

**2.15 Promote Equal Housing Opportunities**

Corcoran currently refers fair housing complaints to HUD and the Tulare/Kings County Legal Aid Foundation. However, other communities within Kings County refer fair housing complaints to different agencies. Therefore, it may be confusing to residents to know the appropriate agency to handle fair housing complaints or issues.

**Objective:** Corcoran will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation services and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas.

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Select a local provider by 2010

**2.16 Multi-Family Permit Processing**

The City currently requires approval of a conditional use permit (CUP) for multi-family projects with 20 units or more. Although the CUP requirement has not been a significant constraint to housing development in the past, in order to increase development certainty the City will amend the Zoning Code to eliminate the CUP requirement in favor of a site plan review (SPR) by the Planning Commission. The SPR process will focus on ensuring compliance with applicable development standards.

**Objective:** Amend the Zoning Code to increase development certainty by requiring SPR rather than a CUP for multi-family projects of 20 or more units.

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Zoning Code amendment in 2010-2011

**2.17 Weatherization and Energy-Efficient Home Improvements**

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The City will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

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<b>Objective:</b>	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	Nominal funding required
<b>Timeline:</b>	Throughout the planning period

### 3. Hanford Housing Programs

Hanford had its roots in the expansion of the Central and Southern Pacific Railroad system in the 1870s. Hanford was incorporated in 1891. As the County seat, Hanford has developed into the residential, commercial, and industrial center of the County. Hanford is known to embrace growth and change, while preserving the integrity of its past. Hanford’s progressive business community coupled with the quaint, comfortable lifestyle continues to attract new people to Hanford, young or old.



Hanford Civic Auditorium



Downtown Hanford

Hanford’s location along Highway 198 and pro- business climate is responsible for the City’s success. Hanford is home to the County’s largest employers such as Kings County Government Center, Del Monte, Hanford Elementary, Wal-Mart, Hanford Community Medical, Central Valley Hospital, Marquez Brothers, and others. West Hills College, Chapman University, College of the Sequoias, and Kings County Workforce Investment Board provide educational opportunities. The City’s Enterprise Zone, Foreign Trade Zone, and Industrial Park offer incentives for new business.

The Housing Element plays a key role in shaping the City’s future. Continued development of housing is important to accommodate expected population and employment growth within the city. Community development programs strengthen neighborhoods by providing assistance to maintain and upgrade housing. Housing assistance programs ensure that all residents of all income levels have the opportunity to live in the community. The 2009-2014 Housing Element sets the framework for building upon the City’s past successes in providing a diverse living environment.



#### 3.1 Code Compliance

Code compliance is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City’s Code Compliance staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code compliance activities, City staff will provide information to homeowners regarding the City’s Housing Rehabilitation Program.

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<b>Objective:</b>	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program.
<b>Responsible Agency:</b>	Code Compliance staff
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Throughout the planning period

### 3.2 Paint Programs

The City offers two paint assistance programs for low- and moderate-income homeowners. Through the Do-It-Yourself Paint Program, the City assists qualified homeowners with the cost of the paint, while materials and labor are provided by the homeowner. The New Looks Summer Paint Program assists extremely-low-, very-low-, low- and moderate-income senior and/or disabled residents by providing assistance in paint supplies and materials.

<b>Objective:</b>	Do-It-Yourself Paint Program - 10 units per year New Looks Summer Paint Program – 10 to 15 units per year
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	RDA Funds
<b>Timeline:</b>	Throughout the planning period

### 3.3 Housing Rehabilitation Program

The City will continue providing rehabilitation loans to lower-income households. Initiated in 1985, the Housing Rehabilitation Program provides loans for up to \$90,000 for housing repairs, energy conservation improvements, and handicapped accessibility devices. Hanford has designated southwest and central Hanford as “target areas” for this program. Since 2004, 46 homeowners have benefited from this program.



<b>Objective:</b>	Assist 10 to 15 units per year
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	CDBG Funds; CalHome
<b>Timeline:</b>	Throughout the planning period

### 3.4 Preservation of At-Risk Affordable Housing

The City will continue to 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. Hanford has approximately 815 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. One project – Cedarbrook - is

considered to be at high-risk of converting to market-rate housing during the next 10 years. The City will work with the project owner and interested non-profit organizations to preserve this project, if feasible.

- Objective:** Continue to monitor the status of publicly-assisted affordable units. 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, and pursue grants to support the preservation of affordable at-risk housing.
- Responsible Agency:** Community Development Department and interested affordable housing providers/developers
- Funding:** General Fund
- Timeline:** Throughout the planning period

### **3.5 Adequate Sites**

The City will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City's residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the regional housing needs allocation identified as 5,758 units (1,446 very-low, 1,015 low, 938 moderate, and 2,359 above-moderate) from 2007-2014. Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure. Staff will monitor development affordability and report annually on progress toward the City's share of the regional housing need.

In order to enhance the feasibility of affordable housing development, the City will review current land use and zoning designations as part of the next General Plan update and increase the maximum density in the Medium Density category above 15 units/acre and/or redesignate additional sites to High Density Residential.

The City will also encourage affordable housing development on small parcels by facilitating lot consolidation through expedited processing, density bonus and/or reduced processing fees.

- Objective:** Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 5,758 units.
- Responsible Agency:** Community Development Department
- Funding:** General Fund
- Timeline:** Provide adequate sites throughout the planning period; initiate a General Plan update by 2012 if funding is available

### **3.6 Density Bonus Program**

In accordance with state law, Hanford adopted a local density bonus ordinance in 2008 that is in conformance with state law. The City will continue to implement this program to encourage and

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facilitate development of affordable housing through the provision of density bonuses or other incentives for qualifying projects.

<b>Objective:</b>	Continue to publicize and implement the density bonus ordinance to assist development of affordable housing.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Throughout the planning period

### 3.7 Planned Unit Development

The Hanford 2002 General Plan Update includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized “net” densities.



<b>Objective:</b>	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints.
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Throughout the planning period

### 3.8 First Time Homebuyer Programs

The City offers the RDA First-Time Homebuyers Program that provides financing assistance to very-low-, low- and moderate-income first-time homebuyers. The program has been revised to increase the loan limit to \$100,000, reduce the interest rate to 2% and extend the term to 45 years. Payment is deferred for the entire loan term.

The City also offers the HOME Sweet Home Program, which has also increased its loan limit to \$100,000, as well as reduced the interest rate to 2%. Payment is deferred for the entire loan term.

<b>Objective:</b>	Assist 10 households each year for the RDA First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program
<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	HOME and RDA set-aside funds
<b>Timeline:</b>	Throughout the planning period

**3.9 Section 8 Rental Assistance Program**

Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program.

- Objective:** Assist Kings County Housing Authority in promoting the Section 8 program.
- Responsible Agency:** Community Development Department, County Housing Authority
- Funding:** HUD funds
- Timeline:** Throughout the planning period

**3.10 Residential Infill Construction Program**

The City offers very-low-, low- and moderate-income homebuyers the opportunity to purchase a newly constructed home on an infill lot. City funds are used to purchase infill lots and finance construction of affordable single-family homes. The City oversees the construction of the home while qualified buyers are required to obtain primary financing from a bank or mortgage company to purchase the home upon completion of construction.



- Objective:** Continue to implement program and assist construction of 4 homes per year
- Responsible Agency:** Community Development Department
- Funding:** General fund and RDA set-aside funds
- Timeline:** Throughout the planning period

**3.11 Affordable Housing Assistance**

The City promotes affordable housing through various programs - home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. The City currently receives CDBG and HOME funds for much of its program activities. Affordable housing is being developed under existing zoning and development standards. To continue supporting affordable housing production, the City will undertake the following actions.

- Objective:** Seek applicable grants under Proposition 1C and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing

grant applications. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter.

<b>Responsible Agency:</b>	Community Development Department and affordable housing developers
<b>Funding:</b>	Local, state, and federal funds
<b>Timeline:</b>	Ongoing

### 3.12 Farmworker and Employee Housing

To address farmworker housing needs, the City permits farmworker housing in the AG zone. However, in order to remove potential constraints identified in Chapter 4 the City will amend the Zoning Code in conformance with *Health and Safety Code* §17021.5 and §17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.

<b>Objectives:</b>	<ol style="list-style-type: none"><li>1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the <i>Health and Safety Code</i></li><li>2. Assist interested developers in identifying sites and preparing funding applications</li><li>3. Provide, to the extent feasible, regulatory incentives; and</li><li>4. Ensure that zoning and development standards facilitate farmworker housing</li></ol>
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<b>Responsible Agency:</b>	Community Development Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Amend the Zoning Code by 2010; provide assistance throughout the planning period

### 3.13 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. Emergency shelters and transitional housing are currently permitted subject to site plan review in the OR zone. The Zoning Code will be amended to clarify that emergency shelters are a non-discretionary permitted use in the OR zone and identify appropriate development standards consistent with SB 2.

The Zoning Code will also be amended to clarify that transitional and supportive housing facilities are permitted uses subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

<b>Objective:</b>	Amend the Zoning Code to clarify the zoning regulations for emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding
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Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence.

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Amend the Zoning Code within one year of Housing Element adoption; facilitate establishment of emergency shelters and transitional/supportive housing throughout the planning period

### **3.14 Housing for Persons with Disabilities**

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes. That analysis concluded that the City will amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the R-1 zone (the Code already allows large care facilities in the RM and OR zones by CUP). The City will continue to monitor legal requirements and local conditions and will update local regulations and procedures as necessary to encourage and facilitate the development, maintenance, and improvement of housing for persons with disabilities.

**Objective:** Amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the R-1 zone.

Continue to monitor legal requirements and local conditions and update local regulations, if necessary, to remove any impediments to housing for persons with disabilities.

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Code amendment by 2010

### **3.15 Promote Equal Housing Opportunities**

Hanford currently refers fair housing complaints to the Fair Housing Enforcement Center in San Francisco. These offices are far removed from Hanford and may be difficult to access. Referrals to a local agency could offer residents better access to services as well as allow the City to benefit from other fair housing services.

**Objective:** Hanford will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas.

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Timeline:** Select a local provider by 2010.

### 3.16 Single Room Occupancy (SRO) Housing

To ensure development standards do not constrain the development of SROs, the City will adopt development standards for SRO housing which may include:

- Requirements for a management plan outlining policies and procedures and annual review of services by the Planning Department
- 24-hour on-site management
- Room limitation to single occupancy, with allowance for overnight guests
- Requirements for monthly tenancies
- Units must be 250–300 square feet in size and include kitchen or bathroom
- Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units

**Objective:** Address the needs of extremely-low-income persons through SRO housing.

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Code amendment in 2010-2011

## 4. 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 109-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 causal environment.



Lemoore is committed to a sustainable economy and quality of life. Lemoore Naval Air Station provides a significant component of the City's economic base. West Hills College, Chapman University, College of the Sequoias, and Kings County Job Training Office all provide workforce training. The City's Enterprise Zone, Foreign Trade Zone, and Industrial Park offer incentives for new business. Upcoming projects include a Wal-Mart Super Center, major expansion to Leprino Foods west facility, and a new full highway interchange at SR 198 and 19<sup>th</sup> Avenue.

To accommodate economic growth, 1,721 new homes have been built in Lemoore between 2000 and 2008. At the same time, Lemoore pursues innovative strategies to provide housing for those with special needs. The City's downtown revitalization efforts focus on mixed-use opportunities and converting historic structures for housing. In 2006 the City formed a Redevelopment Division (RDA) with a full-time housing specialist to better carry out the RDA's housing programs. The City has previously worked with Self-Help Enterprises to rehabilitate single-family residences for lower-income families, and plans to restart this program in the near future. The RDA also has formed housing partnerships on multi-family housing projects, and taken the lead on infill projects and other programs.



The 2009-2014 Housing Plan represents Lemoore's efforts to continue to build upon past successes by providing additional housing to accommodate employment growth, providing housing assistance to residents in need, and maintaining the charm of Lemoore's past.

### 4.1 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 is maintained. The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will

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provide information to homeowners regarding Lemoore's Exterior Home Improvement (Paint-Up/Fix-Up) Program and Housing Rehabilitation Program.

<b>Objective:</b>	Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance.
<b>Responsible Agency:</b>	RDA Code Enforcement coordinated with Police, Business License, Planning, Building and Fire Departments
<b>Funding:</b>	RDA, General Fund and grant funds
<b>Timeline:</b>	Throughout the planning period

### 4.2 Exterior Home Improvement (Paint-Up/Fix-Up) Program

The City offers the Exterior Home Improvement (Paint-Up/Fix-Up) Program that provides rehabilitation assistance for minor repairs for extremely-low, very-low-, low- and moderate-income households. The Program provides grants of up to \$8,000 to make exterior home repairs such as painting, minor roof work, carpentry, porch steps repair, concrete work for driveways, and front sidewalks.

<b>Objective:</b>	Assist 10-15 households annually with grant amounts up to \$8,000.
<b>Responsible Agency:</b>	RDA
<b>Funding Source:</b>	RDA LMIH funds
<b>Timeline:</b>	Throughout the planning period

### 4.3 Housing Rehabilitation Program

The City's Housing Rehabilitation Program would assist, as generally identified in the housing conditions survey, lower-income households with substantial home repairs or reconstruction. This program will only be implemented should HOME grant funds be awarded. In the past, 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.

<b>Objective:</b>	Initiate program and assist households during the grant cycle based on available funding.
<b>Responsible Agency:</b>	RDA
<b>Funding Source:</b>	HOME funds
<b>Timeline:</b>	As HOME funding is made available

### 4.4 Emergency Home Repair Program

The City initiated the Emergency Home Repair Program in 2006 to provide rehabilitation assistance for emergency health and safety repairs and accessibility improvements for the disabled and for extremely-low-, very-low-, and low-income households. The program provides grants of up to \$2,500 for home repairs to correct problems such as unsafe electrical, unsanitary plumbing, broken

windows, doors and locks, non-working heating and cooling systems, wheelchair ramps, bathroom or kitchen modifications, etc.

<b>Objective:</b>	Assist up to 10 households annually.
<b>Responsible Agency:</b>	RDA
<b>Funding Source:</b>	RDA LMIH funds
<b>Timeline:</b>	Throughout the planning period

#### **4.5 Do-It-Yourself and Senior House Painting Program**

In 2007 the City initiated the Do-It-Yourself House Painting Program that pays for paint and materials needed for house painting. In addition, in 2008 the City partnered with West Hills Community College to implement a Senior House Painting Program for individuals 55 years or older and/or disabled persons to have their homes painted by students at no charge. Both programs are available to extremely-low-, very-low-, low- and moderate-income households.

<b>Objective:</b>	Assist up to 20-30 households annually.
<b>Responsible Agency:</b>	RDA
<b>Funding Source:</b>	RDA LMIH funds
<b>Timeline:</b>	Throughout the planning period

#### **4.6 Preservation of At-Risk Affordable Housing**

The City will continue to 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 13 assisted projects with 624 units of affordable housing for extremely-low, very-low-, low-, and moderate-income households created through various City, state, and federal programs. One project in Lemoore is at risk of converting to market rents during the next 10 years – Lucerne Hotel which has 7 units with restrictions expiring in 2015. In addition, the Country Club Apartments tax credit funding restriction has already expired on 107 of their units; however, they have continued to restrict 55-units to low-income persons through another program.

<b>Objective:</b>	Continue to monitor the status of publicly-assisted affordable units. 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, and pursue grants to support the preservation of affordable at-risk housing.
<b>Responsible Agency:</b>	RDA
<b>Funding:</b>	General Fund; various federal, state and local funding sources
<b>Timeline:</b>	Throughout the planning period

**4.7 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 Regional Housing Needs Allocation of 3,021 units (374 extremely-low-, 374 very-low, 534 low, 502 moderate, and 1,237 above-moderate) from January 1, 2007 to June 30, 2014. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure. The City will continue the Zoning Code update process to bring the Code into conformance with the new General Plan, which was adopted in 2008. During the interim period until the Zoning Code update is completed, the General Plan is the controlling land use designation. In cases where an inconsistency between the new General Plan and zoning exists for a proposed development project, the City will process a zone change concurrently with other development applications (e.g., subdivision map) at no additional cost to the applicant, and the project must conform to the General Plan and the development standards for the new zoning designation. Any proposed development that conforms to the old zoning but is inconsistent with the new General Plan designation would require a General Plan amendment.

Mixed-use development represents one of the City’s key 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 new Zoning Code will include regulations and incentives to implement the mixed-use policies contained in the Land Use Element of the General Plan, including incentives to encourage the inclusion of a residential component in projects located in mixed-use districts. Where necessary, the City will facilitate the subdivision of large parcels for development. The City will monitor and report annually on its progress toward these objectives.

- Objectives:** Provide adequate sites to meet the housing needs allocation of 3,021 units.  
Revise the Zoning Code in conformance with the new General Plan
- Responsible Agency:** Planning Department
- Funding:** General Fund
- Timeline:** Zoning Code update during 2010-2011  
Annual implementation progress reports  
Continue to accommodate the City’s housing needs through 2014

**4.8. 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 C-C district. 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.



Lucerne Hotel

- Objective:** Facilitate additional mixed-use projects in the downtown as opportunities arise.
- Responsible Agency:** RDA
- Funding:** CDBG, RDA, and grants
- Timeline:** Throughout the planning period

**4.9 Density Bonus Program**

In accordance with state density bonus law, Lemoore adopted a local ordinance in 1992 that provided incentives to encourage the development of affordable housing. The City has not yet completed its comprehensive update of the Zoning Code following adoption of the new General Plan in 2008. The Zoning Code update will include a revision to the City’s density bonus regulations consistent with state law.

- Objective:** Update the City’s density bonus ordinance in conformance with state law and continue to offer a density bonus and other incentives for qualified projects.
- Responsible Agency:** Planning Department
- Funding:** General Fund
- Timeline:** Density bonus ordinance update by 2010

**4.10 Planned Unit Development (PUD)**

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. A PUD Livable Neighborhood booklet has been prepared and is available to interested developers at the Planning Department counter.



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<b>Objective:</b>	Continue to promote the benefits of PUD alternatives to traditional development.
<b>Responsible Agency:</b>	Planning Department
<b>Funding Source:</b>	General Fund
<b>Timeline:</b>	Throughout the planning period

### 4.11 First Time Homebuyer Programs

The City offers first-time home ownership assistance to very-low-, low- and moderate-income homebuyers through two *First Time Homebuyer Programs*. One program offers assistance as a deferred second mortgage loan of up to \$30,000, and the other up to \$100,000 for down payment and closing cost assistance. Assistance under these programs may include foreclosed properties. Buyers must provide a \$1,000 down payment, qualify with a primary lender and comply with their requirements.

<b>Objective:</b>	Assist 20 households annually.
<b>Responsible Agency:</b>	RDA
<b>Funding:</b>	RDA LMIH and HOME funds
<b>Timeline:</b>	Throughout the planning period

### 4.12 Infill Housing Program

This program was initiated in 2008-09 for the purpose of constructing affordable housing in predominately developed neighborhoods for sale to low- and moderate-income families. Initially, the Redevelopment Agency had contracted to have new homes built on vacant lots, which were then sold to qualifying households at affordable prices. This program may be expanded to identify vacant lots or severely dilapidated houses in the City's core area, purchase them and build homes on them for low/moderate-income families.

<b>Objective:</b>	Assist 1 to 2 households annually.
<b>Responsible Agency:</b>	RDA
<b>Funding:</b>	RDA LMIH funds
<b>Timeline:</b>	Throughout the planning period

### 4.13 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% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.

<b>Objective:</b>	Assist the Housing Authority in promoting the Section 8 program.
<b>Responsible Agency:</b>	RDA and Kings County Housing Authority
<b>Funding:</b>	HUD

**Timeline:** Throughout the planning period

**4.14 Affordable Housing Project Assistance**

The RDA considers assisting specific affordable housing projects separate and apart from its regular programs. In the past, this has included assistance for multi-family or single-family subdivision projects. The RDA recently awarded \$1.2 million to one multi-family project and has earmarked funds for two affordable housing projects in this planning period - \$850,000 remaining for Oleander Terrace and \$1,650,000 for Village at Acacia.



**Objective:** Assist affordable housing projects on a case-by-case basis, including priority for extremely-low-income units where feasible.

**Responsible Agency:** RDA

**Funding:** RDA and other funds

**Timeline:** As funding becomes available (reviewed annually)

**4.15 Senior and Special Needs Housing**

The City supports development of affordable housing for special needs households, including elderly and 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. The City also supported the conversion of the Antlers Hotel into senior housing. The City will pursue the development of senior housing, special needs housing, and/or a senior assisted living facility in the Lemoore Market Area.



**Objective:** Continue to support the development of senior/disabled/assisted living housing.

**Responsible Agency:** RDA

**Funding:** RDA, CDBG, state and federal funds

**Timeline:** Throughout the planning period

**4.16 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 will be amended to allow emergency shelters by-right in the RSC (Recreation, School and Conservation) zone subject to objective development standards. The RSC zone encompasses 730 acres, has the capacity for at least one shelter, and provides access to transit and other services used by homeless persons. In addition, the Code amendment will clarify that transitional and supportive housing is a residential use subject only to the same requirements as other residential uses of the same type in the same zone.



- Objectives:** Amend Zoning Code to permit emergency shelters by-right in the RSC zone subject to objective development standards and clarify that transitional and supportive housing are residential uses subject only to the same requirements as other residential uses of the same type in the same zone.
- Responsible Agency:** Planning Department
- Funding:** General Fund
- Timeline:** Amend Zoning Code within one year of Housing Element adoption

**4.17 Employee and Farmworker Housing**

As the second most urbanized city in Kings County, Lemoore has few resident farmworkers, no farmland within its boundaries and no agricultural zoning. As a result, Lemoore is not directly affected by the provisions of *Health and Safety Code* §17021.5 and §17021.6. The City’s Zoning Code does not explicitly allow farmworker housing. However, in the past decade Lemoore 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. In addition, the RDA has recently purchased land for an affordable multi-family complex, Oleander Terrace, that will provide 39 units for farmworker housing. To further support farmworker housing needs, the City will:



<b>Objectives:</b>	<ol style="list-style-type: none"><li>1. Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing, and</li><li>2. Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing</li></ol>
<b>Responsible Agency:</b>	Planning Department and RDA
<b>Funding:</b>	RDA LMIH funds and General Fund
<b>Timeline:</b>	Throughout the planning period

#### **4.18 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 to identify impediments. In order to comply with state requirements and reduce potential constraints, the City will amend the Zoning Code in the following areas:

1. Licensed community care facilities serving 6 or fewer persons, excluding staff, will be included as a permitted use by-right in any residential district;
2. Large community care facilities serving more than 6 persons will be identified as a conditional use in appropriate district(s);
3. A reasonable accommodation ordinance establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities.
4. A definition and development standards for Single Room Occupancy (SRO) units will be added to the Zoning Code.
5. A definition of “family” will be added in conformance with current law.

<b>Objectives:</b>	Amend the Zoning Ordinance to remove potential constraints on community care facilities, housing for persons with disabilities, SROs, and amend the definition of “family” consistent with current law.
<b>Responsible Agency:</b>	Planning Department
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Amend the Zoning Code by 2010

#### **4.19 Promote Equal Housing Opportunities**

The City provides information on fair housing laws, landlord/tenant rights and responsibilities and refers complaints of housing discrimination to the U.S. Department of Housing and Urban Development (HUD), the Department of Fair Housing, and Tulare/Kings Legal Aid. 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. HUD’s address and toll-free number are provided on the flyer. However, since the closest HUD representative is located in San Francisco, it is

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an inconvenient distance for Lemoore residents to receive fair housing counseling. A fair housing service organization in the Central Valley would provide more direct services.

- Objective:** Lemoore will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations, and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will make the brochure available at City Hall and on the City website.
- Responsible Agency:** RDA
- Funding:** General Fund
- Timeline:** Select a local provider by 2010

## 5. Kings County Housing Programs

Kings County was formed in 1893 from the separation of the western portion of Tulare County and from an additional 100 square miles added from Fresno County in 1908. Located in the fertile agricultural valley floor along the Kings River, Kings County quickly began to establish itself as a prominent agricultural region. With the construction of the Southern Pacific Railroad – Alcade branch in 1877, the community of Armona soon began to flourish as a central fruit packing and shipping point. Growth of the smaller rural communities diminished as Hanford grew rapidly and later developments in Lemoore prospered.



More than 100 years after its founding, Kings County continues to remain strongly based in its agriculture roots. Today, Kings County is ranked as the 8th leading agricultural county in California (25th in the nation), and has risen to one of the top fifteen milk producing counties in the nation. With the County’s prominent agricultural resources and vast distribution network to move agricultural goods to national and international markets, the County has remained dedicated towards supporting agriculture while directing urban development to cities and community areas where services are more efficiently provided.

The 2009-2014 Housing Plan reflects the County’s historical population trends and policies that direct urban development to existing cities or community service districts, while also providing opportunities for affordable housing development. The Housing Plan sets forth policies to encourage the production of housing where adequate infrastructure and services are available, preserve and rehabilitate residential structures, and provide housing assistance to low- and moderate-income households to meet their housing needs.



### 5.1 Code Enforcement

Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The Kings County Code Compliance staff will continue to work to enforce state and local regulations regarding building and property maintenance. In conjunction with code enforcement activities, staff will provide information to homeowners regarding the County’s Housing Rehabilitation Program.

<b>Objective:</b>	Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance.
<b>Responsible Agency:</b>	Code Compliance Division
<b>Funding:</b>	General Fund
<b>Timeline:</b>	Throughout the planning period

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### 5.2 Housing Rehabilitation Program

Working through nonprofit organizations and jurisdictions, the County offers housing rehabilitation assistance through the Housing Rehabilitation Program. Kings County offers housing rehabilitation assistance throughout County unincorporated areas, including and in the Corcoran fringe, Hanford fringe, Lemoore fringe, Armona, Home Gardens, Kettleman City, Stratford and other small community areas. The County provides low- or no-interest loans up to \$190,430 to correct health and safety hazards and make more routine repairs. The loan can be deferred until the owner sells the home, moves out of the home, or is able to begin making payments.



- Objective:** Provide 5 to 10 loans per year.
- Responsible Agency:** Community Development Agency
- Funding:** HOME and CDBG
- Timeline:** Throughout the planning period

### 5.3 Preservation of At-Risk Affordable Housing

The County will continue to 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. Unincorporated Kings County has four projects with approximately 197 units of affordable housing created through various County, state, and federal programs. None are at risk for conversion to market rate.

- Objective:** Continue to monitor at-risk units.
- Responsible Agency:** Community Development Agency
- Funding:** General fund
- Timeline:** Throughout the planning period

**5.4 Adequate Sites**

The County will ensure that an adequate supply of residential land is designated in unincorporated areas to accommodate projected growth needs. Appendix B of the Housing Element identifies adequate sites within unincorporated areas to accommodate the County's share of the regional housing needs allocation, which is identified as 1,094 units (69 extremely-low, 68 very-low, 193 low, 316 moderate, and 448 above-moderate) for the new planning period. Adequate sites are those with appropriate zoning and development standards and adequate water and sewer services and other infrastructure.



- Objective:** Designate adequate sites to meet Kings County's housing needs of 1,094 units for the new planning period.
- Responsible Agency:** Community Development Agency
- Funding:** General fund
- Timeline:** Throughout the planning period

**5.5 Density Bonus Program**

The County granted density bonuses for 14 homes during the previous planning period, however, the Zoning Ordinance has not yet been amended to reflect the latest changes to state density bonus law. The County will amend the Zoning Ordinance to include the current density bonus standards in *Government Code §65915, et seq.*

- Objective:** Amend the density bonus ordinance in conformance with current state law.
- Responsible Agency:** Community Development Agency
- Funding:** General funds
- Timeline:** Code amendment by 2010

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### 5.6 First-Time Homebuyer Program

The County's First-Time Homebuyer Program provides qualified first-time homebuyers up to \$20,000 towards a home purchase. The loan is deferred for the life of the first loan or until the home owner sells the house. This program is available in all the unincorporated areas of Kings County and is administered by Self-Help Enterprises. During the previous planning period the County assisted an average of 10 first-time homebuyers per year.



- Objective:** Provide 10 to 15 loans per year.
- Responsible Agency:** Community Development Agency and Self-Help Enterprises
- Funding:** HOME
- Timeline:** Throughout the planning period

### 5.7 Section 8 Rental Assistance

Administered by the Kings County Housing Authority, unincorporated communities will continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.

- Objective:** Support the Housing Authority's Section 8 program by promoting the program via the County website and brochures at County offices.
- Responsible Agency:** Kings County Housing Authority
- Funding:** HUD
- Timeline:** Throughout the planning period

**5.8 Foster Youth Transitional Program**

The County supports the Housing Authority in the provision of transitional homes for foster youth. Foster children are a top priority for Kings County. Working with the Kings County Housing Authority, various agencies and organizations have established two transitional homes for aged-out foster children. The homes each accommodate six residents. The Hanford boys’ home was completed in 2001 by refurbishing a dilapidated HUD home with the assistance of donations of material and labor. The Lemoore girls’ home was built in 2002 from a historical dwelling that was refurbished.



- Objective:** Continue to support the Housing Authority in the provision of transitional homes for foster youth.
- Responsible Agency:** Community Development Agency and the Kings County Housing Authority
- Funding:** General fund
- Timeline:** Throughout the planning period

**5.9 Emergency Shelters and Transitional/Supportive Housing**

Housing Element Law requires jurisdictions to provide adequate sites for a variety of housing including emergency shelters and transitional/supportive housing through appropriate zoning and development standards. The Kings County Zoning Ordinance allows emergency shelters in the RM and PF zones subject only to a ministerial Site Plan Review, consistent with SB 2. The Zoning Ordinance does not explicitly address transitional or supportive housing, however. The Code will be amended to specify that transitional/supportive housing is a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone.

- Objective:** Amend the Zoning Code to permit transitional/supportive housing subject to the same requirements and procedures as for other residential uses of the same type in the same zone, as required by state law. Continue to support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families.
- Responsible Agency:** Community Development Agency
- Funding:** General fund
- Timeline:** Amend the Zoning Code within one year of Housing Element adoption

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### 5.10 Mobile Home/Manufactured Housing

Mobile homes and manufactured housing can provide an important source of affordable housing in rural areas. Pursuant to state law, all jurisdictions must allow for the development of manufactured housing/mobile homes as a permitted use in all residential zones where single-family homes are permitted. County codes are consistent with state law in this regard, and the County will continue to facilitate this type of housing to address the needs of low- and moderate-income households.

<b>Objective:</b>	Continue to allow manufactured housing by right in all R zones which allow “one-family dwellings.”
<b>Responsible Agency:</b>	Community Development Agency
<b>Funding:</b>	General fund
<b>Timeline:</b>	Throughout the planning period

### 5.11 Farmworker and Employee Housing

Kings County administratively permits mobile homes as farm employee housing in the AL-10, AG-20, AG-40 and AX zones. Farmworker housing not exceeding 5 units per parcel is permitted in the AL-10, AG-20 and AG-40 zones with larger facilities in the same zones requiring a conditional use permit. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing and smaller farmworker housing units. The County works with the Housing Authority and non-profit developers to develop rental and ownership housing for farmworkers. The County also facilitated renovation of a former motel into temporary and/or long-term, permanent agricultural employee housing for 24 farmworker families. To further assist in meeting housing needs, the County will:



<b>Objective:</b>	Continue to support farmworker housing as follows: <ol style="list-style-type: none"><li>1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the <i>Health and Safety Code</i></li><li>2. Assist interested developers by identifying sites and supporting funding applications</li><li>3. Provide, to the extent feasible, regulatory incentives; and</li></ol>
<b>Responsible Agency:</b>	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers
<b>Funding:</b>	General fund
<b>Timeline:</b>	Amend Zoning Code by 2010

**5.12 Housing for Persons with Disabilities**

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update, the County conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments. In order to comply with state requirements and reduce potential constraints, the County will amend the Zoning Code in the following areas:

1. Large community care facilities serving more than 6 persons will be identified as a conditional use in the RR, R and RM zones; and
2. A reasonable accommodation ordinance establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities.

**Objective:** Amend Zoning Code to remove potential constraints on community care facilities and housing for persons with disabilities

**Responsible Agency:** Community Development Agency

**Funding:** General fund

**Timeline:** Code amendment by 2010

**5.13 Promote Equal Housing Opportunities**

Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office. However, since a number of communities within Kings County refer fair housing complaints to different agencies it may be confusing to residents to know the appropriate agency to handle fair housing complaints

**Objective:** The County will coordinate with the communities of Avenal, Corcoran, Hanford and Lemoore to select a local fair housing provider that will provide centralized fair housing services for all jurisdictions within Kings County. The County will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider or HUD. To broadly disseminate fair housing information, the County will distribute the brochure at the City Hall, library, post office, appropriate shopping areas, and primary government offices within each Community Service District.

**Responsible Agency:** Community Development Agency

**Funding:** General fund

**Timeline:** Select a local agency by 2010

**5.14 Assist Affordable Housing Development**

The County promotes the development of housing for extremely-low-, very-low-, low- and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards, administrative support to developers on grant applications. Programs 5.7 (Section 8 Rental Assistance), 5.9 (Emergency Shelters and Transitional/Supportive Housing), 5.10

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(Mobile/Manufactured Housing), 5.11 (Farmworker and Employee Housing), 5.12 (Housing for Persons with Disabilities) and 5.17 (SRO Housing) are all intended to address the needs of extremely-low-income (ELI) households. In order to further assist in the development of ELI units, the following actions will be taken:

- The County shall apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. Potential funding sources include CDBG and HOME. The County shall also seek State and Federal funding specifically targeted for the development of housing affordable to ELI households, such as Proposition 1C funds. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

<b>Objective:</b>	Seek applicable grants under Proposition 1C and federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits.
<b>Responsible Agency:</b>	Community Development Agency and affordable housing developers
<b>Funding:</b>	Local, state, and federal funds
<b>Timeline:</b>	Throughout the planning period; apply for grant funding on an annual basis as available.

### 5.15 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction

The Community Development Agency recently adopted this new program that includes expediting plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also provided for photovoltaic systems that generate energy for residential uses.

<b>Objective:</b>	Increase energy conservation and reduce greenhouse gases/particulate matter in Kings County by encouraging developers to comply with the California Green Building Standards Code. Developers receive expedited plan check/permit processing if their project meets or exceeds the California Green Building Standards Code or if the project incorporates a photovoltaic system that provides energy for residential uses. This program will be publicized through postings within the Community Development Agency office and on the Agency's webpage.
<b>Responsible Agency:</b>	Community Development Agency and housing developers
<b>Funding:</b>	No additional County funding required
<b>Timeline:</b>	Throughout the planning period

**5.16 Weatherization and Energy-Efficient Home Improvements**

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The County will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

- Objective:** Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.
- Responsible Agency:** Community Development Agency
- Funding:** Nominal funding required
- Timeline:** Throughout the planning period

**5.17 Single Room Occupancy (SRO) Housing**

To ensure development standards do not constrain the development of SROs, the County will adopt development standards for SRO housing which may include:

- Requirements for a management plan outlining policies and procedures and annual review of services by the Planning Department
- 24-hour on-site management
- Room limitation to single occupancy, with allowance for overnight guests
- Requirements for monthly tenancies
- Units must be 250–300 square feet in size and include kitchen or bathroom
- Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units

- Objective:** Address the needs of extremely-low-income persons through SRO housing.
- Responsible Agency:** Community Development Agency
- Funding:** Nominal funding required
- Timeline:** Code amendment in 2010-2011

**5.18 Promote Fair and Balanced Fee Structures**

Kings County promotes the development of affordable housing. However, such properties are often owned by non-profit organizations that are exempt from property taxes, which are necessary to provide funding for the public services and facilities required by residents. As a result, non-profit developments can have a negative fiscal impact on the County. In the event that affordable housing production by non-profit developers exceeds the level of need identified in the Regional Housing Needs Allocation Plan for this planning period, the County will initiate a study to assess the fiscal impacts of additional non-profit affordable housing development, and consider appropriate mechanisms such as in-lieu fees to mitigate such impacts. Prior to implementation of such mitigation,

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the County shall conduct an evaluation of its effect on the cost and supply of housing, and process an amendment to the Housing Element.

