



City Council Meeting Agenda

September 17, 2024
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

Council Members will meet in-person in the Council Chambers. The meeting will also be lived streamed on the City's website: <http://livestream.hanford.city/>

6:00 PM CALL TO ORDER CLOSED SESSION:

ROLL CALL BY THE CITY CLERK:

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION (GC 54956.9 (d)(1)):
1 Workers' Compensation Claim

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

Sherri Winteround

FLAG SALUTE:

RECOGNITION:

- A. Staff will be presented with the Proclamation for National IT Professionals Day.
- B. Emily Carpenter from Golden Positivity will be presented with the Proclamation for Childhood Cancer Awareness Month.
- C. Recognition of the Hanford All Stars 12U Baseball Team Coaches and Players for their World Series appearance.

Manager Jess Moran, Coaches Eric Maciel, Shane Hooper, and Joe Martinez. Players #22 Jo Jo Martinez, #3 Jonah Moran, #4 Ryan Mulanax, #6 Miles Maciel, #7 Urban Rodriguez, #8 Cannon Muir, #10 Noah Squire, #15 Trystan Hooper, #16 Bradley Fossett, #18 Jody Hernandez, #23 Braden Curtis, #27 Mason Gonzalez, #28 Andrew Ibarra, and #30 Chase Gogan.

CLOSED SESSION ACTION REPORT:

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

- A. Procedural Waiver: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title the only.
- B. City Clerk: Approval of the Minutes of the July 2, 2024, Meeting
- C. City Clerk: Approval of the Minutes of the July 16, 2024, Meeting
- D. City Attorney: Adoption of Resolution No. 24-36-R, declaring 1074 S. Jordan to be exempt surplus property under the Government Code.
- E. Administration: Adoption of Resolution 24-38-R, Conflict of Interest Code, designating the filing obligations for designated employees.
- F. Administration: Approval of Resolution No. 24-33-R, authorizing staff to submit an application for the California Department of Transportation Airport Improvement Program (AIP) Matching Grant to fund a Pavement Management Maintenance Plan for the Hanford Municipal Airport.
- G. Community Development: Approval of an appropriation of \$650,000 in the General Fund for the Kings-Tulare High-Speed Rail Station Transit-Oriented Development and Connectivity Plan, and Cross Valley Corridor Rail Service Planning project, funded by Sustainable Communities Transportation Planning Grant award.
- H. Utilities and Engineering: Approve a reimbursement to Presidio JJR Sterling Oaks 104, LLC in the amount of \$1,354,311.27 for the water main and street improvements on Houston Avenue and Alpine Street related to Tract No. 865, Unit No. 1; AND approve an appropriation of \$1,408,862.39 to fulfill the reimbursement.
- I. Utilities and Engineering: Authorization to award a contract to Akel Engineering to update the City's Utility Master Plans for Water, Sanitary Sewer, and Storm Drain for a total

amount not to exceed \$705,925 and authorize an appropriation of \$811,814 from various impact fee funds as described herein in this report.

- J. Utilities and Engineering: Approval to enter into a professional services agreement with David Taussig and Associates (DTA) to provide a Comprehensive Update to the City's Development Impact Fees and approval to appropriate \$92,400 from various Impact Fee Funds.

PUBLIC HEARING:

- A. Community Development: A public hearing to accept comments related to the Draft Multi-Jurisdictional Housing Element for 2024-2032 and direction to staff to submit the document to the California Department of Housing and Community Development for review.

GENERAL BUSINESS:

- A. Finance: Presentation of Downtown Traffic and Pedestrian Improvement Project Status and Discussion of Project and Funding Alternatives, and Impacts
- B. Utilities and Engineering: Authorize the City Manager to enter into a contract amendment with Interwest Consulting Group for the Downtown Improvement Project additional scope of work.
- C. Utilities and Engineering: Council reconsideration of the Approval of a contract with 4Creeks Inc., to provide Construction Management and Inspection Services for the Downtown Traffic and Pedestrian Improvement Project in an amount not exceed \$506,853.
- D. City Attorney: Introduction of Ordinance No. 24-08, Amending Hanford Municipal Code Chapter 12.24 to severely restrict sitting, lying down, and sleeping on public and private properties and the addition of provisions to address camping on private property and prohibiting trespassing on business premises.

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

- A. Council Future Agenda Items
- B. Upcoming Events and Important Dates:
 - September 18: 3rd Quarter City/County Coordinating Meeting 6:00pm, Corcoran
 - October 1: Regular City Council Meeting
 - October 1: Hanford Police Department's National Night Out, Civic Park 6:00pm-8:00pm
 - October 5 & 6: 45th Annual Renaissance Faire, Civic Park [More Info.](#)
 - October 15: Regular City Council Meeting
 - October 16-18: League of Cal Cities 2024 Annual Conference and Expo in Long Beach

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's

ability to post the agenda before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Minutes of the July 2, 2024, Meeting

RECOMMENDATION:

Recommendation: That the Council, by motion, approve the minutes from the July 16, 2024, meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

1. July 2, 2024



City Council Regular Meeting Minutes

July 2, 2024 7:00 PM
Council Chambers
400 N. Douty St.

4:00 PM CALL TO ORDER STUDY SESSION:

Mayor Paden called the study session to order at 4:00 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Martin Devine Council Member Lou Martinez	

PUBLIC COMMENT:

*Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Onan Champi expressed his concerns regarding the requirements of a sellers permit. He also shared his experience with city officials. Staff responded to his comments.

Onan Champi provided his suggestions for the zoning ordinance.

STUDY SESSION:

A. Presentation and Discussion Regarding Regulations for Mobile Vendors

Deputy City Manager Jason Waters, Senior Planner Gabrielle Myers, and Code Enforcement Supervisor Gavino Barrera outlined the regulations for mobile vendors, discussed the City's enforcement mechanism, and suggested potential improvements to the current application and enforcement procedures for the Council's review and feedback. Staff answered questions from the Council. The presentation was informational only.

B. Presentation to Council regarding a variety of Zoning Ordinance Clean-Up Items and direction on future amendments.

Senior Planner Gabrielle Myers presented the Council with several proposed updates to the zoning ordinance, including

the addition of new industrial uses and their corresponding definitions, regulations for tobacco and smoke shops, guidelines for hookah lounges, definitions for accessory structures and setbacks, regulations for mechanical equipment and other setback standards, rules for feather signs, food produce stand definitions, guidelines for retail sales solely via internet, direct mail, or telephone, medical spas definitions, guidelines for boat, recreational vehicle (RV), and truck sales, regulations for drive-thru pick-up windows, and suggestions for code enforcement and property maintenance. The Council provided direction, and staff will present a zoning ordinance amendment at an upcoming meeting for adoption by the Council.

Mayor Paden adjourned the study session at 6:43 p.m.

CALL TO ORDER REGULAR SESSION:

Mayor Paden called the meeting to order at 7:00 p.m.

ROLL CALL:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Martin Devine Council Member Lou Martinez	

INVOCATION:

The invocation was led by Pastor Mark Curts.

FLAG SALUTE:

The flag salute was led by Council Member Martinez.

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

The Council discussed the meetings and events they attended.

Fire Chief Daniel Perkins and Fire Marshal Nikki Chamberland provided a brief update on fireworks enforcement efforts for the upcoming holiday.

City Attorney Ty Mizote briefed the council on the Supreme Court's ruling on city camping ordinances.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

Andrea Barone shared his concerns about the illegal fireworks in his neighborhood.

Mark Curts questioned General Business Item A.

Anna Brookshier commented on the Revenue Measure information flyer. She also commented on General Business Item A.

Michelle Brown requested that Item H be pulled from the Consent Calendar for further clarification. She also shared Main Streets promotional efforts in the Business Improvement District.

Bob Ramos commented on General Business Item B. He also commented on the recommendation for the 1% tax increase.

Jack Schwartz suggested that a study session be held to discuss the visitors to Hanford. He also provided recommendations for modifying Resolution 24-21-R and the draft ordinance.

Kevin Scott questioned the revenue measure ballot language.

Noor Memon asked that the city or Main Street Hanford replace the kiosk in Civic Park.

Valerie Castles spoke in support of the revenue measure, and she shared her experience on the Revenue Measure Committee.

Rose Shapley commented on the city's budget.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Items D and G were pulled by the Council, and Item H was requested to be pulled during public comment.

Motion to Approve the Consent Calendar except for the items pulled for separate discussion.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Martin Devine
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- A. Procedural Waiver: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title the only.
- B. City Clerk: Appointment of Jim Nelson to the Planning Commission seat with a term ending on 12/31/2024 and Appointment of Bernardo Marez to the Alternate seat with a term ending on 12/31/2026.
- C. Administration: Authorization for the City to accept an FAA Grant Agreement, once the original is received, for the Hanford Municipal Airport, in the amount of \$157,500 for the preparation of a Pavement Maintenance Management Plan and Authorization for the Airport Manager to execute the Grant Agreement and appropriation of \$170,000 in the Airport Fund.
- D. Utilities and Engineering: Suggested Routes to School for Hanford Elementary School District, Pioneer Union Elementary School District, and Saint Rose-Thomas McCarthy Catholic School for the 2024-2025 school year.
- E. Utilities and Engineering: Award of a construction contract to W.M. Lyles of Fresno, CA, in the amount of \$264,800, and additional Appropriation of \$300,000 from the Wastewater Fund (2073, CIP #824011) for the installation of a submersible stand-by pump for use at the Wastewater Treatment Facility.

PULLED CONSENT ITEMS:

- A. Parks and Community Services: Approval of a Change Order to increase the fiscal year 2023/2024 Purchase Order limit with CleanCut Landscape by \$17,000.50 to provide landscaping services for Landscape Assessment Districts (LAD) for a total contract

amount of \$60,365.02.

[Item D]

Pulled by Mayor Paden.

Director Brad Albert discussed the change of order for the Council's review and approval and answered questions from Mayor Paden.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

B. Finance: Adoption of the City of Hanford fiscal year 2024-25 Investment Policy

[Item G]

Pulled by Council Member Devine.

Finance Manager Destiny Borba discussed the policy for the Council's review and approval.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Martin Devine
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

C. Council: Introduction of Ordinance No. 24-06 amending Chapter 3.28 of the Hanford Municipal Code to allow for the reestablishment of the Central Parking and Business Improvement Area Advisory Board as required by the Hanford Municipal Code with the addition of language regarding the board composition and how the members shall be appointed.

[Item H]

Pulled during public comment.

City Manager Jason Waters answered questions from the Council and the questions asked during public comment.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

PUBLIC HEARING:

A. Parks and Community Services: A public hearing to consider the Adoption of Resolution 24-22-R Ordering the Levy and Collection of Assessments as outlined in the 2023/2024 Annual Engineer's Report, which has been prepared pursuant to Chapter 3 of the Landscape and Lighting Act of 1972. The proposed assessments outlined in the Engineer's Report are less than or equal to the authorized maximum assessment for each Landscape Assessment District.

Mayor Paden opened the public hearing at 8:17 p.m. and called for the staff report. Parks and Community Services Director Brad Albert provided a brief overview. Due to an error in the Engineer's Report, the public hearing will be postponed to a future meeting. Staff will present the corrected Engineers Report for the Council's review and approval at the July 16, 2024, city council meeting.