- Objective:** The objective of this program is to balance the benefits of non-profit affordable housing tax benefits with the importance of maintaining local funding mechanisms for the continuance of essential County services.
- Responsible Agency:** Community Development Agency
- Funding:** No funding required at this time.
- Timeline:** To be determined

## C. Quantified Objectives

Table 5-1 below summarizes the quantified objectives for housing construction, rehabilitation, and conservation for Kings County jurisdictions for the 2009–2014 planning period. Construction objectives do not reflect past building activity, but rather reflect housing needs based on demographic trends as determined by the California Department of Housing and Community Development (HCD).

**Table 5-1**  
**Quantified Objectives for 2009-2014**

	Kings County Jurisdictions				
	Avenal	Corcoran	Hanford	Lemoore	Kings County
<b>Construction<sup>1</sup></b>					
Extremely Low	40	40	140	374	68
Very Low	40	40	1,306	374	69
Low	126	160	1,015	534	193
Moderate	214	295	938	502	316
Above-Moderate	291	370	2,359	1,237	448
<b>Rehabilitation</b>					
Extremely Low	5	10	20	12	12
Very Low	5	20	80	13	13
Low	10	45	100	25	25
Moderate	0	0	0	25	0
Above-Moderate	0	0	0	0	0
<b>Conservation<sup>2</sup></b>					
Extremely Low					
Very Low					
Low	317	593	718	624	197
Moderate					
Above-Moderate	0	0	0	0	0

<sup>1</sup> Construction objectives are for 2007-2014 commensurate with the RHNA

<sup>2</sup> Conservation objectives refer to existing units with affordability covenants (see Table 2-32)

Source: 2007-2014 Kings County Regional Housing Needs Plan



## *Chapter 6. Glossary of Terms*

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- 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 which places resale or rental restrictions on a housing unit.
- Affordable Housing:** Under state and federal statutes, housing which costs no more than 30% 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 (KCAAG):** The regional government agency authorized by the federal and state government 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 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 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.

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**Development Right:** The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. 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 town homes 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):** Fair Market Rents (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 which 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 Home Mortgage Disclosure Act 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 which 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 US 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 upon 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% of County median family income;
- *Very low:* Households earning less than 50% of County median family income;
- *Low:* Households earning 51% to 80% of the County median family income;
- *Moderate:* Households earning 81% to 120% of County median family income;
- *Above Moderate:* Households earning above 120% of County median family income

**Housing Problems:** Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

**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 which is required to meet affordability criteria established by local ordinance.

**Large Household:** A household with 5 or more members.

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**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 which 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 8 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% 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% 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.

**Redevelopment Agency:** California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20% of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the supply of housing for low-moderate income households.

**Regional Housing Needs Plan (RHNP):** The Regional Housing Needs Plan (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 within the KCAG. 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% of household annual income. Households with incomes of 50% or below the area median income are eligible to participate in the program.

**Senior:** The Census Bureau defines a senior as a person who is 65 years 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 retired 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 which 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, 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* §66410, et seq.).

**Substandard Housing:** Housing which does not meet the minimum standards in the California Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which 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, child care, 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 a 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 Community Development Block Grant (CDBG), HOME and Section 8, among others.

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**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.

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# ***Appendix A Evaluation of the Prior Housing Element***

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Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review each jurisdiction's housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in crafting the 2009 Housing Plan.

Tables A-1a through A-1e summarize the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes the goals and policies contained in the previous Housing Element along with an assessment of their appropriateness for the new planning period.

Tables A-3a through A-3e summarize new units built during the previous Housing Element period.

Tables A-4a through A-4e present each jurisdiction's progress in meeting the quantified objectives from the previous Housing Element.

Appendix A

**Table A-1a  
Housing Element Program Evaluation  
City of Avenal  
2003-2008**

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>1. Code Enforcement</b> Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Public Works department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's <i>Housing Rehabilitation Program</i>.</p>	<p>Code Enforcement Staff/ Public Works Department</p>	<p>General Fund</p>	<p>Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)</p>	<p>Code enforcement staff is partially funded by CDBG funds. Information regarding rehab has been provided to homeowners.</p>	<p>The City will continue to use Code Enforcement to improve the quality of housing in Avenal. CDBG funds will also be used to partially fund Code Enforcement.</p>
<p><b>2. Housing Rehabilitation Program</b> In partnership with a housing partner, the City will continue providing rehabilitation loans to lower income households. Initiated in 2000 with CDBG funds, the Housing Rehabilitation Program will provide loans for up to \$45,000 (up to \$65,000 for demolition/reconstruction) for most types of housing repairs, energy conservation improvements, and handicapped accessibility devices. In 2002, the Program received \$600,000 in HOME funds which should fund up to 12 loans in 2003.</p>	<p>Community Development Department and Self-Help Enterprises</p>	<p>CDBG; HOME; CAL-HOME</p>	<p>Continue to provide between 6 and 12 loans per year. Continue to market the program through brochures at the public counter. (Timeline: Ongoing)</p>	<p>The City has continued to receive HOME, CDBG and CalHome grants each year during the reporting period. The City has rehabilitated or reconstructed approximately 40 homes during the period.</p>	<p>The City will continue to apply for and implement HOME and CDBG grants. The amount available to applicants for rehab will increase as needed with inflation.</p>
<p><b>3. Preservation of At-Risk Affordable Housing</b> 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. Avenal has 150 units of affordable housing created through City, state, and federal programs. None are currently at risk for conversion to market rate from 2003-2013.</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Continue to monitor at-risk units. (Timeline: Ongoing)</p>	<p>One low income apartment complex became at-risk during the reporting period. The City cooperated in a Tax Credit application to save the at-risk housing. The outcome of the application is not known.</p>	<p>The City will continue to work with interested agencies and community organizations to preserve at-risk units.</p>

## Appendix A

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>4. Adequate Sites</b> The City will facilitate the production of new housing to accommodate new housing demand from residents and projected employment and population growth. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the region's housing needs allocation identified as 580 units (139 very low, 116 low, 93 moderate, and 232 above moderate income affordability) from 2001-2008. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.</p>	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation of 580 units. (Timeline: 2003-2008)	The City has maintained "adequate" sites to develop the 580 units identified in the RHNA. During the reporting period the City developed 240 units for very low income residents and 23 units for moderate or low income residents.	The City will continue to provide adequate sites to provide housing for low and moderate income housing commensurate with the RHNA for the new planning period.
<p><b>5. Infill Development</b> The City will continue to support infill development for homes and mobile homes in residential zones. Infill lots are being extensively used in Avenal for new development. Approximately 25 single-family homes on infill lots have been processed over the past year. In addition, four mobile homes on infill lots are approved each year. The City will provide an inventory at the public counter on the location of infill sites that are adequately served by infrastructure and suitable for residential development.</p>	Community Development Department	General Fund	Provide the location and zoning of residential infill sites in the community. (Timeline: Ongoing)	172 Single family homes have been built during the reporting period almost exclusively on infill lots. The City works with developers to complete variances that allow more infill lots to be created and used.	The City will continue to encourage the use of infill lots. However, the inventory of available lots is shrinking.
<p><b>6. Density Bonus Program</b> In accordance with State law, Avenal will adopt a local ordinance that provides incentives to encourage the development of affordable housing. If a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant a density bonus of 25 percent, along with one additional regulatory concession, or provide other incentives of equivalent financial value based on the land cost per dwelling unit.</p>	Community Development Department	General Fund	In accordance with State law, Avenal will adopt a local ordinance that provides incentives to encourage the development of affordable housing. If a developer allocates at least 20% of the units in a housing project for lower income households, 10% for very low-income households, 50% for qualifying residents such as senior citizens, or at least 20% of condominium units for moderate income households, the City must grant a density bonus of 25%, along with one additional regulatory concession, or provide other incentives of equivalent financial value based on the land cost per dwelling unit. (Timeline: End of 2004)	The City's Zoning Ordinance was amended to meet State Law regarding Density Bonus. However, its use by developers has been limited.	The City will continue to answer inquiries and work with developers on Density Bonus.

## Appendix A

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>7. Regulatory and Financial Assistance</b> Avenal allows multi-family housing in high density zones and requires a conditional use permit for projects in excess of 19 units. The City's also assists developers of affordable housing by reducing or deferring development fees and reducing processing times. Avenal recently deferred fees and expedited the application of the 81-unit El Palmar apartments. The City will continue providing regulatory and financial assistance to facilitate the development of affordable housing to very low, low, and moderate income households.</p>	Community Development Department	General Fund	Continue to defer/reduce fees and expedite processing for affordable housing. Annually evaluate conditional use applications for multi-family residential projects to determine the impact on the timing, cost, and supply of multi-family housing. If the process constrains multi-family development, adopt mitigation, which could include eliminating the conditional use process, within 6 months. (Timeline: Annually evaluate the impact of the conditional use process as part of the general plan progress report required under <i>Government Code §65400.</i> )	The City expedited two CUP applications for multi-family low income projects during the reporting period. The City also assisted the developers with Tax Credit applications. The City continues to use the CUP process for large apartment applications.	The City will continue to expedite and assist low income multi-family projects.
<p><b>8. First Time Homebuyer Program</b> In partnership with a housing partner, Avenal will continue to provide home ownership opportunities to new low income homebuyers through the First Time Homebuyer Program. Initiated in 2000, this program provides up to \$20,000 in a deferred second loan to subsidize mortgage payments and closing costs. Residents must provide a \$1,000 down payment and qualify for a home loan. To date, the City has assisted 12 very low and low income homebuyers (including 6 farm worker households).</p>	Community Development Department and Self-Help Enterprises	HOME	Assist 10-15 new homebuyers on an annual basis. (Timeline: Ongoing)	The City assisted 54 applicants with the purchase of homes under the First Time Homebuyer program during the reporting period.	The City will continue to apply for and administer the HOME program for use in its First Time Homebuyer program.
<p><b>9. Section 8 Rental Assistance</b> Avenal will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to 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 the monthly income and the allowable rent determined by the Section 8 program. Currently two households in Avenal receive Section 8 assistance.</p>	Community Development Department, County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City does not administer the Section 8 program but does support the Kings County Housing Authority.	Avenal will continue to participate in the Section 8 rental assistance program.

## Appendix A

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>10. Affordable Housing Assistance</b> The City works with nonprofit groups, such as Self-Help Enterprises, to build and/or rehabilitate housing affordable to very low and low income households. The City receives CDBG and HOME funds for these efforts. Affordable housing is being developed under existing zoning and development standards, although in some cases the City provides financial assistance to projects in the form of fee waivers and regulatory incentives.</p>	Community Development Department and interested affordable housing providers/developers	Local, state, and federal funds	Seek applicable grants under Proposition 46 and federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	The City has rehabilitated 40 homes and provided 54 first time homebuyer loans using CDBG, HOME and CalHome during the reporting period. The City has waived building fees for housing rehabilitation.	The City will continue to rehabilitate homes and provided first time homebuyer loans using CDBG, HOME and CalHome. The City will continue to waive building fees for housing rehabilitation.
<p><b>11. Special Needs Housing for Senior and Disabled</b> The City will assist in planning and locating affordable housing for special needs groups such as senior and disabled residents. The City's recently completed senior housing study indicated the need for 36 units of housing for seniors and persons with disabilities in Avenal. The developer of the recently approved 81-unit El Palmar apartments indicated the desire to develop senior housing in the City. The City will work with interested developers to facilitate senior/disabled housing by offering fee reductions and providing expedited site plan review.</p>	Community Development Department	General Fund	Continue fee reductions and expedited site plan review for affordable housing. (Timeline: Develop housing by 2005)	The City expedited one housing apartment complex with a tax credit application. The project was not successful in obtaining tax credits.	The City will continue to work with developers in the completion of a senior project as well as for the disabled by expediting applications and assisting with grant applications.
<p><b>12. Second Units</b> Second units can provide additional housing opportunities for many special needs groups, including seniors, farm workers and other groups. Currently, the Avenal Zoning Ordinance permits second units in the R-E, R-1, R-2, R-3, A-1 and A-E zones subject to a conditional use permit process. The City will revise its second unit ordinance to permit second dwelling units pursuant to a ministerial permit in appropriate residential zones and make other necessary changes to comply with AB1866. The City will set development standards which are not stricter than the standards set forth in State law.</p>	Community Development Department	General Fund	Revise second unit ordinance to comply with AB 1866. (Timeline: 2004)	The City amended its Zoning Ordinance to allow second units by right in residentially zoned areas.	The City will assist property owners with second unit applications by providing information and expediting their applications.

## Appendix A

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>13. Emergency and Transitional Shelters</b> Housing Element Law requires a jurisdiction to provide adequate sites for a variety of housing types, including emergency and transitional shelters, through appropriate zoning and development standards. The Avenal Zoning Ordinance does not directly address transitional housing and emergency shelters. To address State law requirements, Avenal will permit emergency shelters and transitional housing in the Public Facilities (PF) zone via a conditional use permit. The conditional use permit will facilitate compatibility of such facilities with adjacent land uses and require the same findings as other special needs housing.</p>	Community Development Department	General Fund	Amend the Avenal Zoning Ordinance to conditionally permit emergency shelters and transitional facilities in the Public Facilities zone. (Timeline: 2004)	The City amended its Zoning Ordinance to allow an Emergency and Transitional Shelters in a PF zone via the CUP process.	The City will amend the Zoning Ordinance pursuant to SB 2 and work with Kings Community Action Organization and other organizations to provide Emergency and Transitional Shelters.
<p><b>14. Farmworker and Employee Housing</b> Avenal actively facilitates the development and improvement of housing for farm workers. Avenal permits temporary and permanent farm labor camps, as a secondary function in conjunction with an agricultural operation, in the A-E zone. Farm employee housing incidental to farming operations is permitted in the P-F zone. Finally, farm labor housing is permitted in the R-2 and R-3 zones. Farm workers also receive the majority of homeownership and home rehabilitation loans each year and occupy the majority of assisted multi-family units in Avenal.</p>	Community Development Department	General Fund	<ol style="list-style-type: none"> <li>1) Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code</li> <li>2) Inventory suitable sites for farm worker housing with the update of the Land Use Element</li> <li>3) Assist interested developers by identifying sites and supporting funding applications</li> <li>4) Provide, to the extent feasible, financial and regulatory incentives; and</li> <li>5) Ensure that zoning and development standards facilitate farm worker housing</li> </ol> (Timeline: Provide site inventory by 2004 and amend Zoning Code by 2005 following update of the General Plan Land Use Element.)	The City allows by right Farmworker Housing in the R-2 and R-3 Zones. An application for Farmworker Housing was not submitted during the reporting period.	The City will expedite and assist developers of Farmworker Housing projects if applied for in the R-2 and R-3 zones.

## Appendix A

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>15. Housing for Disabled Persons</b> SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments. Several impediments were found with respect to permitting land uses.</p>	Community Development Department	General Fund	Amend the Zoning Ordinance to permit the siting of residential care facilities serving six or fewer persons, second units, and employee housing by right in residential zones, and emergency shelters and transitional housing in the P-F zone. Continue to review City ordinances, policies, and practices and remove impediments when found. (Timeline: 2004)	The City amended its Zoning Ordinance to allow the siting of residential care facilities for six units or less. The City has assisted Disabled Persons by providing funds for rehabilitation of homes, including handicapped facilities, using CDBG, CalHome and HOME funds. It will expedite applications for Residential Care Facilities and adopt a Reasonable Accommodation ordinance.	The City will continue to assist Disabled Persons by providing funds for rehabilitation of homes, including handicapped facilities, using CDBG, CalHome and HOME funds. It will expedite applications for Residential Care Facilities and adopt a Reasonable Accommodation ordinance.
<p><b>16. Promote Equal Housing Opportunities</b> Presently the City does not refer fair housing complaints to a fair housing agency. This is particularly problematic if a resident or landlord has a problem and cannot find the appropriate agency to provide assistance. The City will designate and publicize an agency to provide information on fair housing laws, and refer complaints of housing discrimination to the appropriate state or federal agencies.</p>	Community Development Department	General Fund	Avenal will coordinate with Kings County to select a local fair housing agency to provide landlord and tenant mediation and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: 2004)	The City has not accomplished this program due to staffing limitations.	Avenal will coordinate with Kings County to select a local fair housing agency to provide landlord and tenant mediation and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas.

Appendix A

**Table A-1b  
Housing Element Program Evaluation  
City of Corcoran  
2003-2008**

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p>1. <b>Code Enforcement</b> Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of residential neighborhoods and housing is maintained. The City's Code Enforcement staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff provides information to homeowners regarding the City's Housing Rehabilitation Program.</p>	Code Enforcement Staff	General Fund	Continue to work with the community code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	<p>2003 Prop Maint 65 cases 2003 Weed Abate 231 cases 2003 Vehicle Abate 289 cases Substd Bldg (SSB) 3 cases</p> <p>2004 Prop Maint 55 cases 2004 Weed Abate 122 cases 2004 Veh Abate 216 cases SSB 2 cases</p> <p>2005 Prop Maint 42 cases 2005 Weed Abate 55 cases 2005 Veh Abate 109 cases SSB 8 cases</p> <p>2006 Prop Maint 15 cases 2006 Weed Abate 90 cases 2006 Veh Abate 37 cases 2006 SSB 2 cases</p> <p>2007 Prop Maint 199 cases 2007 Weed Abate 236 cases 2007 Veh Abate 269 cases 2007 SSB 38 cases</p> <p>2008 thru 11-30-08 2008 Prop Maint 67 cases 2008 Weed Abate 258 cases 2008 Veh Abate 41 cases SSB 49 cases</p>	Continue to work with the community on code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)

# Appendix A

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>2. Paint Programs</b> The City offers assistance to low and moderate income homeowners for exterior or interior painting in three related programs. The City's Paint Program covers the cost of paint only. Under the Senior/Handicapped Paint Program, the City provides low and moderate income seniors and people with disabilities with paint, paint supplies, and supervision. Labor is usually provided by youths under a program supervised by the Kings County Office of Education. Low and moderate income households residing in the Corcoran Fringe are assisted through the Kings County Paint Program for the Corcoran Fringe.</p>	Community Development Department, Job Training Office, Kings County Planning Department, and Kings County Office of Education	CDBG	City Paint Program: 20-25 annually Senior/Handicapped Paint Program: 10 homes annually Kings County Paint Program: 5-10 homes annually-as funding permits (Timeline: Ongoing)	2004- 19 homes regular. 2005- 10 homes senior. 2005- 19 homes regular 2005- 10 homes senior 2005- 16 homes regular 2006-9 homes regular 2007- 0 2008- 9 homes regular 19 homes senior	Continue program. City Paint Program: 20-25 annually Senior/Handicapped Paint Program: 15 homes annually (Timeline: Ongoing)
<p><b>3. Housing Rehabilitation Program</b> The City will continue providing rehabilitation loans to lower income households through the Housing Rehabilitation Program. Initiated in 1981, the Housing Rehabilitation Program provides loans for up to \$75,000 for most housing repairs, demolition/reconstruction, energy conservation improvements, and handicapped accessibility devices. In 2002, the Program received \$600,000 in HOME funds which should fund up to 12 loans in 2003. Health and safety grants of up to \$1,500 are provided to correct minor repairs or improve handicap accessibility for very low and low income households.</p>	Community Development Department	HOME; CDBG	Provide 12-15 loans annually and 10-15 grants annually. Continue to market the program through brochures at the public counter. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program. (Timeline: Ongoing)	2004- 25 homes rehabbed 19 grants-emergency rpr 2005- 26 homes rehabbed 24 grants emergency rpr 2006- 17 homes rehabbed 8 grants-emergency rpr 2007 - 4 homes rehabbed 2008 - 8 homes rehabbed	Continue program. Provide 5 to 10 loans annually and up to 10 health and safety grants per year. Continue to market the program. (Timeline: Ongoing)
<p><b>4. Preservation of At-Risk Affordable Housing</b> The City continues to 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. Corcoran has 350 units of affordable housing for very low, low, and moderate income households created through various City, state, and federal programs. None of the housing projects are at-risk for conversion to market rate.</p>	Community Development Department	General Fund	Continue to monitor at-risk units. (Timeline: Ongoing)	The City continues to monitor the potential units at-risk.	One project (Saltair) is at-risk during the next 10 years. The City will continue to monitor at-risk units and assist with their preservation, if feasible. (Timeline: Ongoing)

## Appendix A

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>5. Adequate Sites</b> The City will facilitate construction of new housing to accommodate projected employment and population growth and to meet the needs of existing residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the region's housing needs allocation identified as 854 units (205 very low, 171 low, 137 moderate, and 341 above moderate) from 2001-2008. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.</p>	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 854 units. (Timeline: Ongoing)	The City has promoted new housing development by fast tracking development applications. The City will maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs.	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation. (Timeline: Ongoing)
<p><b>6. Density Bonus Program</b> Corcoran allows a density bonus only in conjunction with a planned unit development. In accordance with State law, if a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant a density bonus of 25 percent, along with one additional regulatory concession, or provide other incentives of equivalent financial value based on the land cost per dwelling unit.</p>	Community Development Department	General Fund	Adopt a density bonus ordinance to facilitate affordable housing. (Timeline: End of 2005)	The Density Bonus Ordinance was included as part of the overall Zoning Ordinance Amendment completed in January 2008.	Continue to implement the density bonus program.
<p><b>7. Regulatory and Financial Incentives</b> The City also facilitates the development of affordable housing through a number of tools including density bonuses, minimal fee requirements (no impact fees), and PUD development standards. The "Villa", a 31 unit housing development, was developed under a PUD that permitted narrow lots and reduced setbacks. However, multi-family housing in excess of five units requires a conditional use permit. The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to very low, low, and moderate income households.</p>	Community Development Department	General Fund	Continue to defer/reduce fees and expedite processing for affordable housing. Annually evaluate conditional use applications for multi-family residential projects to determine the impact on the timing, cost, and supply of multi-family housing. If the process constrains multi-family development, adopt mitigation, which could include eliminating the conditional use process, within 6 months. (Timeline: Annually evaluate the impact of the conditional use process as part of the general plan progress report required under Government Code §65400.)	The City annually evaluates the impact on timing, cost and supply of multi-family housing and to date there has been no constraint on the multi-family development.	Continue program.

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City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>8. First Time Homebuyer Program</b> The City provides housing assistance to new homebuyers through its First Time Homebuyer Program. Up to \$30,000 in housing assistance in the form of a low interest second mortgage loan is provided to qualified very low and low income homebuyers. While the Program is currently funded by HOME, a revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.</p>	Community Development Department	HOME and revolving loan fund	Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program. (Timeline: Ongoing)	2004- 26 loans 2005- 7 loans 2006- 11 loans 2007- 9 loans 2008- 5 loans	Continue program.
<p><b>9. RDA Closing Costs Assistance Program (in development)</b> The RDA Closing Costs Assistance Program is designed to assist moderate income families to purchase a home. This program is designed to assist families that do not qualify for the HOME-funded First Time Homebuyer Program. The objective of the program is to assist households up to \$5,000 with the closing costs of purchasing a new home. The City will actively work with major employers in Corcoran, including prisons, and provide publications and advertisements, to ensure that they are aware of the program.</p>	RDA	RDA Funds	Initiate new program and assist 10 households annually. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program. (Timeline: Initiate program by 2004)	2004- 5 loans 2005- 3 loans 2006- 1 loan 2007- 3 loans 2008- 4 loans	Continue program.
<p><b>10. New Construction Program/Infill Lots (in development)</b> The purpose of the New Construction Program is to provide financing to low-income, first-time homebuyers for construction of affordable housing. Thirty-year fixed rate home loans up to \$85,000 will be provided with a five percent interest rate. Applicants must provide a minimum of \$1,000 down payment and must attend a two-hour home ownership workshop. City funds are used to purchase infill lots in existing neighborhoods and finance the construction of affordable single-family residences.</p>	Community Development Department and RDA	RDA Funds	Initiate program and assist construction of five affordable single-family homes. (Timeline: Initiate program by 2004)	2004- 1 loan 2005- 2 loans 2006- 2 loans 2007- Program completed- Funding source no longer available	The City determined that the grant funds should focus on the Housing Rehabilitation Program and the First-Time Homebuyer Program. The First Time Homebuyer Program assists in the development of new housing by offering a silent second loan. Therefore, the new construction program has been discontinued.

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City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>11. Purchase and Rehabilitation Home-ownership Program (in development)</b> The purpose of the Purchase and Rehabilitation Homeownership Program is to improve the condition of housing for families that live in standard or overcrowded conditions and assist very low and low income families purchase quality homes. The City will provide a zero percent deferred loan to assist homebuyers purchase and rehabilitate a standard home. Applicants must provide a \$1,000 down payment and must attend a home ownership education workshop. The City will advertise the program in local newspapers and create English and Spanish flyers advertising the program.</p>	Community Development Department and RDA	RDA Funds and CDBG Funds	Initiate program. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program. (Timeline: Initiate program by 2004)	2004- 4 loans approved 2005- 4 homes in progress 2006- 4 homes completed The program was completed-funds expended	
<p><b>12. Section 8 Rental Voucher</b> Administered by the Kings County Housing Authority, Corcoran will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program provides rental subsidies to 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 the monthly income and the allowable rent determined by the federal government. Currently, 69 households in Corcoran receive Section 8 assistance.</p>	Community Development Department, County Housing Authority	HUD	Assist the Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	There are approximately 69 families that receive Section 8 assistance.	Continue program.
<p><b>13. Affordable Housing Assistance</b> The City promotes affordable housing through its many programs - home ownership assistance, rehabilitation assistance, new construction/infill, and closing costs programs. The City receives CDBG and HOME funds for much of its program activities. Affordable housing is being developed under existing zoning and development standards, although in some cases the City provides financial assistance and regulatory incentives for affordable projects. To continue supporting affordable housing production, the City will undertake several actions.</p>	Community Development Department	Local, state, and federal funds	Seek applicable grants under Proposition 46 and federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	The City has continued to pursue CDBG, HOME and Cal-HOME grants. The City works with Self Help Enterprises to provide decent affordable housing.	These activities are included in other programs, and therefore this program will be continued but not listed separately.

## Appendix A

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>14. Emergency Shelters and Transitional Housing</b> State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional housing. The Corcoran Zoning Ordinance conditionally permits transitional housing in several commercial zones, but does not directly address the siting of emergency shelters. Corcoran will conditionally permit emergency shelters in the C-S zone. This zone is appropriate given the types of residential uses allowed (SROs and transitional housing) and is near major thoroughfares, transit access, and service facilities. The conditional use permit will facilitate compatibility of such facilities with adjacent land uses and require the same findings as other special needs housing.</p>	Community Development Department	General Fund	Amend the Zoning Ordinance to permit emergency shelters in the C-S zone pursuant to a conditional use permit. (Timeline: Revise Ordinance by end of 2004)	The comprehensive zoning ordinance revision approved in 2008 allows SROs in all commercial zone districts except the CN district.	SB 2 of 2007 strengthened the planning requirements regarding emergency shelters and transitional housing. The City will amend the Municipal Code in conformance with SB 2.
<p><b>15. Farmworker and Employee Housing</b> The Corcoran Zoning Ordinance permits mobile homes, as farm employee housing and conditionally permits farm employee housing in excess of five units in the A-zone. Farm workers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. Corcoran also supported the development of the Whitely Avenue project. To further assist farm worker housing needs, the City will do the following actions</p>	Community Development Department	General Fund	<ol style="list-style-type: none"> <li>1. Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code</li> <li>2. Develop an inventory of suitable sites for farm worker housing</li> <li>3. Assist interested developers by identifying sites and supporting funding applications</li> <li>4. Provide, to the extent feasible, regulatory and financial incentives;</li> <li>5. Ensure that zoning and development standards facilitate farm worker housing</li> </ol> (Timeline: Provide site inventory by 2004 and amend Zoning Code by 2005)	The City amended the Zoning Ordinance on March 24, 2005, Ordinance 581, to incorporate Section 17021 of the Health and Safety Code. The Single Family and Multi-Family zone district permits Employee housing as defined by Section 17021 of the Health and Safety Code. The Saltair rental project (40 units) was built in 2002 using tax credits and Joe Serma Farmworker Housing Funds.	A Code amendment is necessary to ensure compliance with the employee housing provisions of Health & Safety Code Sections 17021.5 and 17021.6

## Appendix A

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>16. Housing for Disabled Persons</b> SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments. Several impediments were found with respect to permitting land uses. With respect to land uses, the City needs to amend the Zoning Code for residential care facilities, emergency shelters, and employee housing. The City Zoning Ordinance also contains an occupancy standard defining families by number of occupants.</p> <p><b>17. Promote Equal Housing Opportunities</b> Corcoran currently refers fair housing complaints to HUD and the Tulare/Kings County Legal Aid Foundation. However, other communities within Kings County refer fair housing complaints to different agencies. Therefore, it may be confusing to residents to know the appropriate agency to handle fair housing complaints or issues.</p>	<p>Community Development Department and Corcoran City Council</p> <p>Community Development Department</p>	<p>General Fund</p> <p>General Fund</p>	<p>Amend the Zoning Ordinance to permit residential care facilities serving six or fewer persons and employee housing by right in residential zones, conditionally permit emergency shelters in the C-S zone, and revise the definition of a family. Continue to review City ordinances, policies, and practices and remove impediments when found. (Timeline: 2004)</p> <p>Corcoran will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation services and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: Ongoing)</p>	<p>The City amended the Zoning Ordinance on March 24, 2005, Ordinance 581, to incorporate residential care facilities, emergency shelters and employee housing, and the revised the definition of families.</p> <p>The City has developed a fair housing brochure which is available in English and Spanish.</p>	<p>A Code amendment is necessary to ensure conformance with current state law.</p> <p>Continue program.</p>

Appendix A

**Table A-1c  
Housing Element Program Evaluation  
City of Hanford  
2003-2008**

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>1. Code Enforcement</b> Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Community Development department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.</p>	Code Enforcement Staff	General Fund	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	The city currently employs 3 full time code enforcement officers. Since 2004, the city has received 2,521 new cases and resolved or closed 2,166 cases.	Continue program.
<p><b>2. Paint Programs</b> The City offers two paint assistance programs for low and moderate income homeowners. Through the Do-It-Yourself Paint Program, the City assists qualified homeowners with the cost of the paint, while materials and labor are provided by the homeowner. The New Looks Summer Paint Program assists very low, low and moderate income senior and/or disabled residents by providing assistance in paint supplies and materials. The exterior of their homes are painted at reduced cost by Kings Regional Occupation Program youth.</p>	Community Development Department and Job Training Program	RDA Funds	Do-It-Yourself Paint Program - 10 units per year New Looks Summer Paint Program - 10 to 15 units per year (Timeline: Ongoing)	The City has since budgeted to hire part-time employees to paint through the Summer Paint Program. Since 2004, the City has assisted 95 homeowners through the two paint programs.	Continue program.

## Appendix A

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>3. Housing Rehabilitation Program</b> The City will continue providing rehabilitation loans to lower income households. Initiated in 1985, the Housing Rehabilitation Program provides loans for up to \$45,000 (up to \$65,000 for demolition/reconstruction) for housing repairs, energy conservation improvements, and handicapped accessibility devices. In 2002, the Program received \$500,000 in CDBG funds which should fund up to 12 loans in 2003. Hanford has designated southwest and central Hanford as "target areas" for this program. The City has received \$400,000 in CalHome grants for a housing rehabilitation program outside the city's project target area.</p>	Community Development Department and Self Help Enterprises	CDBG Funds; CalHome	Assist 10 to 15 units per year (Timeline: Ongoing)	Loan limits have increased to \$90,000 with the emphasis being the elimination of health and safety hazards. The city pursues various funding sources to fund this program annually including CDBG Entitlement, HOME and CalHome funding. Since 2004, the city has assisted 46 homeowners through the housing rehabilitation program.	Continue program.
<p><b>4. Preservation of At-Risk Affordable Housing</b> The City will continue to 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. Hanford has approximately 530 units of affordable housing for very low, low, and moderate income households created through City, state, and federal programs. None of the units are at high-risk of converting to market-rate housing.</p>	Community Development Department and interested affordable housing providers/developers	General Fund	Continue to monitor the status of publicly-assisted affordable units. 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, and pursue grants to support the preservation of affordable at-risk housing. (Timeline: Ongoing)	One low income apartment complex became at-risk during the reporting period. The City cooperated in a Tax Credit application to save the at-risk housing. The outcome of the application is not known. The City was awarded a home grant during this period for an additional affordable complex.	The City will continue to work with interested agencies and community organizations to preserve at-risk units.
<p><b>5. Adequate Sites</b> The City will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City's residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the regional housing needs allocation identified as 4,414 units (1,059 very low, 883 low, 706 moderate, and 1,766 above moderate) from 2001-2008. Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure.</p>	Community Development Department	General Fund	Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 4,414 units. (Timeline: Meet housing needs by 2008)	The City has maintained "adequate" sites to develop the 5,758 units identified in the RHNA.	The City will continue to provide adequate sites to provide housing for low and moderate income.

## Appendix A

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>6. Density Bonus Program</b> In accordance with State law, Hanford will adopt a local ordinance that provides incentives to encourage the development of affordable housing. Under this program, if a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant incentives to the developer. The incentives can either be a density bonus of 25 percent, along with one additional regulatory concession, or providing other incentives of equivalent financial value based on the land cost per dwelling unit.</p>	Community Development Department	General Fund	Adopt density bonus ordinance to assist development of affordable housing. (Timeline: End of 2005)	City of Hanford adopted an ordinance including Density Bonus and other incentives on May 6, 2008.	Continue to implement the current Density Bonus ordinance.
<p><b>7. Planned Unit Development</b> The Hanford 2002 General Plan Update includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized densities. However, further analysis indicates that the PUD process needs to be amended to allow for the issuance of density bonuses for projects meeting criteria in State law, because the General Plan does not allow for density increases for Planned Unit Developments.</p>	Community Development Department	General Fund	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints. Amend General Plan and Zoning Ordinance to allow for density bonuses for projects complying with criteria in State law. (Timeline: December 2004)	The City has not yet had any applications for density bonuses. However, we have processed PUD applications for smaller-lot subdivisions that maximize the density allowed.	The City will continue to utilize the PUD process.

## Appendix A

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>8. First Time Homebuyer Programs</b> The City offers the RDA First-Time Homebuyers Program that provides very low, low and moderate-income first-time homebuyer up to \$5,000 for down payment and/or closing costs. The term of the loan is 15-years, the interest rate is 3 percent, and payments are deferred for the first 5 years of the term. The City also offers the HOME Sweet Home Program that offers up to \$20,000 for down payment and/or closing costs. The loan runs 30 years, the interest rate is 3 percent, and payments are deferred for the first 5 years of the term.</p>	Community Development Department	HOME and RDA set-aside funds	Assist 10 households each year for the RDA First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program (Timeline: Ongoing)	<p>The RDA program has been revised to increase the loan limit to \$100,000, reduce the interest rate to 2% and extend the term to 45-years. Payment is deferred for the entire loan term.</p> <p>The HSH program has also increased its loan limit to \$100,000, as well as reduced the interest rate to 2%. Payment is deferred for the entire loan term.</p> <p>Since 2004, the city has assisted 58 first-time homebuyers in obtaining homeownership in Hanford.</p>	Continue to implement the program.
<p><b>9. Section 8 Program</b> Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to very low income households equal to the difference between 30 percent of the monthly income and the allowable rent determined by the program. As of May 2003, 394 Hanford households receive Section 8 assistance.</p>	Community Development Department, County Housing Authority	HUD funds	Assist Kings County Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	<p>The City continued to support the Section 8 program, which is administered by the Kings County Housing Authority.</p>	Hanford will continue to participate in the Section 8 rental assistance program.
<p><b>10. Residential Infill Construction Program</b> The City offers very low, low and moderate-income homebuyers the opportunity to purchase a newly constructed home on an infill lot. City funds are used to purchase infill lots and finance construction of affordable single-family homes. The City oversees the construction of a single-family home while qualified buyers are required to obtain primary financing from a bank or mortgage company to purchase the home upon completion of construction.</p>	Community Development Department	General fund and RDA set-aside funds	Continue to implement program and assist construction of 4 homes per year (Timeline: Ongoing)	To date 7 homes have been constructed and sold to qualifying first-time homebuyers.	Continue to implement the program.

## Appendix A

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>11. Affordable Housing Assistance</b> The City promotes affordable housing through various programs - home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. The City currently receives CDBG and HOME funds for much of its program activities. Affordable housing is being developed under existing zoning and development standards. To continue supporting affordable housing production, the City will undertake several actions.</p>	Community Development and affordable housing developers	Local, state, and federal funds	Seek applicable grants under Proposition 46 and federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	In 2004, the City of Hanford became an entitlement CDBG jurisdiction and now receives funding directly from HUD. Above that the city applies for HOME Investment Partnership Program and Cal Home Program funds annually to fund it various housing programs.	Continue to implement the program.
<p><b>12. Farmworker and Employee Housing</b> To address farm worker housing needs, the City permits farm worker housing in the AG zone. By right farm worker residential uses include one family dwelling related to agricultural use, a mobile home on permanent foundation used as employee housing, and farm employee housing up to 3 units per parcel. With a conditional use permit, however, farm employee housing exceeding 3 units per parcel is allowed.</p>	Community Development Department	General Fund	<ol style="list-style-type: none"> <li>1) Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code</li> <li>2) Develop an inventory of suitable sites for farm worker housing</li> <li>3) Assist interested developers by identifying sites and supporting funding applications</li> <li>4) Provide, to the extent feasible, regulatory incentives; and</li> <li>5) Ensure that zoning and development standards facilitate farm worker housing</li> </ol> (Timeline: Provide site inventory by 2004 and amend Zoning Code by end of 2005)	The City currently allows by right Farmworker Housing in the AG zones district as an Administrative Approval. A CUP is required for more than 3 units per parcel. No applications for farmworker housing have been received.	The Zoning Code will be amended in conformance with the Health & Safety Code. The City will continue to identify sites suitable for farmworker housing.
<p><b>13. Emergency and Transitional Shelters</b> State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional housing. The Hanford Zoning Ordinance currently allows transitional housing in the R-2 and R-3 zones and conditionally allows emergency shelters in the O-R district. The City remains active, having recently supported a Foster Youth Transitional home for 6 or fewer aged-out foster youth. The conditional use permit facilitates the compatibility of such uses with surrounding land uses.</p>	Planning and Community Development Department	General Fund	Continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence. (Timeline: Ongoing)	In 2007, City of Hanford approved a conditional use permit to provide transitional housing for women and children. City of Hanford adopted an ordinance including Emergency and Transitional Housing/Shelters as permitted uses on April 15, 2008.	The Zoning Code is consistent with SB 2 regarding emergency shelters; however, some amendments may be necessary to ensure that transitional and supportive housing are subject to the same standards and procedures as other residential uses of the same type in the same zone.

## Appendix A

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>14. Housing for Disabled Persons</b> SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments. No impediments were found. Nonetheless, the City will periodically update and review the Hanford Zoning Ordinance to ensure that it is not in conflict with state law and adequately addresses the development, maintenance, and improvement of housing for disabled persons.</p>	Community Development Department	General Fund	Continue to review City ordinances, policies, and practices and remove identified impediments to housing for persons with disabilities. (Timeline: Ongoing)	City of Hanford adopted a Reasonable Accommodations Ordinance in September, 2004.	Continue to implement the reasonable accommodation ordinance.
<p><b>15. Promote Equal Housing Opportunities</b> Hanford currently refers fair housing complaints to the Fair Housing Enforcement Center in San Francisco. These offices are far removed from Hanford and may be difficult to access. Referrals to a local agency could offer residents better access to services as well as allow the City to benefit from other fair housing services.</p>	Planning Department	General Fund	Hanford will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: Select a local agency by 2004.)	The City continued to support fair housing.	The City of Hanford is in the process of completing the impediments to Fair Housing analysis.
<p><b>16. Accessory Dwelling Unit Ordinance</b> The City recently amended its accessory dwelling unit ordinance to comply with recent changes in State law pursuant to AB1866. The City will continue to facilitate and encourage the production of accessory dwelling units.</p>	Planning Department	General Fund	Continue implementation (Timeline: Ongoing)	Program completed.	This program was completed and is no longer necessary.

Appendix A

**Table A-1d  
Housing Element Program Evaluation  
City of Lemoore  
2003-2008**

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>1. Code Enforcement</b> 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 is 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 Paint-Up/Fix-Up Program and Housing Rehabilitation Program.</p>	Code Enforcement staff and Police Department	RDA and grant funds	Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance. (Timeline: Ongoing)	<p>From 1999 through January of 2006, the Police Department has carried out code enforcement activity through a community service officer in coordination with Planning and Fire Departments.</p> <p>-Full time code enforcement officer hired under the Redevelopment Agency</p> <p>February 2006 to fully dedicate time to this activity and coordinate with PD and Fire Departments regularly and Planning when needed.</p> <p>-Code enforcement referred applicants to City's "Paint-Up Fix-Up" program.</p>	<p>Change Responsible Agency to RDA; Code Enforcement coordinate with Police, Business License, Planning, Building, and Fire Departments.</p> <p>Continue prior Program Objectives in addition to providing homeowner's information for the Paint-Up/Fix-Up Program, Emergency Home Repair, Do-It-Yourself-Paint and Senior House Painting Programs.</p>
<p><b>2. Paint-Up/Fix-Up Program</b> The City offers the Paint-Up/Fix-Up Program that provides rehabilitation assistance for minor repairs for very low, low and moderate income households. The Program provides grants of up to \$5,000 to make exterior home repairs such as painting, roof work, carpentry, porch steps repair, concrete work for driveways, and front sidewalks.</p>	Community Development Dept / Planning prior to 2006 RDA Housing Specialist thereafter	RDA	Assist 14 households annually. Increase grant amount to \$8,000. (Timeline: Ongoing)	<p>-2003 assisted 25 (\$111,207)</p> <p>-2004 assisted 19 (\$86,314)</p> <p>-2005 assisted 18 (\$122,329)</p> <p>-2006 assisted 36 (\$247,966)</p> <p>-2007 assisted 11 (\$82,509)</p> <p>-2008 assisted 11 (\$67,805)</p> <p>-Raised max. grant amount to \$8,000 in 2005/06</p>	<p>Change Responsible Agency to RDA.</p> <p>Continue the program to serve 15 persons per year with \$100,000 annual funding.</p>

## Appendix A

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>3. Housing Rehabilitation Program</b> In partnership with a housing partner, the City's Housing Rehabilitation Program assists owner-occupied low income households make substantial home repairs or reconstruction. This program will be funded by a recently awarded \$600,000 HOME grant. Loans of up to \$50,000 for rehabilitation and \$60,000 for home reconstruction will be provided to qualified applicants. All loans are deferred for 50 years with a zero percent interest rate as long as the resident remains the owner's primary home.</p>	Planning and Community Development, Self-Help Enterprises	HOME funds	Initiate program and assist nine households during the grant cycle. (Timeline: 2003-2006)	Assisted eight (8) households during the grant cycle – six with rehabilitation loans of \$20,000 - \$70,000 and two reconstructions of \$110,000-\$116,000, utilizing a total of \$508,127 of funds.  Raised maximum loan to \$70,000 for rehabilitation and \$125,000 for reconstruction in 2005.	Change Responsible Agency to RDA.  Additional grant funds will be applied for in upcoming fiscal years to resume program.
<p><b>4. Community Rehabilitation Project</b> The City will actively coordinate with the Chamber of Commerce, educational institutions, and service organization to create an annual Community Rehabilitation Project. This community-based project could include service group members or high school students working with instructors to provide repairs on a non code-compliant single-family home. Homes would typically be vacant for sale to a very low or low income household that cannot afford a home of their own. The City will assist with acquisition and provide materials with high school students providing the labor and learning valuable skills.</p>	Planning and Community Development Department, RDA, and interested community groups	RDA	Rehabilitate one home per year. (Timeline: initiate program by 2004)	None	Change responsible agency to the RDA.  This program was researched and has been abandoned due to the fact that it would be an insurance issue for the school. It has not been included in the new Housing Element.  Armona Charter School may have some opportunities in the future.
<p><b>5. Preservation of At-Risk Affordable Housing</b> The City will continue to 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 approximately 580 units of affordable housing for very low, low, and moderate income households created through various City, state, and federal programs. No affordable units in Lemoore are at risk of converting to market rents.</p>	Planning and Community Development Department	General Fund	Continue to monitor the status of publicly-assisted affordable units. 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, and pursue grants to support the preservation of affordable at-risk housing. (Timeline: Ongoing)	Accomplished – Ongoing.	Change Responsible Agency to RDA and continue annual evaluation.

## Appendix A

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>6. Adequate Sites</b> 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 regional housing needs allocation identified as 3,010 units (723 very low, 602 low, 481 moderate, and 1,204 above moderate) from 2001-2008. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.</p>	Planning and Community Development Department	General Fund	Provide adequate sites to meet the housing needs allocation of 3,010 units. (Timeline: Meet housing needs by 2008)	Appropriately Zoned property already in place prior to 2003 Housing Element adopted.  New General Plan adopted May 2008 added additional land area	Update the entire Zoning Ordinance to be consistent with the New General Plan lead by the Planning Department in conformity with the RHNA.
<p><b>7. Downtown Revitalization</b> 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 C-C district. 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 low-income housing.</p>	Planning and Community Development Department	CDBG, RDA, and grants	Provide additional mixed use projects in the downtown. (Timeline: Ongoing)	No additional mixed-use projects have been done since the Lucerne and Antlers Hotel projects.	Responsible Agency should be changed to RDA.  -Proposed 2030 General Plan update changed downtown to a "Mixed-Use" land use designation to encourage policy. -City RDA may want to take on future renovation projects that renovate under-utilized areas.
<p><b>8. Density Bonus Program</b> In accordance with State density bonus law, Lemoore adopted a local ordinance in 1992 that provided incentives to encourage the development of affordable housing. Under this program, if a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant incentives to the developer. The incentives can either be a density bonus of 25 percent, along with one additional regulatory concession, or providing other incentives of equivalent financial value based on the land cost per unit.</p>	Planning and Community Development Department	General Fund	Continue to offer a density bonus for qualified projects. (Timeline: Ongoing)	Montgomery Crossings project approved an 8% Density Bonus from 53 allowed units to 57 units (17*3.13 acres= 53 allowed units) for affordable housing project which has been under construction since 11/2008.  Eastgate Village project approved a 25% PUD density bonus from 118 units to 147 (allowing 15 additional units) in 2005.	Ongoing.  Change Responsible Agency to the Planning Department.

## Appendix A

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>9. Planned Unit Development</b> The City implements a PUD overlay zoned to provide flexibility in setback requirements and other regulations, increase residential densities in certain areas such as clustering, provide flexible site requirements and stimulate creative, flexible and more affordable development.</p>	Planning and Community Development Department	General Fund	Continue to promote the benefits and advantages to developing PUD at the public counter. (Timeline: Ongoing)	All new residential single family subdivisions over 10 acres in size and multi-family over 5 acres in size are zoned with a PUD overlay requiring small and larger house sizes.  Have made PUD Livable Neighborhood booklet and PUD short list available for free at the counter for those considering PUD	Ongoing.  Responsible Agency to change to the Planning Department.
<p><b>10. Homebuyer Assistance Program</b> The City offers first-time home ownership assistance to very low, low and moderate income homebuyers through the Homebuyer Assistance Program. Assistance is offered as a deferred second mortgage loan of up to \$20,000 providing down payment and closing cost assistance. Buyers must provide a \$1,000 down payment, qualify with a primary lender and comply with their requirements.</p>	Planning and Community Development (prior to 2006).  RDA Housing Specialist thereafter.	RDA and HOME Fund	Assist 5-10 households annually. Increase loan amount to \$30,000. (Timeline: Ongoing)	Ongoing. Program name changed to First-Time Homebuyer Program. Have assisted 7-14 households annually. Grant amount increased to \$30,000 per household 3/2006  -2003 assisted 4 (\$79,300 total) -2004 assisted 1 (\$29,927 total) -2005 assisted 1 (\$20,000 total) -2006 assisted 22 (\$444,727) -2007 assisted 10 (\$298,021) -2008 assisted 19 (\$ 559,696)  In addition, a new program was recently started offering very-low- and low-income households up to \$100,000 each. To date 2 households have been assisted for a total of \$154,000.	Change Responsible Agency to the RDA.  Continue program and may consider applying for other funds to augment program.  New HOME grant funds approved to spend 2009-2012. Program initiated to assist 10 households during the grant cycle.
<p><b>11. Section 8 Rental Assistance</b> Administered by the Kings County Housing Authority, Lemoore will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to 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 allowable rent determined by HUD. As of May 2003, 171 households in Lemoore receive Section 8 assistance.</p>	Planning / Community Development / Kings County Housing Authority	HUD	Assist the Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	Accomplished – Ongoing.	Change Responsible Agency to RDA and Kings County Housing Authority.  Ongoing program.

# Appendix A

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>12. Affordable Housing Assistance</b> The City's affordable housing program consists of homeownership assistance, rehabilitation loans, and the provision of regulatory and financial assistance. Since 1998 alone, the City has secured more than \$10 million in grants, of which \$2.5 million has been used for housing. In 1999/2000 Lemoore worked with Self-Help to create 36 affordable single-family units by providing land and home ownership assistance. The City offers an online database to assist developers in selecting housing sites. The City also supported the conversion of the Antlers Hotel to senior housing.</p>	Planning and RDA	Local, state, and federal funds	Seek applicable grants under Proposition 46 and federal sources, continue providing an inventory of housing sites to interested developers, modify a local density bonus ordinance, and pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	The RDA has committed \$3,050,000 to two affordable multi-family projects that will provide 121 affordable units. In 2009 the RDA has earmarked \$1,650,000 to another affordable project of 80 additional units plus a managers unit. The City has joined with developers to apply for 1 HOME and 1 CDBG grant but has been unsuccessful to augment the program dollars.	Change Responsible Agency to RDA.  Continue working with developers to complete these projects.
<p><b>13. Senior/Disabled Housing</b> The City supports development of affordable housing for special needs households, including elderly and disabled. The City has been supportive of special needs housing including affordable senior housing development, housing rehabilitation programs, and development of second units. The City also supported the conversion of the Antlers Hotel into senior housing. The City will continue to follow recommendations proposed in the 2001 Senior Housing Study and will pursue the development of senior housing in the Lemoore Market Area.</p>	Planning and Community Development Department	RDA, CDBG, state and federal funds	Support the development of senior/disabled housing (Timeline: Ongoing)	None.	Change Responsible Agency to the RDA.  Should consider assisting an affordable senior housing project.
<p><b>14. Emergency and Transitional Shelters</b> State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional housing. HCD's interpretation of Housing Element law requires that a jurisdiction must identify specific zones within the Zoning Ordinance where emergency and transitional shelters are permitted. The Lemoore Zoning Ordinance does not directly address transitional housing and emergency shelters, although a Foster Youth Transitional home for 6 or fewer aged-out foster youth was recently built. To address State law requirements, Lemoore will conditionally permit emergency shelters and transitional housing in an appropriate zone.</p>	Planning and Community Development Department	General Fund	Amend Zoning Code to permit emergency shelters in the RSC zone and transitional shelters in the RM zone pursuant to a conditional use permit. The conditional use permit will facilitate and encourage the development of such facilities. (Timeline: Amend Zoning Code by 2005)	Since the fully updated General Plan was not adopted until May 2008, the Zoning Ordinance has not yet been updated to make all the changes.	Change Responsible Agency to the Planning Department to complete task by 2010.

## Appendix A

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p>The City will continue to support the Housing Authority in the provision of transitional homes for foster youth. Working with the Kings County Housing Authority, various agencies and organizations.</p>	<p>RDA and the Kings County Housing Authority</p>	<p>General Fund</p>	<p>The City continues to support the Housing Authority in the provision of transitional homes for foster youth with the ownership of an aged-out foster youth home that the City completed 2002. The home houses six female residents.</p>	<p>Since the fully updated General Plan was not adopted until May 2008, the Zoning Ordinance has not yet been updated to make all the changes.</p>	<p>Ongoing ownership and maintenance by the RDA.</p>
<p><b>15. Employee (Farmworker) Housing</b>            As the second most urbanized city in Kings County, Lemoore has few resident farm workers. Currently, the City does not allow farm worker housing in compliance with the Health and Safety Code. However, in 1999/2000, Lemoore worked with Self-Help to create 36 affordable single-family units by providing land and home ownership assistance. Occupants were primarily very low income farm worker families.</p>	<p>Planning and Community Development Department</p>	<p>General Fund</p>	<ol style="list-style-type: none"> <li>1) Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code</li> <li>2) Develop an inventory of suitable sites for farm worker housing</li> <li>3) Assist interested developers by identifying sites and supporting funding applications</li> <li>4) Provide, to the extent feasible, regulatory incentives; and</li> <li>5) Ensure that zoning and development standards facilitate farm worker housing</li> </ol> <p>(Timeline: Provide land inventory by 2004 and revise Zoning Code by end of 2005 following update of the City's General Plan)</p>	<p>In addition, one of the multi-family projects (Oleander Terrace) that the RDA has committed funds and has also received a Joe Serna Farmworker Grant for \$1 million. This project will have 39 units available for farmworker households. The RDA has purchased the land for this project and will provide a ground lease to the developer for \$1 per year.</p>	<p>Change Responsible Agency to the Planning Department to complete task by 2010.</p>

# Appendix A

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>16. Housing for Disabled Persons</b> SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments. Several impediments with respect to permitted residential uses were found.</p>	<p>Planning and Community Development Department</p>	<p>General Fund</p>	<p>Amend the Zoning Ordinance to codify the allowance of community care facilities for six or fewer person and employee housing by right in all residential zones, conditionally permit emergency shelters and transitional housing in appropriate zones and revise the definition of a family. Continue to review City ordinances, policies, and practices and remove impediments to housing for persons with disabilities. (Timeline: Amend Zoning Code by 2005)</p>	<p>Since the fully updated General Plan was not adopted until May 2008, the Zoning Ordinance has not yet been updated to make all the changes.</p>	<p>Change Responsible Agency to the Planning Department to complete task by 2010.</p>
<p><b>17. Promote Equal Housing Opportunities</b> Lemoore will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations, and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at City Hall, library, post office, and appropriate shopping areas.</p>	<p>Planning and Community Development Department</p>		<p>Select a local provider by 2004</p>	<p>The City has fair housing posters in both English and Spanish posted at City Hall. Posters contain an 800 number to contact with complaints. In addition, residents who call with complaints are assisted and/or referred to the Dept. of Fair Housing, Tulare/Kings Legal Aid, and Kings County Environmental Health.</p>	<p>Change Responsible Agency to the RDA.  Once set up, ongoing.</p>
<b>New Programs Not Listed in the Previous Housing Element</b>					
<p><b>18. Emergency Home Repair Program</b> The City offers the Emergency Home Repair Program that provides rehabilitation assistance for emergency health and safety repairs and accessibility improvements for the disabled for very low and low income households. The Program provides grants of up to \$2,500 to make home repairs such as unsafe electrical, unsanitary plumbing, broken windows, doors and locks, non-working heating and cooling systems, wheelchair ramps, bathroom or kitchen modifications, etc.</p>	<p>RDA Housing Specialist</p>	<p>RDA</p>	<p>Assist 10 households annually. (Timeline: Ongoing)</p>	<p>Program began 7/06 -2006 assisted 3 (\$4,290) -2007 assisted 8 (\$18,469) -2008 assisted 5 (\$9,536)</p>	<p>Program should be added to Housing Element projects list and continue as currently setup as an ongoing program.</p>

## Appendix A

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>19. Do-It – Yourself and Senior House Painting Programs</b>            The City offers the Do-It-Yourself House Painting Program that pays for paint and materials needed for house painting. In addition, the City has partnered with West Hills Community College, Lemoore to implement a Senior House Painting Program for individuals 55 years or older and/or disabled to have their homes painted by students at no charge. Both programs are available to very low, low and moderate income households.</p>	RDA Housing Specialist	RDA	Assist 20-30 households annually. (Timeline: Ongoing)	<p>Do-It-Yourself House Painting Program began 7/07            -2007 assisted 1 at \$564            -2008 assisted 1 at \$598</p> <p>Senior House Painting Program (began 9/08)            -2008 assisted 1 at \$2,500</p>	<p>These programs were added in the 2007-2008 and 2008-2009 fiscal years.</p> <p>Program should be added to Housing Element projects list and continue as currently setup as an ongoing program.</p>
<p><b>20. Infill Housing</b>            Construct affordable housing in predominately developed neighborhoods for sale to low and moderate income families.</p>	RDA Housing Specialist	RDA		<p>Program started in 2008/09 fiscal year.</p> <p>2 units constructed at a cost of \$280,508 for both. Selling prices were \$220,000 and \$170,000 – assistance of \$60,000 and \$90,000 was provided to make the homes affordable.</p>	<p>Program should continue while land and construction costs are low, especially if they can help fill in unfinished neighborhoods.</p>

Appendix A

**Table A-1e  
Housing Element Program Evaluation  
County of Kings  
2003-2008**

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
<p><b>1. Code Enforcement</b> Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The Kings County Code Compliance staff will continue to work to enforce state and local regulations regarding building and property maintenance.</p>	<p>Code Compliance Division staff</p>	<p>General Fund</p>	<p>Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance. (Timeline: Ongoing)</p>	<p>The Code Enforcement program was successfully implemented throughout the period.</p>	<p>This program will be continued.</p>
<p><b>2. Housing Rehabilitation Program</b> Working in conjunction with nonprofit organizations and jurisdictions, the County offers housing rehabilitation assistance through the Housing Rehabilitation Program. Kings County offers housing rehabilitation assistance Countywide and in the targeted areas of the Corcoran fringe, Home Garden, and Kettleman City. The County provides low or no interest loans up to the federally allowed maximum to correct health and safety hazards and make more routine repairs. The loan can be deferred if certain criteria are met or until the owner no longer resides in the home for a 30 year period of time.</p>	<p>Community Development Agency</p>	<p>HOME, CDBG, and CalHome</p>	<p>Provide 5 to 10 loans per year. (Timeline: Ongoing)</p>	<p>The Kings County Community Development Agency (KCCDA) has been completing an average of 6 Housing Rehabilitation loans per year. 2004 – 7 units 2005 – 11 units 2006 – 4 units 2007 – 4 units 2008 – 5 units</p>	<p>This program will be continued.</p>
<p><b>3. Affordable Housing Assistance</b> The County's affordable housing assistance efforts routinely include a housing rehabilitation program, first time homebuyer program (FTHB), and a density bonus program. The County presently contracts with Self-Help Enterprises to administer the Housing Rehabilitation and FTHB programs.</p>	<p>Community Development Agency and affordable housing providers/developers</p>	<p>Local, state, and federal funds</p>	<p>Seek applicable grants under Proposition 46 and other federal, state and local funding sources, provide an inventory of housing sites to interested developers, amend the County density bonus ordinance, and pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)</p>	<p>The Kings County Community Development Agency (KCCDA) has been completing an average of 10 Housing Rehabilitation loans per year. An average of 10 households were assisted through the FTHB program (see Program 7 below) and 14 homes were approved under the Density Bonus Program (see Program 6 below).</p>	<p>This program will be continued.</p>

# Appendix A

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
<p><b>4. Preservation of At-Risk Affordable Housing</b> The County will continue to 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. Kings County has approximately 190 units of affordable housing within unincorporated areas for very low, low, and moderate income households created through various County, state, and federal programs.</p>	Community Development Agency	General, local, state, and federal funds	Continue to monitor at-risk units. Seek applicable grants under federal, state, and local funding sources to assist targeted income qualified individuals to be able to purchase at risk units. (Timeline: Ongoing)	Kings County has been successful in obtaining grants through the CDBG program, HOME Partnership program, and CalHome Program which have been used to assist individuals with the purchase of at risk units.	This program will be continued.
<p><b>5. Adequate Sites</b> The County will designate adequate areas of land to provide for the new housing construction in unincorporated areas to accommodate projected employment and population growth and to meet the needs of residents. The Housing Element identifies "adequate" sites within unincorporated areas to accommodate the County's share of the regional housing needs allocation identified as 1,094 units (137 very low, 193 low, 316 moderate, and 448 above moderate) from 2008-2015. Adequate sites are those with sufficient zoning and development standards, water and sewer services, and adequate infrastructure.</p>	Community Development Agency	N/A	Update the Kings County Housing Element to ensure that adequate sites are designated to provide for the new housing construction needs, of residents within the unincorporated areas of Kings County from 2009-2014 and update every 5 years.	Adequate sites were identified in the Housing Element.	Update the Housing Element by 2009 to ensure that adequate sites continue to be designated.
<p><b>6. Density Bonus Program</b> Kings County currently allows the State density bonus standards in all residential zones. However the provisions do not include the density bonus for common interest development. Density Bonus will be reviewed annually to reflect current state law.</p>	Community Development Agency	N/A	Update the density bonus ordinance to be consistent with state law amendments. (Timeline: Amend by the end of 2010)	The Density Bonus Ordinance was not updated due to staffing limitations, although 14 homes were approved under the density bonus program since 2003.	Amend local Density Bonus Ordinance by the end of 2010 and continue maintenance as State law amendments become effective.
<p><b>7. First-Time Homebuyer Program</b> The County provides housing assistance to first-time homebuyers through the County's First-Time Homebuyer Program funded with federal and state funds (See comments from Rehab Section Program #2). This program provides a qualified first-time homebuyer up to the federally allowed maximum funding towards a home purchase. This program is available in the unincorporated areas of Kings County.</p>	Community Development Agency and the County's Consultant	CalHome	Provide 10 to 15 loans per year. Continue to seek additional federal, state, and local funds to expand the assistance which is currently available (Timeline: Ongoing)	On average of 9 first time homebuyers were assisted per year. 2004 – 17 units 2005 – 1 unit 2006 – 9 units 2007 – 10 units 2008 – 7 units	This program will be continued.

## Appendix A

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
<p><b>8. Section 8 Rental Assistance</b> Administered by the Kings County Housing Authority, unincorporated communities will continue to be allowed to participate in the Section 8 tenant based rental assistance program. The Section 8 tenant based rental assistance program extends rental subsidies to 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 allowable rent determined by HUD. As of April 2009, many households in unincorporated Kings County receive section 8 assistance.</p>	<p>Kings County Housing Authority</p>	<p>HUD</p>	<p>Support the Housing Authority's Section 8 program and project based developments. (Timeline: Ongoing)</p>	<p>The Kings County Housing Authority has continued to provide Section 8 program and project based developmental assistance through funds provided by HUD.</p>	<p>This program will be continued.</p>
<p><b>9. Foster Youth Transitional Program</b> The County will continue to support the Housing Authority in the provision of transitional homes for foster youth. Foster children are a top priority for Kings County. Working with the Kings County Housing Authority, various agencies and organizations. The Transitional Housing Committee meets quarterly to discuss goals and implement new programs for transitional housing programs.</p>	<p>Kings County Housing Authority and Kings County Management Development Corporation</p>	<p>Funded by donations from individuals and nominal service fee from patrons</p>	<p>Continue to support the Housing Authority in the provision of transitional homes for foster youth. (Timeline: Ongoing)</p>	<p>Two homes have been established to support aged out foster youth.</p>	<p>This program will be continued.</p>
<p><b>10. Emergency and Transitional Shelters</b> According to California government code Section 65580 and Health and Safety Code 50675.2, a jurisdiction is required to provide adequate sites for a variety of housing including emergency and transitional shelters through appropriate zoning and development standards. The Kings County Zoning Ordinance will be amended to permit emergency shelters and transitional housing. The site plan review and conditional use permit processes will facilitate compatibility of such facilities with adjacent land uses and require the same findings as other special needs housing. In 2001 the Kings/Tulare Continuum of Care Core Group initiated a Homelessness Plan that set forth the community's top priorities for action and identified strategies to make progress on homelessness and better help homeless individuals within both counties.</p>	<p>Community Development Agency and Kings Tulare Continuum of Care</p>	<p>TBD: Emergency FESG administered by HCD Transitional FHP funds through HUD FEHT HUD, Men's shelter beds TBD, general area in Hanford</p>	<p>Amend the Zoning Code to permit emergency and transitional shelters in the R-1, R-M, and various C zone districts as required by State law. Continue to support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families. (Timeline: to be included in 269.66)</p>	<p>The Zoning Code has not yet been amended due to staffing limitations.</p>	<p>This issue will be addressed in the 2009 Housing Plan.</p>

## Appendix A

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
<p><b>11. Mobile Home/Manufactured Housing</b> Pursuant to State law, all jurisdictions must allow for the development of manufactured housing/mobile homes as a permitted use in all residential zones where single-family homes are permitted. Mobile homes parks are allowed as conditional uses in all multi-family zones. Manufactured housing and mobile homes area permitted use in all RR, R-1 zone districts when installed on a permanent foundation and require a site plan review when installed on a temporary foundation system.</p>	<p>Community Development Agency</p>	<p>General fund</p>	<p>Continue to allow for the development of manufactured housing/mobile homes within residential zone districts as described in the Kings County Zoning Ordinance.</p>	<p>The Kings County Zoning Ordinance allows the development of manufactured housing/mobile homes within residential zone districts.</p>	<p>Continue to monitor State law and update local policies as needed.</p>
<p><b>12. Farm Employee and Employee Housing</b> Kings County administratively permits mobile homes as farm employee housing in the AG-20, AX, AL-10, and AG-40 zones as long as the units do not exceed five units per acre, pursuant to a site plan review. Farm employee housing in excess of 5 units and farm labor housing require conditional use permit. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing.</p>	<p>Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers</p>	<p>General Fund</p>	<p>Continue to support farm worker housing as follows:            1) Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code            2) Develop an inventory of suitable sites for farm worker housing            3) Assist interested developers by identifying sites and supporting funding applications            4) Provide, to the extent feasible, regulatory incentives; and            5) Ensure that zoning and development standards facilitate farm worker housing            (Timeline: Provide a site inventory by 2004 and amend the Zoning Code by 2004)</p>	<p>This program has not yet been implemented due to staffing limitations.</p>	<p>Carry forward into the 2009 Housing Element</p>

## Appendix A

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
<p><b>13. Housing for Disabled Persons</b> SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The County conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments. Several land use regulations were found to be impediments with respect to the allowance of emergency shelters, transitional housing, residential care facilities serving six or fewer persons, farm worker housing, and manufactured housing. To comply with state and federal laws, the County will undertake the following actions (see Program Objectives).</p>	<p>Community Development Agency</p>	<p>General fund</p>	<p>Amend Zoning Code to permit residential care facilities for six or fewer persons by right in residential zones, conditionally permit emergency shelters in the RM zone and conditionally permit transitional housing in the R-1 zones. Continue to review County ordinances, policies, and practices and remove identified impediments to housing for persons with disabilities (Timeline: Revise by end of 2010)</p>	<p>This program has not yet been implemented due to staffing limitations.</p>	<p>Carry forward into the 2009 Housing Element</p>
<p><b>14. Promote Equal Housing Opportunities</b> Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office.</p>	<p>Community Development Agency</p>	<p>General fund</p>	<p>The County will refer the public to a fair housing provider</p>	<p>The Community Development Agency continues to successfully refer fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno Office.</p>	<p>This program will be continued.</p>

Appendix A

**Table A-2  
Appropriateness of 2003 Housing Element Goals and Policies  
Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore**

Goal	Policy	Appropriateness
<i>Housing and Neighborhood Conservation</i>		
<b>GOAL 1</b>	<b>Improve and maintain the quality of housing and residential neighborhoods.</b>	Appropriate - continue
	<b>Policy 1.1.</b> Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.	Appropriate - continue
	<b>Policy 1.2.</b> Assist in the repair, rehabilitation, and improvement of residential structures; demolish structures which are dilapidated and beyond repair.	Appropriate - continue
	<b>Policy 1.3.</b> Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve future and present residential developments.	Appropriate - continue
	<b>Policy 1.4.</b> Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.	Appropriate - continue
<i>Housing Production</i>		
<b>GOAL 2.</b>	<b>Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.</b>	Appropriate - continue
	<b>Policy 2.1.</b> Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs goals for 2003-2008.	Appropriate - continue but update for the 2009-2014 planning period
	<b>Policy 2.2.</b> Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.	Appropriate - continue
	<b>Policy 2.3.</b> Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.	Appropriate - continue
	<b>Policy 2.4.</b> Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.	Appropriate - continue
<i>Housing Constraints</i>		
<b>GOAL 3.</b>	<b>Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.</b>	Appropriate - continue
	<b>Policy 3.1.</b> Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.	Appropriate - continue

## Appendix A

Goal	Policy	Appropriateness
	<b>Policy 3.2.</b> Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.	Appropriate - continue
	<b>Policy 3.3.</b> Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.	Appropriate - continue
	<b>Policy 3.4.</b> Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.	Appropriate - continue
<b>Housing Assistance</b>		
<b>GOAL 4. Provide housing assistance to very low-, low-, and moderate income households and those with special housing needs.</b>		Appropriate - continue
	<b>Policy 4.1.</b> Support the provision of rental assistance to provide affordable housing options for very-low- and low-income households.	Appropriate - continue
	<b>Policy 4.2.</b> Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.	Appropriate - continue
	<b>Policy 4.3.</b> Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large household, single-parent families, and farm workers.	Appropriate - continue
	<b>Policy 4.4.</b> Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.	Appropriate - continue
<b>Fair and Equal Housing Opportunities</b>		
<b>GOAL 5. Further equal housing opportunities for persons, regardless of status.</b>		Appropriate - continue
	<b>Policy 5.1.</b> Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.	Appropriate - continue
	<b>Policy 5.2.</b> Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.	Appropriate - continue

Appendix A

**Table A-3a  
Residential Development Summary  
City of Avenal  
2003-2008**

Project/ Type	General Plan/ Zoning	Density (du/ac)	2003 - 2006					Total	2007 - 2008					Total		
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper			
Single-family detached (All infill-no subdivisions)	R-1					158						14				14
Multi-family apts.																
El Palmar	R-3	13.0		81*			81									0
Hearthstone	R-3	14.6		81*			81									0
Villa Esperanza	R-3	14.3		81*			81									0
<b>Second units</b>																
<b>Totals</b>				<b>243</b>			<b>401</b>					<b>14</b>				<b>14</b>

\*Deed-restricted units

Appendix A

**Table A-3b  
Residential Development Summary  
City of Corcoran  
2003-2008**

Project/Type	General Plan/ Zoning	Density (du/ac)	2003 - 2006					Total	2007 - 2008					Total	
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper		
Single-family detached															
Infill (no subdivisions)	LDR/R-1	5				223	3				75	1			76
Larkspur/K. Hovnanian	LDR/R-1					16					24				24
Condos															
Pine Tree	MDR/RM-2	21			14										
Multi-family apts.															
Kings Manor Apartments	HDR/RM-2.5	17	8*	48*	24*+1										81
Avalon Apartments	HDR/RM-2	21										35*	13*+1		56
Dairy Villas Apartments	HDR/R-3	14										17*	44*+1		69
Second units	LDR/R-1	5			10								8		8
Totals			8	48	47	241	3				99	1			233