Motion to Continue.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Lou Martinez
SECONDER:	Council Member Martin Devine
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

GENERAL BUSINESS:

- A. Administration: Authorization for the City Manager, with the concurrence of the City Attorney, to enter Into an Agreement with Badger Meters for the Citywide Purchase and Installation of Water Meters, in an Amount Not to Exceed \$16.5 million, to be funded out of the Water Fund.
- Deputy City Manager Jason Waters, Finance Director Chris Tavarez, Utility and Engineering Director Frank Senteno, and the Solutions Team from Badger Meters, Territory Manager Dan Gilliam, Manager-Utility Solutions Eric Foley, and Project Management Office Manager Rod Krings discussed the agreement and project for the Council's review and approval. Staff and answered questions from the Council.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Mark Kairis
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- B. Community Development: Authorization to Execute an Agreement with Perkins & Will, for an Amount Not to Exceed \$649,528, for the Kings-Tulare HSR Station TOD & Connectivity Plan & CVC Rail Service Planning, Funded via a Sustainable Communities Grant, which Council previously approved the application and acceptance of.
- Deputy City Manager Jason Waters discussed the agreement with Perkins & Will for the Kings-Tulare HSR Station TOD & Connectivity Plan & CVC Rail Service Planning, Funded via a Sustainable Communities Grant. Staff and Perkins & Will representative Geeti Silwal answered questions from the Council.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- C. Finance: Approval of an additional Appropriation of \$905,066 in the General Fund and \$7,875,773 across all Other Funds for the Mid-Cycle Amendment to the 2024-25 Fiscal Year Budget
- Finance Director Chris Tavarez and Finance Manager Destiny Borba discussed the additional appropriation for the Council's review and approval. Staff answered questions from the Council.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- D. Council: Adoption of Resolution 2024-21-R calling for the holding of a general municipal

election to be consolidated with the statewide general election to be held on Tuesday, November 5, 2024; Introducing an ordinance enacting a 1 cent transactions and use (sales) tax to be administered by the State Department of Tax and Fee Administration; and ordering the submittal of the ordinance to the voters at the general election.

Finance Director Chris Tavaréz and Randle Communications representatives, Senior Vice President of Political Affairs Nanette Farag, Director Michael Lienhard, and Director Nancy Eldred discussed the revenue measure, the information campaign, and the next steps. City Attorney Ty Mizote pointed out that the ordinance specifies "one percent" while the ballot shows "one cent" and stressed the importance of consistency between the two. Staff and Randle representatives answered questions from the Council. After much discussion, Council Member Devine motioned to approve resolution 24-21-R with the amendment to the ballot language.

Motion to Approve as amended.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

The Council extended the meeting to 10:15 p.m.

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

A. Council Future Agenda Items

This Council extended the meeting to 10:30 p.m. During this time, there was a discussion about a future agenda item regarding adding the warrant registers to the agenda. Vice Mayor Kairis was against adding them back to the agenda. The City Attorney proposed including the warrant register on the agenda as an informational report. Additionally, the Council instructed the staff to schedule future discussion about forming the BID Advisory Board, and they also requested a presentation on the status of the city's historical buildings.

B. Upcoming Events and Important Dates:

July 4: City offices closed in observance of Independence Day.

July 15 - August 9: Candidate Filing Period for Districts B and C - [Kings County Election Information](#)

July 16: Regular City Council Meeting

ADJOURNMENT:

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Mayor Paden adjourned the meeting at 10:30 p.m.

Respectfully submitted,

Natalie Corral
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the Minutes of the July 16, 2024, Meeting

RECOMMENDATION:

Recommendation: That the Council, by motion, approve the minutes from the July 16, 2024, meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

1. July 16, 2024



City Council Regular Meeting Minutes

July 16, 2024 7:00 PM
Council Chambers
400 N. Douty St.

4:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

Mayor Paden called the study session and closed session to order at 4:00 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Lou Martinez Council Member Mark Kairis Council Member Martin Devine Council Member Travis Paden	

PUBLIC COMMENT:

*Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Jennifer Snow, TNT Fireworks representative, provided her background and commented on the ongoing challenges of illegal fireworks, and she stated she supports improving enforcement efforts by the city. She answered questions from Vice Mayor Kairis.

Victor Chavarin Jr. commended the Fire Department on their efforts on the fourth of July. He also shared his concerns regarding the direction the Council gave staff for the Revenue Measure Oversight Board.

Bob Ramos shared his concerns about illegal fireworks in the community. He suggested a community firework show as a solution. He also shared his concerns regarding the discussion of the Revenue Measure Oversight Board.

Jack Schwartz provided his recommendations for the Revenue Measure Oversight Board Meetings guidelines.

Judy Scott suggested the discussion about the Revenue Measure Oversight Board be put on hold until the seat in District C is filled.

Jim Nelson suggested the discussion about the Revenue Measure Oversight Board be put on hold until the seat in District C is filled.

STUDY SESSION:

A. Presentation to Council by the Kings/Tulare Homeless Alliance regarding the 2024 Point-in-Time Count

Kings Tulare Homeless Alliance Executive Director of Operations, Laura Fisher, provided an overview of the Kings Tulare Homeless Alliance (KTHA) and presented the 2024 Point in Time Results for the Council's review. Ms. Fisher answered questions from the Council.

B. Presentation Regarding this Year's Firework Enforcement efforts by the Hanford Fire Department and the Hanford Police Department and a Discussion Regarding Future Efforts

Fire Chief Perkins discussed the Hanford Fire Department and the Hanford Police Department's fireworks enforcement efforts. He also discussed the current legal options, best practices, and staff recommendations. The City Attorney and staff answered questions from the Council. Council directed staff to proceed with the recommendations. Staff will address potential municipal code amendments in future discussions.

C. Discussion of a potential Revenue Measure Oversight Board

Vice Mayor Kairis proposed postponing the item until after the ballot measure results and the election of new council members in November. Finance Director Chris Tavarez gave a brief presentation for the Council's feedback. After a lengthy discussion, the Council came to a consensus to table the discussion until the new council members take office in November.

Mayor Paden adjourned the study session at 6:20 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (54956.9 (d)(2))
1 Case.

CALL TO ORDER REGULAR SESSION:

Mayor Paden called the meeting to order at 7:00 p.m.

ROLL CALL:

Present:	Absent:
Council Member Lou Martinez Council Member Mark Kairis Council Member Martin Devine Council Member Travis Paden	

INVOCATION:

The invocation was led by Andrea Lott.

FLAG SALUTE:

The flag salute was led by Mayor Paden.

CLOSED SESSION ACTION REPORT:

None.

COUNCIL REPORTS/GENERAL REPORTS:

The Council discussed the meetings and events they attended.

A. INFORMATION REPORT - WARRANT REGISTER

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

Jamie Varela commented on an incident that took place over the weekend in her neighborhood involving fireworks. She stated that a city employee was lighting off fireworks at his home, and she witnessed a Kings County Deputy watching from down the street.

Anna Brookshier commented on the study session presentation. She also requested to pull consent item H for clarification.

Victor Chavarin Jr. expressed his concerns about the grass fires during the Fourth of July and stressed the importance of passing a tax measure for city operations.

Kimber Regan commented on the illegal fireworks problem and requested that the city increase the fine. She suggested holding a fireworks show in the community again. She also shared concerns about a convicted murderer possibly being released on parole who would live in her neighborhood.

Bob Ramos commented on the convicted murderer mentioned by Ms. Regan. He also spoke in support of the approval of consent item F.

Noor Memon asked about the kiosk in Civic Park and asked why they were taken down. He asked that the city provide him with a space to work. City Attorney Mizote responded to his comments regarding the kiosk.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Item D was pulled by the City Attorney and moved to the General Business for further discussion. Council Member Devine pulled items B and C, and item H was pulled during public comment.

Motion to approve the consent calendar except for the items pulled for separate discussion.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Mark Kairis
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- A. Procedural Waiver: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title the only.
- B. City Attorney: Adoption of Resolution 24-25-R declaring 1074 S. Jordan Way as surplus property and adoption of Notice of Exemption 2024-56.
- C. Community Development: Approval of Historic Resources Permit HRA0013-24 to

construct two retail and office buildings and associated improvements on a property designated as noncontributing to the Historic Overlay Zone. The project is located at 304 N. Harris St. (APN 010-276-006, -008).

- D. Utilities and Engineering: Authorization to offer a Grant of Easement to Southern California Edison to provide electrical service to Water Well #52 located at the Public Works Corporation Yard (900 S. 10th Avenue, APN 012-233-007).

PULLED CONSENT ITEMS:

- A. City Clerk: Approval of the Minutes of the May 7, 2024, Meeting.

[Item B]

Pulled by Council Member Devine for clarification.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- B. City Clerk: Approval of the Minutes of the May 16, 2024, Special Meeting.

[Item C]

Pulled by Council Member Devine for clarification.

Motion to Approve.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- C. Police: Acceptance of the Cannabis Tax Fund Grant Program (CTFGP) from the California Highway Patrol (CHP) in the amount of \$95,298.64.

[Item H]

Pulled during public comment.

Police Chief Huddleston provided clarification.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

PUBLIC HEARING:

- A. Community Development: An amendment to Resolution 18-40-R, amending Right-of-Way Abandonment No. 2018-01 to include a 1,289 square-foot portion of the previous East Lacey Boulevard Abandonment. The project is located on East Lacey Boulevard,

west of SR-43.

Mayor Paden opened the public hearing at 7:49 p.m. and called for the staff report. Senior Planner Gabrielle Myers presented the staff report for the Council's review and approval. Staff answered questions from the Council. Mayor Paden closed the public hearing at 7:53.

Public Comment:

Bob Ramos asked for clarification regarding the ownership of the property.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Lou Martinez
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- B. Community Development: A request to set the public hearing for August 6, 2024 pertaining to Roadway Abandonment No. 0001-23, a request by QK on behalf of St. Brigid's Church (Roman Catholic Bishop of Fresno) to abandon approximately 2,551 square feet of alleyway located north of Florinda Street, between parcels located on Douty Street and Harris Street.

Mayor Paden opened the public hearing at 7:54 p.m. and called for the staff report. Senior Planner Gabrielle Myers presented the staff report for the Council's review and approval. Ms. Myers answered questions from Mayor Paden. Mayor Paden closed the public hearing at 8:08 p.m.

Public Comment:

Bob Ramos asked for clarification regarding the response from PG&E.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Lou Martinez
SECONDER:	Council Member Mark Kairis
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- C. Parks and Community Services: A public hearing to consider the Adoption of Resolution 24-22-R Ordering the Levy and Collection of Assessments as outlined in the 2023/2024 Annual Engineer's Report, which has been prepared pursuant to Chapter 3 of the Landscape and Lighting Act of 1972. The proposed assessments outlined in the Engineer's Report are less than or equal to the authorized maximum assessment for each Landscape Assessment District.

Mayor Paden opened the continued public hearing at 8:09 p.m. and called for the staff report. Dir. Albert presented the staff report for the Council's review and approval and answered questions from the Council. Mayor Paden closed the public hearing at 8:22 p.m.

Public Comment:

None.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Martin Devine
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

GENERAL BUSINESS:

- A. Finance: Adoption of Resolution No. 24-18-R, establishing the Fiscal Year 2024-2025 tax levy amount for Community Facilities District 2022-01 (Live Oak).

Financial Analyst Aubrey Carri presented the staff report for the Council's review and approval.

Motion to Approve.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Mark Kairis
SECONDER: Council Member Martin Devine
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- B. City Attorney: Adoption of Resolution No. 24-23-R, Action to Declare Abandoned Right-of-Way as Exempt Surplus Property.

City Attorney Ty Mizote discussed resolution 24-23-R for the Council's review and approval and answered questions from the Council.

Motion to Approve.

RESULT: Passed (UNANIMOUS)
MOVER: City Council Member Martin Devine
SECONDER: Council Member Lou Martinez
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- C. City Attorney: Adoption of Resolution No. 24-24-R, declaring unused right-of-way to be exempt surplus property.

[Consent Item D]

City Attorney Ty Mizote discussed resolution 24-24-R for the Council's review and approval.

Motion to Approve.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Travis Paden
SECONDER: Council Member Lou Martinez
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

- A. Council Future Agenda Items

None.

- B. Upcoming Events and Important Dates:

July 15–August 9: Filing period for City Council Seats in Districts B and C - [Kings County Current Election Information](#)

August 6: Regular City Council Meeting

August 20: Regular City Council Meeting

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting. If you need a disability-related modification or accommodation, including

auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

Mayor Paden adjourned the meeting at 8:36 p.m.

Respectfully submitted,

Natalie Corral
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Adoption of Resolution No. 24-36-R, declaring 1074 S. Jordan to be exempt surplus property under the Government Code.

RECOMMENDATION:

Recommendation: It is recommended that the City Council, by motion, adopt Resolution No. 24-36-R, which will declare 1074 S. Jordan to be exempt surplus property under the Government Code.

Recommended Motion: I move to approve Resolution No. 24-36-R.