\*Deed-restricted units

Appendix A

**Table A-3c  
Residential Development Summary  
City of Hanford  
2003-2008**

Project/ Type	General Plan/ Zoning	Density (du/ac)	2003 - 2006					2007 - 2008					Total		
			EL	VL	Low	Mod	Upper	EL	VL	Low	Mod	Upper			
<b>Single-family detached</b>															
Custom home	R-1-12	1-3												1	1
Tract	R-1-6	2-9									154				154
Tract	R-1-8	2-9												19	19
Custom homes	R-1-20	0-3												2	2
Subtotals - SFD							1,103	1,102			154	22			176
<b>Multi-family apts.</b>															
101 E. Lang (duplex)	RM-3	7-15			2										2
310 E. Elm (duplex)	RM-3	7-15			2										2
512-536 E. Grangeville (Windgate Village)	RM-3	7-15			54										54
1426-1476 S. 11 <sup>th</sup> Ave. (Lomarey)	RM-3	7-15			39										39
110 E. Lang (duplex)	RM-3	7-15			2										2
106 E. Hanford-Armona Rd.	RM-3	7-15			4										4
1753-1769 Emma Lee	RM-3	7-15			4										4
802-828 S. Harris St. (Lincoln Plaza)	RM-3	7-15			19*	21*									40
576 S. Douty St. (duplex)	RM-3	7-15													
109 E. Third St.	RM-3	7-15													2
320-340 N. East St.	DC	4-22													3
211 W. South St. (duplex)	RM-3	7-15													4
AMG – 11 <sup>th</sup> Williams**	RM-3	7-15													2
Ashwood – SE corner 11 <sup>th</sup> /Northstar**	RM-2	10-22													49*
Davco – 11631 S. 11 <sup>th</sup> **	RM-3	7-15													39
Subtotals - MF					128										81
<b>Second units</b>															147
Totals				19	128	1,103	1,102	2,352	181	154	22				357

Notes:

\*Deed restricted

\*\*Approved/not completed rental projects (affordability determined by deed restrictions or market analysis (see discussion on p. B-2)

Appendix A

**Table A-3d  
Residential Development Summary  
City of Lemoore  
2003-2008**

Project/ Type	Gen. Plan/ Zoning	Density (du/ac)	2003 - 2008 <sup>1</sup>					2007 - 2008 <sup>2</sup>							
			EL	VL	Low	Mod	Upper	Total	EL	VL	Low	Mod	Upper	Total	
Single-family detached															
College Park	LD-SFR/ R-1-7	5.48				175	175					20		19	39
Silva Estates	LD-SFR/ R-1-7	4.94				53	54					10		9	19
Cedar Lane Estates	LD-SFR/ R-1-7	4.72				12	12								
Avalon	LD-SFR/LMD/ R-1-7/RM-3	5.98				11	12								
Tract 661	LD-SFR/ R-1-7	5.65				11	11								
Tract 719	LD-SFR/ R-1-7	3.52				5	4								
Covington Place	LD-SFR/ R-1-7	5.44				3	2								
Country Club Villa/Estate	LD-SFR/ R-1-7	6.11				38	38					14		13	27
Husted Ranch	LD-SFR/ R-1-7	5.02				1	1								
Kings Christian, #1	LD-SFR/ R-1-7	4.98					1								
Fairway Homes	LD-SFR/ R-1-7	5.69				32	31							1	1
The Landing	LD-SFR/ R-1-7	4.91				23	22					9		9	18
Liberty Estates	LD-SFR/ R-1-7	4.94				48	48					64		63	127
Davante Villas	LD-SFR/ R-1-7	4.96				23	23					26		26	52
Parkview Estates	LD-SFR/ R-1-7	6.19				1	1					1		1	2
Private Owners	LD-SFR/ R-1-7	Varies				3	4					1*		4	8

# Appendix A

Project/ Type	Gen. Plan/ Zoning	Density (du/ac)	2003 - 2008 <sup>1</sup>					2007 - 2008 <sup>2</sup>							
			EL	VL	Low	Mod	Upper	Total	EL	VL	Low	Mod	Upper	Total	
<b>Multi-Family Apts.</b>															
Antlers Apartments	Mixed Use/ CC	50.6		3*	7*										
College Park Apts.	MD-MFR/ RM-3	10.3			120										
Silva	MD-MFR/ RM-3	3.6			48					21					21
Valley Oak (Butler)	MD-MFR/ RM-2.5	16.8								73					73
Montgomery Crossing	MD-MFR/ RM-3	18.5								20*	37*				57
<b>Second units</b>															
Totals				<b>3</b>	<b>180</b>	<b>440</b>	<b>445</b>	<b>1,065</b>		<b>21</b>	<b>135</b>	<b>146</b>	<b>145</b>		<b>447</b>

**Notes:**

1. July 1, 2003 - June 30, 2008 (Used Building Permits from 1/1/03-12/31/07 to count units that were probably completed between 7/1/03-6/30/08)
2. January 1, 2007 - December 30, 2008 (These units are credited in the new RHNA period) (Used Permits for 7/1/06-12/31/08)
3. Affordability categories for single-family units assumed 50% moderate and 50% above-moderate based on recent real estate data (see Chapter 2)

\*Deed-restricted (for private owners, only one of the moderate units is restricted)

Appendix A

Table A-3e  
Residential Development Summary  
County of Kings  
2003-2008

Project/ Type	Gen. Plan/ Zoning	Density (du/ac)	2003 - 2006					Total	2007 - 2008					Total	
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper		
Single-family detached															
Individual homes	Varies	Varies				281	281					72			72
Mobile Homes															
Individual units	Varies	Varies			84		84				29				29
Multi-Family Apts.															
10842 Railroad Ave, Armona	RM3	20.8			4		4								
Second units															
None															
TOTALS					88	281	369				29	72			101

## Appendix A

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**Table A-4a**  
**Progress in Achieving Quantified Objectives**  
**City of Avenal**  
**2003-2008\***

<b>Program Category</b>	<b>Quantified Objective</b>	<b>Progress</b>
New Construction		
Very Low	139	240
Low	116	18
Moderate	93	5
Above Moderate	232	149
Rehabilitation		
Very Low	10	30
Low	10	9
Moderate	0	
Above Moderate	0	
Conservation		
Very Low	151	151
Low	0	
Moderate	0	
Above Moderate	0	

\*July 1, 2003 - June 30, 2008

**Table A-4b**  
**Progress in Achieving Quantified Objectives**  
**City of Corcoran**  
**2003-2008\***

<b>Program Category</b>	<b>Quantified Objective</b>	<b>Progress</b>
New Construction		
Very Low	205	122
Low	171	114
Moderate	137	340
Above Moderate	341	4
Rehabilitation		
Very Low	30	54
Low	45	42
Moderate	0	
Above Moderate	0	
Conservation		
Very Low	205	
Low	44	
Moderate	0	
Above Moderate	0	

\*July 1, 2003 - June 30, 2008

**Table A-4c**  
**Progress in Achieving Quantified Objectives**  
**City of Hanford**  
**2003-2008\***

<b>Program Category</b>	<b>Quantified Objective</b>	<b>Progress</b>
New Construction		
Very Low	1,059	19
Low	883	140
Moderate	706	1,257
Above Moderate	1,766	1,124
Rehabilitation		
Very Low	100	18
Low	100	21
Moderate	0	
Above Moderate	0	
Conservation		
Very Low	515	39
Low	101	200
Moderate	34	238
Above Moderate	0	

\*July 1, 2003 - June 30, 2008

**Table A-4d**  
**Progress in Achieving Quantified Objectives**  
**City of Lemoore**  
**2003-2008\***

Program Category	Quantified Objective	Progress
New Construction		
Very Low	723	3
Low	602	180
Moderate	481	440
Above Moderate	1,204	445
Rehabilitation**		
Very Low	40	53
Low	40	45
Moderate	0	27
Above Moderate	0	-
Conservation		
Very Low	275	275
Low	127	74***
Moderate	80	80
Above Moderate	0	

Notes:

\*July 1, 2003 - June 30, 2008

(Used Building Permits from 1/1/03-12/31/07 to count units that were probably completed between 7/1/03-6/30/08)

\*\*Includes both minor and substantial rehab

\*\*\*Reflects expiration of 53 covenants at Country Club Apts.

**Table A-4e**  
**Progress in Achieving Quantified Objectives**  
**Kings County Unincorporated Area**  
**2003-2008\***

Program Category	Quantified Objective	Progress
<b>New Construction</b>		
Very Low	205	--
Low	171	117
Moderate	137	353
Above Moderate	342	--
<b>Rehabilitation</b>		
Very Low	25	
Low	25	50
Moderate	0	
Above Moderate	0	--
<b>Conservation</b>		
Very Low	178	190
Low	0	--
Moderate	0	--
Above Moderate	0	--

\*July 1, 2003 - June 30, 2008

# Appendix B Land Inventory

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## 1. Methodology and Assumptions

State law requires each jurisdiction to include in the Housing Element an inventory of vacant parcels having the potential for residential development, or “underutilized” parcels with potential for additional development. The purpose of this inventory is to evaluate whether there is sufficient capacity, based on the General Plan, zoning, development standards, and infrastructure, to accommodate the jurisdiction’s fair share of regional growth needs as identified in the Regional Housing Needs Assessment (RHNA).

The detailed methodology and assumptions for the residential land inventory presented in Chapter 3 are provided below and summarized in Tables B-1a through B-1e.

### Affordability Assumptions

In general, there are three alternative ways for determining the affordability level of new housing units.

1. Affordability Covenants. The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. Market Prices or Rents. When covenants are not in place, affordability levels for newly built units are based on actual prices or rents. Table 2-17 (p. 2-14) describes 2009 affordability levels along with the monthly rental costs or estimated sales prices that correspond with each level.
  - a. Home Prices. Like most areas of the San Joaquin Valley, new home prices are generally affordable to moderate-income households. A survey of recent new home sales found that nearly all projects were priced within the moderate-income category of \$180,000 to \$275,000. Some new single-family homes on standard-sized lots sold within the low-income price range. Only in Lemoore were some new home subdivisions priced in the above-moderate range.

For purposes of the land inventory analysis, large lots of one-half acre or more were allocated to the above-moderate category in all jurisdictions.

In **Avenal**, all standard-sized lots were allocated to the moderate-income category. As noted in Chapter 2, all single-family homes sales and listings in Avenal, both new and resale, were priced within the low- or moderate-income categories during 2008-09.

In **Corcoran**, all standard-sized infill lots were allocated to the moderate-income category while large parcels suitable for standard-lot subdivisions were allocated

50% moderate and 50% above-moderate. As noted in Chapter 2, all single-family homes sales and listings in Corcoran, both new and resale, were priced within the low- or moderate-income categories during 2008-09. Half of the sites zoned for single-family subdivisions were allocated upward to the above-moderate category in order to accommodate the City's RHNA allocation.

In **Hanford**, Very Low Density single-family sites were allocated to the above-moderate category, while Low Density single-family sites were evenly distributed between the moderate and above-moderate categories. As shown in Chapter 2, 70% of Hanford's newer home listings were priced in the moderate category while 30% were above-moderate, and 82% of recent sales were in the moderate category while 18% were above-moderate. All new single-family subdivisions were selling in the moderate category at the time of the survey. Sites in the Medium designation allow small-lot subdivisions, PUDs and attached product types at up to 15 units/acre and were allocated to the low-income category.

In **Lemoore**, Agricultural-Rural and Very Low Density Residential sites were allocated to the above-moderate category. Low Density single-family sites were allocated 50% moderate and 50% above-moderate. As shown in Chapter 2, 88% of recent home sales were priced in the moderate category with 12% above-moderate. Current single-family home listings were evenly split between the moderate and above-moderate categories, and all active new home subdivisions were priced in the moderate category. Sites in the Low-Medium designation allow small-lot subdivisions and attached product types and were allocated to the moderate category.

In **unincorporated Kings County**, the Very Low Density and Low Density Residential sites allow large lots (1/2 acre or more) and were allocated to the above-moderate category. The Low Medium sites allow standard size lots and were allocated to the moderate category. As shown in Chapter 2, all recent home sales and listings were priced in the low- and moderate-income categories.

**Mobile homes** are an affordable option for lower-income households. As noted in Chapter 2, new mobile homes are available at prices ranging from \$24,000 to \$70,000. These prices are within the lower-income affordability range, including the price of a single-family lot.

- b. Apartment Rents. As with single-family homes, apartment rents are very affordable in Kings County. All newer market-rate apartments surveyed, including larger projects as well as small duplex/triplex projects<sup>1</sup>, had rents within the low-income category (i.e., less than \$1,100 per month), and many apartments were renting at the very-low-income affordability level (i.e., less than \$698 per month). Many projects built by non-profit organizations using assistance such as Low-Income Housing Tax Credits include apartments affordable to extremely-low- and very-low-income households. Therefore,

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<sup>1</sup> See for example Table 2-21, which includes four small recently-built projects in Hanford, all of which are renting at rates affordable to low- or very-low-income households. This market survey of new multi-family projects demonstrates that all multi-family sites in Kings County, including small sites, are suitable for lower-income housing.

vacant sites in all jurisdictions designated for multi-family or mixed-use development were allocated to the lower-income category.

3. Density. For potential new units in a jurisdiction's land inventory, state law establishes that affordability assumptions may be based on density. The "default" density for jurisdictions in Kings County is 20 units per acre. This means that if the General Plan and zoning allow development at 20 units per acre or greater, these sites are considered to be suitable for lower-income housing. State law also allows jurisdictions to establish an alternative to the default density if local market conditions and experience support a different density assumption for affordability.

As discussed in Chapter 4, all of the jurisdictions in Kings County allow multi-family development at densities greater than 20 units/acre, excluding density bonus, in at least one multi-family zone. In addition to multi-family zones, Lemoore allows mixed-use development at densities up to 20 units/acre. However, most new multi-family developments in Kings County – including affordable projects by non-profit developers – are built at densities significantly lower than the "default" density. Conversations with non-profits confirmed that densities in the range of 12-15 units/acre are typical and sufficient to make such projects feasible. This density range allows two-story projects with large units (3-4 bedrooms) as well as spacious community facilities such as play areas for children. Developers indicated that they rarely request a density bonus, but may take advantage of other concessions such as modifications to development standards such as setbacks.

### Realistic Capacity

In order to determine the realistic capacity of vacant sites, the potential yield for each parcel was estimated based on previous experience of recent projects rather than the maximum allowable density for the zone. In addition, site constraints such as flood hazard zones and airport approach and departure patterns were considered and potential yield was reduced where these constraints would be expected to prevent full utilization of the parcel. These constraints are noted in Tables B-1a through B-1e.

### 2. Units Built or Approved 2007-2009

Tables A-3a through A-3e in Appendix A summarize new residential units built or approved during 2007 - 2009. Under State law, new housing units completed after January 1, 2007 are credited in the new planning period. These units have been assigned to income categories based on affordability covenants or market prices/rents.

### 3. Vacant or Underutilized Land

Tables B-1a through B-1e contain a parcel-level inventory of sites with potential for residential development in each jurisdiction during the current planning period. As noted above, the capacity of each site has been estimated based on realistic assumptions, recent development trends and any existing site constraints that could prevent the site from being developed to its full potential. As discussed in Chapter 3, all jurisdictions have sufficient capacity to accommodate the housing needs identified in the Regional Housing Needs Plan.

## Appendix B

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### Corcoran

One significant underutilized site in Corcoran (see photos below) near the northwest corner of Orange and Otis represents a redevelopment opportunity. The possible redevelopment project includes four lots, two of which are in common ownership totaling 1.93 acres. One lot, in separate ownership, is 0.42 acre and is currently vacant; while a fourth lot is 1.5 acres. The developed lots all contain substandard housing. It is believed that the property was once a farm worker housing camp that has been converted to rental units. APN 034-050-025 (0.20 acre) contains a 2-bedroom/1-bath unit of 644 square feet, built in 1920. APN 034-050-026 (1.73 acres) contain seven units, which includes the main house with 3 bedrooms, 2 bathrooms and approximately 1200 square feet and six additional units. Of the six units, three are vacant and boarded up and the other three single-room units are occupied. APN 034-050-018 (1.50 acres) also contains six units all built around 1949. Two of the units are 2-bedroom/2-bath, three units are 2-bedroom/1-bath, and one unit is a 1-bedroom/1-bath. All of these units are occupied and all appear to be substandard except one unit which was recently remodeled. The property is zoned RM-2 (low density multi-family) and is bordered by light industrial zone to the north, neighborhood commercial to the east and single-family residential to the south and west. The City will encourage the redevelopment of this site through the actions described in Program 2.7 of the Housing Plan (Chapter 5).



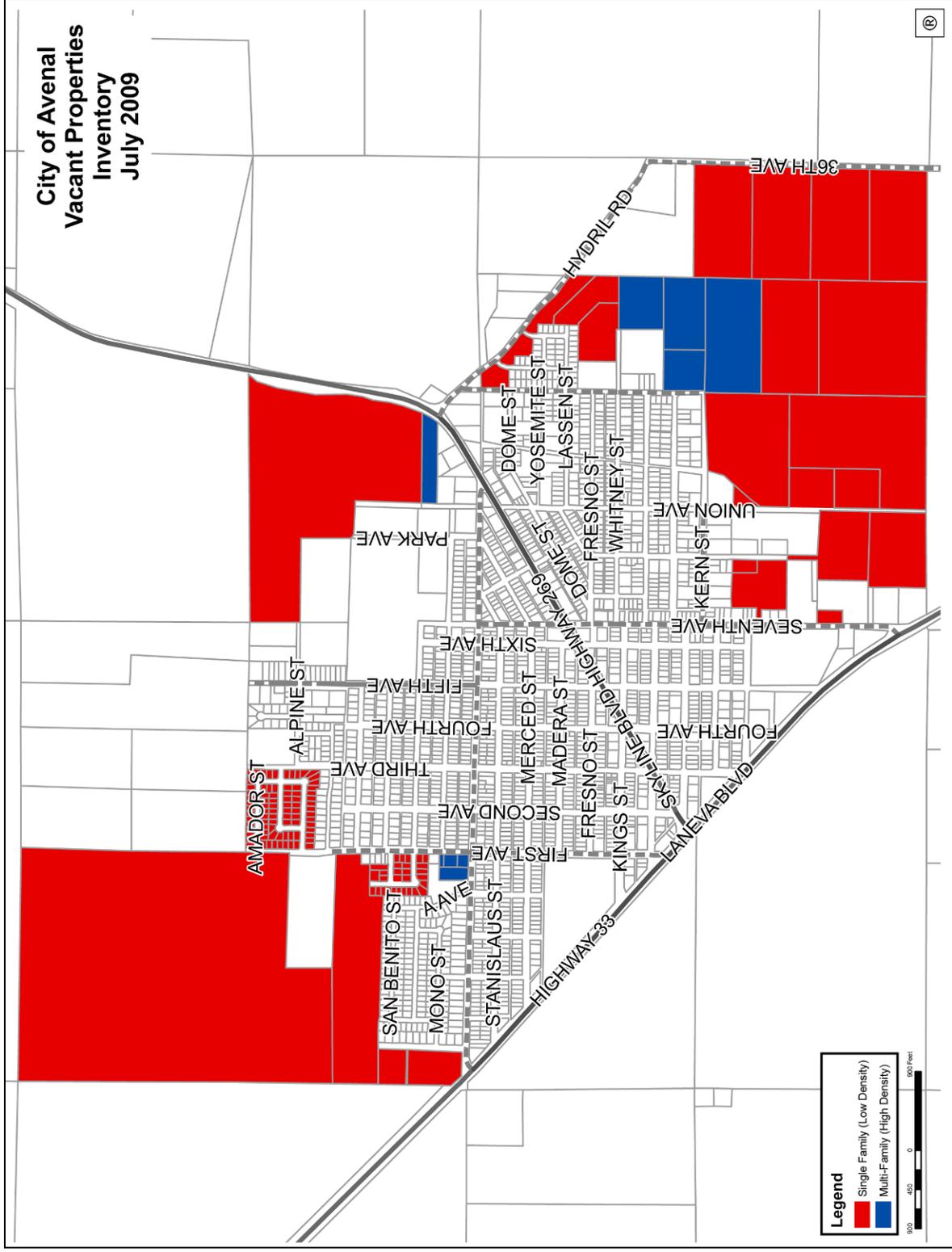
Appendix B

Table B-1a: Residential Land Inventory - City of Avenal

City of Avenal Site (Address/APN)	General Plan/ Zoning	Acreage	Max. Density (Units/acre)	Realistic Density (Units/acre)	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
<i>Single-Family Detached</i>									
Tract 813 - APN: 040-330-003, 007, 010 & 011	Low Density/R-1	6.88	10	4-5			20		20
Tract 836 - APN: 038-270-047	Low Density/R-1	19.01	10	4-5			82		82
Tract 867 (Pending) APN: 038-260-029	Low Density/R-1	7.85	10	4-5			30		30
APN: 040-280-033 (Tract Map Expired)	Low Density/R-1	7.5	10	4-5			30		30
APN: 040-280021	Low Density/R-1	1.0	10	4-5			4		4
APN: 040-280-018	Low Density/R-1	1	10	4-5			2		2
APN: 040-280-039	Low Density/R-1	12.87	10	4-5			58		58
APN: 040-280-040	Low Density/R-1	11.13	10	4-5			50		50
APN: 040-291-007	Low Density/R-1	37.84	10	4-5	This lot known to flood		150		150
APN: 040-291-009	Low Density/R-1	5.38	10	4-5			24		24
APN: 040-291-008	Low Density/R-1	5.38	10	4-5			24		24
APN: 040-291-006	Low Density/R-1	25.49	10	4-5	This lot known to flood		95		95
APN: 040-291-002	Low Density/R-1	1.0	10	4-5			3		3
APN: 038-260-057	Low Density/R-1	35.97	10	4-5			162		162
APN: 038-260-056	Low Density/R-1	19.55	10	4-5			88		88
APN: 038-400-003 (Tract Map Expired)	Low Density/R-1	5.25	10	4-5			24		24
APN: 038-400-006 (Tract Map Expired)	Low Density/R-1	6.09	10	4-5			30		30
APN: 038-260-036	Low Density/R-1	20.46	10	4-5			92		92
APN: 038-260-037	Low Density/R-1	20.46	10	4-5			92		92
APN: 038-260-038	Low Density/R-1	20.46	10	4-5			92		92
APN: 038-260-039	Low Density/R-1	20.46	10	4-5			92		92
APN: 038-260-048 (Partial)	Low Density/R-1	20	10	4-5			90		90
APN 038-270-060	Low Density/R-1	201.57	10	4-5			907		907
APN 038-270-061	Low Density/R-1	32.11	10	4-5			144		144
APN 038-411-001	Low Density/R-1	3.18	10	4-5			14		14
APN 038-441-001	Low Density/R-1	5.30	10	4-5			24		24
<b>Subtotals for Single Family (Low Density)</b>		<b>518.45</b>					<b>2,423</b>	<b>0</b>	<b>2,423</b>
<i>Multi-Family</i>									
APN: 038-260-055	High Density/R-3	18.65	29	14			261		280
APN: 038-260-052	High Density/R-3	7.18	29	14			101		170
APN: 038-260-059	High Density/R-3	9.08	29	14			127		136
APN: 038-260-060	High Density/R-3	5.01	29	14			70		75
APN 040-301-002	High Density/R-3	4.56	29	14			64		68
APN: 038-432-007,010, 011, 012	High Density/R-3	2.26	29	14			32		34
<b>Totals for Multi-Family (High Density):</b>		<b>46.74</b>					<b>655</b>	<b>0</b>	<b>763</b>
<b>GRAND TOTALS</b>							<b>655</b>	<b>2,423</b>	<b>3,078</b>

Appendix B

Figure B-1a: Avenal Land Inventory Map



**Appendix B**

**Table B-1b: Residential Land Inventory - City of Corcoran**

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
<i>Vacant sites</i>									
030-011-003	LD/R-1-6	Vacant Infill Lot (VI)	1 du/lot	1 du/lot			1		1
030-011-020	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-011-021	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-012-027	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-024-038	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-024-010	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-051-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-072-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-072-006	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-018	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-022	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-029	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-122-025	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-123-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-124-020	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-131-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-131-014	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-134-010	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-134-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-154-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-154-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-164-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-164-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-171-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-181-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-183-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-183-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-192-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-192-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-192-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-192-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-212-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-212-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-234-011	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-261-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1

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City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
030-261-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-261-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-038	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-039	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-032	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-035	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-025	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-260-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-260-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-281-034	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-292-054	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-292-056	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-292-058	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-323-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-022-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-023-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-023-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-063-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-072-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-072-017	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-073-015	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-091-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-092-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-093-006	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-095-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-096-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-123-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-134-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-141-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-142-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-142-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-142-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-161-011	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-161-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-164-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-174-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-175-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-191-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-031	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1

# Appendix B

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
032-200-034	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-014	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-036	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-026	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-018	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-019	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-006	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-230-017	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-230-106	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-240-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-240-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-240-014	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-251-020	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-260-018	LD/R-1-6	1 lot	1 du/lot	1 du/lot	Access easement		1		1
032-260-019	LD/R-1-6	1 lot	1 du/lot	1 du/lot	Access easement		1		1
032-271-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-271-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-271-010	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-271-046	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-272-020	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-272-011	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-272-015	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-271-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-030	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-062	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-063	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-040	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-026	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-080-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-111-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-112-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-112-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-112-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-112-033	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-048	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-029	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1

# Appendix B

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
034-110-019	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-017	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-044	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-045	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-022	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-018	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-046	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-050	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-034	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-029	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-037	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-036	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-130-038	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-130-043	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-130-029	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-132-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-132-015	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-132-014	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-132-017	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-133-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-133-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-133-011	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-133-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-134-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-134-022	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-134-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-134-015	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-135-024	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-136-005	LD/R-1-6	VI	1 du/lot	1 du/lot		Airport	1		1
034-136-004	LD/R-1-6	VI	1 du/lot	1 du/lot		Airport	1		1
034-141-006	LD/R-1-6	VI	1 du/lot	1 du/lot		Airport	1		1
034-141-008	LD/R-1-6	VI	1 du/lot	1 du/lot		Airport	1		1
034-141-009	LD/R-1-6	VI	1 du/lot	1 du/lot		Airport	1		1
034-141-011	LD/R-1-6	VI	1 du/lot	1 du/lot		Airport	1		1
034-141-036	LD/R-1-6	VI	1 du/lot	1 du/lot		Airport	1		1
034-141-020	LD/R-1-6	VI	1 du/lot	1 du/lot		Airport/Flood Plain	1		1
034-143-038	LD/R-1-6	VI	1 du/lot	1 du/lot		Airport	1		1

# Appendix B

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
034-143-049	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-143-020	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-143-028	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-151-017	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-190-022	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-190-021	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-280-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-280-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-280-009	LD/R-1-6	VI	1 du/lot	1 du/lot					
034-016-030 Tract 844 (Larkspur- Phase I) Recorded 75 lots (Near Dairy and Orange Ave)	LD/R-1-6	30 lots remaining	1 du/lot	1 du/lot			15	15	30
030-260-047 Tract 856 Sunrise Villas	LD/R-1-6	30 vacant lots	1 du/lot	1 du/lot	Completion of Public Improvements		15	15	30
<b>Subtotal - R-1-6 infill lots</b>							<b>199</b>	<b>30</b>	<b>229</b>
030-260-035 Portion of Tentative Subdivision 891	LD/R-1-6	6.51 acres	7.5 du/ac	5.0 du/acre			15	15	30
SE Corner of Dairy and Orange									
030-260-013 Portion of Tentative Subdivision 891	LD/R-1-6	10 acres	7.5 du/ac	5.0 du/acre			25	25	50
SE Corner Dairy & Orange									
032-230-012	LD/R-1-6	3 acres	7.5 du/ac	5.0 du/acre			8	7	15
032-230-021	LD/R-1-6	1.97 acres	7.5 du/ac	5.0 du/acre			5	5	10
032-230-022	LD/R-1-6	1.97 acres	7.5 du/ac	5.0 du/acre			5	5	10
032-230-107	LD/R-1-6	3.78 acres	7.5 du/ac	5.0 du/acre			9	8	17
032-240-008	LD/R-1-6	1 acre	7.5 du/ac	5.0 du/acre			3	2	5
032-240-020	LD/R-1-6	3.3 acres	7.5 du/ac	5.0 du/acre			8	7	15
032-251-001	LD/R-1-6	1 acre	7.5 du/ac	5.0 du/acre			2	2	4
032-254-009	LD/R-1-6	.40 acre	7.5 du/ac	5.0 du/acre			1		1
032-254-008	LD/R-1-6	.60 acre	7.5 du/ac	5.0 du/acre			1		1
032-253-004	LD/R-1-6	1 acre	7.5 du/ac	5.0 du/acre			2	2	4
032-260-030	LD/R-1-6	2.90 acre	7.5 du/ac	5.0 du/acre			7	7	14
034-016-023 Expired Portion (Phase II) of TSM 844	LD/R-1-6	Expired portion of TTM had 45 lots	7.5 du/ac	5.0 du/acre			23	22	45
034-060-018	LD/R-1-6	3.87 acres	7.5 du/ac	5.0 du/acre			8	7	15
034-060-011	LD/R-1-6	9.07 acres	7.5 du/ac	5.0 du/acre	Developer planning one acre lots			9	9
034-070-013	LD/R-1-6	49 acres	7.5 du/ac	5.0 du/acre			125	125	250
034-080-035	LD/R-1-6	29.98 acres	7.5 du/ac	5.0 du/acre			75	75	150
034-100-005 TTM 849 Niles and Dairy Avenue	LD/R-1-6	97 acres	7.5 du/ac	3.5 du/acre	Proposed 97 lots		49	48	97
034-170-020 TTM 822	LD/R-1-6	16.77 acres	7.5 du/ac	5.0 du/acre	Proposed 71 lots		36	35	71

# Appendix B

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
Pickrell nr. Whitley									
034-200-002 Tract 857 Sherman	LD/R-1-6	14.66 acres	7.5 du/ac	5.0 du/acre	76 lots recorded (3 have an unfinished model home)	38	38	38	76
034-110-030	LD/R-1-6	5 acres	7.5 du/ac	5.0 du/acre	Airport		13	12	25
034-120-001	LD/R-1-6	20 acres	7.5 du/ac	5.0 du/acre	Airport		50	50	100
034-120-003	LD/R-1-6	10 acre	7.5 du/ac	5.0 du/acre	Airport		25	25	50
034-120-020	LD/R-1-6	9.30 acre	7.5 du/ac	5.0 du/acre	Airport		25	25	50
034-130-026	LD/R-1-6	3.75 acres	7.5 du/ac	5.0 du/acre	Airport		10	10	20
034-200-001	LD/R-1-6	39.88 acres	7.5 du/ac	5.0 du/acre	Airport/Portion in Flood Plain		100	100	200
034-210-001	LD/R-1-6/R-1-10	14 ± acres	7.5 du/ac	5.0 du/acre	Airport/Portion in Flood Plain				
034-220-026	LD/R-1-6	67.32 acres	7.5 du/ac	5.0 du/acre	Airport/Portion in Flood Plain		150	150	300
<b>Subtotal – R-1-6 acreage</b>							<b>818</b>	<b>816</b>	<b>1,634</b>
032-143-005	MD/RM 2.5	1.26	10-15 du/ac	12 du/ac			30		30
032-143-006	MD/RM 2.5	1.02	10-15 du/ac	12 du/ac			12		12
032-150-003	MD/RM 2.5	.91	10-15 du/ac	12 du/ac			12		12
034-150-040 PCL 2 OF PCL MAP 8-86 Sherman	MD/ RM-3	2.76 acres	10-15 du/ac	12 du/ac			10		10
034-190-037 SW Corner of Ottawa and King	MD/ RM-2.5	4.83 acres	10-15 du/ac	12 du/ac			60		60
<b>Subtotal – Multi-Family sites</b>							<b>124</b>		<b>124</b>
<b>Underutilized sites</b>									
034-050-018 (near NW cor. Orange & Otis)	HD/RM-2	1.50 ac	29 du/ac	20 du/ac	9 substandard SFD and 10 substandard cottages & apts.		30		30
034-050-020	HD/RM-2	0.42 ac	29 du/ac	20 du/ac	Vacant		8		8
034-050-025	HD/RM-2	0.20	29 du/ac	20 du/ac	Vacant		4		4
034-050-026	HD/RM-2	1.73 ac	29 du/ac	20 du/ac	1 deteriorated SFD		34		34
Subtotal		3.85 acres					76		76
<b>TOTALS</b>							<b>200</b>	<b>1,017</b>	<b>2,063</b>

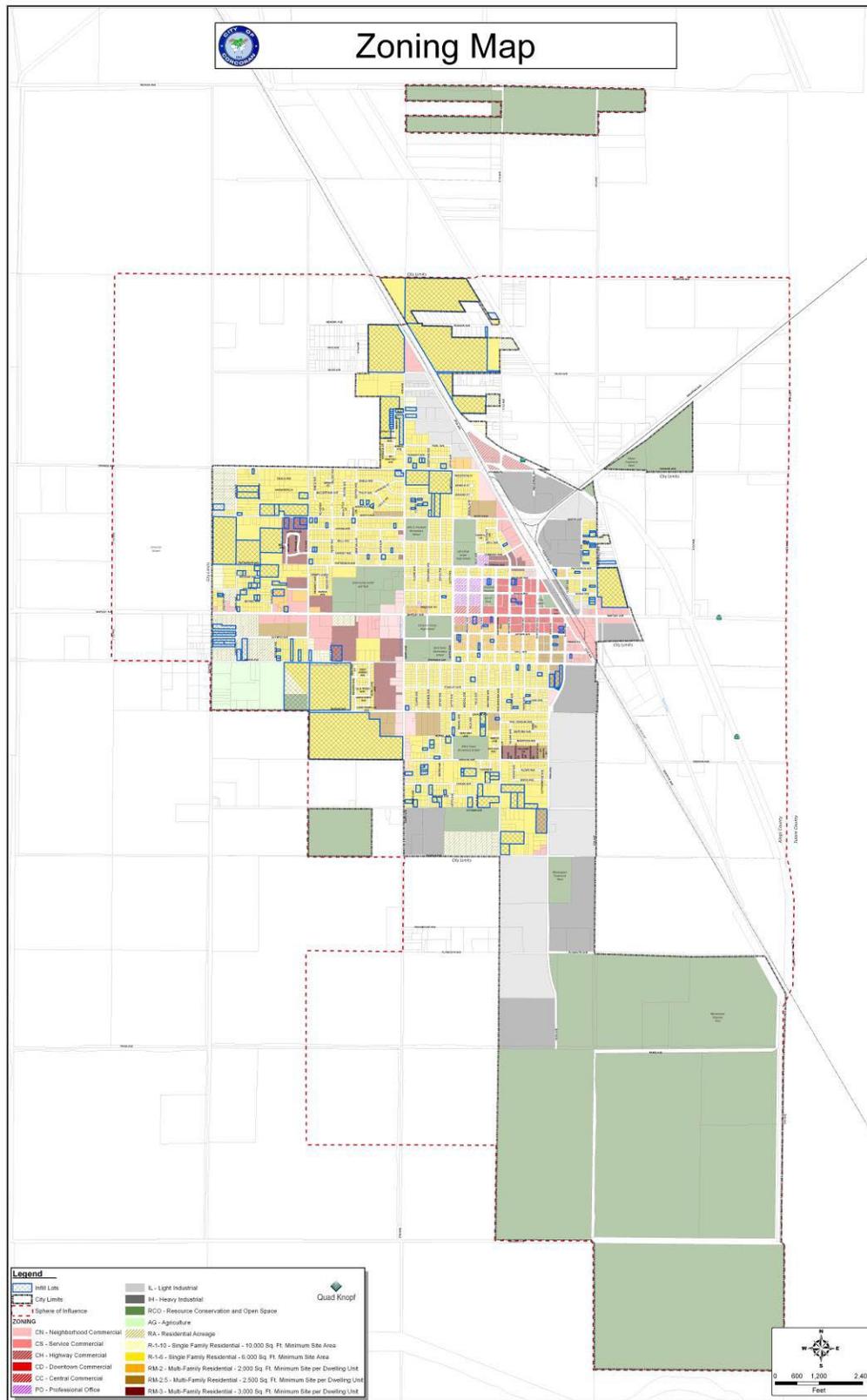
Notes:

\*Developer pays for all costs of providing adequate capacity for sewer and water.