BACKGROUND:

At its July 16, 2024, meeting, the City Council adopted Resolution 24-25-R, which declared 1074 S. Jordan Way to be surplus property. A single-family residence is located at the property, and the property is zoned for that use.

Following the Council's July 16 action, information was submitted to the California Department of Housing and Community Development (HCD) in accordance with the Surplus Land Act. In response, HCD informed the City that the property may be eligible for exempt surplus land treatment, in which case the City may sell the property without first offering it to other government agencies and housing sponsors.

Government Code Section 54221(f)(1)(B) indicates that a property may be treated as "exempt surplus" if it is less than one-half (1/2) acre in area and is not contiguous to land owned by the state or a local jurisdiction that is used for open-space or low- and moderate-income housing purposes. The Jordan Way property satisfies such requirements.

With the adoption of Resolution No. 24-36-R, the Council will declare the 1074 S. Jordan Way property to be "exempt surplus" for purposes of the Surplus Land Act. Following its adoption, a copy of the Resolution will be submitted to HCD for final confirmation that the property is "exempt surplus." Following HCD's confirmation, the City may sell the property to any interested purchaser of its choice.

FISCAL IMPACT:

None

ATTACHMENTS:

1. Resolution No. 24-36-R

RESOLUTION NO. 24-36-R
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD,
CALIFORNIA, DECLARING PROPERTY TO BE EXEMPT SURPLUS PROPERTY

At a regular meeting of the City Council of the City of Hanford, duly called and held on September 17, 2024, at 7:00 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, the City of Hanford ("City") owns in fee one (1) parcel of real property ("Property") zoned for single family residential use located at 1074 S. Jordan Way, Hanford, California (APN: 011-450-011); and

WHEREAS, the Property is approximately six thousand, seventy-two (6,072) square feet in area; and

WHEREAS, the Property's legal description is attached hereto as Exhibit "A," which is incorporated herein by reference; and

WHEREAS, there is one (1) single family residence, which is approximately one thousand, one hundred (1,100) square feet in area, located on the Property; and

WHEREAS, the Property is not contiguous to land owned by the state or the City that is used for open-space or low- and moderate-income housing purposes; and

WHEREAS, for purposes of Government Code Section 54221(f)(2), the Property is not: (i) within a coastal zone; (ii) adjacent to a historical unit of the State Parks System; (iii) listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historical Places; or (iv) within the Lake Tahoe region as defined by Government Code Section 66905.5; and

WHEREAS, the City has no use for, and it is the City's intent to dispose of, the Property.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Hanford finds that, for purposes of Government Code Section 54221(f)(1)(B), the Property is: (a) less than one-half (1/2) acre in area; and (b) not contiguous to land owned by the state or the City for open-space or low- and moderate-income housing purposes; and

BE IT FURTHER RESOLVED, the City Council hereby declares the Property to be exempt surplus property for purposes of the Surplus Land Act (Government Code Section 54220, *et seq.*).

PASSED, ADOPTED AND APPROVED this 17th day of September, 2024 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Approved _____
TRAVIS PADEN
Mayor

Attest:

NATALIE CORRAL
CITY CLERK

STATE OF CALIFORNIA)

COUNTY OF KINGS) ss

CITY OF HANFORD)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 17th day of September, 2024.

Date: _____

City Clerk

Exhibit "A"

LOT 9 OF KINGS TERRACE ADDITION, COUNTY TRACT NO. 256, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 AT PAGE 99 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS BELOW A DEPTH OF 500 FEET, AS RESERVED IN THE DEED FROM ALFRED KRONFELD, ET UX, TO F. L. HODGES, ET UX, RECORDED JANUARY 28, 1948 IN BOOK 396 AT PAGE 166 OF OFFICIAL RECORDS, AS DOCUMENT NO. 816 AND AS AMENDED BY QUITCLAIM DEED DATED APRIL 16, 1961 AND RECORDED JUNE 19, 1961 IN BOOK 784 AT PAGE 956 OF OFFICIAL RECORDS AS DOCUMENT NO. 9170

APN No.: 011-450-011-000



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Adoption of Resolution 24-38-R, Conflict of Interest Code, designating the filing obligations for designated employees.

RECOMMENDATION:

Recommendation: That the City Council, by motion, adopt Resolution 24-38-R, thereby amending the City's Conflict of Interest Code for designated employees.

BACKGROUND:

Government Code, Title 9, Chapter 7, Article 3 requires every local government agency to review its Conflict of Interest Code biennially to determine if it is accurate or if the code must be amended. The City's Conflict of Interest Code was last updated in 2022, and it must be updated in 2024 to satisfy the Government Code.

Staff reviewed the City's Conflict of Interest Code and is recommending modifications to Appendix A: Designated Employees due to the reclassification of job titles, new positions, and job descriptions.

FISCAL IMPACT:

None.

ATTACHMENTS:

1. Appendix A
2. Appendix B
3. Resolution 24-38-R

APPENDIX A

CITY OF HANFORD CONFLICT OF INTEREST CODE DESIGNATED EMPLOYEES

<u>Designated Positions</u>	<u>Disclosure Categories</u>
Accountant	All
Administrative Analyst I/II	All
Building Inspector I/II	All
Building Official	All
Building Superintendent	All
City Clerk	All
City Engineer	All
City Manager	All
Code Compliance Supervisor	All
Community Development Director	All
Community Relations Manager	All
Construction Coordinator/Inspector	All
Deputy City Manager	All
Deputy Public Works Director	All
Engineering Manager	All
Environmental & Compliance Supervisor	All
Finance Director	All
Finance Manager	All
Financial Analyst	All
Fire Battalion Chief	All
Fire Chief	All
Fire Marshal	All

Fleet Superintendent	All
Fleet Supervisor	All
Housing Analyst	All
Human Resources Analyst I/II	All
Human Resources Manager	All
Information Systems Analyst	All
Information Technology Manager	All
Parks & Community Services Director	All
Parks Manager	All
Parks Supervisor	All
Police Chief	All
Police Captain	All
Police Support Services Administrator	All
Principal Planner	All
Project Manager	All
Public Works Director	All
Purchasing Agent	All
Recreation Supervisor	All
Recycling Coordinator	All
Regulatory Compliance Analyst	All
Refuse Manager	All
Refuse Supervisor	All
Risk Management Analyst	All
Sanitary Sewer Collections Supervisor	All
Senior Administrative Analyst	All
Senior Civil Engineer	All

Senior Planner	All
Streets Manager	All
Streets Supervisor	All
Utilities & Engineering Director	All
Utilities Manager	All
Utilities Supervisor	All
Wastewater Treatment Plant Manager	All
Wastewater Treatment Plant Supervisor	All
Consultants	All

The City Clerk may determine in writing that a particular consultant, although a “designated position”, is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the disclosure requirements in this section. Such written determination shall include a description of the consultant’s duties and, based upon that description, a statement of the extent of disclosure requirements. The City Clerk’s determination is a public record and shall be retained for public inspection in the same manner and location as this conflict of interest code.

Updated: _____, 2024

APPENDIX B
CITY OF HANFORD
CONFLICT OF INTEREST CODE

DISCLOSURE CATEGORIES

General Provisions

When a designated employee is required to disclose investments and sources of income, he or she need only disclose investments in business entities and sources of income which do business in the jurisdiction, plan to do business in the jurisdiction, or have done business in the jurisdiction within the past two years. In addition to other activities, a business entity is doing business within the jurisdiction if it owns real property within the jurisdiction. When a designated employee is required to disclose interest in real property, he or she need only disclose real property which is located in whole or in part within or not more than two miles outside the boundaries of the jurisdiction or within two miles of any land owned or used by the local government agency.

Designated employees shall disclose their financial interests pursuant to the appropriate disclosure category as indicated in Appendix A.

Disclosure Categories

- Category 1:** All interest in real property in the City of Hanford, or the city's sphere of influence, including property located within a two-mile radius of any property owned or used by the City of Hanford or any of its departments; as well as investments, business positions and sources of income, including gifts, loans and travel payments.
- Category 2:** All investments, business positions and sources of income, including gifts, loans and travel payments.
- Category 3:** All investments, business positions and sources of income, including gifts, loans and travel payments from sources that provide leased facilities, goods, equipment, vehicles, machinery or services, including training or consulting services, of the type utilized by the employee's department.
- Category 4:** All investments, business positions and sources of income, including gifts, loans and travel payments from sources that provide leased facilities, goods, equipment, vehicles, machinery or services, including training or consulting services, of the type utilized by the City of Hanford.

RESOLUTION NO. 24-38-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD AMENDING THE CONFLICT OF INTEREST CODE IN ITS ENTIRETY FOR DESIGNATED EMPLOYEES OF THE CITY OF HANFORD

At a regular meeting of the City Council of the City of Hanford, held on the 17th day of September 2024, it was moved by Council Member _____, seconded by Council Member _____, and duly carried, that the following Resolution be adopted:

WHEREAS, Government Code Section 87300 requires every local government agency to adopt and promulgate a Conflict of Interest Code; and

WHEREAS, in 1990, Government Code Section 87306.5 was added to the Political Reform Act requiring every local agency who has adopted a Conflict of Interest Code to review and update its Conflict of Interest biennially, in even-numbered years; and

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regulations, Section 18730, which contains the terms of a standard model Conflict of Interest Code, which can be incorporated by reference; and

WHEREAS, the City of Hanford has determined that it is appropriate to incorporate by reference Fair Political Practices Commission's Regulation 18730; and

WHEREAS, the City Council has reviewed the list of positions and disclosure categories contained in Appendix A and B to this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that Resolution No. 24-38-R supersedes all previous resolutions pertaining to the City's Conflict of Interest Code; and

BE IT FURTHER RESOLVED that the model Conflict of Interest Code prepared by the Fair Political Practices Commission is hereby adopted as the City of Hanford's Conflict of Interest Code; and

BE IT FURTHER RESOLVED that the designated positions as amended, and disclosure categories listed in Appendix A and B to this resolution are hereby incorporated into the City of Hanford's Conflict of Interest Code.

PASSED, ADOPTED AND APPROVED this _____ day of _____,
2024 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Travis Paden
MAYOR of the City of Hanford

Attest:

NATALIE CORRAL
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 17th day of September 2024.

City Clerk

Date: _____



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Resolution No. 24-33-R, authorizing staff to submit an application for the California Department of Transportation Airport Improvement Program (AIP) Matching Grant to fund a Pavement Management Maintenance Plan for the Hanford Municipal Airport.

RECOMMENDATION:

Recommendation: That the City Council, by motion, adopt Resolution No. 24-33-R, authorizing city staff to apply for an AIP matching grant with the California Department of Transportation and authorize the Airport Manager and City Manager to sign any documents required to apply for and accept funding on behalf of the City.

BACKGROUND:

On July 2, 2024, the City Council authorized the acceptance of a Federal Aviation Administration (FAA) Grant to fund a Pavement Maintenance Management Plan (PMMP) for the Hanford Airport. The federal grant was executed on September 6, 2024 and provides \$148,000.00 in funding for the PMMP. Because the Hanford Airport is a General Aviation airport, the California Department of Transportation, Division of Aeronautics, provides grants in the amount of 5% of the Federal Aviation grant cost to offset a portion of the required local match share of improvement costs. In our case, Hanford is eligible for approximately \$18,536.00 in state aviation grant funds to reduce our required local match share of FAA grant funds from 10% to 5%. Once adopted, the resolution will be sent to CalTrans and a grant offer will be approved for the project.

FISCAL IMPACT:

Council has previously approved the acceptance of the FAA grant and appropriated \$170,000 for the project. The proposed State AIP matching grant in the amount of \$8,250.00, when recieved, will reduce the City's required local match share of the federal grant to approximately \$8,750.00.

ATTACHMENTS:

1. Reso No 24-33-R AIP Matching Grant
2. HJO-WPG-3-06-0098-031-2024-Grant Agreement

RESOLUTION NO. 24-33-R

A RESOLUTION OF THE CITY OF HANFORD CITY COUNCIL AUTHORIZING THE SUBMITTAL OF AN APPLICATION, ACCEPTANCE OF AN ALLOCATION OF FUNDS, AND EXECUTION OF A GRANT AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, FOR AN AIRPORT IMPROVEMENT PROGRAM (AIP) MATCHING GRANT.