\*Airport-Refer to Airport Land Use Plan

\*Flood Plain-Refer to FEMA Map and Flood Plain Ordinance

Figure B-1b: City of Corcoran Land Inventory Map



**Appendix B**

**Table B-1c: Residential Land Inventory - City of Hanford**

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
008-660-039	VLD (R-1-20)	8,173	0-3	2			1	1
008-660-011	VLD (R-1-20)	8,067	0-3	2			1	1
008-660-012	VLD (R-1-20)	8,064	0-3	2			1	1
008-660-013	VLD (R-1-20)	8,061	0-3	2			1	1
008-660-014	VLD (R-1-20)	8,058	0-3	2			1	1
008-660-015	VLD (R-1-20)	8,055	0-3	2			1	1
008-660-016	VLD (R-1-20)	8,123	0-3	2			1	1
008-660-017	VLD (R-1-20)	13,538	0-3	2			1	1
008-660-018	VLD (R-1-20)	12,457	0-3	2			1	1
008-660-020	VLD (R-1-20)	8,397	0-3	2			1	1
008-660-021	VLD (R-1-20)	8,698	0-3	2			1	1
008-660-022	VLD (R-1-20)	8,399	0-3	2			1	1
008-660-023	VLD (R-1-20)	8,399	0-3	2			1	1
008-660-024	VLD (R-1-20)	8,393	0-3	2			1	1
008-660-025	VLD (R-1-20)	8,277	0-3	2			1	1
008-660-027	VLD (R-1-20)	8,061	0-3	2			1	1
008-660-045	VLD (R-1-20)	8,721	0-3	2			1	1
008-660-046	VLD (R-1-20)	8,672	0-3	2			1	1
008-660-047	VLD (R-1-20)	8,629	0-3	2			1	1
008-660-048	VLD (R-1-20)	8,629	0-3	2			1	1
008-660-049	VLD (R-1-20)	8,629	0-3	2			1	1
008-660-050	VLD (R-1-20)	8,629	0-3	2			1	1
008-660-051	VLD (R-1-20)	9,166	0-3	2			1	1
008-660-019	VLD (R-1-20)	8,360	0-3	2			1	1
008-660-001	VLD (R-1-20)	9,226	0-3	2			1	1
008-660-002	VLD (R-1-20)	8,805	0-3	2			1	1
008-660-003	VLD (R-1-20)	8,869	0-3	2			1	1
008-660-004	VLD (R-1-20)	8,422	0-3	2			1	1
008-660-005	VLD (R-1-20)	8,173	0-3	2			1	1
008-660-038	VLD (R-1-20)	8,173	0-3	2			1	1
008-660-037	VLD (R-1-20)	8,153	0-3	2			1	1
008-660-036	VLD (R-1-20)	8,356	0-3	2			1	1
008-660-035	VLD (R-1-20)	8,379	0-3	2			1	1
008-660-034	VLD (R-1-20)	8,884	0-3	2			1	1
008-660-042	VLD (R-1-20)	9,162	0-3	2			1	1
008-660-041	VLD (R-1-20)	8,625	0-3	2			1	1
008-660-040	VLD (R-1-20)	8,290	0-3	2			1	1
008-660-006	VLD (R-1-20)	8,173	0-3	2			1	1

# Appendix B

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
008-660-007	VLD (R-1-20)	9,941	0-3	2			1	1
008-660-008	VLD (R-1-20)	8,625	0-3	2			1	1
008-660-009	VLD (R-1-20)	9,162	0-3	2			1	1
008-660-039	VLD (R-1-20)	8,173	0-3	2			1	1
009-050-001	VLD (R-1-12)	10.0 ac.	0-3	2			20	20
009-050-002	VLD (R-1-12)	7.93 ac.	0-3	2			15	15
009-050-003	VLD (R-1-12)	2.07 ac.	0-3	2			4	4
009-030-126	VLD (R-1-12)	27.15 ac.	0-3	2			54	54
009-030-130	VLD (R-1-12)	0.12 ac.	0-3	2			0	0
009-030-135	VLD (R-1-12)	1.15 ac.	0-3	2			2	2
007-030-019	VLD (R-1-12)	1.5 ac.	0-3	2			3	3
<b>Subtotal - VLD</b>					<b>0</b>	<b>0</b>	<b>140</b>	<b>140</b>
018-860-065	LD (R-1-6)	7,614	2-9	5				1
018-860-066	LD (R-1-6)	7,007	2-9	5				1
018-860-067	LD (R-1-6)	7,007	2-9	5				1
018-860-068	LD (R-1-6)	6,973	2-9	5				1
018-860-069	LD (R-1-6)	6,783	2-9	5				1
018-860-070	LD (R-1-6)	10,278	2-9	5				1
018-860-071	LD (R-1-6)	9,220	2-9	5				1
018-860-072	LD (R-1-6)	10,278	2-9	5				1
018-860-073	LD (R-1-6)	6,783	2-9	5				1
018-860-074	LD (R-1-6)	6,973	2-9	5				1
018-860-075	LD (R-1-6)	7,007	2-9	5				1
018-860-076	LD (R-1-6)	7,007	2-9	5				1
018-860-077	LD (R-1-6)	7,614	2-9	5				1
018-860-046	LD (R-1-6)	6,783	2-9	5				1
018-860-047	LD (R-1-6)	6,973	2-9	5				1
018-860-048	LD (R-1-6)	7,007	2-9	5				1
018-860-049	LD (R-1-6)	7,007	2-9	5				1
018-860-050	LD (R-1-6)	7,614	2-9	5				1
018-860-018	LD (R-1-6)	6,034	2-9	5				1
018-860-038	LD (R-1-6)	7,614	2-9	5				1
018-860-039	LD (R-1-6)	7,007	2-9	5				1
018-860-040	LD (R-1-6)	7,007	2-9	5				1
018-860-041	LD (R-1-6)	6,973	2-9	5				1
018-860-042	LD (R-1-6)	6,783	2-9	5				1
018-860-043	LD (R-1-6)	10,244	2-9	5				1
018-860-044	LD (R-1-6)	9,288	2-9	5				1
018-860-045	LD (R-1-6)	10,244	2-9	5				1
018-840-049	LD (R-1-6)	6,911	2-9	5				1

# Appendix B

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq. ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
018-840-048	LD (R-1-6)	6,512	2-9	5				1
018-840-047	LD (R-1-6)	7,712	2-9	5				1
018-840-046	LD (R-1-6)	6,929	2-9	5				1
018-840-045	LD (R-1-6)	6,929	2-9	5				1
018-840-044	LD (R-1-6)	6,929	2-9	5				1
018-840-043	LD (R-1-6)	6,926	2-9	5				1
018-840-069	LD (R-1-6)	6,000	2-9	5				1
018-860-092	LD (R-1-6)	6,891	2-9	5				1
018-860-093	LD (R-1-6)	6,946	2-9	5				1
018-860-094	LD (R-1-6)	7,002	2-9	5				1
018-860-095	LD (R-1-6)	7,057	2-9	5				1
018-860-096	LD (R-1-6)	7,113	2-9	5				1
018-860-097	LD (R-1-6)	7,168	2-9	5				1
018-860-098	LD (R-1-6)	7,224	2-9	5				1
018-860-099	LD (R-1-6)	7,279	2-9	5				1
018-860-100	LD (R-1-6)	7,335	2-9	5				1
018-860-101	LD (R-1-6)	7,390	2-9	5				1
018-860-102	LD (R-1-6)	7,446	2-9	5				1
018-860-103	LD (R-1-6)	8,417	2-9	5				1
018-860-082	LD (R-1-6)	6,783	2-9	5				1
018-860-083	LD (R-1-6)	10,278	2-9	5				1
018-860-084	LD (R-1-6)	9,220	2-9	5				1
018-860-085	LD (R-1-6)	9,840	2-9	5				1
018-860-086	LD (R-1-6)	6,781	2-9	5				1
018-860-087	LD (R-1-6)	6,952	2-9	5				1
018-860-088	LD (R-1-6)	7,007	2-9	5				1
018-860-089	LD (R-1-6)	7,007	2-9	5				1
018-860-090	LD (R-1-6)	8,076	2-9	5				1
018-840-064	LD (R-1-6)	7,361	2-9	5				1
018-840-060	LD (R-1-6)	9,386	2-9	5				1
018-840-059	LD (R-1-6)	10,848	2-9	5				1
018-840-058	LD (R-1-6)	8,257	2-9	5				1
018-840-057	LD (R-1-6)	6,920	2-9	5				1
018-840-056	LD (R-1-6)	7,368	2-9	5				1
018-860-091	LD (R-1-6)	6,563	2-9	5				1
018-860-079	LD (R-1-6)	7,007	2-9	5				1
018-860-080	LD (R-1-6)	7,007	2-9	5				1
018-860-081	LD (R-1-6)	6,973	2-9	5				1
018-860-002	LD (R-1-6)	6,667	2-9	5				1
018-860-001	LD (R-1-6)	7,394	2-9	5				1

# Appendix B

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq. ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
018-860-009	LD (R-1-6)	7,166	2-9	5				1
018-860-008	LD (R-1-6)	7,660	2-9	5				1
018-860-007	LD (R-1-6)	6,641	2-9	5				1
018-860-006	LD (R-1-6)	6,646	2-9	5				1
018-860-005	LD (R-1-6)	6,651	2-9	5				1
018-860-004	LD (R-1-6)	6,656	2-9	5				1
018-860-003	LD (R-1-6)	6,662	2-9	5				1
018-860-017	LD (R-1-6)	6,022	2-9	5				1
018-860-016	LD (R-1-6)	7,199	2-9	5				1
018-860-015	LD (R-1-6)	8,123	2-9	5				1
018-860-014	LD (R-1-6)	8,354	2-9	5				1
018-860-013	LD (R-1-6)	6,752	2-9	5				1
018-860-012	LD (R-1-6)	6,196	2-9	5				1
018-860-011	LD (R-1-6)	6,201	2-9	5				1
018-860-010	LD (R-1-6)	6,205	2-9	5				1
018-860-025	LD (R-1-6)	7,614	2-9	5				1
018-860-026	LD (R-1-6)	7,007	2-9	5				1
018-860-051	LD (R-1-6)	7,361	2-9	5				1
018-860-052	LD (R-1-6)	6,617	2-9	5				1
018-860-053	LD (R-1-6)	6,617	2-9	5				1
018-860-068	LD (R-1-6)	6,973	2-9	5				1
018-860-067	LD (R-1-6)	7,007	2-9	5				1
018-860-066	LD (R-1-6)	7,007	2-9	5				1
018-860-065	LD (R-1-6)	7,614	2-9	5				1
018-860-078	LD (R-1-6)	7,614	2-9	5				1
018-840-055	LD (R-1-6)	7,619	2-9	5				1
018-840-054	LD (R-1-6)	6,398	2-9	5				1
018-840-053	LD (R-1-6)	6,454	2-9	5				1
018-840-052	LD (R-1-6)	6,248	2-9	5				1
018-840-051	LD (R-1-6)	6,299	2-9	5				1
018-840-050	LD (R-1-6)	6,796	2-9	5				1
018-860-027	LD (R-1-6)	7,007	2-9	5				1
018-860-028	LD (R-1-6)	6,974	2-9	5				1
018-860-029	LD (R-1-6)	6,783	2-9	5				1
018-860-030	LD (R-1-6)	10,245	2-9	5				1
018-860-031	LD (R-1-6)	9,288	2-9	5				1
018-860-032	LD (R-1-6)	10,244	2-9	5				1
018-860-033	LD (R-1-6)	6,783	2-9	5				1
018-860-034	LD (R-1-6)	6,973	2-9	5				1

# Appendix B

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq. ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
018-860-035	LD (R-1-6)	7,007	2-9	5				1
018-860-036	LD (R-1-6)	7,007	2-9	5				1
018-860-037	LD (R-1-6)	7,614	2-9	5				1
018-860-055	LD (R-1-6)	6,617	2-9	5				1
018-860-056	LD (R-1-6)	6,617	2-9	5				1
018-860-057	LD (R-1-6)	6,617	2-9	5				1
018-860-058	LD (R-1-6)	6,617	2-9	5				1
018-860-059	LD (R-1-6)	6,617	2-9	5				1
018-860-060	LD (R-1-6)	6,617	2-9	5				1
018-860-061	LD (R-1-6)	6,617	2-9	5				1
018-860-062	LD (R-1-6)	6,617	2-9	5				1
018-860-063	LD (R-1-6)	6,617	2-9	5				1
018-860-064	LD (R-1-6)	7,361	2-9	5				1
018-800-040	LD	9,81 ac.	2-9	5				49
016-160-016	LD	1,36 ac.	2-9	5				6
016-160-017	LD	1,14 ac.	2-9	5				5
016-160-044	LD	1,25 ac.	2-9	5				6
016-160-043	LD	1,25 ac.	2-9	5				6
018-640-027	LD	64,155	2-9	5				7
008-350-052	LD	8,364	2-9	5				1
008-032-030	LD	11,571	2-9	5				1
007-090-026	LD	15,682	2-9	5				1
007-090-024	LD	24,394	2-9	5				2
012-310-068	LD	5,880	2-9	5				1
012-310-039	LD	9,800	2-9	5				1
012-310-046	LD	2,73 ac.	2-9	5				13
012-310-062	LD	61,000	2-9	5				7
018-421-005	LD	13,504	2-9	5				1
018-421-006	LD	1,307	2-9	5				1
008-640-040	LD	8,461	2-9	5				1
008-064-041	LD	8,466	2-9	5				1
008-064-042	LD	8,400	2-9	5				1
008-570-011	LD	10,100	2-9	5				1
008-570-005	LD	10,422	2-9	5				1
008-640-013	LD	8,961	2-9	5				1
008-640-014	LD	8,257	2-9	5				1
008-640-015	LD	8,266	2-9	5				1
008-640-016	LD	8,453	2-9	5				1
008-640-017	LD	8,619	2-9	5				1
008-640-033	LD	8,400	2-9	5				1

# Appendix B

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
008-640-034	LD	8,914	2-9	5				1
008-640-050	LD	8,400	2-9	5				1
008-640-049	LD	8,400	2-9	5				1
010-091-011	LD (R-1-6)	16,997	2-9	5				1
008-590-001	LD	7,532	2-9	5				1
008-590-002	LD (R-1-6)	6,600	2-9	5				1
014-303-010	LD (R-1-8)	9,800	2-9	5				1
008-293-012	LD (R-1-8)	9,729	2-9	5				1
007-034-039	LD	1,522	2-9	5				1
007-045-034	LD	7.71 ac.	2-9	5				38
008-041-012	LD (R-1-8)	8,775	2-9	5				1
008-063-057	LD (R-1-8)	7,775	2-9	5				1
008-057-021	LD (R-1-8)	12,399	2-9	5				1
008-630-016	LD	14,638	2-9	5				1
008-630-017	LD	9,565	2-9	5				1
008-630-018	LD	6,574	2-9	5				1
008-630-019	LD	6,600	2-9	5				1
008-630-020	LD	6,600	2-9	5				1
008-570-040	LD	13,419	2-9	5				1
008-570-007	LD	13,419	2-9	5				1
008-640-039	LD	8,229	2-9	5				1
009-030-141	LD (R-1-6)	35.39 ac.	2-9	5				176
009-030-136 (portion)	LD (R-1-6)	5.0 ac.	2-9	5				25
007-010-002	LD (R-1-6)	1.38 ac.	2-9	5				6
018-172-002	LD (R-1-6)	13.30 ac.	2-9	5				66
018-172-039	LD (R-1-6)	21.12 ac.	2-9	5				105
018-172-027	LD (R-1-6)	21.12 ac.	2-9	5				105
018-172-040	LD (R-1-6)	0.63 ac.	2-9	5				3
009-050-073	LD (R-1-6)	75.12 ac.	2-9	5				375
009-050-072	LD (R-1-6)	75.12 ac.	2-9	5				375
009-030-004	LD (R-1-6)	66.77 ac.	2-9	5				333
009-030-115	LD (R-1-6)	10.70 ac.	2-9	5				53
009-030-116	LD (R-1-6)	3.10 ac.	2-9	5				15
009-050-004	LD (R-1-8)	10.0 ac.	2-9	5				50
009-050-005	LD (R-1-8)	13.24 ac.	2-9	5				66
009-050-006	LD (R-1-8)	13.24 ac.	2-9	5				66
009-050-007	LD (R-1-8)	12.26 ac.	2-9	5				61
<b>Subtotal - LD</b>					<b>0</b>	<b>1,089</b>	<b>1,089</b>	<b>2,178</b>
018-480-034	MD	10,748	7-15	12				2
018-480-035	MD	9,636	7-15	12				2

# Appendix B

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
018-480-036	MD	9,635	7-15	12	2			2
012-161-020	MD (RM-3)	36,600	7-15	12	10			10
012-161-015	MD (RM-3)	42,000	7-15	12	11			11
012-161-049	MD (RM-3)	63,000	7-15	12	17			17
012-161-012	MD (RM-3)	6,300	7-15	12	1			1
012-161-010	MD (RM-3)	10,500	7-15	12	2			2
012-161-053	MD (RM-3)	12,420	7-15	12	3			3
012-161-052	MD (RM-3)	8,400	7-15	12	2			2
012-161-050	MD (RM-3)	21,420	7-15	12	5			5
012-161-021	MD (RM-3)	6,400	7-15	12	1			1
012-181-003	MD	55,440	7-15	12	15			15
012-173-003	MD	14,050	7-15	12	3			3
012-172-020	MD	6,630	7-15	12	1			1
012-343-027	MD	7,143	7-15	12	1			1
012-310-016	MD	217,627	7-15	12	59			59
012-310-057	MD	86,220	7-15	12	23			23
012-310-022	MD	34,848	7-15	12	9			9
012-310-024	MD	20,798	7-15	12	5			5
012-310-041	MD	22,596	7-15	12	6			6
014-153-015	MD	78,408	7-15	12	21			21
012-232-040	MD (RM-3)	42,700	7-15	12	11			11
012-231-003	MD (RM-3)	80,586	7-15	12	22			22
012-231-034	MD (RM-3)	12,352	7-15	12	3			3
012-221-012	MD (RM-3)	10,000	7-15	12	2			2
012-221-019	MD (RM-3)	8,755	7-15	12	2			2
012-193-021	MD (RM-3)	17,250	7-15	12	4			4
012-193-019	MD (RM-3)	17,250	7-15	12	4			4
012-193-017	MD (RM-3)	8,600	7-15	12	2			2
012-193-016	MD (RM-3)	6,020	7-15	12	1			1
010-221-016	MD (RM-3)	822	7-15	12	0			0
008-292-009	MD (RM-3)	9,425	7-15	12	2			2
008-410-024	MD	142,877	7-15	12	39			39
008-410-046	MD	28,344	7-15	12	7			7
008-410-047	MD	28,354	7-15	12	7			7
008-410-048	MD	31,199	7-15	12	8			8
008-410-052	MD	19,940	7-15	12	5			5
008-410-051	MD	17,970	7-15	12	4			4
008-410-050	MD	20,568	7-15	12	5			5
008-410-049	MD	20,649	7-15	12	5			5
012-193-014	MD (RM-3)	15,000	7-15	12	4			4

# Appendix B

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
012-202-005	MD (RM-3)	5,000	7-15	12	1			1
012-201-001	MD (RM-3)	13,000	7-15	12	3			3
012-201-003	MD (RM-3)	7,000	7-15	12	1			1
010-091-014	MD	10,416	7-15	12	2			2
010-221-018	MD	792	7-15	12	0			0
010-224-009	MD	4,650	7-15	12	1			1
010-226-010	MD	3,375	7-15	12	0			0
010-223-005	MD	6,590	7-15	12	1			1
010-199-005	MD	9,863	7-15	12	2			2
010-198-002	MD	6,600	7-15	12	1			1
008-570-016	MD	23,124	7-15	12	6			6
008-570-015	MD	13,768	7-15	12	3			3
008-570-026	MD	11,150	7-15	12	3			3
008-570-018	MD	30,069	7-15	12	8			8
008-570-017	MD	17,203	7-15	12	4			4
018-110-048	MD (RM-3)	3.84 ac.	7-15	12	46			46
018-102-055	MD (RM-3)	3 ac.	7-15	12	36			36
018-102-146	MD (RM-3)	1.96 ac.	7-15	12	23			23
018-102-147	MD (RM-3)	.40 ac.	7-15	12	4			4
018-102-063	MD (RM-3)	2.51 ac.	7-15	12	30			30
009-050-080	MD (RM-3)	3.17 ac.	7-15	12	38			38
009-050-085	MD (RM-3)	8.47 ac.	7-15	12	101			101
009-050-084	MD (RM-3)	2.73 ac.	7-15	12	32			32
009-050-012	MD (RM-3)	10.10 ac.	7-15	12	121			121
009-050-013	MD (RM-3)	1.24 ac.	7-15	12	14			14
009-050-014	MD (RM-3)	.33 ac.	7-15	12	3			3
014-171-001	MD (RM-3)	19,166	7-15	12	5			5
<b>Subtotal - MD</b>					<b>827</b>	<b>0</b>	<b>0</b>	<b>827</b>
014-211-017	MC	7,250	4-22	15	2			2
014-211-018	MC	3,250	4-22	15	1			1
<b>Subtotal - MC</b>					<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>
014-230-082	HD (RM-2)	9.11 ac.	10-22	15	136			136
010-310-046	HD (RM-2)	9.69 ac.	10-22	15	145			145
009-030-136 (portion)	HD (RM-2)	4.4 ac.	10-22	15	66			66
018-102-101	HD (RM-2)	2.74 ac.	10-22	15	41			41
018-102-154	HD (RM-2)	3.15 ac.	10-22	15	47			47
018-102-163	HD (RM-2)	1.41 ac.	10-22	15	21			21
018-102-095 (portion)	HD (RM-2)	30 ac.	10-22	15	450			450
<b>Subtotal - HD</b>					<b>906</b>	<b>0</b>	<b>0</b>	<b>906</b>

## Appendix B

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
<i>Villagio<sup>1</sup> Master Plan</i>	VLD (R-1-12)	22.5 ac.	0-3	3			60	60
	LD (R-1-6)	160.7 ac.	2-9	5.2		350	350	700
	MD (RM-3)	32.6 ac.	7-15	10.4	305			305
	HD (RM-2)	22.8 ac.	10-22	17.8	363			363
<b>Subtotal - Villagio</b>					<b>668</b>	<b>350</b>	<b>410</b>	<b>1,428</b>
<i>Live Oak<sup>2</sup> Master Plan</i>	VLD (R-1-12)	50 ac.	0-3	2.6			130	130
	LD (R-1-6)	285.7 ac.	2-9	4.9		700	700	1,400
	MD (RM-3)	4.23 ac.	7-15	7.1	30			30
<b>Subtotal - Live Oak</b>					<b>30</b>	<b>700</b>	<b>830</b>	<b>1,560</b>
<b>TOTALS</b>					<b>2,434</b>	<b>2,139</b>	<b>2,469</b>	<b>7,042</b>

Notes:

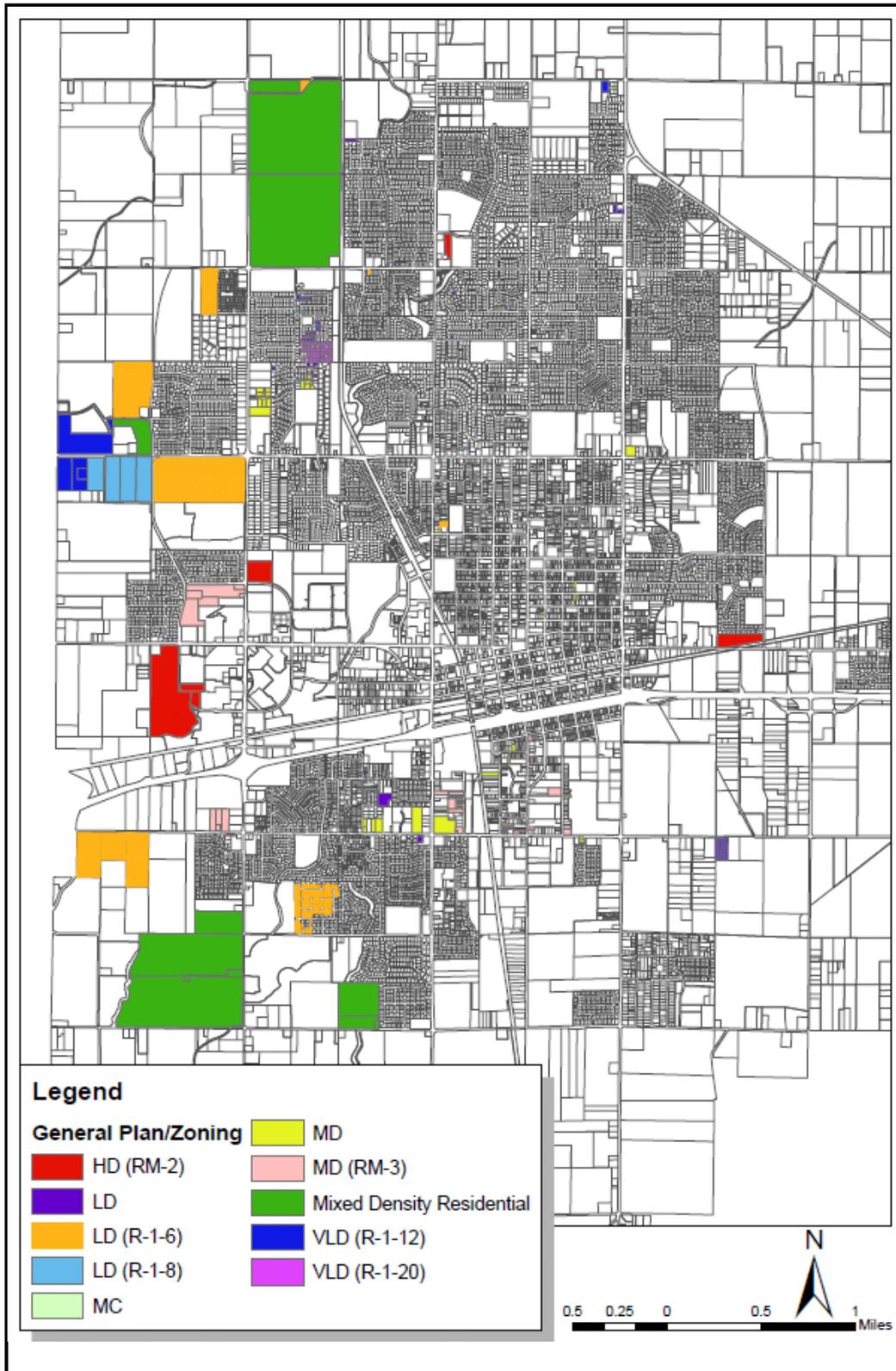
All multi-family sites are assigned to the lower-income category

Single-family sites with standard-sized lots assigned 50% moderate-income and 50% above-moderate-income categories

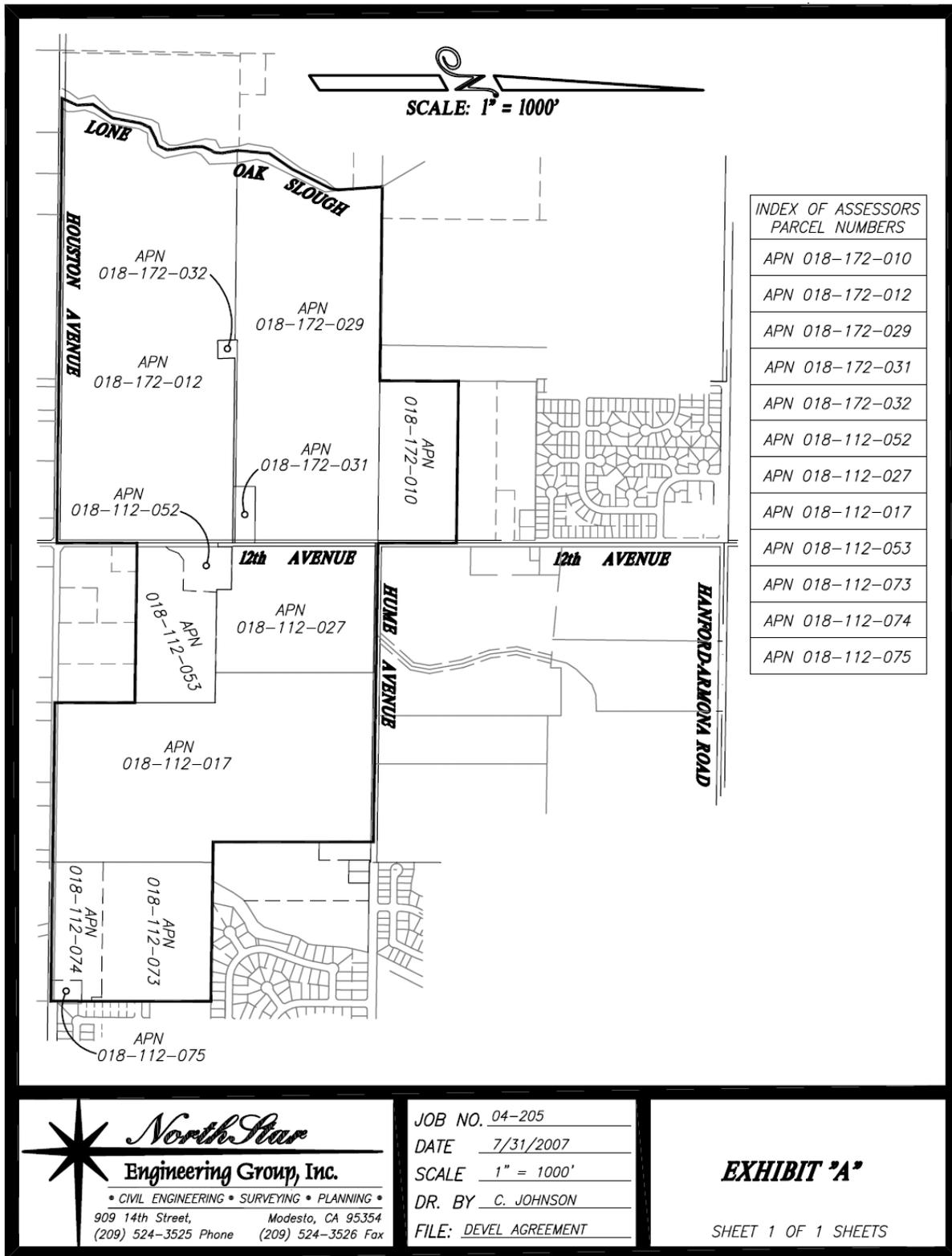
Single-family large lots (> 1/2 acre) assigned to the above-moderate-income category

1. The Villagio project currently consists of 2 legal parcels (007-010-031 and 007-360-016). A Master Plan (PUD) was approved for this project in 2009 and a subdivision map has been filed for review. Prior to commencement of construction, the project requires final recordation of the annexation (which has been approved by the City and LAFCO), subdivision maps, and non-discretionary plan check and building permits. No phasing requirements have been imposed by the City, therefore the property owner may commence development of the entire project within the current planning period as market conditions allow.
2. The Live Oak project currently encompasses 25 legal parcels as shown in Figure B-1c. A Master Plan (PUD) and Development Agreement were approved by the City in 2009 and 2 tentative subdivision maps have also been approved for portions of the project. A 3<sup>rd</sup> subdivision map is currently under review. Following recordation of final subdivision maps, only non-discretionary plan check and building permits are necessary prior to construction. The Live Oak Master Plan allows 2<sup>nd</sup> units by-right above garages throughout the entire project, and this option will be offered by builders at the time of sale and construction. 2<sup>nd</sup> units represent a potential for over 1,500 additional lower-income units that are not counted in the approved dwelling unit totals. No phasing requirements have been imposed by the City, therefore the property owner may commence development of the entire project within the current planning period as market conditions allow.