WHEREAS, the City of Hanford and the Federal Aviation Administration are parties to federal Airport Improvement Program (AIP) grant 3-06-0098-031-2024 for the preparation of a Pavement Maintenance Management Plan for the Hanford Municipal Airport (HJO); and

WHEREAS, the California Department of Transportation, pursuant to the Public Utilities Code section 21683.1, provides grants of 5% of Federal Aviation Administration grants to airports; and

WHEREAS, the California Department of Transportation requires the City Council to adopt a resolution authorizing the submission of an application for an AIP Matching grant;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Hanford, State of California:

1. Authorizes filing an application for a state AIP Matching grant for this project.
2. Authorizes accepting the allocation of state AIP Matching funds for the project.
3. Authorizes execution of an AIP Matching Grant Agreement for this project; and

BE IT FURTHER RESOLVED that the City Council of the City of Hanford does hereby authorize City Manager and Finance Director to sign any documents required to apply for and accept these subject funds on behalf of the City of Hanford.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2024 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

TRAVIS PADEN
MAYOR of the City of Hanford

Attest:

NATALIE CORRAL

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2024.

Date: _____

City Clerk



U.S. Department
of Transportation
Federal Aviation
Administration

Airports Division
Western-Pacific Region
California

San Francisco Airports District
Office:
2999 Oak Road, Suite 200
Walnut Creek, CA 94597

September 5, 2024

Mr. Robert Loogman
Airport Manager
City of Hanford
319 N. Douty Street
Hanford, CA 93230

Dear Mr. Loogman:

The Grant Offer for Airport Improvement Program (AIP) Project No. 3-06-0098-031-2024 at Hanford Municipal Airport is attached for execution. This letter outlines the steps you must take to properly enter into this agreement and provides other useful information. Please read the conditions, special conditions, and assurances that comprise the grant offer carefully.

You may not make any modification to the text, terms or conditions of the grant offer.

Steps You Must Take to Enter Into Agreement.

To properly enter into this agreement, you must do the following:

1. The governing body must give authority to execute the grant to the individual(s) signing the grant, i.e., the person signing the document must be the sponsor's authorized representative(s) (hereinafter "authorized representative").
2. The authorized representative must execute the grant by adding their electronic signature to the appropriate certificate at the end of the agreement.
3. Once the authorized representative has electronically signed the grant, the sponsor's attorney(s) will automatically receive an email notification.
4. On the **same day or after** the authorized representative has signed the grant, the sponsor's attorney(s) will add their electronic signature to the appropriate certificate at the end of the agreement.
5. If there are co-sponsors, the authorized representative(s) and sponsor's attorney(s) must follow the above procedures to fully execute the grant and finalize the process. Signatures must be obtained and finalized no later than **September 12, 2024**.
6. The fully executed grant will then be automatically sent to all parties as an email attachment.

Payment. Subject to the requirements in 2 CFR § 200.305 (Federal Payment), each payment request for reimbursement under this grant must be made electronically via the Delphi eInvoicing System. Please see the attached Grant Agreement for more information regarding the use of this System.

Project Timing. The terms and conditions of this agreement require you to complete the project without undue delay and no later than the Period of Performance end date (1,460 days from the grant execution date). We will be monitoring your progress to ensure proper stewardship of these Federal funds. We expect you to submit payment requests for reimbursement of allowable incurred project expenses

consistent with project progress. Your grant may be placed in “inactive” status if you do not make draws on a regular basis, which will affect your ability to receive future grant offers. Costs incurred after the Period of Performance ends are generally not allowable and will be rejected unless authorized by the FAA in advance.

Reporting. Until the grant is completed and closed, you are responsible for submitting formal reports as follows:

- For all grants, you must submit by December 31st of each year this grant is open:
 1. A signed/dated SF-270 (Request for Advance or Reimbursement for non-construction projects) or SF-271 or equivalent (Outlay Report and Request for Reimbursement for Construction Programs), and
 2. An SF-425 (Federal Financial Report).
- For non-construction projects, you must submit [FAA Form 5100-140, Performance Report](#) within 30 days of the end of the Federal fiscal year.
- For construction projects, you must submit [FAA Form 5370-1, Construction Progress and Inspection Report](#), within 30 days of the end of each Federal fiscal quarter.

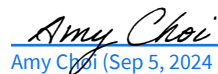
Audit Requirements. As a condition of receiving Federal assistance under this award, you must comply with audit requirements as established under 2 CFR Part 200. Subpart F requires non-Federal entities that expend \$750,000 or more in Federal awards to conduct a single or program specific audit for that year. Note that this includes Federal expenditures made under other Federal-assistance programs. Please take appropriate and necessary action to ensure your organization will comply with applicable audit requirements and standards.

Closeout. Once the project(s) is completed and all costs are determined, we ask that you work with your FAA contact indicated below to close the project without delay and submit the necessary final closeout documentation as required by your Region/Airports District Office.

FAA Contact Information. Lemuel del Castillo, (925) 546-6440, lemuel.del.castillo@faa.gov is the assigned program manager for this grant and is readily available to assist you and your designated representative with the requirements stated herein.

We sincerely value your cooperation in these efforts and look forward to working with you to complete this important project.

Sincerely,


 Amy Choi (Sep 5, 2024 19:30 PDT)

Amy L. Choi
 Manager



U.S. Department
of Transportation
Federal Aviation
Administration

FEDERAL AVIATION ADMINISTRATION AIRPORT IMPROVEMENT PROGRAM (AIP)

FY 2024 AIP

GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date September 5, 2024

Airport/Planning Area Hanford Municipal Airport

Airport Infrastructure Grant
Number 3-06-0098-031-2024

Unique Entity Identifier DJUXR18MN678

TO: City of Hanford

(herein called the "Sponsor") (For Co-Sponsors, list all Co-Sponsor names. The word "Sponsor" in this Grant Agreement also applies to a Co-Sponsor.)

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the Sponsor has submitted to the FAA a Project Application dated March 22, 2024, for a grant of Federal funds for a project at or associated with the Hanford Municipal Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the Hanford Municipal Airport (herein called the "Project") consisting of the following:

Pavement Maintenance Management Plan

which is more fully described in the Project Application.

NOW THEREFORE, Pursuant to and for the purpose of carrying out the Title 49, United States Code (U.S.C.), Chapters 471 and 475; 49 U.S.C. §§ 40101 et seq., and 48103; FAA Reauthorization Act of 2018

(Public Law Number (P.L.) 115-254); the Department of Transportation Appropriations Act, 2021 (P.L. 116-260, Division L); the Consolidated Appropriations Act, 2022 (P.L. 117-103); Consolidated Appropriations Act, 2023 (P.L. 117-328); Consolidated Appropriations Act, 2024 (P.L. 118-42); FAA Reauthorization Act of 2024 (P.L. 118-63); and the representations contained in the Project Application; and in consideration of: (a) the Sponsor's adoption and ratification of the Grant Assurances dated May 2022, interpreted and applied consistent with the FAA Reauthorization Act of 2024 per Reauthorization Grant Condition 30 below; (b) the Sponsor's acceptance of this Offer; and (c) the benefits to accrue to the United States and the public from the accomplishment of the Project and compliance with the Grant Assurance and conditions as herein provided;

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay (90) % of the allowable costs incurred accomplishing the Project as the United States share of the Project.

Assistance Listings Number (Formerly CFDA Number): 20.106

This Offer is made on and SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is \$148,000.

The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 U.S.C. § 47108(b):

\$0 for planning

\$148,000 for airport development or noise program implementation; and,

\$0 for land acquisition.

2. **Grant Performance.** This Grant Agreement is subject to the following Federal award requirements:

- a. Period of Performance:

1. Shall start on the date the Sponsor formally accepts this Agreement and is the date signed by the last Sponsor signatory to the Agreement. The end date of the Period of Performance is 4 years (1,460 calendar days) from the date of acceptance. The Period of Performance end date shall not affect, relieve, or reduce Sponsor obligations and assurances that extend beyond the closeout of this Grant Agreement.
2. Means the total estimated time interval between the start of an initial Federal award and the planned end date, which may include one or more funded portions or budget periods (2 Code of Federal Regulations (CFR) § 200.1).

- b. Budget Period:

1. For this Grant is 4 years (1,460 calendar days) and follows the same start and end date as the Period of Performance provided in paragraph 2(a)(1). Pursuant to 2 CFR § 200.403(h), the Sponsor may charge to the Grant only allowable costs incurred during the Budget Period.
2. Means the time interval from the start date of a funded portion of an award to the end date of that funded portion during which the Sponsor is authorized to expend the funds awarded, including any funds carried forward or other revisions pursuant to 2 CFR § 200.308.

- c. Close Out and Termination

1. Unless the FAA authorizes a written extension, the Sponsor must submit all Grant closeout documentation and liquidate (pay-off) all obligations incurred under this award no later than 120 calendar days after the end date of the Period of Performance. If the Sponsor does not submit all required closeout documentation within this time period, the FAA will proceed to close out the grant within one year of the Period of Performance end date with the information available at the end of 120 days (2 CFR § 200.344).
2. The FAA may terminate this Grant, in whole or in part, in accordance with the conditions set forth in 2 CFR § 200.340, or other Federal regulatory or statutory authorities as applicable.
3. **Ineligible or Unallowable Costs.** The Sponsor must not include any costs in the project that the FAA has determined to be ineligible or unallowable.
4. **Indirect Costs - Sponsor.** The Sponsor may charge indirect costs under this award by applying the indirect cost rate identified in the project application as accepted by the FAA, to allowable costs for Sponsor direct salaries and wages.
5. **Determining the Final Federal Share of Costs.** The United States' share of allowable project costs will be made in accordance with 49 U.S.C. § 47109, the regulations, policies, and procedures of the Secretary of Transportation ("Secretary"), and any superseding legislation. Final determination of the United States' share will be based upon the final audit of the total amount of allowable project costs and settlement will be made for any upward or downward adjustments to the Federal share of costs.
6. **Completing the Project Without Delay and in Conformance with Requirements.** The Sponsor must carry out and complete the project without undue delays and in accordance with this Agreement, 49 U.S.C. Chapters 471 and 475, the regulations, policies, and procedures of the Secretary. Per 2 CFR § 200.308, the Sponsor agrees to report and request prior FAA approval for any disengagement from performing the project that exceeds three months or a 25 percent reduction in time devoted to the project. The report must include a reason for the project stoppage. The Sponsor also agrees to comply with the grant assurances, which are part of this Agreement.
7. **Amendments or Withdrawals before Grant Acceptance.** The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the Sponsor.
8. **Offer Expiration Date.** This offer will expire and the United States will not be obligated to pay any part of the costs of the project unless this offer has been accepted by the Sponsor on or before September 12, 2024, or such subsequent date as may be prescribed in writing by the FAA.
9. **Improper Use of Federal Funds.** The Sponsor must take all steps, including litigation if necessary, to recover Federal funds spent fraudulently, wastefully, or in violation of Federal antitrust statutes, or misused in any other manner for any project upon which Federal funds have been expended. For the purposes of this Grant Agreement, the term "Federal funds" means funds however used or dispersed by the Sponsor, that were originally paid pursuant to this or any other Federal grant agreement. The Sponsor must obtain the approval of the Secretary as to any determination of the amount of the Federal share of such funds. The Sponsor must return the recovered Federal share, including funds recovered by settlement, order, or judgment, to the Secretary. The Sponsor must furnish to the Secretary, upon request, all documents and records pertaining to the determination of the amount of the Federal share or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the Sponsor, in court or otherwise, involving the recovery of such Federal share require advance approval by the Secretary.

10. **United States Not Liable for Damage or Injury.** The United States is not responsible or liable for damage to property or injury to persons which may arise from, or be incident to, compliance with this Grant Agreement.
11. **System for Award Management (SAM) Registration and Unique Entity Identifier (UEI).**
 - a. Requirement for System for Award Management (SAM): Unless the Sponsor is exempted from this requirement under 2 CFR § 25.110, the Sponsor must maintain the currency of its information in the SAM until the Sponsor submits the final financial report required under this Grant, or receives the final payment, whichever is later. This requires that the Sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at <http://www.sam.gov>).
 - b. Unique entity identifier (UEI) means a 12-character alpha-numeric value used to identify a specific commercial, nonprofit or governmental entity. A UEI may be obtained from SAM.gov at <https://sam.gov/content/entity-registration>.
12. **Electronic Grant Payment(s).** Unless otherwise directed by the FAA, the Sponsor must make each payment request under this Agreement electronically via the Delphi Invoicing System for Department of Transportation (DOT) Financial Assistance Awardees.
13. **Informal Letter Amendment of AIP Projects.** If, during the life of the project, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the Sponsor by \$25,000 or five percent (5%), whichever is greater, the FAA can issue a letter amendment to the Sponsor unilaterally reducing the maximum obligation.

The FAA can also issue a letter to the Sponsor increasing the maximum obligation if there is an overrun in the total actual eligible and allowable project costs to cover the amount of the overrun provided it will not exceed the statutory limitations for grant amendments. The FAA's authority to increase the maximum obligation does not apply to the "planning" component of Condition No. 1, Maximum Obligation.

The FAA can also issue an informal letter amendment that modifies the grant description to correct administrative errors or to delete work items if the FAA finds it advantageous and in the best interests of the United States.

An informal letter amendment has the same force and effect as a formal grant amendment.
14. **Environmental Standards.** The Sponsor is required to comply with all applicable environmental standards, as further defined in the Grant Assurances, for all projects in this grant. If the Sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this Grant Agreement.
15. **Financial Reporting and Payment Requirements.** The Sponsor will comply with all Federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.
16. **Buy American.** Unless otherwise approved in advance by the FAA, in accordance with 49 U.S.C. § 50101, the Sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured goods produced outside the United States to be used for any project for which funds are provided under this Grant. The Sponsor will include a provision implementing Buy American in every contract and subcontract awarded under this Grant.

17. **Build America, Buy America.** The Sponsor must comply with the requirements under the Build America, Buy America Act (P.L. 117-58).
18. **Maximum Obligation Increase.** In accordance with 49 U.S.C. § 47108(b)(3), as amended, the maximum obligation of the United States, as stated in Condition No. 1, Maximum Obligation, of this Grant:
 - a. May not be increased for a planning project;
 - b. May be increased by not more than 15 percent for development projects, if funds are available;
 - c. May be increased by not more than the greater of the following for a land project, if funds are available:
 1. 15 percent; or
 2. 25 percent of the total increase in allowable project costs attributable to acquiring an interest in the land.

If the Sponsor requests an increase, any eligible increase in funding will be subject to the United States Government share as provided in 49 U.S.C. § 47110, or other superseding legislation if applicable, for the fiscal year appropriation with which the increase is funded. The FAA is not responsible for the same Federal share provided herein for any amount increased over the initial grant amount. The FAA may adjust the Federal share as applicable through an informal letter of amendment.

19. **Audits for Sponsors.**

PUBLIC SPONSORS. The Sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. The Sponsor must submit the audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at <http://harvester.census.gov/facweb/>. Upon request of the FAA, the Sponsor shall provide one copy of the completed audit to the FAA. Sponsors that expend less than \$750,000 in Federal awards and are exempt from Federal audit requirements must make records available for review or audit by the appropriate Federal agency officials, State, and Government Accountability Office. The FAA and other appropriate Federal agencies may request additional information to meet all Federal audit requirements.

20. **Suspension or Debarment.** When entering into a "covered transaction" as defined by 2 CFR § 180.200, the Sponsor must:
 - a. Verify the non-Federal entity is eligible to participate in this Federal program by:
 1. Checking the System for Award Management Exclusions in the System for Award Management (SAM) to determine if the non-Federal entity is excluded or disqualified; or
 2. Collecting a certification statement from the non-Federal entity attesting they are not excluded or disqualified from participating; or
 3. Adding a clause or condition to covered transactions attesting the individual or firm are not excluded or disqualified from participating.
 - b. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions with their contractors and sub-contractors.

- c. Immediately disclose in writing to the FAA whenever (1) the Sponsor learns they have entered into a covered transaction with an ineligible entity or (2) the Public Sponsor suspends or debars a contractor, person, or entity.

21. Ban on Texting While Driving.

- a. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the Sponsor is encouraged to:
 - 1. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal government, including work relating to a grant or subgrant.
 - 2. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:
 - i. Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and
 - ii. Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.
- b. The Sponsor must insert the substance of this clause on banning texting while driving in all subgrants, contracts, and subcontracts funded with this Grant.

22. Trafficking in Persons.

- a. *Posting of contact information.*
 - 1. The Sponsor must post the contact information of the national human trafficking hotline (including options to reach out to the hotline such as through phone, text, or TTY) in all public airport restrooms.
- b. *Provisions applicable to a recipient that is a private entity.*
 - 1. You as the recipient, your employees, subrecipients under this Grant, and subrecipients' employees may not:
 - i. Engage in severe forms of trafficking in persons during the period of time that the Grant and applicable conditions are in effect;
 - ii. Procure a commercial sex act during the period of time that the Grant and applicable conditions are in effect; or
 - iii. Use forced labor in the performance of the Grant or any subgrants under this Grant.
 - 2. We as the Federal awarding agency, may unilaterally terminate this Grant, without penalty, if you or a subrecipient that is a private entity –
 - i. Is determined to have violated a prohibition in paragraph (b) of this Grant Condition; or
 - ii. Has an employee who is determined by the agency official authorized to terminate the Grant to have violated a prohibition in paragraph (b) of this Grant Condition through conduct that is either –
 - a) Associated with performance under this Grant; or

- b) Imputed to you or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, “OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement),” as implemented by our agency at 2 CFR Part 1200.
- c. *Provision applicable to a recipient other than a private entity.* We as the Federal awarding agency may unilaterally terminate this Grant, without penalty, if a subrecipient that is a private entity –
 - 1. Is determined to have violated an applicable prohibition in paragraph (b) of this Grant Condition; or
 - 2. Has an employee who is determined by the agency official authorized to terminate the Grant to have violated an applicable prohibition in paragraph (b) of this Grant Condition through conduct that is either –
 - i. Associated with performance under this Grant; or
 - ii. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, “OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement),” as implemented by our agency at 2 CFR Part 1200.
- d. *Provisions applicable to any recipient.*
 - 1. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph (b) of this Grant Condition.
 - 2. Our right to terminate unilaterally that is described in paragraph (b) or (c) of this Grant Condition:
 - i. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended [22 U.S.C. § 7104(g)], and
 - ii. Is in addition to all other remedies for noncompliance that are available to us under this Grant.
 - 3. You must include the requirements of paragraph (b) of this Grant Condition in any subgrant you make to a private entity.
- e. *Definitions.* For purposes of this Grant Condition:
 - 1. “Employee” means either:
 - i. An individual employed by you or a subrecipient who is engaged in the performance of the project or program under this Grant; or
 - ii. Another person engaged in the performance of the project or program under this Grant and not compensated by you including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.
 - 2. “Forced labor” means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
 - 3. “Private entity”:

- i. Means any entity other than a State, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 CFR § 175.25.
 - ii. Includes:
 - a) A nonprofit organization, including any nonprofit institute of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe at 2 CFR § 175.25(b).
 - b) A for-profit organization.
- 4. “Severe forms of trafficking in persons,” “commercial sex act,” and “coercion” have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. § 7102).
- 23. **AIP Funded Work Included in a PFC Application.** Within 120 days of acceptance of this Grant Agreement, the Sponsor must submit to the FAA an amendment to any approved Passenger Facility Charge (PFC) application that contains an approved PFC project also covered under this Grant Agreement as described in the project application. The airport sponsor may not make any expenditure under this Grant Agreement until project work addressed under this Grant Agreement is removed from an approved PFC application by amendment.
- 24. **Exhibit “A” Property Map.** The Exhibit “A” Property Map dated January 25, 2017, is incorporated herein by reference or is submitted with the project application and made part of this Grant Agreement.
- 25. **Employee Protection from Reprisal.**
 - a. Prohibition of Reprisals.
 - 1. In accordance with 41 U.S.C. § 4712, an employee of a Sponsor, grantee, subgrantee, contractor, or subcontractor may not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in sub-paragraph (a)(2) below, information that the employee reasonably believes is evidence of:
 - i. Gross mismanagement of a Federal grant;
 - ii. Gross waste of Federal funds;
 - iii. An abuse of authority relating to implementation or use of Federal funds;
 - iv. A substantial and specific danger to public health or safety; or
 - v. A violation of law, rule, or regulation related to a Federal grant.
 - 2. Persons and bodies covered. The persons and bodies to which a disclosure by an employee is covered are as follows:
 - i. A member of Congress or a representative of a committee of Congress;
 - ii. An Inspector General;
 - iii. The Government Accountability Office;
 - iv. A Federal employee responsible for contract or grant oversight or management at the relevant agency;
 - v. A court or grand jury;

- vi. A management official or other employee of the Sponsor, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct; or
 - vii. An authorized official of the Department of Justice or other law enforcement agency.
- b. Investigation of Complaints.
- 1. Submission of Complaint. A person who believes that they have been subjected to a reprisal prohibited by paragraph (a) of this Condition may submit a complaint regarding the reprisal to the Office of Inspector General (OIG) for the U.S. Department of Transportation.
 - 2. Time Limitation for Submittal of a Complaint. A complaint may not be brought under this subsection more than three years after the date on which the alleged reprisal took place.
 - 3. Required Actions of the Inspector General. Actions, limitations, and exceptions of the Inspector General's office are established under 41 U.S.C. § 4712(b).
- c. Remedy and Enforcement Authority.
- 1. Assumption of Rights to Civil Remedy. Upon receipt of an explanation of a decision not to conduct or continue an investigation by the OIG, the person submitting a complaint assumes the right to a civil remedy under 41 U.S.C. § 4712(c)(2).
26. **Prohibited Telecommunications and Video Surveillance Services and Equipment.** The Sponsor agrees to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [P.L. 115-232 § 889(f)(1)] and 2 CFR § 200.216.
27. **Critical Infrastructure Security and Resilience.** The Sponsor acknowledges that it has considered and addressed physical and cybersecurity and resilience in their project planning, design, and oversight, as determined by the DOT and the Department of Homeland Security (DHS). For airports that do not have specific DOT or DHS cybersecurity requirements, the FAA encourages the voluntary adoption of the cybersecurity requirements from the Transportation Security Administration and Federal Security Director identified for security risk Category X airports.
28. **Title VI of the Civil Rights Act.** As a condition of a grant award, the Sponsor shall demonstrate that it complies with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq) and implementing regulations (49 CFR part 21), the Airport and Airway Improvement Act of 1982 (49 U.S.C. § 47123), the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 et seq.), the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq.), U.S. Department of Transportation and Federal Aviation Administration (FAA) Assurances, and other relevant civil rights statutes, regulations, or authorities. This may include, as applicable, providing a current Title VI Program Plan and a Community Participation Plan (alternatively may be called a Public Participation Plan) to the FAA for approval, in the format and according to the timeline required by the FAA, and other information about the communities that will be benefited and impacted by the project. A completed FAA Title VI Pre-Grant Award Checklist is also required for every grant application, unless excused by the FAA. The Sponsor shall affirmatively ensure that when carrying out any project supported by this grant that it complies with all federal nondiscrimination and civil rights laws based on race, color, national origin (including limited English proficiency), sex (including sexual orientation and gender identity), creed, age, disability, genetic information, or environmental justice in consideration for federal financial assistance. The Sponsor, who has not sufficiently demonstrated the conditions of compliance with civil rights requirements will be required to do so before receiving funds. The Department's and FAA's Office of Civil Rights

may provide resources and technical assistance to recipients to ensure full and sustainable compliance with Federal civil rights requirements. Failure to comply with civil rights requirements will be considered a violation of the agreement or contract and be subject to any enforcement action as authorized by law.