Figure B-1c: Land Inventory Map – City of Hanford



Assessors Parcels – Live Oak Project



**North Star**  
**Engineering Group, Inc.**  
 • CIVIL ENGINEERING • SURVEYING • PLANNING •  
 909 14th Street, Modesto, CA 95354  
 (209) 524-3525 Phone (209) 524-3526 Fax

JOB NO. 04-205  
 DATE 7/31/2007  
 SCALE 1" = 1000'  
 DR. BY C. JOHNSON  
 FILE: DEVEL AGREEMENT

**EXHIBIT "A"**  
 SHEET 1 OF 1 SHEETS

Appendix B

Table B-1d: Residential Land Inventory - City of Lemoore

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
02310002000	Very Low Density Res	RVLD	RA-40	0.76	3	2.5					1	1
02315001000	Very Low Density Res	RVLD	RA-20	0.40	3	2.5					1	1
02315002000	Very Low Density Res	RVLD	RA-20	5.64	3	2.5					14	14
02315003000	Very Low Density Res	RVLD	RA-20	4.84	3	2.5					12	12
02315004000	Very Low Density Res	RVLD	RA-20	1.36	3	2.5					3	3
023150037000	Very Low Density Res	RVLD	RA-20	1.06	3	2.5					2	2
023150041000	Very Low Density Res	RVLD	R-1-7, RA-20	6.98	3	2.5					17	17
023150042000	Very Low Density Res	RVLD	R-1-7	0.13	3	2.5					0	0
023510037000	Very Low Density Res	RVLD	R-1-7, RM-3, RSC, CC	26.42	3	2.5	24.65	25.15			4	4
<b>Subtotal - Very Low Density</b>				<b>47.59</b>			<b>24.65</b>	<b>25.15</b>	<b>0</b>	<b>0</b>	<b>54</b>	<b>54</b>
020014004000	Low Density SFR	RLD, RN	R-1-7	0.12	7	4.5						1
020014009000	Low Density SFR	RLD, RN	R-1-7	0.26	7	4.5						1
020021008000	Low Density SFR	RLD, RN	R-1-7	0.09	7	4.5						1
020025001000	Low Density SFR	RLD, RN	R-1-7	0.06	7	4.5						1
020025007000	Low Density SFR	RLD, RN	R-1-7	0.43	7	4.5						1
020031014000	Low Density SFR	RLD, RN	R-1-7	0.19	7	4.5						1
020093013000	Low Density SFR	RLD, RN	R-1-7	0.18	7	4.5						1
020111064000	Low Density SFR	RLD, RN	R-1-7	0.37	7	4.5						1
020111065000	Low Density SFR	RLD, RN	R-1-7	0.25	7	4.5						1
020113034000	Low Density SFR	RLD, RN	R-1-7	0.38	7	4.5						1
020113035000	Low Density SFR	RLD, RN	R-1-7	0.71	7	4.5						3
020113038000	Low Density SFR	RLD, RN	R-1-7	0.24	7	4.5						1
020122011000	Low Density SFR	RLD, RN	R-1-7	0.34	7	4.5						1
020122042000	Low Density SFR	RLD, RN	R-1-7	0.19	7	4.5						1
020132016000	Low Density SFR	RLD, RN	R-1-7, RM-2.5	0.11	7	4.5						1
020142009000	Low Density SFR	RLD, RN	R-1-7	0.21	7	4.5						1
021080010000	Low Density SFR	RLD, RN	R-1-10	2.75	7	4.5						12
021100030000	Low Density SFR	RLD, RN	R-1-7	0.77	7	4.5						3
021110008000	Low Density SFR	RLD, RN	R-1-7	0.19	7	4.5						1
021110009000	Low Density SFR	RLD, RN	R-1-7	0.20	7	4.5						1
021250033000	Low Density SFR	RLD, RN	R-1-7	0.20	7	4.5						1
021260004000	Low Density SFR	RLD, RN	R-1-7	0.16	7	4.5						1
021260006000	Low Density SFR	RLD, RN	R-1-7	0.16	7	4.5						1
021260007000	Low Density SFR	RLD, RN	R-1-7	0.16	7	4.5						1

# Appendix B

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
021260008000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260009000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260010000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021260011000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260012000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260013000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260014000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260015000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260016000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260017000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260018000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260019000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260020000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260021000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260022000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260024000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260025000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260026000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260027000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260028000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260029000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260030000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260031000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021260032000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260033000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260034000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260035000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260036000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260037000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260038000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260039000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260040000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260041000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260042000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260043000	Low Density SFR	RLD,RN	R-1-7	12.02	7	4.5						54
021360067000	Low Density SFR	RLD,RN	R-1-7, CC	0.19	7	4.5						1
021430026000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
021460012000	Low Density SFR	RLD,RN	R-1-7	1.03	7	4.5						4
021580048000	Low Density SFR	RLD,RN	R-1-7, RSC	0.02	7	4.5						1
021610042000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021620002000	Low Density SFR	RLD,RN	R-1-7, UR	0.53	7	4.5						2
021620005000	Low Density SFR	RLD,RN	R-1-7, UR	2.02	7	4.5						9
021620007000	Low Density SFR	RLD,RN	R-1-7, UR	1.00	7	4.5						4
021620012000	Low Density SFR	RLD,RN	R-1-7, UR	1.31	7	4.5						5
021620013000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5						1
021630008000	Low Density SFR	RLD,RN	R-1-10	0.26	7	4.5						1
021780001000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780002000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780003000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780004000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780005000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780009000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780010000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780011000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780012000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780013000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780014000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780015000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780016000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
021780017000	Low Density SFR	RLD,RN	R-1-7	0.28	7	4.5						1
021780018000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021780019000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780020000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780021000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780022000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780023000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780024000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780025000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780026000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780027000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780028000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780029000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780030000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780031000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
021780032000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780033000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021780034000	Low Density SFR	RLD,RN	R-1-7	0.27	7	4.5						1
021780035000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780036000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780037000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780038000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780039000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780040000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780041000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780042000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780043000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780044000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780045000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780046000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780047000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780048000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780049000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780050000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780051000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780052000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780055000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780056000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780057000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780058000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780059000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780060000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780061000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780062000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780063000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780064000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780065000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780066000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021790019000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021800001000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021800002000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
021800003000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
021800004000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021800005000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021800032000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800033000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800034000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800035000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800036000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800037000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800038000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800039000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021800040000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800041000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800042000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800043000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800044000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800045000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800046000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800047000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021800048000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800049000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800050000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800051000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800052000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800053000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800054000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800055000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800057000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021800059000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800060000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800061000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800062000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800063000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800068000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800070000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810005000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
021810007000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021810008000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
021810009000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021810010000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810011000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
021810012000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
021810013000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810014000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021810016000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021810017000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810018000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021810019000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021810020000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
021810021000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
021810022000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810023000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021810024000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021810025000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021810026000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810027000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820001000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021820002000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021820003000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021820004000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021820005000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021820006000	Low Density SFR	RLD,RN	R-1-7	0.34	7	4.5						1
021820007000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
021820008000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5						1
021820009000	Low Density SFR	RLD,RN	R-1-7	0.30	7	4.5						1
021820010000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
021820011000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820012000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820013000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
021820014000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
021820015000	Low Density SFR	RLD,RN	R-1-7	0.29	7	4.5						1
021820016000	Low Density SFR	RLD,RN	R-1-7	0.27	7	4.5						1
021820017000	Low Density SFR	RLD,RN	R-1-7	0.29	7	4.5						1
021820018000	Low Density SFR	RLD,RN	R-1-7	0.31	7	4.5						1
021820019000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
021820020000	Low Density SFR	RLD,RN	R-1-7	0.29	7	4.5						1
021820021000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
021820022000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820023000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820024000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820025000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820026000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820027000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820028000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820029000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820030000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820031000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820032000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820033000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021830001000	Low Density SFR	RLD,RN	R-1-7, RA-20	20.83	7	4.5						93
023010002000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023010013000	Low Density SFR	RLD,RN	R-1-7, RM-2.5	2.20	7	4.5						9
023010014000	Low Density SFR	RLD,RN	R-1-7	0.82	7	4.5						3
023010015000	Low Density SFR	RLD,RN	R-1-7	2.39	7	4.5						10
023010016000	Low Density SFR	RLD,RN	R-1-7	0.48	7	4.5						2
023020005000	Low Density SFR	RLD,RN	R-1-7, RM-2	6.21	7	4.5						27
023020055000	Low Density SFR	RLD,RN	R-1-7	0.48	7	4.5						2
023020062000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023020085000	Low Density SFR	RLD,RN	R-1-7	0.78	7	4.5						3
023040002000	Low Density SFR	RLD,RN	R-1-7	3.19	7	4.5						14
023040057000	Low Density SFR	RLD,RN	R-1-7	5.14	7	4.5						23
023040073000	Low Density SFR	RLD,RN	UR	1.02	7	4.5						4
023040074000	Low Density SFR	RLD,RN	UR	0.46	7	4.5						2
023070012000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
023070013000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023070014000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023130001000	Low Density SFR	RLD,RN	R-1-10	0.09	7	4.5						1
023130016000	Low Density SFR	RLD,RN	R-1-10	2.86	7	4.5						12
023130020000	Low Density SFR	RLD,RN	R-1-10	3.15	7	4.5						14
023130030000	Low Density SFR	RLD,RN	R-1-10	3.80	7	4.5						17
023130034000	Low Density SFR	RLD,RN	R-1-10	0.57	7	4.5						2
023130035000	Low Density SFR	RLD,RN	R-1-10	0.46	7	4.5						2

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
023130038000	Low Density SFR	RLD,RN	R-1-10	5.36	7	4.5						24
023130039000	Low Density SFR	RLD,RN	R-1-10	1.64	7	4.5						7
023130040000	Low Density SFR	RLD,RN	R-1-10	2.59	7	4.5						11
023130041000	Low Density SFR	RLD,RN	R-1-10	0.31	7	4.5						1
023130045000	Low Density SFR	RLD,RN	R-1-10	0.49	7	4.5						2
023150006000	Low Density SFR	RLD,RN	RA-20	0.73	7	4.5						3
023150009000	Low Density SFR	RLD,RN	RA-20	2.12	7	4.5						9
023150029000	Low Density SFR	RLD,RN	R-1-7, RA-20	0.41	7	4.5						1
023150030000	Low Density SFR	RLD,RN	R-1-7	0.48	7	4.5						2
023150033000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
023150049000	Low Density SFR	RLD,RN	RA-20	0.80	7	4.5						3
023150055000	Low Density SFR	RLD,RN	R-1-7, RA-20	0.88	7	4.5						3
023170002000	Low Density SFR	RLD,RN	R-1-7	1.84	7	4.5						8
023170003000	Low Density SFR	RLD,RN	R-1-7	3.08	7	4.5						13
023170004000	Low Density SFR	RLD,RN	R-1-7	2.31	7	4.5						10
023170009000	Low Density SFR	RLD,RN	R-1-7	1.09	7	4.5						4
023170010000	Low Density SFR	RLD,RN	R-1-7, ML	2.34	7	4.5						10
023170010000	Low Density SFR	RLD,RN	R-1-7, ML	5.54	7	4.5						24
023170013000	Low Density SFR	RLD,RN	R-1-7	8.78	7	4.5						39
023290012000	Low Density SFR	RLD,RN	R-1-7	5.21	7	4.5						23
023320005000	Low Density SFR	RLD,RN	R-1-7	4.96	7	4.5		1.621				22
023360008000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023360009000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023360010000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023360011000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023360012000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023360013000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023360014000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023360015000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
023360016000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023360017000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023360018000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023360019000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023360020000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023360023000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023360024000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
023360025000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
023360026000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.013				1
023360027000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.227				1
023360028000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5		0.25				1
023360029000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.22				1
023360030000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.22				1
023360031000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360032000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360033000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360034000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360035000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360036000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5		0.20				1
023360037000	Low Density SFR	RLD,RN	R-1-7	0.31	7	4.5		0.31				1
023360047000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5		0.25				1
023360048000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360049000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360050000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023360051000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360053000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5		0.19				1
023360054000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360055000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5		0.19				1
023360056000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5		0.19				1
023360057000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.204				1
023360058000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.004				1
023360059000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023360060000	Low Density SFR	RLD,RN	R-1-7	0.30	7	4.5						1
023360064000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023360065000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5		0.092				1
023360066000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.21				1
023360067000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.23				1
023360068000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.24				1
023360069000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.23				1
023360070000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023360071000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023360073000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.22				1
023360074000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.21				1
023360075000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360077000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5		0.25				1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
023360078000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360079000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023360080000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360081000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023360082000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360084000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360085000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5		0.184				1
023390060000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390061000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390062000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390063000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390064000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390065000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390066000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5		0.17				1
023390067000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023390068000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5		0.17				1
023390069000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390070000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390071000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390072000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390073000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023390074000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023390075000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.22				1
023390076000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390077000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390078000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023390079000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023390080000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023390081000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5		0.20				1
023390082000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5		0.20				1
023480006000	Low Density SFR	RLD,RN	R-1-7, MP	21.71	7	4.5		21.71				97
023480031000	Low Density SFR	RLD,RN	R-1-7	5.85	7	4.5		5.85				26
023480037000	Low Density SFR	RLD,RN	R-1-7, MP	5.48	7	4.5		5.48				24
023480038000	Low Density SFR	RLD,RN	R-1-7,RM-3,MP	11.85	7	4.5		11.85				53
023510002000	Low Density SFR	RLD,RN	R-1-7	4.41	7	4.5	4.41	4.41				0
023510002000	Low Density SFR	RLD,RN	R-1-7, RSC	24.75	7	4.5	24.75	24.75				0
023510034000	Low Density SFR	RLD,RN	R-1-7,RM-3,RM-2	30.52	7	4.5	30.52	30.52				0

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units		
					Max	Realistic			Lower	Mod	Upper
023510036000	Low Density SFR	RLD,RN	R-1-7	35.49	7	4.5	35.49	35.49			0
023510037000	Low Density SFR	RLD,RN	R-1-7	1.15	7	4.5	1.15	1.15			0
023510037000	Low Density SFR	RLD,RN	R-1-7	7.86	7	4.5	7.86	7.86			0
023510038000	Low Density SFR	RLD,RN	RM-3, RM-2, RSC	11.47	7	4.5	11.47	11.47			0
023510038000	Low Density SFR	RLD,RN	RM-3, RSC	13.18	7	4.5	8.74	13.18			19
023510039000	Low Density SFR	RLD,RN	RM-3, RSC	5.50	7	4.5	2.28	5.50			14
023510040000	Low Density SFR	RLD,RN	R-1-7	23.64	7	4.5	2.70	23.64			94
023530013000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5					1
023530014000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5					1
023600012000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600043000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5					1
023600044000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600045000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5					1
023600046000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5					1
023600047000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5					1
023600048000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600049000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5					1
023600050000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5					1
023600051000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5					1
023600052000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5					1
023600053000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5					1
023600054000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600055000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5					1
023600056000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600057000	Low Density SFR	RLD,RN	R-1-7	0.27	7	4.5					1
023600058000	Low Density SFR	RLD,RN	R-1-7	0.30	7	4.5					1
023600059000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600060000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600061000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5					1
023600062000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5					1
023600063000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5					1
023600064000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600065000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600066000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600067000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5					1
023600075000	Low Density SFR	RLD,RN	R-1-7	10.71	7	4.5					48
023610001000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5					1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
023610002000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610003000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610004000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610005000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610006000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610007000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610008000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610009000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610010000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610011000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610012000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610013000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610014000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610015000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610016000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610017000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610018000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610019000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610020000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610021000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610022000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610023000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610024000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610025000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610026000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023610028000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
023610029000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610030000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610031000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610032000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610033000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610034000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610035000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610036000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610037000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610038000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610039000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
023610040000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610041000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610042000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023610043000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
023610044000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610045000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610046000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610047000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610048000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610049000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610050000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610051000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610052000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610053000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610054000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610055000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610056000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610057000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610058000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610059000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610060000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610061000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610062000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610063000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610065000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610066000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610067000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610068000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610069000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610070000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610071000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610072000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610073000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610074000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610075000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610076000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610077000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
023610078000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610079000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610080000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610081000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610082000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610083000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610084000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
024052098000	Low Density SFR	RLD,RN	R-1-7	17.44	7	4.5						78
024340006000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
024340008000	Low Density SFR	RLD,RN	R-1-7	0.10	7	4.5						1
024340040000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
024340041000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
024340047000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
024360015000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
024360016000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
024360022000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
024360023000	Low Density SFR	RLD,RN	R-1-7	0.09	7	4.5						1
024380002000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
024380003000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
024380004000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
024380005000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
024380006000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
024380007000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
024380008000	Low Density SFR	RLD,RN	R-1-7, RSC	0.28	7	4.5						1
024380009000	Low Density SFR	RLD,RN	R-1-7, RSC	0.19	7	4.5						1
024380010000	Low Density SFR	RLD,RN	R-1-7, RSC	0.20	7	4.5						1
024380011000	Low Density SFR	RLD,RN	R-1-7, RSC	0.17	7	4.5						1
024380012000	Low Density SFR	RLD,RN	R-1-7, RSC	0.17	7	4.5						1
024380013000	Low Density SFR	RLD,RN	R-1-7, RSC	0.16	7	4.5						1
024380014000	Low Density SFR	RLD,RN	R-1-7, RSC	0.18	7	4.5						1
024380015000	Low Density SFR	RLD,RN	R-1-7, RSC	0.17	7	4.5						1
024380016000	Low Density SFR	RLD,RN	R-1-7, RSC	0.18	7	4.5						1
024380017000	Low Density SFR	RLD,RN	R-1-7, RSC	0.23	7	4.5						1
024380018000	Low Density SFR	RLD,RN	R-1-7, RSC	0.16	7	4.5						1
024380019000	Low Density SFR	RLD,RN	R-1-7, RSC	0.28	7	4.5						1
<b>Subtotal - Low Density SFR</b>				<b>478.58</b>			<b>129.37</b>	<b>217.19</b>	<b>0</b>	<b>724</b>	<b>724</b>	<b>1,448</b>
023480031000	Low Medium Density	RLMD,RN	RM-3, RM-2, PO	15.32	12	9		15.32		137		137

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units		
					Max	Realistic			Lower	Mod	Upper
020191009000	Low Medium Density	RLMD,RN	RM-2.5	0.20	12	9			1		1
020191030000	Low Medium Density	RLMD,RN	RM-2.5	0.39	12	9			3		3
020192019000	Low Medium Density	RLMD,RN	RM-2.5	0.31	12	9			2		2
021500003000	Low Medium Density	RLMD,RN	R-1-7	2.81	12	9			25		25
020012004000	Low Medium Density	RLMD,RN	RM-2.5	0.19	12	9			1		1
020013013000	Low Medium Density	RLMD,RN	RM-2.5	0.17	12	9			1		1
020013010000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9			1		1
020012001000	Low Medium Density	RLMD,RN	RM-2.5	0.07	12	9			1		1
020012009000	Low Medium Density	RLMD,RN	RM-2.5	0.37	12	9			3		3
020011001000	Low Medium Density	RLMD,RN	RM-2.5	0.31	12	9			2		2
020122037000	Low Medium Density	RLMD,RN	RM-2.5	0.10	12	9			1		1
020122031000	Low Medium Density	RLMD,RN	RM-2.5	0.33	12	9			3		3
020172056000	Low Medium Density	RLMD,RN	RM-3	0.85	12	9			7		7
020183001000	Low Medium Density	RLMD,RN	R-1-7	0.22	12	9			2		2
020184007000	Low Medium Density	RLMD,RN	R-1-7	0.23	12	9			2		2
020184008000	Low Medium Density	RLMD,RN	R-1-7	0.23	12	9			2		2
020184017000	Low Medium Density	RLMD,RN	R-1-7	0.09	12	9			1		1
023020011000	Low Medium Density	RLMD,RN	R-1-10	0.37	12	9			3		3
023150046000	Low Medium Density	RLMD,RN	RM-3	0.24	12	9			2		2
023150044000	Low Medium Density	RLMD,RN	RM-3	0.22	12	9			1		1
023150047000	Low Medium Density	RLMD,RN	RM-3	0.21	12	9			1		1
021360025000	Low Medium Density	RLMD,RN	RM-2.5	0.25	12	9			2		2
023140044000	Low Medium Density	RLMD,RN	RM-3	0.02	12	9			1		1
023140043000	Low Medium Density	RLMD,RN	RM-3	0.15	12	9			1		1
024390013000	Low Medium Density	RLMD,RN	RM-3, RSC	0.11	12	9			1		1
023360042000	Low Medium Density	RLMD,RN	RM-3	0.39	12	9	0.39		3		3
023590012000	Low Medium Density	RLMD,RN	RM-3	0.24	12	9	0.24		2		2
023590013000	Low Medium Density	RLMD,RN	RM-3	0.23	12	9	0.23		2		2
023590014000	Low Medium Density	RLMD,RN	RM-3	0.24	12	9	0.24		2		2
023590015000	Low Medium Density	RLMD,RN	RM-3	0.26	12	9	0.26		2		2
023590016000	Low Medium Density	RLMD,RN	RM-3	0.27	12	9	0.27		2		2
023590017000	Low Medium Density	RLMD,RN	RM-3	0.28	12	9	0.28		2		2
023590018000	Low Medium Density	RLMD,RN	RM-3	0.29	12	9	0.29		2		2
023590019000	Low Medium Density	RLMD,RN	RM-3	0.30	12	9	0.30		2		2
023590021000	Low Medium Density	RLMD,RN	RM-3	0.32	12	9	0.32		2		2
023590020000	Low Medium Density	RLMD,RN	RM-3	0.32	12	9	0.32		2		2
023020085000	Low Medium Density	RLMD,RN	R-1-7	5.14	12	9			46		46

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
023360041000	Low Medium Density	RLMD,RN	RM-3	0.32	12	9		0.32		2		2
023480034000	Low Medium Density	RLMD,RN	CC	9.44	12	9		9.44		84		84
023480035000	Low Medium Density	RLMD,RN	CC	3.18	12	9		3.18		28		28
023480036000	Low Medium Density	RLMD,RN	CC	7.86	12	9		7.86		70		70
024390001000	Low Medium Density	RLMD,RN	RM-2.5	0.11	12	9				1		1
024390002000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390003000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390004000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9				1		1
024390005000	Low Medium Density	RLMD,RN	RM-2.5	0.08	12	9				1		1
024390006000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390007000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390008000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9				1		1
024390009000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9				1		1
024390010000	Low Medium Density	RLMD,RN	RM-2.5	0.06	12	9				1		1
024390011000	Low Medium Density	RLMD,RN	RM-2.5	0.06	12	9				1		1
024390012000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9				1		1
024390036000	Low Medium Density	RLMD,RN	RM-2.5	0.07	12	9				1		1
024390037000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390038000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390039000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390040000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390041000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390042000	Low Medium Density	RLMD,RN	RM-2.5	0.10	12	9				1		1
024390043000	Low Medium Density	RLMD,RN	RM-2.5	1.43	12	9				12		12
024390035000	Low Medium Density	RLMD,RN	RM-2.5	0.12	12	9				1		1
024390034000	Low Medium Density	RLMD,RN	RM-2.5	0.06	12	9				1		1
024390033000	Low Medium Density	RLMD,RN	RM-2.5	0.06	12	9				1		1
024390032000	Low Medium Density	RLMD,RN	RM-2.5	0.11	12	9				1		1
024390031000	Low Medium Density	RLMD,RN	RM-2.5	0.11	12	9				1		1
024390030000	Low Medium Density	RLMD,RN	RM-2.5	0.07	12	9				1		1
024390029000	Low Medium Density	RLMD,RN	RM-2.5	0.07	12	9				1		1
024390028000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.11	12	9				1		1
024390027000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.10	12	9				1		1
024390026000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9				1		1
024390025000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9				1		1
024390024000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.10	12	9				1		1
024390023000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.09	12	9				1		1

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
024390022000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9			1		1	
024390021000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9			1		1	
024390020000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.10	12	9			1		1	
024390019000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.09	12	9			1		1	
024390018000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9			1		1	
020022004000	Low Medium Density	RLMD,RN	R-1-7, RM-2.5	0.13	12	9			1		1	
020022007000	Low Medium Density	RLMD,RN	R-1-7	0.05	12	9			1		1	
020031030000	Low Medium Density	RLMD,RN	RM-2.5	1.49	12	9			13		13	
020113048000	Low Medium Density	RLMD,RN	PO	0.20	12	9			1		1	
024390017000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.07	12	9			1		1	
024390016000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.11	12	9			1		1	
024390015000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9			1		1	
024390014000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.07	12	9			1		1	
020192035000	Low Medium Density	RLMD,RN	RM-2.5	0.16	12	9			1		1	
023510040000	Low Medium Density	RLMD,RN	R-1-7, RM-2	4.74	12	9	4.74		42		42	
023510038000	Low Medium Density	RLMD,RN	R-1-7	9.93	12	9	9.93		89		89	
023510038000	Low Medium Density	RLMD,RN	R-1-7, RM-3	0.16	12	9			1		1	
023510039000	Low Medium Density	RLMD,RN	R-1-7, RM-3	16.00	12	9	16.00		143		143	
023320005000	Low Medium Density	RLMD,RN	R-1-7, RM-3	3.48	12	9	3.48		31		31	
021100062000	Low Medium Density	RLMD,RN	R-1-7	0.37	12	9			3		3	
021100061000	Low Medium Density	RLMD,RN	R-1-7	0.37	12	9			3		3	
023130014000	Low Medium Density	RLMD,RN	R-1-7	1.40	12	9			12		12	
023130015000	Low Medium Density	RLMD,RN	R-1-10	0.69	12	9			6		6	
Subtotal - Low Medium Density				105.08			0.13	73.42	0	860	0	860
023510042000	Medium Density MFR	RMD	CC	4.60	17	14	4.60		0		0	
021070005000	Medium Density MFR	RMD	RM-2.5	2.91	17	14			40		40	
021500004000	Medium Density MFR	RMD	R-1-7	5.46	17	14			76		76	
021100064000	Medium Density MFR	RMD	R-1-7, RM-2.5	3.97	17	14			55		55	
021100009000	Medium Density MFR	RMD	R-1-7	2.83	17	14			39		39	
020021001000	Medium Density MFR	RMD	R-1-7	0.17	17	14			2		2	
020064003000	Medium Density MFR	RMD	RM-2.5	0.38	17	14			5		5	
020063017000	Medium Density MFR	RMD	CS	0.13	17	14			1		1	
020064005000	Medium Density MFR	RMD	RM-2.5	0.19	17	14			2		2	
023150019000	Medium Density MFR	RMD	ML	0.08	17	14			1		1	
023150020000	Medium Density MFR	RMD	ML	0.47	17	14			6		6	
023450007000	Medium Density MFR	RMD	CH	1.24	17	14			17		17	
023510002000	Medium Density MFR	RMD	RSC	3.51	17	14		3.51	15		15	

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
023020068000	Medium Density MFR	RMD	CH	0.69	17	14			9		9	
023020066000	Medium Density MFR	RMD	CH	0.76	17	14			10		10	
023020067000	Medium Density MFR	RMD	CH	0.67	17	14			9		9	
023020065000	Medium Density MFR	RMD	R-1-7	2.04	17	14			28		28	
023020090000	Medium Density MFR	RMD	RM-3	0.55	17	14			7		7	
023020092000	Medium Density MFR	RMD	RM-3	0.38	17	14			5		5	
023020091000	Medium Density MFR	RMD	RM-3	0.38	17	14			5		5	
023170015000	Medium Density MFR	RMD	ML	1.64	17	14			22		22	
023020064000	Medium Density MFR	RMD	RM-2	2.94	17	14			41		41	
023360038000	Medium Density MFR	RMD	CH	0.41	17	14		0.41	5		5	
023360039000	Medium Density MFR	RMD	CH	0.29	17	14		0.29	4		4	
023360040000	Medium Density MFR	RMD	RM-3	0.21	17	14		0.21	2		2	
023510041000	Medium Density MFR	RMD	RM-3, RSC	9.69	17	14	9.06	9.69	8		8	
023510019000	Medium Density MFR	RMD	RM-2	1.35	17	14	1.35	1.35	0		0	
023480026000	Medium Density MFR	RMD	CH	3.02	17	14	3.02	3.02	42		42	
023170010000	Medium Density MFR	RMD	ML	2.24	17	14			31		31	
023170001000	Medium Density MFR	RMD	ML	2.24	17	14			31		31	
023170015000	Medium Density MFR	RMD	ML	1.64	17	14			22		22	
023150023000	Medium Density MFR	RMD	ML	0.43	17	14			5		5	
023180020000	Medium Density MFR	RMD	ML	0.47	17	14			6		6	
Subtotal - Medium Density				77.01			17.41	23.08	551	0	0	551
020270008000	High Density Res	RHD	RM-2, R-1-7	0.25	25	18			4		4	
020290007000	High Density Res	RHD	RM-2, CC	0.35	25	18			6		6	
Subtotal - High Density				0.61			0.00	0.00	10	0	0	10
020041003000	Mixed-Use <sup>3</sup>	MU	CS	4.58	20	9			41		41	
021240040000	Mixed-Use <sup>3</sup>	MU	ML	2.02	20	9	0.16		16		16	
023170014000	Mixed-Use <sup>3</sup>	MU	CH	1.29	20	9			11		11	
021330003000	Mixed-Use <sup>3</sup>	MU	CS	12.27	20	9			110		110	
021340008000	Mixed-Use <sup>3</sup>	MU	PO	0.67	20	9			6		6	
021350003000	Mixed-Use <sup>3</sup>	MU	ML	4.79	20	9	0.29		40		40	
020043009000	Mixed-Use <sup>3</sup>	MU	CC	0.08	20	9			0		0	
020042004000	Mixed-Use <sup>3</sup>	MU	CS	0.17	20	9			1		1	
020042011000	Mixed-Use <sup>3</sup>	MU	CC	0.26	20	9			2		2	
020042018000	Mixed-Use <sup>3</sup>	MU	CS	0.17	20	9			1		1	
020042020000	Mixed-Use <sup>3</sup>	MU	CS	0.10	20	9			0		0	
020053015000	Mixed-Use <sup>3</sup>	MU	CS, CC	0.26	20	9			2		2	
020053006000	Mixed-Use <sup>3</sup>	MU	CC	0.17	20	9			1		1	

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City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			
					Max	Realistic			Lower	Mod	Upper	Total
020054013000	Mixed-Use <sup>3</sup>	MU	CC	0.18	20	9			1		1	
020050003000	Mixed-Use <sup>3</sup>	MU	CC	2.21	20	9			19		19	
020062008000	Mixed-Use <sup>3</sup>	MU	CC	0.17	20	9			1		1	
020062011000	Mixed-Use <sup>3</sup>	MU	CC	0.13	20	9			1		1	
020082016000	Mixed-Use <sup>3</sup>	MU	CC	0.12	20	9			1		1	
020092019000	Mixed-Use <sup>3</sup>	MU	CC	0.09	20	9			0		0	
020092004000	Mixed-Use <sup>3</sup>	MU	CC	0.16	20	9			1		1	
023020030000	Mixed-Use <sup>3</sup>	MU	CH	0.98	20	9			8		8	
023020037000	Mixed-Use <sup>3</sup>	MU	CH	3.32	20	9			29		29	
023310003000	Mixed-Use <sup>3</sup>	MU	CH	4.89	20	9			44		44	
023310004000	Mixed-Use <sup>3</sup>	MU	CH	0.93	20	9			8		8	
023020071000	Mixed-Use <sup>3</sup>	MU	CH	2.82	20	9			25		25	
023020070000	Mixed-Use <sup>3</sup>	MU	CH	0.75	20	9			6		6	
023020073000	Mixed-Use <sup>3</sup>	MU	CH	3.52	20	9			31		31	
023020072000	Mixed-Use <sup>3</sup>	MU	CH	0.58	20	9			5		5	
023020069000	Mixed-Use <sup>3</sup>	MU	CH	1.57	20	9			14		14	
021660031000	Mixed-Use <sup>3</sup>	MU	CC	8.16	20	9			73		73	
020092027000	Mixed-Use <sup>3</sup>	MU	CC	0.14	20	9			1		1	
020042023000	Mixed-Use <sup>3</sup>	MU	CC	0.21	20	9			1		1	
020041004000	Mixed-Use <sup>3</sup>	MU	CC	0.75	20	9			6		6	
020101006000	Mixed-Use <sup>3</sup>	MU	CC	0.17	20	9			1		1	
020101001000	Mixed-Use <sup>3</sup>	MU	CC	0.26	20	9			2		2	
023510002000	Mixed-Use <sup>3</sup>	MU	R-1-7	2.16	20	9	2.16	2.16	0		0	
023510042000	Mixed-Use <sup>3</sup>	MU	RM-3	4.46	20	9	4.46	4.46	0		0	
023510040000	Mixed-Use <sup>3</sup>	MU	R-1-7, RM-2	11.09	20	9	11.09	11.09	0		0	
023510040000	Mixed-Use <sup>3</sup>	MU	R-1-7, RM-2	7.25	20	9	7.25	7.25	45		45	
023310060000	Mixed-Use <sup>3</sup>	MU	CH	27.34	20	9			246		246	
Subtotal - Mixed Use				111.21			20.36	24.96	800	0	800	
<b>TOTAL - VACANT LAND WITHIN CITY LIMITS</b>				<b>820.08</b>			<b>191.92</b>	<b>363.80</b>	<b>1,361</b>	<b>778</b>	<b>3,723</b>	
<b>VACANT AREAS WITHIN THE URBAN GROWTH BOUNDARY OF THE LEMOORE 2030 GENERAL PLAN</b>												
UGBA	Agriculture/Rural Res	AR		40.51	.02	0.05					2	2
UGBA	Agriculture/Rural Res	AR		9.00	0.2	0.05					0	0
UGBA	Agriculture/Rural Res	AR		5.69	0.2	0.05					0	0
UGBA	Agriculture/Rural Res	AR		19.39	0.2	0.05					0	0
UGBA	Agriculture/Rural Res	AR		43.67	0.2	0.05					2	2
UGBA	Agriculture/Rural Res	AR		13.06	0.2	0.05					0	0
UGBA	Agriculture/Rural Res	AR		2.59	0.2	0.05					0	0

# Appendix B

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr <sup>-1</sup>	LNAS <sup>2</sup>	Potential Units			Total
					Max	Realistic			Lower	Mod	Upper	
UGBA	Agriculture/Rural Res	AR		33.12	0.2	0.05					1	1
UGBA	Agriculture/Rural Res	AR		45.24	0.2	0.05					2	2
UGBA	Agriculture/Rural Res	AR		67.51	0.2	0.05					3	3
Subtotal - Agriculture/Rural				279.78			232.19	413.72	0	0	10	10
UGBA	Very Low Density Res	RVL	UGBA	12.44	3	2.5					31	31
UGBA	Very Low Density Res	RVL	UGBA	49.45	3	2.5					123	123
UGBA	Very Low Density Res	RVL	UGBA	0.94	3	2.5					2	2
UGBA	Very Low Density Res	RVL	UGBA	0.93	3	2.5					2	2
UGBA	Very Low Density Res	RVL	UGBA	0.93	3	2.5					2	2
UGBA	Very Low Density Res	RVL	UGBA	0.94	3	2.5					2	2
UGBA	Very Low Density Res	RVL	UGBA	1.02	3	2.5					2	2
UGBA	Very Low Density Res	RVL	UGBA	1.21	3	2.5					3	3
UGBA	Very Low Density Res	RVL	UGBA	1.21	3	2.5					3	3
UGBA	Very Low Density Res	RVL	UGBA	6.00	3	2.5					14	14
UGBA	Very Low Density Res	RVL	UGBA	8.96	3	2.5					22	22
UGBA	Very Low Density Res	RVL	UGBA	31.73	3	2.5					79	79
UGBA	Very Low Density Res	RVL	UGBA	43.45	3	2.5					108	108
UGBA	Very Low Density Res	RVL	UGBA	3.90	3	2.5					9	9
UGBA	Very Low Density Res	RVL	UGBA	123.12	3	2.5					307	307
UGBA	Very Low Density Res	RVL	UGBA	6.67	3	2.5					16	16
UGBA	Very Low Density Res	RVL	UGBA	168.94	3	2.5	56.49				281	281
UGBA	Very Low Density Res	RVL	UGBA	13.85	3	2.5	7.22				16	16
UGBA	Very Low Density Res	RVL	UGBA	75.82	3	2.5		17.47			189	189
UGBA	Very Low Density Res	RVL	UGBA	24.05	3	2.5		0.18			60	60
UGBA	Very Low Density Res	RVL	UGBA	6.34	3	2.5		6.34			15	15
UGBA	Very Low Density Res	RVL	UGBA	1.98	3	2.5					4	4
UGBA	Very Low Density Res	RVL	UGBA	29.54	3	2.5					73	73
UGBA	Very Low Density Res	RVL	UGBA	4.20	3	2.5					10	10
Subtotal - Very Low Density Res									0	0	1,373	1,373
UGBA	Low Density SFR	RLD,RN	UGBA	39.77	7	4.5					178	178
UGBA	Low Density SFR	RLD,RN	UGBA	43.58	7	4.5					196	196
UGBA	Low Density SFR	RLD,RN	UGBA	12.93	7	4.5					58	58
UGBA	Low Density SFR	RLD,RN	UGBA	18.99	7	4.5					85	85
UGBA	Low Density SFR	RLD,RN	UGBA	5.05	7	4.5					22	22
UGBA	Low Density SFR	RLD,RN	UGBA	27.20	7	4.5					122	122
UGBA	Low Density SFR	RLD,RN	UGBA	17.03	7	4.5					76	76
UGBA	Low Density SFR	RLD,RN	UGBA	3.87	7	4.5					17	17

# Appendix B

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities			FEMA 100 yr <sup>1</sup>	LNAS <sup>2</sup>	Potential Units			Total
					Max	Realistic	Lower			Mod	Upper		
UGBA	Low Density SFR	RLD,RN	UGBA	7.90	7	4.5						35	
UGBA	Low Density SFR	RLD,RN	UGBA	8.59	7	4.5						38	
UGBA	Low Density SFR	RLD,RN	UR	44.12	7	4.5						198	
UGBA	Low Density SFR	RLD,RN	UGBA	73.37	7	4.5						330	
UGBA	Low Density SFR	RLD,RN	UGBA	57.47	7	4.5						258	
UGBA	Low Density SFR	RLD,RN	UGBA	24.44	7	4.5						109	
024040006000	Low Density SFR	RLD,RN	UGBA	31.42	7	4.5		20.909				141	
024040006000	Low Density SFR	RLD,RN	UGBA	85.56	7	4.5		59.235				385	
024051008000	Low Density SFR	RLD,RN	UGBA	2.75	7	4.5		2.75				12	
021570001000	Low Density SFR	RLD,RN	UGBA	19.77	7	4.5						88	
021630001000	Low Density SFR	RLD,RN	UGBA	9.50	7	4.5						42	
Subtotal - Low Density SFR									0	1,1950	1,1950	2,390	
UGBA	Low Medium Density Res	RLMD,RN	UGBA	9.62	12	9				86		86	
UGBA	Low Medium Density Res	RLMD,RN	UGBA	29.60	12	9	12.39			154		154	
023020012000	Low Medium Density Res	RLMD,RN	UGBA	2.49	12	9				22		22	
024040006000	Low Medium Density Res	RLMD,RN	UGBA	29.03	12	9		29.03		261		261	
024040006000	Low Medium Density Res	RLMD,RN	UGBA	26.39	12	9		26.39		237		237	
UGBA	Low Medium Density Res	RLMD,RN	UGBA	6.14	12	9				55		55	
UGBA	Low Medium Density Res	RLMD,RN	UGBA	0.40	12	9				3		3	
Subtotal - Low Medium Density Res									0	818	0	818	
UGBA	Mixed-Use <sup>3</sup>	MU	UGBA	5.43	20	9				48		48	
UGBA	Mixed-Use <sup>3</sup>	MU	UGBA	2.57	20	9				23		23	
Subtotal - Mixed Use										71	0	71	
<b>Total - UGBA</b>				<b>121.16</b>			<b>76.10</b>	<b>202.09</b>	<b>71</b>	<b>2,013</b>	<b>2,578</b>	<b>4,662</b>	

**NOTES:**

1. FEMA - Amount of Acreage in 100-year floodplain
2. LNAS- Amount of acreage within a Lemoore Naval Air Station noise contour
3. See Chapter 5, Program 4.7 regarding mixed-use development.