29. **FAA Reauthorization Act of 2024.** This grant agreement is subject to the terms and conditions contained herein including the terms known as the Grant Assurances as they were published in the Federal Register on May 2022. On May 16, 2024, the FAA Reauthorization Act of 2024 made certain amendments to 49 U.S.C. chapter 471. The Reauthorization Act will require FAA to make certain amendments to the assurances in order to best achieve consistency with the statute. Federal law requires that FAA publish any amendments to the assurances in the Federal Register along with an opportunity to comment. In order not to delay the offer of this grant, the existing assurances are attached herein; however, FAA shall interpret and apply these assurances consistent with the Reauthorization Act. To the extent there is a conflict between the assurances and Federal statutes, the statutes shall apply. The full text of the FAA Reauthorization Act of 2024 is at <https://www.congress.gov/bill/118th-congress/house-bill/3935/text>.

SPECIAL CONDITIONS

30. **Pavement Maintenance Management Program.** The Sponsor agrees that it will implement an effective airport pavement maintenance management program as required by Airport Sponsor Grant Assurance 11, Pavement Preventive Maintenance-Management, which is codified at 49 U.S.C. § 47105(e). The Sponsor agrees that it will use the program for the useful life of any pavement constructed, reconstructed, rehabilitated, or repaired with Federal financial assistance at the airport. The Sponsor further agrees that the program will:
- a. Follow the current version of FAA Advisory Circular 150/5380-6, "Guidelines and Procedures for Maintenance of Airport Pavements," for specific guidelines and procedures for maintaining airport pavements, establishing an effective maintenance program, specific types of distress and its probable cause, inspection guidelines, and recommended methods of repair;
 - b. Detail the procedures to be followed to assure that proper pavement maintenance, both preventive and repair, is performed;
 - c. Include a Pavement Inventory, Inspection Schedule, Record Keeping, Information Retrieval, and Reference, meeting the following requirements:
 1. Pavement Inventory. The following must be depicted in an appropriate form and level of detail:
 - i. Location of all runways, taxiways, and aprons;
 - ii. Dimensions;
 - iii. Type of pavement; and,
 - iv. Year of construction or most recent major reconstruction, rehabilitation, or repair.
 2. Inspection Schedule.
 - i. Detailed Inspection. A detailed inspection must be performed at least once a year. If a history of recorded pavement deterioration is available, i.e., Pavement Condition

Index (PCI) survey as set forth in the current version of Advisory Circular 150/5380-6, the frequency of inspections may be extended to three years.

- ii. **Drive-By Inspection.** A drive-by inspection must be performed a minimum of once per month to detect unexpected changes in the pavement condition. For drive-by inspections, the date of inspection and any maintenance performed must be recorded.
- 3. **Record Keeping.** Complete information on the findings of all detailed inspections and on the maintenance performed must be recorded and kept on file for a minimum of five years. The type of distress, location, and remedial action, scheduled or performed, must be documented. The minimum information is:
 - i. Inspection date;
 - ii. Location;
 - iii. Distress types; and
 - iv. Maintenance scheduled or performed.
- 4. **Information Retrieval System.** The Sponsor must be able to retrieve the information and records produced by the pavement survey to provide a report to the FAA as may be required.
- 31. **Buy American Executive Orders.** The Sponsor agrees to abide by applicable Executive Orders in effect at the time this Grant Agreement is executed, including Executive Order 14005, Ensuring the Future Is Made in All of America by All of America's Workers.
- 32. **Leaded Fuel.** FAA Reauthorization Act of 2024 (P.L. 118-63) Section 770 "Grant Assurances" requires airports that made 100-octane low lead aviation gasoline (100LL) available, any time during calendar year 2022, to not prohibit or restrict the sale, or self-fueling, of such aviation gasoline. This requirement remains until the earlier of 2030, or the date on which the airport or any retail fuel seller at the airport makes available an FAA-authorized unleaded aviation gasoline replacement for 100LL meeting either an industry consensus standard or other standard that facilitates the safe use, production, and distribution of such unleaded aviation gasoline as deemed appropriate by the Administrator. The Sponsor understands and agrees, that any violations are subject to civil penalties.

The Sponsor's acceptance of this Offer and ratification and adoption of the Project Application incorporated herein shall be evidenced by execution of this instrument by the Sponsor, as hereinafter provided, and this Offer and Acceptance shall comprise a Grant Agreement, constituting the contractual obligations and rights of the United States and the Sponsor with respect to the accomplishment of the Project and compliance with the Grant Assurances, terms, and conditions as provided herein. Such Grant Agreement shall become effective upon the Sponsor's acceptance of this Offer.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.¹

**UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION**

Amy Choi
Amy Choi (Sep 5, 2024 19:30 PDT)

(Signature)

Amy Choi

(Typed Name)

Manager, SFO ADO

(Title of FAA Official)

¹ Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

Part II - Acceptance

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing Offer, and does hereby accept this Offer and by such acceptance agrees to comply with all of the Grant Assurances, terms, and conditions in this Offer and in the Project Application.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.²

Dated September 6, 2024

City of Hanford

(Name of Sponsor)

Mario Cifuentes II

Mario Cifuentes II (Sep 6, 2024 15:14 PDT)

(Signature of Sponsor's Authorized Official)

By: Mario Cifuentes II

(Typed Name of Sponsor's Authorized Official)

Title: City Manager

(Title of Sponsor's Authorized Official)

² Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

CERTIFICATE OF SPONSOR'S ATTORNEY

I, Ty N. Mizote, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of California. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative, who has been duly authorized to execute this Grant Agreement, which is in all respects due and proper and in accordance with the laws of the said State; and Title 49, United States Code (U.S.C.), Chapters 471 and 475; 49 U.S.C. §§ 40101 et seq., and 48103; FAA Reauthorization Act of 2018 (P.L. 115-254); the Department of Transportation Appropriations Act, 2021 (P.L. 116-260, Division L); the Consolidated Appropriations Act, 2022 (P.L. 117-103); Consolidated Appropriations Act, 2023 (P.L. 117-328); Consolidated Appropriations Act, 2024 (P.L. 118-42); FAA Reauthorization Act of 2024 (P.L. 118-63); and the representations contained in the Project Application. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.³

Dated at September 6, 2024

By: 

 (Signature of Sponsor's Attorney)

³ Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

ASSURANCES

AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, U.S.C., subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. **Airport development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.**

The terms, conditions and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.**

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

3. **Airport Planning Undertaken by a Sponsor.**

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, and 37 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

It will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Grant including but not limited to the following:

FEDERAL LEGISLATION

- a. 49 U.S.C. subtitle VII, as amended.
- b. Davis-Bacon Act, as amended — 40 U.S.C. §§ 3141-3144, 3146, and 3147, et seq.¹
- c. Federal Fair Labor Standards Act – 29 U.S.C. § 201, et seq.
- d. Hatch Act – 5 U.S.C. § 1501, et seq.²
- e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. § 4601, et seq.^{1, 2}
- f. National Historic Preservation Act of 1966 – Section 106 – 54 U.S.C. § 306108.¹
- g. Archeological and Historic Preservation Act of 1974 – 54 U.S.C. § 312501, et seq.¹
- h. Native Americans Grave Repatriation Act – 25 U.S.C. § 3001, et seq.
- i. Clean Air Act, P.L. 90-148, as amended – 42 U.S.C. § 7401, et seq.
- j. Coastal Zone Management Act, P.L. 92-583, as amended – 16 U.S.C. § 1451, et seq.
- k. Flood Disaster Protection Act of 1973 – Section 102(a) - 42 U.S.C. § 4012a.¹
- l. 49 U.S.C. § 303, (formerly known as Section 4(f)).
- m. Rehabilitation Act of 1973 – 29 U.S.C. § 794.
- n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin).
- o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.) (prohibits discrimination on the basis of disability).
- p. Age Discrimination Act of 1975 – 42 U.S.C. § 6101, et seq.
- q. American Indian Religious Freedom Act, P.L. 95-341, as amended.
- r. Architectural Barriers Act of 1968, as amended – 42 U.S.C. § 4151, et seq.¹
- s. Powerplant and Industrial Fuel Use Act of 1978 – Section 403 – 42 U.S.C. § 8373.¹
- t. Contract Work Hours and Safety Standards Act – 40 U.S.C. § 3701, et seq.¹
- u. Copeland Anti-kickback Act – 18 U.S.C. § 874.¹
- v. National Environmental Policy Act of 1969 – 42 U.S.C. § 4321, et seq.¹
- w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 U.S.C. § 1271, et seq.
- x. Single Audit Act of 1984 – 31 U.S.C. § 7501, et seq.²

- y. Drug-Free Workplace Act of 1988 – 41 U.S.C. §§ 8101 through 8105.
- z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).
- aa. Civil Rights Restoration Act of 1987, P.L. 100-259.
- bb. Build America, Buy America Act, P.L. 117-58, Title IX.

EXECUTIVE ORDERS

- a. Executive Order 11246 – Equal Employment Opportunity¹
- b. Executive Order 11990 – Protection of Wetlands
- c. Executive Order 11998 – Flood Plain Management
- d. Executive Order 12372 – Intergovernmental Review of Federal Programs
- e. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction¹
- f. Executive Order 12898 – Environmental Justice
- g. Executive Order 13166 – Improving Access to Services for Persons with Limited English Proficiency
- h. Executive Order 13985 – Executive Order on Advancing Racial Equity and Support for Underserved Communities Through the Federal Government
- i. Executive Order 13988 - Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation
- j. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America’s Workers
- k. Executive Order 14008 – Tackling the Climate Crisis at Home and Abroad

FEDERAL REGULATIONS

- a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).
- b. 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. ^{4, 5}
- c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.
- d. 14 CFR Part 13 – Investigative and Enforcement Procedures.
- e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.
- f. 14 CFR Part 150 – Airport Noise Compatibility Planning.
- g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.
- h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.
- i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.¹

- j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.¹
- k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).¹
- l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).¹
- m. 49 CFR Part 20 – New Restrictions on Lobbying.
- n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.
- o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.
- p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.^{1, 2}
- q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.
- r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.¹
- s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.
- t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.
- u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).
- v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).
- w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.
- x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

¹ These laws do not apply to airport planning sponsors.

² These laws do not apply to private sponsors.

³ 2 CFR Part 200 contains requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by this regulation shall apply where applicable to private sponsors receiving Federal assistance under Title 49, United States Code.

⁴ Cost principles established in 2 CFR part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.

⁵ Audit requirements established in 2 CFR part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

- a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.
- b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

- a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.
- b. Subject to the FAA Act of 2018, Public Law 115-254, Section 163, it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the

Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.

- c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.
- d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.
- e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.
- f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.
- g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. Consistency with Local Plans.

The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

7. Consideration of Local Interest.

It has given fair consideration to the interest of communities in or near where the project may be located.

8. Consultation with Users.

In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. Public Hearings.

In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. Metropolitan Planning Organization.

In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. Pavement Preventive Maintenance-Management.

With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. Terminal Development Prerequisites.

For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under 49 U.S.C. § 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

- a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the project in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.
- b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United

States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of \$2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 U.S.C. §§ 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 U.S.C. § 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

- a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.
- b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.
- c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.

- d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.
- e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.
- f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.
- g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.
- h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

- a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:
 - 1. Operating the airport's aeronautical facilities whenever required;
 - 2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
 - 3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.
- b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

- a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.
- b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:
 1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
 2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.
- c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.
- d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.
- e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.
- f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.
- g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.

- h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.
- i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

- a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and
- b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a Grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

- a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:
 - 1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the

revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.

2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor's acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.
3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 U.S.C. § 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.
- b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.
- c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 U.S.C. § 47107.

26. Reports and Inspections.

It will:

- a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;
- b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;
- c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and
- d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:
 1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and

2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

- a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or
- b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

- a. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, it will keep up to date at all times an airport layout plan of the airport showing:
 1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;
 2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;
 3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and
 4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.

Such airport layout plans and each amendment, revision, or modification thereof, shall be subject to the approval of the Secretary which approval shall be evidenced by the signature of a duly authorized representative of the Secretary on the face of the airport layout plan. The sponsor will not make or permit any changes or alterations in the airport or any of its facilities

which are not in conformity with the airport layout plan as approved by the Secretary and which might, in the opinion of the Secretary, adversely affect the safety, utility or efficiency of the airport.

- b. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, if a change or alteration in the airport or the facilities is made which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:
 - 1. eliminate such adverse effect in a manner approved by the Secretary; or
 - 2. bear all costs of relocating such property (or replacement thereof) to a site acceptable to the Secretary and all costs of restoring such property (or replacement thereof) to the level of safety, utility, efficiency, and cost of operation existing before the unapproved change in the airport or its facilities except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4); creed and sex (including sexual orientation and gender identity) per 49 U.S.C. § 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this Grant.

- a. Using the definitions of activity, facility, and program as found and defined in 49 CFR §§ 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.
- b. Applicability
 - 1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.
 - 2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.
 - 3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.
- c. Duration.

The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or

structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or
 2. So long as the sponsor retains ownership or possession of the property.
- d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source:
- “The (City of Hanford), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, [select businesses, or disadvantaged business enterprises or airport concession disadvantaged business enterprises] will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.”
- e. Required Contract Provisions.
1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.
 2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.
 3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.
 4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:
 - a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
 - b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
- f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

- g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

- a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
 - 1. Reinvestment in an approved noise compatibility project;
 - 2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. § 47117(e);
 - 3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. §§ 47114, 47115, or 47117;
 - 4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
 - 5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.
- b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
 - 1. Reinvestment in an approved noise compatibility project;
 - 2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. § 47117(e);
 - 3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. §§ 47114, 47115, or 47117;
 - 4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport.
- c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-

sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.

- d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received Federal funds under Chapter 471 subchapter 1 of Title 49 U.S.C., it will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U.S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this Grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars (<https://www.faa.gov/airports/aip/media/aip-pfc-checklist.pdf>) for AIP projects as of March 22, 2024.

35. Relocation and Real Property Acquisition.

- a. It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.
- b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.
- c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin, or sex, in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

- a. If the airport owner or operator of a medium or large hub airport (as defined in 49 U.S.C. § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:
 1. Describes the requests;
 2. Provides an explanation as to why the requests could not be accommodated; and
 3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.
- b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date.



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of an appropriation of \$650,000 in the General Fund for the Kings-Tulare High-Speed Rail Station Transit-Oriented Development and Connectivity Plan, and Cross Valley Corridor Rail Service Planning project, funded by Sustainable Communities Transportation Planning Grant award.

RECOMMENDATION:

Recommended Motion: That City Council, by motion, approve an appropriation of \$650,000 in the General Fund for Kings-Tulare High-Speed Rail Station Transit-Oriented Development (TOD) and Connectivity Plan, and Cross Valley Corridor (CVC) Rail Service Planning project. The project is funded by the Sustainable Transportation Planning Grant award.

BACKGROUND:

In February 2023, Council authorized staff to apply for the 2023-24 Sustainable Transportation Planning Grant. In August 2023, staff received notification from California Department of Transportation that a grant had been awarded to City of Hanford in the amount of \$650,000. With Council approval, a Request for Proposal was circulated and Perkins & Will was selected as the consulting firm. The authorization to execute the agreement with consulting firm was granted by Council in July 2024. The appropriated amount will cover the agreement with Perkins & Will, which is not to exceed \$649,528.

FISCAL IMPACT:

This project is a new zero impact to the General Fund. The Project is funded by California Department of Transportation Sustainable Communities Transportation Planning Grant award.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approve a reimbursement to Presidio JJR Sterling Oaks 104, LLC in the amount of \$1,354,311.27 for the water main and street improvements on Houston Avenue and Alpine Street related to Tract No. 865, Unit No. 1; AND approve an appropriation of \$1,408,862.39 to fulfill the reimbursement.

RECOMMENDATION:

Recommendation:

That the City Council, by motion,

1. Authorize a reimbursement to Presidio JJR Sterling Oaks 104, LLC in the amount of **\$1,354,311.27** for water main oversizing and Houston Avenue street improvements located within Tract No. 865, Unit No. 1, including a credit for final map review and transportation impact fees for future 13th Avenue at SH198 improvements.
2. Approve an appropriation of **\$1,161,568.19** from the Water Impact Fees and **\$247,294.20** from the Transportation Impact Fees budget to fulfill the reimbursement and credit fees for Surveyor review and future 13th at SH198 improvements.

Recommended Motion:

I motion to:

1. A reimbursement to Presidio JJR Sterling Oaks 104, LLC in the amount of **\$1,354,311.27** for the city water main oversizing and Houston Avenue street improvements located within Tract No. 865, Unit No. 1, including a credit for final map review and transportation impact fee contributions to the 13th at SH198 improvements.
2. Approve an appropriation of **\$1,161,568.19** from the Water Impact Fees and **\$247,294.20** from the Transportation Impact Fees budget to fulfill the reimbursement and credit the fees for Surveyor review fees and future 13th at SH198 improvements.

BACKGROUND:

Tract No. 865, Unit No. 1 is a 100 lots single family development that is located at the northeast corner of Houston Avenue and Alpine Street, as shown on the attached Final Map. (Attachment 1) This phase is part of the larger Live Oak East Master Planned Development, which will contain 567 single family residential lots at completion. (Attachment 2)

On December 1, 2020, the City Council approved the attached Resolution 20-33-R for Vesting Tentative Tract 865 for Presidio JJR Sterling Oaks 104, LLC. (Attachment 3).

The resolution states Conditions of Approval (COA) for the development which includes the construction of an 18" water main in Houston Avenue from 12th Avenue to the property boundary (2541 lf) and across the development frontage (1320 lf). Additionally, the developer was required to install an oversized 12" water main on Alpine Street between Houston Avenue and Hume Avenue (2480 lf), with reimbursements coming from the Water Impact Fee Fund. These improvements were installed, and the cost summary is further discussed below. The total reimbursable amount for construction of water mains is **\$1,161,568.19**

The COA provides the developer a reimbursement for the required street construction of Houston Avenue "for permanent street widening improvements across their frontage consisting of curb and gutter, street paving from gutter lip to edge of pavement, and street striping, signing", to be reimbursed to the developer through the Transportation Impact Fee Fund. The total reimbursement for Houston Avenue street improvements is **\$247,294.20**.

The COA state that the developer shall construct a minimum 36" storm drain pipeline to connect the Sand Slough basin to the existing slough basin located south of Houston and east of the development. The design and approval of the slough interconnect has taken longer than expected, and the requirement for construction has been moved to the next phase, Tract 881, Unit 1. The Houston Avenue Sand Slough Interconnect is a programmed Capital Improvement Project for the current fiscal year. The developer shall construct and be fully reimbursed for the interconnect with Tract 881, Unit 1.

The COA state that, per the approved Traffic Impact Study, (Attachment 4) the development is required to contribute their proportional share costs of the future improvements to the 13th Avenue at SH198 interchange. The cost per lot is determined as \$523.48 per lot. This fee has not been collected with building permits, so the fee is assessed with these reimbursement calculations. The total payment due to the city for the 13th Avenue at SH198 interchange is **\$52,348.37 (credit)**.

The 2019 Impact Fees Study provides for payment to the city for the Surveyor Plan Review of the final map. The developer shall pay the city the Actual Cost plus 10% for administrative costs for Final Map review. (Attachment 8). The total cost for Surveyor Plan Review is **\$2,202.75 (credit)**.

On April 4, 2023, the Notice of Completion for Tract 865, Live Oak East, Unit 1 was approved by City Council. (Attachment 5)

The developer is requesting reimbursement for the water main installation and street improvements on Houston Avenue. Based on the 2019 Impact Fee Study and the COA, the total reimbursement for Tract 865, Unit 1 offsite water main oversizing installation, Houston Avenue street improvements, and a credit for Final Map review and fees for the 13th at SH198 future interchange improvements is **\$1,354,311.27**. A copy of the reimbursement calculations are shown below, and city reimbursement rates are shown in Attachment 6 for review.

1. Houston Avenue reimbursable street improvements through Transportation Impact Fees Fund in the amount of **\$247,294.20 (Acct. # 21810000-825600)**
2. The credit for unpaid 13th Avenue at SH198 interchange improvements per Traffic Impact Study mitigation is \$523.48 per lot with 100 lots x \$523.48 = **\$52,348.37 credit (Acct. #**

21810000-825600)

3. Houston Avenue Sand Slough Interconnect cost to be determined at a later date, and the conditional requirement has been moved to Tract 881-1. Tract 881-1 is expected to be completed in late summer of 2024.
4. Offsite 18" water main installation on Houston Avenue (\$431,156.88), and Oversize 8" to 12" water main installation on Alpine Street (\$313,546.40), and 8" to 18" water main on Houston Avenue (\$223,977.60) through the Water Impact Fees per Muni. Code 13.04.140. (Attachment 7). The total reimbursement amount is **\$1,161,568.19. (Acct # 21850000-825601)**
5. The credit payment due to the city for Surveyor Final Map plan review per the City Master Fee Schedule is **\$2,202.75 (Acct. # 20100000-540300)**

The TOTAL reimbursement to Presidio JJR Sterling Oaks 104, LLC for Tract 865 Unit 1 is **\$1,354,311.27**

Additional Information:

Tract 865 Unit 1 has been paying the Traffic Impact Fee (\$535.78 per lot) and Water Impact Fee (\$2,434.02 per lot) with each building permit at the assessed rates per lot.

The total impact fees collected with Units 1:

- Transportation and Water impact fees collected for Unit 1 (100 lots) is \$53,578.00.
- The total Water impact fees collected for Unit 1 (100 lots) is \$243,402.00.

The developer has three other developments in Live Oak East that are being completed and paying additional impact fees.

If approved by Council, reimbursements to the developer for the costs incurred for the improvements will be provided immediately as the Final Map for Unit 1 has been recorded and Notice of Completions has been approved and accepted by the City Council.

FISCAL IMPACT:

The FY 23/24 Water Impact Fees reimbursement fund has a current balance of \$3,355,945.00. The FY 23/24 Transportation Impact)Fees reimbursement fund has a current balance of \$8,528,303.00. An appropriation of **\$1,161,568.19** is needed from the Water Capital Impact Fees fund for the cost of the city trunk water mains in Houston Avenue and Alpine Street (offsite and frontage oversize reimbursement), AND an appropriation of **\$247,294.20** is needed from the Transportation Impact Fees fund for street improvements on Houston Avenue, all to reimburse the developer the **\$1,354,311.27** for water main and street improvement requirements, including a credit fee for the final map review by the City Surveyor (\$2,202.75) and for 13th Avenue at SH198 future improvements traffic impact mitigation fee to be collected (\$52,348.37).

ATTACHMENTS:

1. 1-Final Map-865-1
2. 2-Live Oak East Masterplan
3. 3-Resolution 20-33-R - Council-highlights
4. 4-Live Oak fiinal TIS-Mitigations
5. 5-NOC Tract No. 865 RECORDED
6. 6-QK Impact Fee Study - September 2019
7. 7-Mun Code 13.04.140

8. 8-TR865-1 Surveyor Fees
9. 9-Reimbursement Calculation

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
ALL PUBLIC STREETS, LOTS A, B, C, D AND E AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION AND

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREETS", RESERVING TO OURSELVES, FOR THE USE OF OURSELVES, AND THE SUCCESSIVE OWNERS, ALL ORDINARY USES OF SAID LAND UNTIL SUCH TIME AS THE PROPER LEGISLATIVE BODY SHALL ACCEPT DEDICATION OF, OR ACQUIRE ADDITIONAL RIGHT OF WAY, TO CONSTITUTE THE PERMANENT WIDTH AND/OR EXTENSION OF THOSE STREETS HAVING A PARTIAL WIDTH AND/OR DEAD-ENDING, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
ALL PUBLIC UTILITY EASEMENTS AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

RELINQUISH TO THE CITY OF HANFORD ALL ACCESS RIGHTS FROM LOTS AT THE PROPERTY LINES BACKING OR SIDING ONTO:

S. ALPINE AVENUE, BUTTERFIELD LANE AND HOUSTON AVENUE, EXCEPT FOR PEDESTRIAN WALKWAYS, AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

OWNERS: PRESIDIO JJR STERLING OAKS 104, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 64 PERCENT INTEREST AND PRESIDIO JJR HIDDEN OAKS 104, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 36 PERCENT INTEREST

BY: Joseph A. Leal DATE 06/21/2021
(PRINT NAME AND TITLE)
JOSEPH A. LEAL, PRESIDENT

BY: Joseph A. Leal DATE 06/21/2021
(PRINT NAME AND TITLE)
JOSEPH A. LEAL, PRESIDENT

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF Tulare } S.S.
ON JUNE 21, 2021, BEFORE ME, AMANDA RAMOS, A NOTARY PUBLIC,
PERSONALLY APPEARED JOSEPH A. LEAL,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: Amanda Ramos PRINTED NAME: AMANDA RAMOS

PRINCIPAL COUNTY OF BUSINESS: TULARE MY COMMISSION EXPIRES: 04/10/2022

COMMISSION NUMBER: 2234275

TAX COLLECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

JAMES P. ERB, C.P.A., DIRECTOR OF FINANCE

BY Brittany Ontiveros DATE 8-30-21
DEPUTY DATE

AGRICULTURAL STATEMENT:

IF YOUR REAL PROPERTY IS NEAR PROPERTY USED FOR AGRICULTURAL OPERATIONS, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, ON ANY 24 HOUR BASIS. SAID DISCOMFORTS MAY INCLUDE, BUT NOT BE LIMITED TO EQUIPMENT NOISES, ODORS FROM MANURE OR OTHER CHEMICALS, AND DUST OR SMOKE. THE CITY OF HANFORD HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURAL OPERATIONS IS A HIGH PRIORITY AND FAVORED USE TO THE CITY AND THE COUNTY AND WILL NOT BE CONSIDERED A NUISANCE FOR THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, PROVIDED SUCH OPERATIONS ARE CONSISTENT WITH ACCEPTED CUSTOMS, STANDARDS AND LAWS.