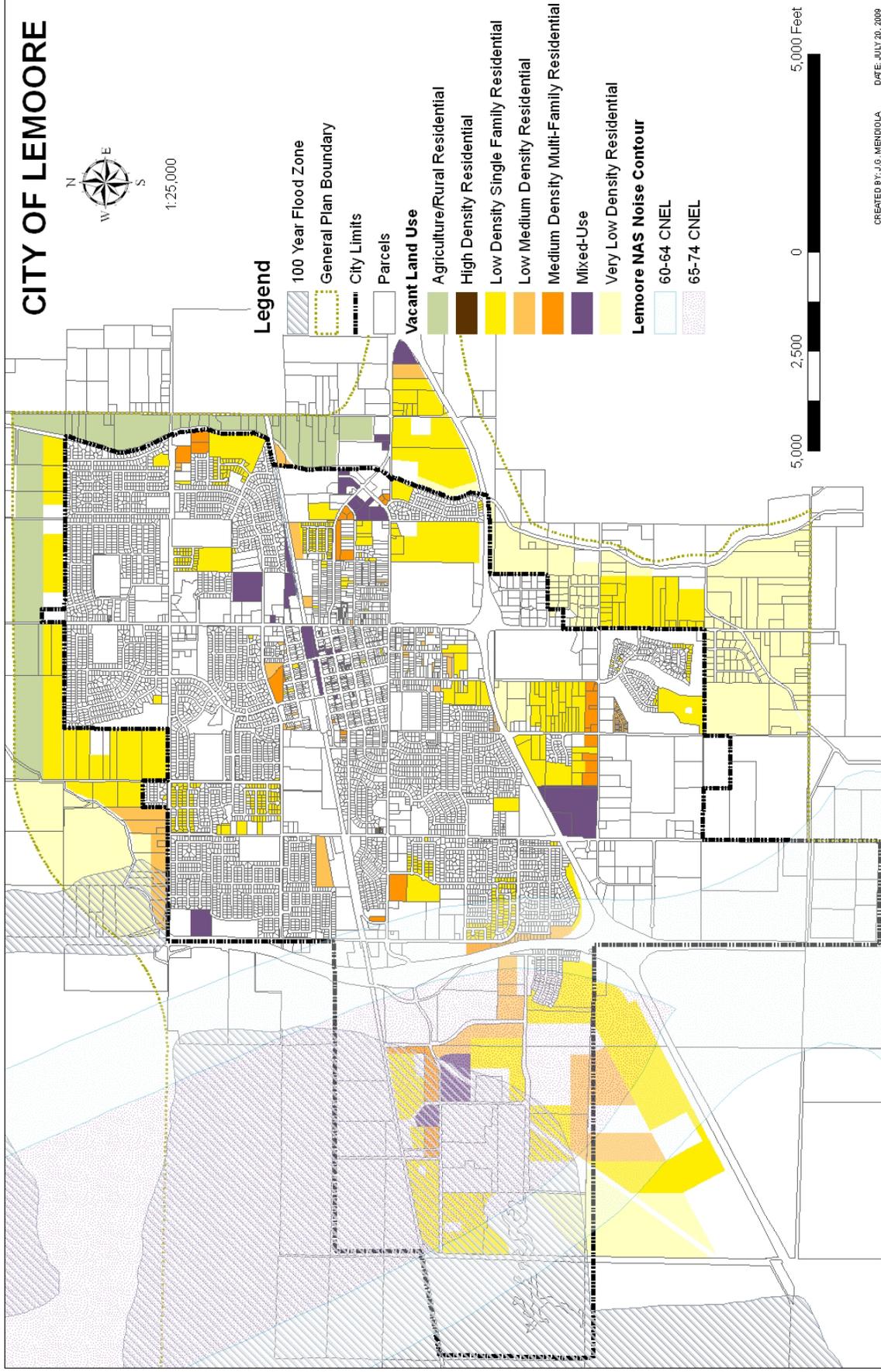
# Appendix B

City of Lemoore Underutilized APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		Existing Use (Type/Condition)	Potential Units			
					Max	Realistic		Lower	Mod	Upper	Total
023150005000	Low Density SFR	RLD,RN	RA-20	2.75	7	4.5	1 SFD / Substantial deterioration				12
023150007000	Low Density SFR	RLD,RN	RA-20	1.34	7	4.5	1 SFD / Sound				6
023150008000	Low Density SFR	RLD,RN	R-1-7	2.73	7	4.5	1 SFD / Minor deterioration				12
023150010000	Low Density SFR	RLD,RN	RA-20	0.56	7	4.5	1 SFD / Substantial deterioration				2
023150011000	Low Density SFR	RLD,RN	RA-20	0.22	7	4.5	1 SFD / Dilapidated				1
023150016000	Low Density SFR	RLD,RN	ML	1.15	7	4.5	OT / Commercial				5
023150026000	Low Density SFR	RLD,RN	R-1-7, RA-20	0.81	7	4.5	1 SFD / Sound				3
023150027000	Low Density SFR	RLD,RN	R-1-7, RA-20	0.77	7	4.5	1 SFD / Sound				3
023150028000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.18	7	4.5	1 SFD / Sound				3
023150031000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.01	7	4.5	1 SFD / Sound				4
023150032000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.79	7	4.5	1 SFD / Minor deterioration				8
023150036000	Low Density SFR	RLD,RN	R-1-7, RA-20	2.61	7	4.5	1 SFD / Sound				9
023150050000	Low Density SFR	RLD,RN	RA-20	1.92	7	4.5	1 SFD / Sound				7
023150051000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.16	7	4.5	1 SFD / Sound				4
023150052000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.22	7	4.5	1 SFD / Sound				4
023150054000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.49	7	4.5	1 SFD / Sound				5
023170001000	Low Density SFR	RLD,RN	R-1-7	7.49	7	4.5	OT / Commercial				33
023170006000	Low Density SFR	RLD,RN	R-1-7, ML	2.00	7	4.5	1 SFD / Minor deterioration				9
023150015000	Low Density SFR	RLD,RN	RA-20	1.49	7	4.5	NA / Industrial				5
023150053000	Low Density SFR	RLD,RN	RA-20	2.44	7	4.5	1 SFD / Sound				9
023430018000	Low Medium Density	RLMD,RN	UR	9.93	12	9	1 SFD / Moderate deterioration		75		75
023150018000	Medium Density MFR	RMD	ML	0.36	17	14	NA / Industrial	4			4
023420011000	Medium Density MFR	RMD	RM-3	6.94	17	14	1 SFD / Moderate deterioration / Industrial	82			82
023170011000	Medium Density MFR	RMD	ML	2.41	17	14	OT / Commercial	33			33
023150022000	Medium Density MFR	RMD	ML	0.63	17	14	OT / Commercial	8			8
023150021000	Medium Density MFR	RMD	ML	4.93	17	14	1 SFD / Minor deterioration	69			69
023150017000	Medium Density MFR	RMD	ML	1.18	17	14	NA / Industrial	14			14
<b>TOTAL - WITHIN CITY LIMITS</b>											
UGBA	Very Low Density Res	RVLD	UGBA	44.73	3	2.5		210	147	72	429
										111	111

Key:  
 SF → Single Family  
 OT → Other  
 Building Type / Condition of Structure / Comments

Appendix B

Figure B-1d: Land Inventory Map – City of Lemoore



Appendix B

Table B-1e: Residential Land Inventory – Unincorporated Kings County

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
<b>Very Low Density Residential</b>								
018173001000	VLD	RRE	1 du/ac	0.48	1	1	Yes	None
018173010000	VLD	RRE	1 du/ac	0.59	1	1	Yes	None
018490014000	VLD	RRE	1 du/ac	0.78	1	1	Yes	None
018490061000	VLD	RRE	1 du/ac	1.00	1	1	Yes	None
018490068000	VLD	RRE	1 du/ac	1.18	1	1	Yes	None
018173018000	VLD	RRE	1 du/ac	1.38	1	1	Yes	None
018173018000	VLD	RRE	1 du/ac	1.68	2	2	Yes	None
018490085000	VLD	RRE	1 du/ac	2.01	2	2	Yes	None
018173017000	VLD	RRE	1 du/ac	2.59	3	3	Yes	None
018173017000	VLD	RRE	1 du/ac	2.70	3	3	Yes	None
018173017000	VLD	RRE	1 du/ac	3.10	3	3	Yes	None
018490022000	VLD	RRE	1 du/ac	8.33	8	8	Yes	None
016042075000	VLD	RRE	1 du/ac	0.12	1	1	Septic & Well	Variance Required
009160009000	VLD	RRE	1 du/ac	0.17	1	1	Septic & Well	Variance Required
009160028000	VLD	RRE	1 du/ac	0.17	1	1	Septic & Well	Variance Required
007030008000	VLD	RRE	1 du/ac	0.21	1	1	Septic & Well	Variance Required
018201086000	VLD	RRE	1 du/ac	0.27	1	1	Septic & Well	Variance Required
018210079000	VLD	RRE	1 du/ac	0.29	1	1	Septic & Well	Variance Required
018121065000	VLD	RRE	1 du/ac	0.30	1	1	Septic & Well	Variance Required
018121064000	VLD	RRE	1 du/ac	0.32	1	1	Septic & Well	Variance Required
018130001000	VLD	RRE	1 du/ac	0.43	1	1	Septic & Well	Variance Required
018130011000	VLD	RRE	1 du/ac	0.45	1	1	Septic & Well	Variance Required
018130025000	VLD	RRE	1 du/ac	0.48	1	1	Septic & Well	Variance Required
016032006000	VLD	RRE	1 du/ac	0.48	1	1	Septic & Well	Variance Required
016042033000	VLD	RRE	1 du/ac	0.49	1	1	Septic & Well	Variance Required
016043044000	VLD	RRE	1 du/ac	0.49	1	1	Septic & Well	Variance Required
016043004000	VLD	RRE	1 du/ac	0.50	1	1	Septic & Well	Variance Required
016042067000	VLD	RRE	1 du/ac	0.73	1	1	Septic & Well	Variance Required
016042019000	VLD	RRE	1 du/ac	0.77	1	1	Septic & Well	Variance Required
016041037000	VLD	RRE	1 du/ac	0.79	1	1	Septic & Well	Variance Required
016041036000	VLD	RRE	1 du/ac	0.82	1	1	Septic & Well	Variance Required
016150010000	VLD	RRE	1 du/ac	0.84	1	1	Septic & Well	Variance Required
016150004000	VLD	RRE	1 du/ac	0.85	1	1	Septic & Well	Variance Required
016150019000	VLD	RRE	1 du/ac	0.86	1	1	Septic & Well	Variance Required
016160071000	VLD	RRE	1 du/ac	0.87	1	1	Septic & Well	Variance Required

# Appendix B

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
016160062000	VLD	RRE	1 du/ac	0.90	1	1	Septic & Well	Variance Required
016160015000	VLD	RRE	1 du/ac	0.92	1	1	Septic & Well	Variance Required
016160067000	VLD	RRE	1 du/ac	0.92	1	1	Septic & Well	Variance Required
014143009000	VLD	RRE	1 du/ac	0.94	1	1	Septic & Well	Variance Required
014143008000	VLD	RRE	1 du/ac	0.96	1	1	Septic & Well	Variance Required
014143013000	VLD	RRE	1 du/ac	0.96	1	1	Septic & Well	Variance Required
014143011000	VLD	RRE	1 du/ac	0.96	1	1	Septic & Well	Variance Required
014400002000	VLD	RRE	1 du/ac	0.96	1	1	Septic & Well	Variance Required
022251015000	VLD	RRE	1 du/ac	0.98	1	1	Septic & Well	Variance Required
022251006000	VLD	RRE	1 du/ac	0.98	1	1	Septic & Well	Variance Required
009050030000	VLD	RRE	1 du/ac	0.98	1	1	Septic & Well	Variance Required
009050031000	VLD	RRE	1 du/ac	0.99	1	1	Septic & Well	Variance Required
009080001000	VLD	RRE	1 du/ac	1.00	1	1	Septic & Well	None
009080017000	VLD	RRE	1 du/ac	1.00	1	1	Septic & Well	None
009080027000	VLD	RRE	1 du/ac	1.01	1	1	Septic & Well	None
009110001000	VLD	RRE	1 du/ac	1.01	1	1	Septic & Well	None
009110003000	VLD	RRE	1 du/ac	1.01	1	1	Septic & Well	None
009130002000	VLD	RRE	1 du/ac	1.01	1	1	Septic & Well	None
009160034000	VLD	RRE	1 du/ac	1.02	1	1	Septic & Well	None
005030013000	VLD	RRE	1 du/ac	1.02	1	1	Septic & Well	None
005030012000	VLD	RRE	1 du/ac	1.02	1	1	Septic & Well	None
005090005000	VLD	RRE	1 du/ac	1.02	1	1	Septic & Well	None
004261029000	VLD	RRE	1 du/ac	1.03	1	1	Septic & Well	None
004261021000	VLD	RRE	1 du/ac	1.04	1	1	Septic & Well	None
004261028000	VLD	RRE	1 du/ac	1.05	1	1	Septic & Well	None
004270003000	VLD	RRE	1 du/ac	1.05	1	1	Septic & Well	None
004270016000	VLD	RRE	1 du/ac	1.05	1	1	Septic & Well	None
004270036000	VLD	RRE	1 du/ac	1.06	1	1	Septic & Well	None
004270006000	VLD	RRE	1 du/ac	1.07	1	1	Septic & Well	None
023040022000	VLD	RRE	1 du/ac	1.08	1	1	Septic & Well	None
023040024000	VLD	RRE	1 du/ac	1.09	1	1	Septic & Well	None
023040023000	VLD	RRE	1 du/ac	1.10	1	1	Septic & Well	None
034050041000	VLD	RRE	1 du/ac	1.10	1	1	Septic & Well	None
034060051000	VLD	RRE	1 du/ac	1.10	1	1	Septic & Well	None
034060037000	VLD	RRE	1 du/ac	1.10	1	1	Septic & Well	None
034060002000	VLD	RRE	1 du/ac	1.11	1	1	Septic & Well	None
034060050000	VLD	RRE	1 du/ac	1.12	1	1	Septic & Well	None
034080013000	VLD	RRE	1 du/ac	1.12	1	1	Septic & Well	None

# Appendix B

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
034080034000	VLD	RRE	1 du/ac	1.12	1	1	Septic & Well	None
034080031000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034101008000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034101018000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034101017000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034101027000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034102017000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034102024000	VLD	RRE	1 du/ac	1.14	1	1	Septic & Well	None
034102025000	VLD	RRE	1 du/ac	1.14	1	1	Septic & Well	None
034102019000	VLD	RRE	1 du/ac	1.14	1	1	Septic & Well	None
034160017000	VLD	RRE	1 du/ac	1.14	1	1	Septic & Well	None
034160016000	VLD	RRE	1 du/ac	1.15	1	1	Septic & Well	None
044120024000	VLD	RRE	1 du/ac	1.17	1	1	Septic & Well	None
044120021000	VLD	RRE	1 du/ac	1.18	1	1	Septic & Well	None
044120004000	VLD	RRE	1 du/ac	1.19	1	1	Septic & Well	None
009090012000	VLD	RRE	1 du/ac	1.20	1	1	Septic & Well	None
021050009000	VLD	RRE	1 du/ac	1.20	1	1	Septic & Well	None
021050007000	VLD	RRE	1 du/ac	1.20	1	1	Septic & Well	None
009120005000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
009090017000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
005100004000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
005100002000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
005100003000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
005100001000	VLD	RRE	1 du/ac	1.22	1	1	Septic & Well	None
005100014000	VLD	RRE	1 du/ac	1.22	1	1	Septic & Well	None
005100013000	VLD	RRE	1 du/ac	1.22	1	1	Septic & Well	None
005100012000	VLD	RRE	1 du/ac	1.25	1	1	Septic & Well	None
005100010000	VLD	RRE	1 du/ac	1.25	1	1	Septic & Well	None
005100009000	VLD	RRE	1 du/ac	1.25	1	1	Septic & Well	None
005100007000	VLD	RRE	1 du/ac	1.25	1	1	Septic & Well	None
005100008000	VLD	RRE	1 du/ac	1.26	1	1	Septic & Well	None
005100006000	VLD	RRE	1 du/ac	1.32	1	1	Septic & Well	None
005100005000	VLD	RRE	1 du/ac	1.35	1	1	Septic & Well	None
014410004000	VLD	RRE	1 du/ac	1.44	1	1	Septic & Well	None
016150025000	VLD	RRE	1 du/ac	1.45	1	1	Septic & Well	None
016150024000	VLD	RRE	1 du/ac	1.47	1	1	Septic & Well	None
009120006000	VLD	RRE	1 du/ac	1.55	2	2	Septic & Well	None
004270051000	VLD	RRE	1 du/ac	1.63	2	2	Septic & Well	None

# Appendix B

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
014410010000	VLD	RRE	1 du/ac	1.68	2	2	Septic & Well	None
005050035000	VLD	RRE	1 du/ac	1.69	2	2	Septic & Well	None
009160016000	VLD	RRE	1 du/ac	1.70	2	2	Septic & Well	None
009160015000	VLD	RRE	1 du/ac	1.73	2	2	Septic & Well	None
009160014000	VLD	RRE	1 du/ac	1.73	2	2	Septic & Well	None
009160051000	VLD	RRE	1 du/ac	1.74	2	2	Septic & Well	None
009160050000	VLD	RRE	1 du/ac	1.74	2	2	Septic & Well	None
009160049000	VLD	RRE	1 du/ac	1.82	2	2	Septic & Well	None
009160032000	VLD	RRE	1 du/ac	1.85	2	2	Septic & Well	None
009160021000	VLD	RRE	1 du/ac	1.93	2	2	Septic & Well	None
009160022000	VLD	RRE	1 du/ac	1.94	2	2	Septic & Well	None
009160023000	VLD	RRE	1 du/ac	2.05	2	2	Septic & Well	None
009160024000	VLD	RRE	1 du/ac	2.15	2	2	Septic & Well	None
009160025000	VLD	RRE	1 du/ac	2.28	2	2	Septic & Well	None
009160026000	VLD	RRE	1 du/ac	2.40	2	2	Septic & Well	None
009160029000	VLD	RRE	1 du/ac	2.42	2	2	Septic & Well	None
009160027000	VLD	RRE	1 du/ac	2.44	2	2	Septic & Well	None
009160030000	VLD	RRE	1 du/ac	2.53	3	3	Septic & Well	None
009160031000	VLD	RRE	1 du/ac	2.54	3	3	Septic & Well	None
009160020000	VLD	RRE	1 du/ac	2.57	3	3	Septic & Well	None
009160048000	VLD	RRE	1 du/ac	2.77	3	3	Septic & Well	None
009160047000	VLD	RRE	1 du/ac	2.88	3	3	Septic & Well	None
009160046000	VLD	RRE	1 du/ac	3.00	3	3	Septic & Well	None
009160045000	VLD	RRE	1 du/ac	3.01	3	3	Septic & Well	None
009160044000	VLD	RRE	1 du/ac	3.02	3	3	Septic & Well	None
009160043000	VLD	RRE	1 du/ac	3.03	3	3	Septic & Well	None
009160041000	VLD	RRE	1 du/ac	3.04	3	3	Septic & Well	None
009160042000	VLD	RRE	1 du/ac	3.21	3	3	Septic & Well	None
009160040000	VLD	RRE	1 du/ac	3.30	3	3	Septic & Well	None
009160039000	VLD	RRE	1 du/ac	3.55	4	4	Septic & Well	None
009160038000	VLD	RRE	1 du/ac	3.84	4	4	Septic & Well	None
009160037000	VLD	RRE	1 du/ac	3.96	4	4	Septic & Well	None
009160036000	VLD	RRE	1 du/ac	4.01	4	4	Septic & Well	None
009160035000	VLD	RRE	1 du/ac	4.11	4	4	Septic & Well	None
009160033000	VLD	RRE	1 du/ac	4.69	5	5	Septic & Well	None
009080030000	VLD	RRE	1 du/ac	7.16	7	7	Septic & Well	None
009080031000	VLD	RRE	1 du/ac	7.62	8	8	Septic & Well	None
009080032000	VLD	RRE	1 du/ac	7.77	8	8	Septic & Well	None

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County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
009080033000	VLD	RRE	1 du/ac	8.20	8	8	Septic & Well	None
009080034000	VLD	RRE	1 du/ac	8.45	8	8	Septic & Well	None
016042076000	VLD	RRE	1 du/ac	9.11	9	9	Septic & Well	None
016042076000	VLD	RRE	1 du/ac	11.34	8	8	Septic & Well	None
016150004000	VLD	RRE	1 du/ac	12.82	9	9	Septic & Well	None
009070042000	VLD	RRE	1 du/ac	14.84	10	10	Septic & Well	None
009130003000	VLD	RRE	1 du/ac	47.16	33	33	Septic & Well	None
<b>Subtotal - Very Low Density Residential</b>				<b>350.1</b>	<b>334</b>			
<b>Low Density Residential</b>								
026120034000	LD	R-1-20	1-2 du/ac	0.97	2	2	Yes	None
026100028000	LD	R-1-20	1-2 du/ac	1.77	4	4	Yes	None
026100031000	LD	R-1-20	1-2 du/ac	3.68	7	7	Yes	None
014162046000	LD	R-1-20	1-2 du/ac	0.20	1	0	Septic & Well	Variance Required
014161041000	LD	R-1-20	1-2 du/ac	0.25	1	1	Septic & Well	Variance Required
014162040000	LD	R-1-20	1-2 du/ac	0.27	1	1	Septic & Well	Variance Required
014162007000	LD	R-1-20	1-2 du/ac	0.29	1	1	Septic & Well	Variance Required
014162069000	LD	R-1-20	1-2 du/ac	0.30	1	1	Septic & Well	Variance Required
014162070000	LD	R-1-20	1-2 du/ac	0.35	1	1	Septic & Well	Variance Required
014186018000	LD	R-1-20	1-2 du/ac	0.52	1	1	Septic & Well	Variance Required
014186010000	LD	R-1-20	1-2 du/ac	0.54	1	1	Septic & Well	Variance Required
009150024000	LD	R-1-20	1-2 du/ac	0.61	1	1	Septic & Well	Variance Required
009150005000	LD	R-1-20	1-2 du/ac	0.70	1	1	Septic & Well	Variance Required
009150028000	LD	R-1-20	1-2 du/ac	0.81	1	2	Septic & Well	Variance Required
005050006000	LD	R-1-20	1-2 du/ac	0.82	1	2	Septic & Well	Variance Required
005050007000	LD	R-1-20	1-2 du/ac	0.89	1	2	Septic & Well	Variance Required
005050008000	LD	R-1-20	1-2 du/ac	0.90	1	2	Septic & Well	Variance Required
023040041000	LD	R-1-20	1-2 du/ac	0.96	1	2	Septic & Well	Variance Required
023040055000	LD	R-1-20	1-2 du/ac	1.06	1	2	Septic & Well	Variance Required
023040056000	LD	R-1-20	1-2 du/ac	1.15	1	2	Septic & Well	None
023040051000	LD	R-1-20	1-2 du/ac	1.63	1	3	Septic & Well	None
023040050000	LD	R-1-20	1-2 du/ac	1.98	2	4	Septic & Well	None
023040042000	LD	R-1-20	1-2 du/ac	2.03	2	4	Septic & Well	None
024063039000	LD	R-1-20	1-2 du/ac	2.75	2	6	Septic & Well	None
024063041000	LD	R-1-20	1-2 du/ac	4.20	4	8	Septic & Well	None
024063047000	LD	R-1-20	1-2 du/ac	5.32	5	11	Septic & Well	None
024063033000	LD	R-1-20	1-2 du/ac	6.36	6	13	Septic & Well	None
024063042000	LD	R-1-20	1-2 du/ac	9.31	9	19	Septic & Well	None
024063034000	LD	R-1-20	1-2 du/ac	9.97	10	20	Septic & Well	None

# Appendix B

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
024063030000	LD	R-1-20	1-2 du/ac	13.76	13	28	Septic & Well	None
024063026000	LD	R-1-20	1-2 du/ac	28.83	40	40	Septic & Well	None
014162013000	LD	R-1-20	1-2 du/ac	30.91	43	43	Septic & Well	None
<b>Subtotal - Low Density Residential</b>				<b>134.09</b>	<b>166</b>			
<b>Low Medium Density Residential</b>								
016182014000	LMD	R-1-12	2-4 cu/ac	0.31	1	1	Yes	None
016182039000	LMD	R-1-12	2-4 cu/ac	0.32	1	1	Yes	None
016182040000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016182041000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016182007000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016183016000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016183021000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016183010000	LMD	R-1-12	2-4 cu/ac	0.34	1	1	Yes	None
026132026000	LMD	R-1-12	2-4 du/ac	2.08	4	6	Yes	None
026132016000	LMD	R-1-12	2-4 du/ac	3.49	7	10	Yes	None
026132015000	LMD	R-1-12	2-4 du/ac	3.92	8	11	Yes	None
026132018000	LMD	R-1-12	2-4 du/ac	9.85	21	28	Yes	None
010310001000	LMD	R-1-12	2-4 du/ac	0.13	1	1	Septic & Well	Variance Required
010320114000	LMD	R-1-12	2-4 du/ac	0.15	1	1	Septic & Well	Variance Required
010320008000	LMD	R-1-12	2-4 du/ac	0.16	1	1	Septic & Well	Variance Required
010320112000	LMD	R-1-12	2-4 du/ac	0.31	1	1	Septic & Well	Variance Required
010320111000	LMD	R-1-12	2-4 du/ac	0.32	1	1	Septic & Well	Variance Required
010320042000	LMD	R-1-12	2-4 du/ac	0.32	1	1	Septic & Well	Variance Required
010320113000	LMD	R-1-12	2-4 du/ac	0.32	1	1	Septic & Well	Variance Required
014143022000	LMD	R-1-12	2-4 du/ac	0.33	1	1	Septic & Well	Variance Required
014171064000	LMD	R-1-12	2-4 du/ac	0.37	1	1	Septic & Well	Variance Required
014171049000	LMD	R-1-12	2-4 du/ac	0.38	1	2	Septic & Well	Variance Required
014171067000	LMD	R-1-12	2-4 du/ac	0.38	1	2	Septic & Well	Variance Required
014171011000	LMD	R-1-12	2-4 du/ac	0.43	1	2	Septic & Well	Variance Required
014171042000	LMD	R-1-12	2-4 du/ac	0.70	1	3	Septic & Well	Variance Required
014171041000	LMD	R-1-12	2-4 du/ac	0.73	1	3	Septic & Well	Variance Required
014171072000	LMD	R-1-12	2-4 du/ac	0.89	1	4	Septic & Well	Variance Required
014230034000	LMD	R-1-12	2-4 du/ac	1.30	1	5	Septic & Well	None
014230035000	LMD	R-1-12	2-4 du/ac	1.37	1	5	Septic & Well	None
014230079000	LMD	R-1-12	2-4 du/ac	1.68	2	7	Septic & Well	None
014230033000	LMD	R-1-12	2-4 du/ac	1.91	2	8	Septic & Well	None
014230077000	LMD	R-1-12	2-4 du/ac	1.94	2	8	Septic & Well	None
014251022000	LMD	R-1-12	2-4 du/ac	3.04	3	12	Septic & Well	None

# Appendix B

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
014251039000	LMD	R-1-12	2-4 du/ac	3.41	3	14	Septic & Well	None
014251018000	LMD	R-1-12	2-4 du/ac	4.31	4	12	Septic & Well	None
014251027000	LMD	R-1-12	2-4 du/ac	4.31	4	12	Septic & Well	None
014251016000	LMD	R-1-12	2-4 du/ac	8.46	8	24	Septic & Well	None
024303005000	LMD	R-1-12	2-4 du/ac	10.74	10	30	Septic & Well	None
034016015000	LMD	R-1-12	2-4 du/ac	17.65	17	49	Septic & Well	None
034016015000	LMD	R-1-12	2-4 du/ac	50.91	107	143	Septic & Well	None
014171012000	LMD	R-1-12	2-4 du/ac	59.03	124	165	Septic & Well	None
010320115000	LMD	R-1-12	2-4 du/ac	91.22	192	255	Septic & Well	None
<b>Subtotal - Low Medium Density Residential</b>				<b>289.16</b>	<b>543</b>			
<b>Medium Density Residential</b>								
018012030000	MD	R-1-6	4-7 du/ac	0.10	1	1	Yes	None
018012076000	MD	R-1-6	4-7 du/ac	0.11	1	1	Yes	None
018191008000	MD	R-1-6	4-7 du/ac	0.12	1	1	Yes	None
018270006000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
018270057000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
018022051000	MD	R-1-6	4-7 du/ac	0.16	1	1	Yes	None
018022052000	MD	R-1-6	4-7 du/ac	0.17	1	1	Yes	None
018351001000	MD	R-1-6	4-7 du/ac	0.17	1	1	Yes	None
018490025000	MD	R-1-6	4-7 du/ac	0.18	1	1	Yes	None
018490024000	MD	R-1-6	4-7 du/ac	0.19	1	1	Yes	None
018490037000	MD	R-1-6	4-7 du/ac	0.23	1	2	Yes	None
018490044000	MD	R-1-6	4-7 du/ac	0.28	2	2	Yes	None
018490004000	MD	R-1-6	4-7 du/ac	0.43	3	3	Yes	None
018490004000	MD	R-1-6	4-7 du/ac	0.45	3	3	Yes	None
018490047000	MD	R-1-6	4-7 du/ac	0.46	3	3	Yes	None
018041029000	MD	R-1-6	4-7 du/ac	0.66	4	5	Yes	None
018051005000	MD	R-1-6	4-7 du/ac	0.70	4	5	Yes	None
018051022000	MD	R-1-6	4-7 du/ac	0.71	4	5	Yes	None
018074015000	MD	R-1-6	4-7 du/ac	1.09	7	8	Yes	None
018074010000	MD	R-1-6	4-7 du/ac	1.49	9	10	Yes	None
018073021000	MD	R-1-6	4-7 du/ac	1.80	8	9	Yes	None
018073013000	MD	R-1-6	4-7 du/ac	2.39	10	12	Yes	None
018073003000	MD	R-1-6	4-7 du/ac	2.43	10	12	Yes	None
018092016000	MD	R-1-6	4-7 du/ac	2.44	10	12	Yes	None
018012056000	MD	R-1-6	4-7 du/ac	3.02	13	15	Yes	None
018101027000	MD	R-1-6	4-7 du/ac	3.82	16	19	Yes	None
018101026000	MD	R-1-6	4-7 du/ac	3.95	17	19	Yes	None

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County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
018563016000	MD	R-1-6	4-7 du/ac	7.03	30	34	Yes	None
018790007000	MD	R-1-6	4-7 du/ac	10.18	43	50	Yes	None
018790008000	MD	R-1-6	4-7 du/ac	11.96	50	59	Yes	None
018270058000	MD	R-1-6	4-7 du/ac	14.92	63	73	Yes	None
018270059000	MD	R-1-6	4-7 du/ac	16.19	68	79	Yes	None
018150035000	MD	R-1-6	4-7 du/ac	0.14	1	1	Yes	None
018150016000	MD	R-1-6	4-7 du/ac	0.15	1	1	Yes	None
016140062000	MD	R-1-6	4-7 du/ac	0.15	1	1	Yes	None
016172049000	MD	R-1-6	4-7 du/ac	0.15	1	1	Yes	None
016173040000	MD	R-1-6	4-7 du/ac	0.17	1	1	Yes	None
016171084000	MD	R-1-6	4-7 du/ac	0.17	1	1	Yes	None
016293014000	MD	R-1-6	4-7 du/ac	0.28	2	2	Yes	None
016293015000	MD	R-1-6	4-7 du/ac	0.34	2	2	Yes	None
016294007000	MD	R-1-6	4-7 du/ac	2.55	11	12	Yes	None
016294004000	MD	R-1-6	4-7 du/ac	4.97	21	24	Yes	None
016294015000	MD	R-1-6	4-7 du/ac	11.83	50	58	Yes	None
042111005000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
042119006000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
042112033000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
042143002000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
042143005000	MD	R-1-6	4-7 du/ac	0.14	1	1	Yes	None
042142011000	MD	R-1-6	4-7 du/ac	0.15	1	1	Yes	None
042142003000	MD	R-1-6	4-7 du/ac	0.21	1	1	Yes	None
038240063000	MD	R-1-6	4-7 du/ac	0.49	3	3	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	0.99	6	7	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	1.02	6	7	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	1.44	9	10	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	1.65	7	8	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	2.26	9	11	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	3.33	14	16	Yes	None
038240073000	MD	R-1-6	4-7 du/ac	15.09	63	74	Yes	None
026132026000	MD	R-1-6	4-7 du/ac	0.18	1	1	Yes	None
026132016000	MD	R-1-6	4-7 du/ac	0.19	1	1	Yes	None
026132018000	MD	R-1-6	4-7 du/ac	0.21	1	1	Yes	None
026141019000	MD	R-1-6	4-7 du/ac	5.99	25	29	Yes	None
026153013000	MD	R-1-6	4-7 du/ac	6.85	29	34	Yes	None
018140054000	MD	R-1-6	4-7 du/ac	0.15	1	1	Septic & Well	Variance Required
018121027000	MD	R-1-6	4-7 du/ac	0.17	1	1	Septic & Well	Variance Required

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County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
018121028000	MD	R-1-6	4-7 du/ac	0.17	1	1	Septic & Well	Variance Required
014151033000	MD	R-1-6	4-7 du/ac	0.18	1	1	Septic & Well	Variance Required
014151023000	MD	R-1-6	4-7 du/ac	0.18	1	1	Septic & Well	Variance Required
014151038000	MD	R-1-6	4-7 du/ac	0.18	1	1	Septic & Well	Variance Required
014153020000	MD	R-1-6	4-7 du/ac	0.21	1	1	Septic & Well	Variance Required
014153001000	MD	R-1-6	4-7 du/ac	0.22	1	2	Septic & Well	Variance Required
014153024000	MD	R-1-6	4-7 du/ac	0.22	1	2	Septic & Well	Variance Required
014153006000	MD	R-1-6	4-7 du/ac	0.24	1	2	Septic & Well	Variance Required
014152014000	MD	R-1-6	4-7 du/ac	0.34	2	2	Septic & Well	Variance Required
014153023000	MD	R-1-6	4-7 du/ac	0.34	2	2	Septic & Well	Variance Required
002255001000	MD	R-1-6	4-7 du/ac	0.40	2	3	Septic & Well	Variance Required
002252007000	MD	R-1-6	4-7 du/ac	0.40	2	3	Septic & Well	Variance Required
002253009000	MD	R-1-6	4-7 du/ac	0.41	2	3	Septic & Well	Variance Required
034016015000	MD	R-1-6	4-7 du/ac	0.41	2	3	Septic & Well	Variance Required
018140008000	MD	R-1-6	4-7 du/ac	0.45	3	3	Septic & Well	Variance Required
018140060000	MD	R-1-6	4-7 du/ac	0.50	3	4	Septic & Well	Variance Required
018150005000	MD	R-1-6	4-7 du/ac	0.85	5	6	Septic & Well	Variance Required
018140055000	MD	R-1-6	4-7 du/ac	1.03	6	7	Septic & Well	None
018140058000	MD	R-1-6	4-7 du/ac	2.18	9	11	Septic & Well	None
018140057000	MD	R-1-6	4-7 du/ac	2.35	10	12	Septic & Well	None
018140059000	MD	R-1-6	4-7 du/ac	13.48	57	66	Septic & Well	None
<b>Subtotal - Medium Density Residential</b>				<b>174.76</b>	<b>774</b>			
<b>Medium High Density Residential</b>								
018083001000	MHD	RM-3	7-11 du/ac	0.12	1	1	Yes	None
018082004000	MHD	RM-3	7-11 du/ac	0.16	1	2	Yes	None
018101051000	MHD	RM-3	7-11 du/ac	0.17	2	2	Yes	None
018101043000	MHD	RM-3	7-11 du/ac	0.20	2	2	Yes	None
018101043000	MHD	RM-3	7-11 du/ac	1.34	12	15	Yes	None
018202049000	MHD	RM-3	7-11 du/ac	3.94	25	30	Yes	None
018602017000	MHD	RM-3	7-11 du/ac	5.10	32	39	Yes	None
018562001000	MHD	RM-3	7-11 du/ac	11.40	72	88	Yes	None
018150035000	MHD	RM-3	7-11 du/ac	0.30	3	3	Yes	None
018150015000	MHD	RM-3	7-11 du/ac	0.37	3	4	Yes	None
016171024000	MHD	RM-3	7-11 du/ac	0.54	5	6	Yes	None
016171046000	MHD	RM-3	7-11 du/ac	0.58	5	6	Yes	None
016171044000	MHD	RM-3	7-11 du/ac	2.78	24	29	Yes	None
042100010000	MHD	RM-3	7-11 du/ac	0.10	1	1	Yes	None
042100009000	MHD	RM-3	7-11 du/ac	0.10	1	1	Yes	None

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County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
042100075000	MHD	RM-3	7-11 du/ac	0.15	1	2	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.17	2	2	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.27	2	3	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.35	3	4	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.42	4	5	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.45	4	5	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.46	4	5	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.50	5	6	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.62	6	7	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.89	8	10	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.94	8	10	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.11	10	12	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.11	10	12	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.27	11	14	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.31	12	14	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.80	11	14	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.95	12	15	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	2.15	14	17	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	2.24	14	17	Yes	None
042100012000	MHD	RM-3	7-11 du/ac	2.55	16	20	Yes	None
042100012000	MHD	RM-3	7-11 du/ac	2.81	18	22	Yes	None
042129018000	MHD	RM-3	7-11 du/ac	2.83	18	22	Yes	None
042129009000	MHD	RM-3	7-11 du/ac	2.87	18	22	Yes	None
042145012000	MHD	RM-3	7-11 du/ac	2.89	18	22	Yes	None
042144002000	MHD	RM-3	7-11 du/ac	2.93	18	23	Yes	None
038240063000	MHD	RM-3	7-11 du/ac	2.93	18	23	Yes	None
026120038000	MHD	RM-3	7-11 du/ac	0.12	1	1	Yes	None
026120039000	MHD	RM-3	7-11 du/ac	0.24	2	3	Yes	None
026120039000	MHD	RM-3	7-11 du/ac	0.28	3	3	Yes	None
026131033000	MHD	RM-3	7-11 du/ac	0.29	3	3	Yes	None
026131044000	MHD	RM-3	7-11 du/ac	0.31	3	3	Yes	None
026131034000	MHD	RM-3	7-11 du/ac	0.41	4	5	Yes	None
026161020000	MHD	RM-3	7-11 du/ac	0.57	5	6	Yes	None
026161019000	MHD	RM-3	7-11 du/ac	0.69	6	8	Yes	None
026161018000	MHD	RM-3	7-11 du/ac	1.35	12	15	Yes	None
026161017000	MHD	RM-3	7-11 du/ac	1.63	10	13	Yes	None
026120043000	MHD	RM-3	7-11 du/ac	2.48	16	19	Yes	None
026120043000	MHD	RM-3	7-11 du/ac	3.95	25	30	Yes	None

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County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
026120042000	MHD	RM-3	7-11 du/ac	4.11	26	32	Yes	None
026131033000	MHD	RM-3	7-11 du/ac	5.19	33	40	Yes	None
018140025000	MHD	RM-3	7-11 du/ac	0.35	3	4	Septic & Well	None
018140023000	MHD	RM-3	7-11 du/ac	0.93	8	10	Septic & Well	None
018150005000	MHD	RM-3	7-11 du/ac	1.53	10	12	Septic & Well	None
<b>Subtotal - Medium High Density Residential</b>				<b>89.60</b>	<b>624</b>			
<b>High Density Residential</b>								
018202042000	HD	RM-2	11-24 du/ac	0.15	2	4	Yes	None
018070002000	HD	RM-2	11-24 du/ac	0.25	4	6	Yes	None
018077020000	HD	RM-2	11-24 du/ac	0.52	8	12	Yes	None
018077002000	HD	RM-2	11-24 du/ac	0.89	13	21	Yes	None
018075005000	HD	RM-2	11-24 du/ac	3.89	41	65	Yes	None
016140065000	HD	RM-2	11-24 du/ac	1.53	16	26	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.16	2	4	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.40	6	10	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.40	6	10	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.48	7	12	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.88	13	21	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.88	13	21	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.93	14	22	Yes	None
042100075000	HD	RM-2	11-24 du/ac	1.05	16	25	Yes	None
042100012000	HD	RM-2	11-24 du/ac	1.10	17	26	Yes	None
042100012000	HD	RM-2	11-24 du/ac	1.16	17	28	Yes	None
042100012000	HD	RM-2	11-24 du/ac	1.28	19	31	Yes	None
042100012000	HD	RM-2	11-24 du/ac	1.30	20	31	Yes	None
042112009000	HD	RM-2	11-24 du/ac	2.15	23	36	Yes	None
042134010000	HD	RM-2	11-24 du/ac	2.20	23	37	Yes	None
042149008000	HD	RM-2	11-24 du/ac	2.63	28	44	Yes	None
042142014000	HD	RM-2	11-24 du/ac	2.75	29	46	Yes	None
026162004000	HD	RM-2	11-24 du/ac	0.52	8	12	Yes	None
026162004000	HD	RM-2	11-24 du/ac	0.56	8	13	Yes	None
<b>Subtotal - High Density Residential</b>				<b>28.06</b>	<b>353</b>			
<b>Very High Density Residential</b>								
018150016000	VHD	RM-1.5	24-30 du/ac	0.86	21	21	Yes	None
018150016000	VHD	RM-1.5	24-30 du/ac	2.22	37	47	Yes	None
042100075000	VHD	RM-1.5	24-30 du/ac	0.40	10	12	Yes	None
042100075000	VHD	RM-1.5	24-30 du/ac	0.96	23	29	Yes	None

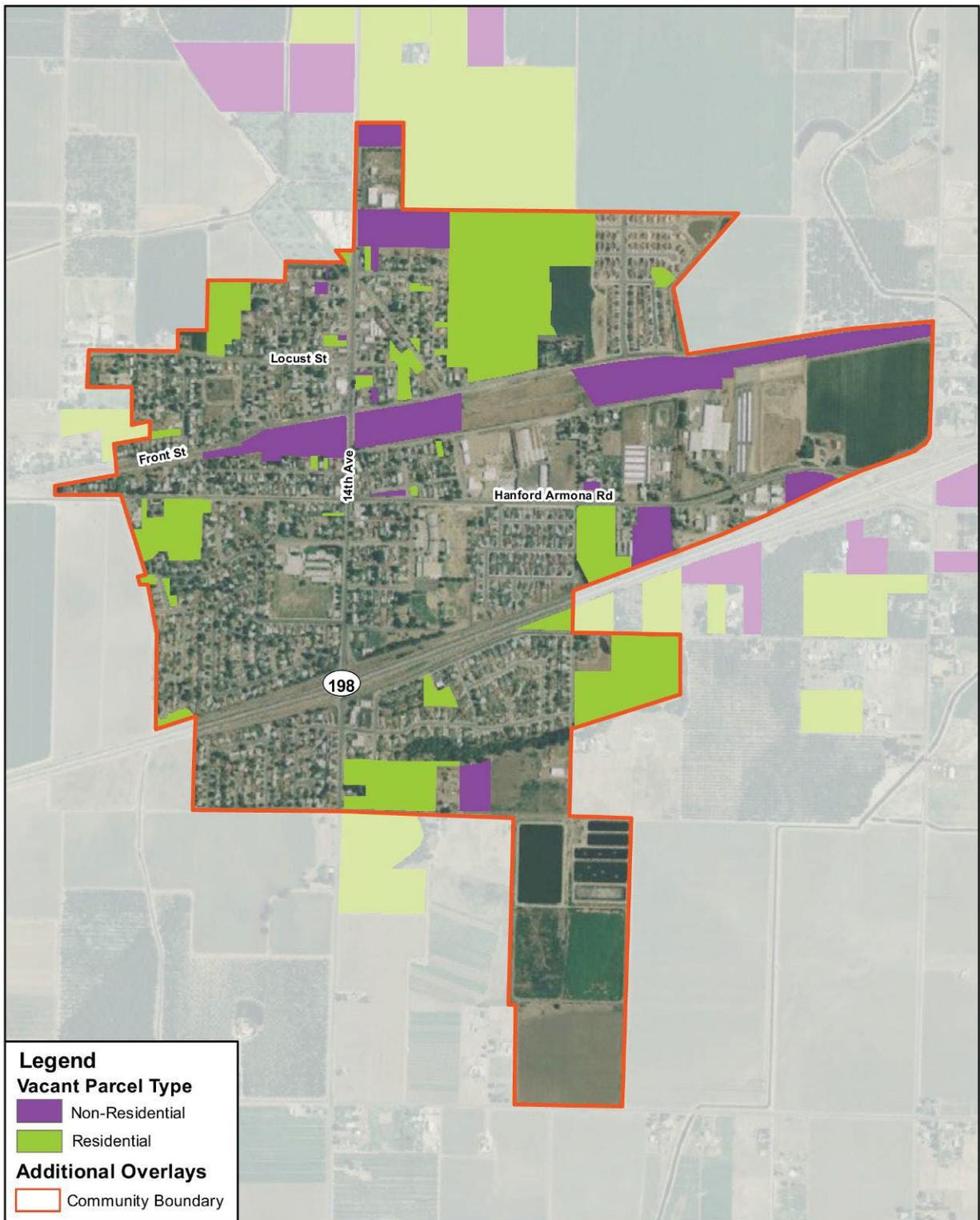
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County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
042100012000	VHD	RM-1.5	24-30 du/ac	1.30	31	39	Yes	None
<b>Subtotal - Very High Density Residential</b>				<b>5.74</b>	<b>122</b>			
<b>Mixed Use</b>								
018012026000	DMU	DMU	10-20 du/ac	0.10	1	2	Yes	None
018022038000	DMU	DMU	10-20 du/ac	0.12	1	2	Yes	None
018022004000	DMU	DMU	10-20 du/ac	0.14	1	3	Yes	None
018076012000	DMU	DMU	10-20 du/ac	0.18	2	4	Yes	None
018076011000	DMU	DMU	10-20 du/ac	0.24	2	5	Yes	None
018071013000	DMU	DMU	10-20 du/ac	0.24	2	5	Yes	None
018076013000	DMU	DMU	10-20 du/ac	0.26	3	5	Yes	None
018270046000	DMU	DMU	10-20 du/ac	0.69	7	14	Yes	None
018150016000	DMU	DMU	10-20 du/ac	0.19	2	4	Yes	None
018150016000	DMU	DMU	10-20 du/ac	0.19	2	4	Yes	None
016171049000	DMU	DMU	10-20 du/ac	0.27	3	5	Yes	None
016171048000	DMU	DMU	10-20 du/ac	1.70	12	24	Yes	None
026132035000	DMU	DMU	10-20 du/ac	0.16	2	3	Yes	None
026132031000	DMU	DMU	10-20 du/ac	0.16	2	3	Yes	None
026132027000	DMU	DMU	10-20 du/ac	0.17	2	3	Yes	None
026132030000	DMU	DMU	10-20 du/ac	0.19	2	4	Yes	None
026132032000	DMU	DMU	10-20 du/ac	0.29	3	6	Yes	None
026143022000	DMU	DMU	10-20 du/ac	0.54	5	11	Yes	None
026152016000	DMU	DMU	10-20 du/ac	0.56	6	11	Yes	None
026152001000	DMU	DMU	10-20 du/ac	0.78	8	16	Yes	None
026152015000	DMU	DMU	10-20 du/ac	0.97	10	19	Yes	None
026161009000	DMU	DMU	10-20 du/ac	1.95	14	27	Yes	None
018270001000	MU	MU	10-20 du/ac	2.02	14	28	Yes	None
018270001000	MU	MU	10-20 du/ac	2.34	16	33	Yes	None
018101051000	MU	MU	10-20 du/ac	2.79	20	39	Yes	None
018101002000	MU	MU	10-20 du/ac	3.23	23	45	Yes	None
018101002000	MU	MU	10-20 du/ac	3.34	23	47	Yes	None
018101032000	MU	MU	10-20 du/ac	3.89	27	54	Yes	None
018101043000	MU	MU	10-20 du/ac	4.27	30	60	Yes	None
018101049000	MU	MU	10-20 du/ac	5.06	35	71	Yes	None
018101049000	MU	MU	10-20 du/ac	7.47	52	105	Yes	None
018012070000	MU	MU	10-20 du/ac	11.93	84	167	Yes	None
018101002000	MU	MU	10-20 du/ac	12.32	86	172	Yes	None
042127001000	MU	MU	10-20 du/ac	0.10	1	2	Yes	None
042127006000	MU	MU	10-20 du/ac	0.10	1	2	Yes	None

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County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
042126010000	MU	MU	10-20 du/ac	0.13	1	3	Yes	None
042126011000	MU	MU	10-20 du/ac	0.14	1	3	Yes	None
042126006000	MU	MU	10-20 du/ac	0.14	1	3	Yes	None
042126001000	MU	MU	10-20 du/ac	0.17	2	3	Yes	None
042136009000	MU	MU	10-20 du/ac	0.18	2	4	Yes	None
<b>Subtotal - Mixed Use</b>				<b>69.71</b>	<b>510</b>			
<b>TOTALS</b>				<b>1141.23</b>	<b>3,426</b>			

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Armona)



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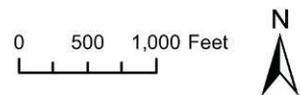
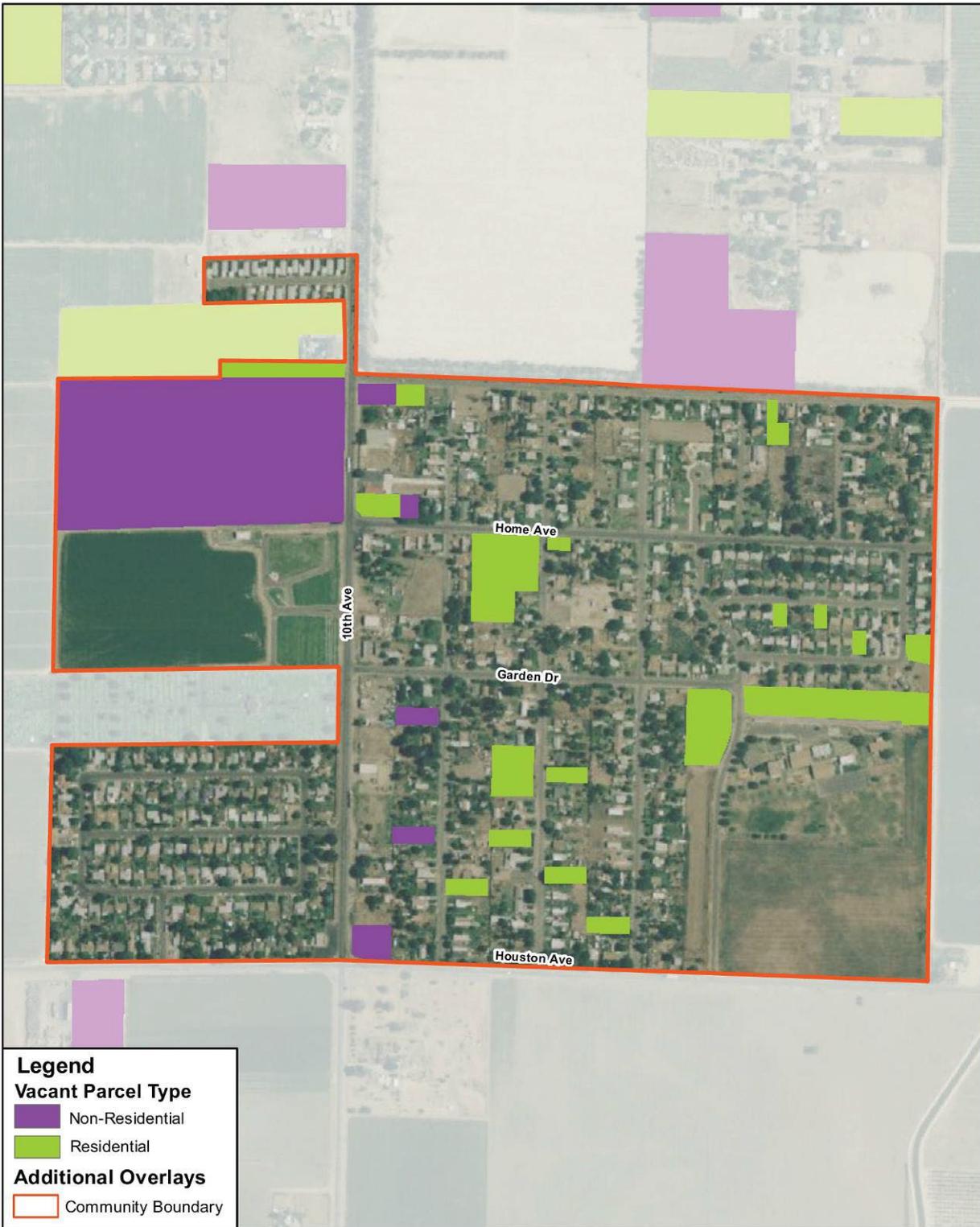


Figure B-1e: Land Inventory Map – Unincorporated Kings County (Home Garden)



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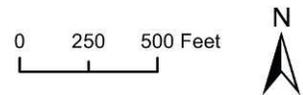
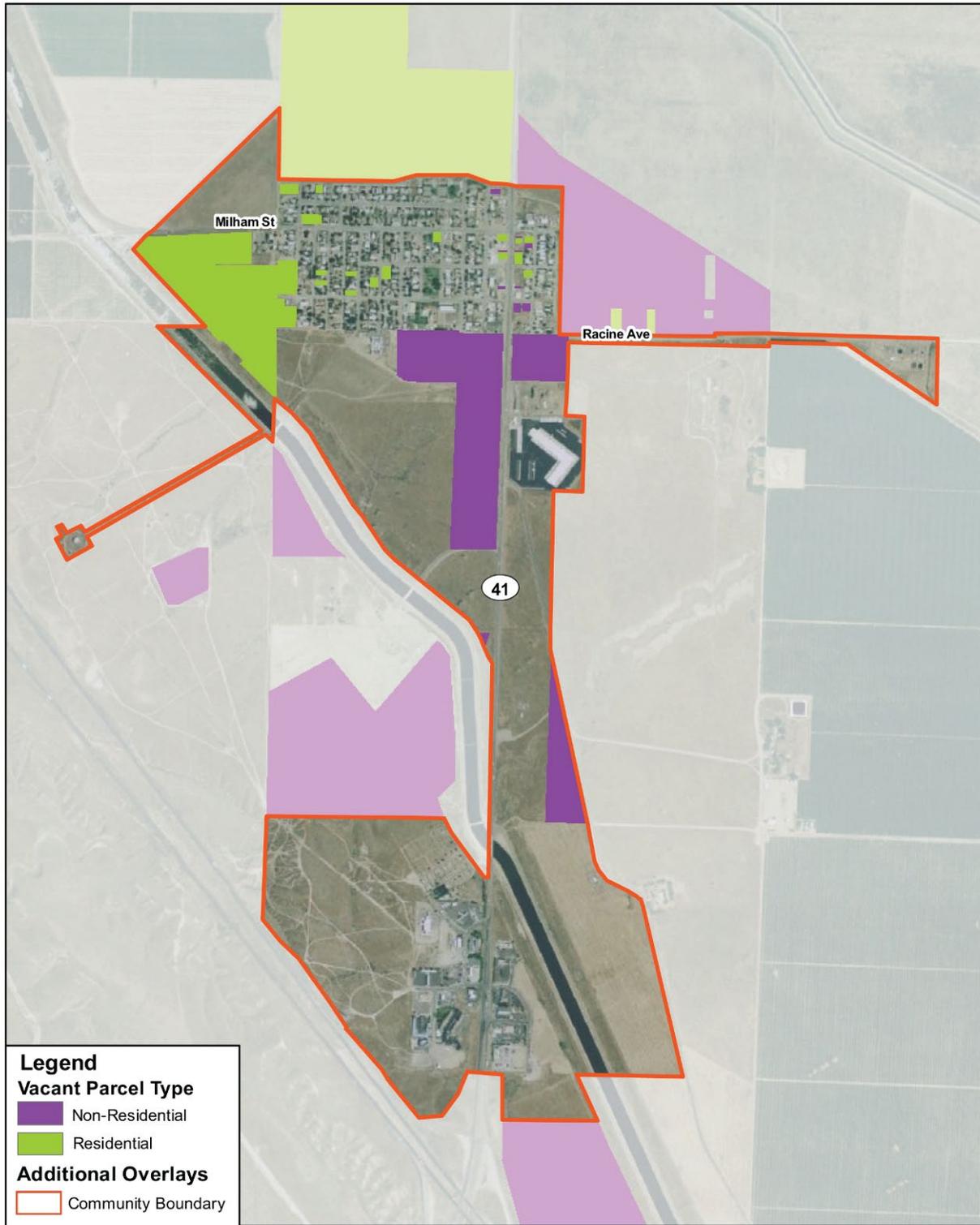


Figure B-1e: Land Inventory Map – Unincorporated Kings County (Kettleman City)

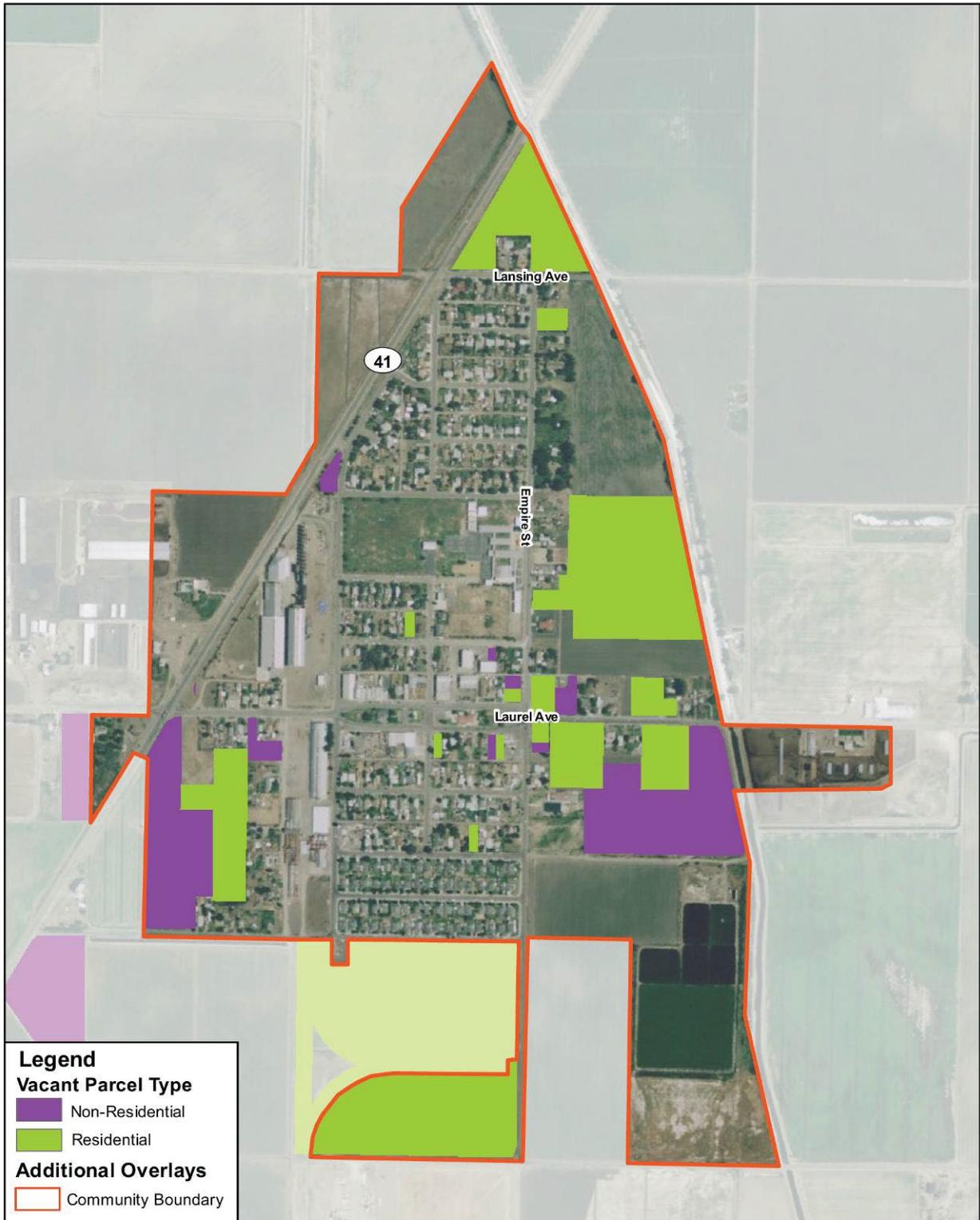


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0 500 1,000 Feet



Figure B-1e: Land Inventory Map – Unincorporated Kings County (Stratford)



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0 250 500 1,000 Feet



# Appendix C Public Participation Summary

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices for all Housing Element meetings and public hearings were mailed to a list of interested persons and organizations and published in the local newspaper in advance of each meeting, as well as posting the notices on each jurisdiction's website. The draft Housing Element was made available for review at City Halls, the County Government Center, the Kings County Association of Governments office, and libraries, and was also posted on each jurisdiction's website.

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to public hearings and adoption by each City Council and the Board of Supervisors.

**Table C-1. Public Meeting Summary  
2009-2014 Kings County Housing Element Update**

Date	Meeting
2/26/2009	Avenal study session
2/2/2009	Corcoran study session
3/10/2009	Hanford study session
3/17/2009	Lemoore study session
3/12/2009	Kings County study session
8/3/2009	Corcoran Planning Commission/City Council public meeting
8/3/2009	Kings County Planning Commission public meeting
8/12/2009	Avenal Planning Commission/City Council public meeting
8/24/2009	Hanford Planning Commission/City Council public meeting
8/24/2009	Lemoore Planning Commission/City Council public meeting
8/25/2009	Kings County Board of Supervisors public meeting
4/12/2010	Lemoore Planning Commission hearing
4/27/2010	Hanford Planning Commission hearing
5/3/2010	Kings County Planning Commission public hearing
5/4/2010	Lemoore City Council hearing (adoption)
5/10/2010	Corcoran Planning Commission public hearing
5/17/2010	Avenal Planning Commission public hearing
5/17/2010	Corcoran City Council public hearing (adoption)
5/18/2010	Kings County Board of Supervisors public hearing (adoption)
5/27/2010	Avenal City Council public hearing (adoption)
6/1/2010	Hanford City Council public hearing (adoption)

## Appendix C

Table C-1 includes a list of opportunities for public involvement in the preparation of this Housing Element update. Table C-2 provides the list of persons and organizations that were notified of the availability of the draft Housing Element as well as public meeting notices.

Table C-3 summarizes the public comments received during the preparation of the Housing Element update along with a description of how those comments were addressed in the element.

After receiving comments on the draft Housing Element from the state Department of Housing and Community Development, a proposed final Housing Element was prepared and made available for public review prior to adoption by each City Council and the Board of Supervisors.

**Table C-2. Public Notice List  
2009-2014 Kings County Housing Element Update**

PEGGY GREGORY AG EXTENSION 1400 W. LACEY BLVD. HANFORD, CA 93230	MARY ANNE FORD SHERMAN BEHAVIORAL HEALTH DIRECTOR 1400 W. LACEY BLVD. HANFORD, CA 93230
ROMAN V. BENITEZ SR. COMMUNITY PLANNER & LIAISON OFFICER 750 ENTERPRISE AVENUE NAS LEMOORE, CA 93246	TIM NISWANDER AGRICULTURAL COMMISSIONER 1400 W. LACEY BLVD. HANFORD, CA 93230
KETTLEMAN CITY CSD P.O. BOX 179 KETTLEMAN CITY CA 93239	ARMONA COMMUNITY SERVICES DISTRICT P.O. BOX 486 ARMONA, CA 93202
HOME GARDEN CSD 11677 2ND PLACE HANFORD, CA 93230	STRATFORD PUD 19681 RAILROAD AVENUE P. O. BOX 85 STRATFORD, CA 93266
LEMOORE ADVANCE 339 W. 'D' STREET LEMOORE, CA 93245	JAY SALYER KINGS COUNTY ECONOMIC DEVELOPMENT CORP. 120 N. IRWIN STREET HANFORD, CA 93230
CORCORAN JOURNAL P.O. BOX 487 CORCORAN, CA 93212	SALVATION ARMY 380 E IVY STREET HANFORD, CA 93230
LOUISE CARDOSA HANFORD SENTINEL P.O. BOX 9 HANFORD, CA 93232	DIWATA FONTE FRESNO BEE 525 W. MAIN STREET, SUITE F VISALIA, CA 93291-6149

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KINGS TIMBERLAND 1220 JEPSON AVENUE CORCORAN, CA 93212	DIANA PECK KINGS COUNTY FARM BUREAU 870 GREENFIELD AVENUE HANFORD, CA 93230
CAROLINE FARRELL CENTER ON RACE, POVERTY & THE ENVIRONMENT 1224 JEFFERSON STREET, SUITE 25 DELANO, CA 93215	RANDY MCNARY HOUSING AUTHORITY OF KINGS COUNTY 670 SOUTH IRWIN STREET HANFORD, CA 93230
GREENACTION ONE HALLIDIE PLAZA, SUITE 760 SAN FRANCISCO, CA 94102	NANETTE VILLARREAL KINGS UNITED WAY 11050 13TH AVE HANFORD, CA 93230
KINGS COUNTY OFFICE OF EDUCATION 1144 W. LACEY BLVD. HANFORD, CA 93230	CENTRAL VALLEY CHRISTIAN HOUSING DEVELOPMENT 2222 W. SUNNYSIDE AVE VISALIA, CA 93277
AMERICAN RED CROSS MARIE DAVIS 505 WEST MAIN STREET VISALIA, CALIFORNIA 93291	CORNERSTONE RECOVERY SYSTEMS TOM DOYLE 801 W. 7 <sup>TH</sup> STREET POST OFFICE BOX 1124 HANFORD, CALIFORNIA 93232
CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	CORCORAN EMERGENCY AID MARILYN NOLAN 2121 W. WHITLEY AVE POST OFFICE BOX 393 CORCORAN, CALIFORNIA 93212
KINGS COMMUNITY ACTION ORGANIZATION EMERGENCY SVCS PROGRAM AND WOMAN'S SHELTER LUPE GARCIA	LEMOORE CHRISTIAN AID, INC. JANEY CASTILLO 224 N. LEMOORE AVE. POST OFFICE BOX 134
YMCA OF KINGS COUNTY LAURA T. MARTIN 1010 W. GRANGEVILLE BLVD HANFORD, CALIFORNIA 93230	OPERATION LIFE TRANSFORMED KIM MARRERO 748 W. SANDSTONE COURT HANFORD, CALIFORNIA 93230
KINGS COUNTY COMMISSION ON AGING ADULT SOCIAL DAY CARE PROGRAM SHARON L.T. DEMASTERS 1197 SOUTH DRIVE	THE SALVATION ARMY MAJOR GREGORY MOODY 380 E. IVY STREET POST OFFICE BOX 987 HANFORD, CALIFORNIA 93232

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KINGS PARTNERSHIP FOR CHILDREN-SAT. ENRICHMENT PROGRAM DR. KIM WILDEY 11593 SOUTH 10TH AVE, POST OFFICE BOX 185	CHURCH OF THE SAVIOUR, SOUP KITCHEN CAROL DYER 519 NORTH DOUTY STREET HANFORD, CALIFORNIA 93230
K-POP 3056 CASTRO VALLEY BLVD, SUITE 186 CASTRO VALLEY, CA 94546	UNITED CEREBRAL PALSY OF CENTRAL CALIFORNIA DEBBIE GIBSON 606 WEST SIXTH STREET HANFORD, CALIFORNIA 93230
CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	SELF HELP ENTERPRISES TOM COLLISHAW 8445 W ELOWIN CT VISALIA, CA 93291-9262
	SELF HELP ENTERPRISES DOUG PINGEL 8445 W ELOWIN CT VISALIA, CA 93291-9262

## Appendix C

**Table C-3. Summary of Public Comments  
2009-2014 Kings County Housing Element Update**

Comment	Response
How does the recession affect the regional housing needs – will it be reduced?	The RHNA was prepared and adopted based on a statewide long-term growth forecast. Each jurisdiction’s needs will not be revised due to current economic conditions; however, it is important to note that the RHNA is a planning tool, not a construction mandate. If housing production slows due to overall economic conditions, jurisdictions will not be penalized if they are making a good-faith effort to facilitate development.
Our city has a lot of affordable housing. More move-up housing is needed to create a balanced community and stimulate economic development.	In preparing the Regional Housing Needs Plan, KCAG and the jurisdictions considered current housing affordability and allocations were adjusted accordingly.
The need for affordable housing and special needs housing is greater than the supply.	Significant public subsidies are required to make affordable and special needs housing development feasible. It is unfortunate that the resources are less than the need, particularly under current economic conditions. Public agencies are expected to use their powers such as land use planning and zoning regulations to remove constraints and facilitate housing production, to the extent feasible.
Is the potential residential development capacity estimated in the land inventory tables based on General Plan or zoning? Does it reflect areas outside the current City boundaries but within the Sphere of Influence? What happens if zoning designations change?	The land inventory is based on both General Plan and zoning designations of territory within the current City limits only. It is anticipated that zone changes will occur during the planning period. No change to the Housing Element is necessary unless zone changes were to reduce the City’s potential sites for housing below the level required to accommodate the RHNA.
Does farmworker housing need to be adjacent to an agricultural zone?	Housing for farmworkers does not need to be on or adjacent to agricultural land, although special rules apply to employee housing on land zoned for agriculture (the Employee Housing Act). Farmworker housing may be built wherever other types of housing are permitted, such as multi-family apartments.
Where did the population forecast in the	The California Department of Finance,

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Housing Element come from?	Demographic Research Unit prepares updated forecasts of population and housing on a regular basis for California and its counties.
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