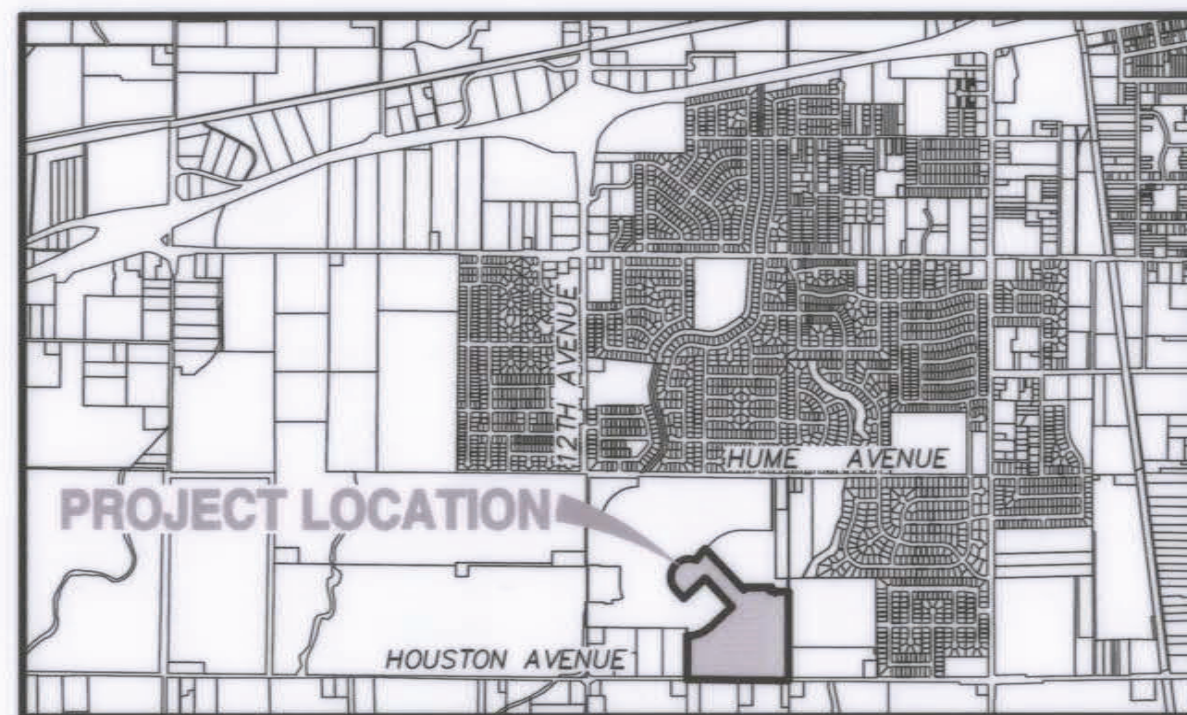
COUNTY TRACT No. 865

LIVE OAK EAST UNIT NO. 1

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS,
CALIFORNIA
DECEMBER, 2020

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525



VICINITY MAP
NOT TO SCALE

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.
ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____ PRINTED NAME: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CITY CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE 21st DAY OF August, 20 21, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, THE STREETS, LOTS A, B, C, D AND E AND EASEMENTS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS 11th DAY OF August, 20 21.

Natalie Corral
NATALIE CORRAL, CITY CLERK

SURVEYOR'S STATEMENT:

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION ON OCTOBER 13, 2018, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JJR MANAGEMENT SERVICES, INC ON APRIL 29, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 31, 2021, THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 18th DAY OF June, 20 21

Nicole Cannella
NICOLE CANNELLA, P.L.S. 9099

**CITY ENGINEER'S STATEMENT:**

I, JOHNATHAN L. DOYEL, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF ANY LOCAL ORDINANCES AND SECTIONS 66425 THROUGH 66450 OF THE GOVERNMENT CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS 11th DAY OF August, 20 21

Johnathan L. Doyel
JOHNATHAN L. DOYEL, CITY ENGINEER C-62044

**ACTING CITY SURVEYOR'S STATEMENT:**

I, JOHN B. HARDIN, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT, AND IN ACCORDANCE WITH SECTIONS 66425 THROUGH 66450 INCLUSIVE, OF THE GOVERNMENT CODE.

DATED THIS 29th DAY OF JUNE, 20 21

John B. Hardin
JOHN B. HARDIN, R.C.E. 21753
ACTING FOR THE CITY OF HANFORD

**PLANNING COMMISSION CERTIFICATE:**

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD NOVEMBER 10, 20 20.

DATED THIS 11th DAY OF AUGUST, 20 21.

Gabrielle Myers
GABRIELLE MYERS, COMMUNITY DEVELOPMENT DIRECTOR (ACTING)

RECORDER'S STATEMENT:

DOCUMENT NO. 21201025 FEE PAID \$91.00
RECORDED AT THE REQUEST OF NORTHSTAR ENGINEERING GROUP, INC.
ON THIS 20th DAY OF September, 20 21
AT 7 MINUTES PAST 12 O'CLOCK P.M. IN
VOLUME 26 OF LICENSED SURVEYORS' PLATS, AT PAGE 93,
KINGS COUNTY RECORDS

KRISTINE LEE, COUNTY RECORDER

BY: Renewal
DEPUTY

SHEET 1 OF 5

HANFORD-ARMONA 34 35
ROAD
TRACT No. 902
LIVE OAK NORTH
25-LSP-67

FD. 2" BRASS DISC ON 2-1/2" IRON PIPE IN MONUMENT WELL, STAMPED
LS 4375 AT THE NE COR. SEC. 3 T19S/R21E PER (A) & K.C.C.R. #2102

N00°00'00"E (BASIS OF BEARINGS)
2862.85'(M)(A)

FD. 2" BRASS DISC IN CONCRETE, STAMPED
"KINGS COUNTY SURVEYOR" AT W. 1/4 COR.
SEC. 2 T19S/R21E PER K.C.C.R. #1991

EX IRRIGATION
PIPELINE EASEMENT
753-OR-660

HUME AVENUE
S89°07'49"E 2643.95'(M)

1/4 SECTION LINE

FD 2" BRASS DISK STAMPED RCE 21489
IN CONCRETE AT INTERIOR CORNER SEC.
2 T19S/R21E PER 21-LSP-12, K.C.R.

BASIS OF BEARINGS:

A COURSE OF SOUTH FOR THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 21 EAST,
MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON TRACT No. 902
LIVE OAK NORTH, FILED IN VOLUME 25 OF LICENSED SURVEYORS'
PLATS, AT PAGE 67, KINGS COUNTY RECORDS, WAS USED AS THE
BASIS OF ALL MEASURED BEARINGS SHOWN ON THIS MAP.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	
C1	41°35'18"	480.00'	348.41'	(M)(A)
C2	155°37'34"	242.00'	657.32'	(M)(A)
C3	16°46'31"	282.00'	82.56'	(M)(A)
C4	6°10'34"	468.00'	50.45'	(M)(A)
C5	75°45'45"	20.00'	26.45'	(M)(A)
C6	2°20'02"	330.00'	13.44'	(M)(A)

RESULTANT
PARCEL 3
D.N. 2020-21003

DETAIL "A"
NOT TO SCALE

EX. DITCH EASEMENT
PEOPLE'S DITCH COMPANY
1153-OR-686

OMITTED SIGNATURES:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE
SIGNATURES OF THE FOLLOWING INTEREST HOLDERS HAVE BEEN
OMITTED:

KINGS COUNTY WATER DISTRICT FOR AN EASEMENT TO SPILL, DUMP,
SINK AND SPREAD WATERS RECORDED NOVEMBER 29, 1960 AS
INSURMENT NO. 12431, BOOK 768, PAGE 943, OFFICIAL RECORDS.

PARCEL 3
PM 13-54

PARCEL 2
PM 13-54

PARCEL 1
PM 13-54

HOUSTON AVENUE

HOUSTON AVENUE

FD 2" ALUMINUM CAP STAMPED LS 4375
AT SOUTH 1/4 CORNER SEC. 2
T19S/R21E PER K.C.C.R. #2660

TRACT NO. 865 LIVE OAK EAST PHASE 1

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS,
CALIFORNIA
DECEMBER, 2020

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

REFERENCES:

(A) D.N. 2020-21003, K.C.R.

NOTES:

- ALL LINES ADJACENT TO CURVES ARE TANGENT
UNLESS A RADIAL BEARING IS SHOWN.
- SEE SHEET 4 OF 5 FOR LEGEND.

LEGAL DESCRIPTION:

BEING ALL OF PARCELS 1, 2 AND 3 AS DESCRIBED IN GRANT DEED TO IMPLACABLE
PROPERTIES, LLC RECORDED ON JANUARY 1, 2014 AS DOCUMENT NO. 2014-1401539, KINGS
COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19
SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF KINGS, CALIFORNIA, SAID
PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION
2; THENCE

ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, SOUTH 89°15'21"
EAST 1320.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 2 BEING ALSO THE SOUTHWEST CORNER OF SAID
PARCEL 1 AND TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE

ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 2 AND SAID PARCEL 1, NORTH 00°01'16" EAST 561.78 FEET TO THE BEGINNING OF
A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, TO WHICH A
RADIAL LINE BEARS SOUTH 01°31'48" EAST AND HAVING A CENTRAL ANGLE OF 41°35'18";
THENCE LEAVING SAID WEST LINES AND ALONG THE ARC OF SAID CURVE, 348.41 FEET;
THENCE

NORTH 46°52'54" EAST 369.73 FEET; THENCE

NORTH 43°07'06" WEST 506.00 FEET; THENCE

SOUTH 46°52'54" WEST 384.00 FEET; THENCE

NORTH 43°07'06" WEST 151.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING
A RADIUS OF 242.00 FEET AND HAVING A CENTRAL ANGLE OF 155°37'34"; THENCE
ALONG THE ARC OF SAID CURVE, 657.32 FEET; THENCE

NORTH 30°06'23" EAST 63.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING
A RADIUS OF 282.00 FEET AND HAVING A CENTRAL ANGLE OF 16°46'31"; THENCE

ALONG THE ARC OF SAID CURVE, 82.56 FEET; THENCE

NORTH 46°52'54" EAST 43.14 FEET; THENCE

SOUTH 43°07'06" EAST 733.17 FEET; THENCE

NORTH 46°52'54" EAST 46.89 FEET; THENCE

SOUTH 89°59'50" EAST 323.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE
RIGHT, HAVING A RADIUS OF 468.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH
78°47'44" EAST AND HAVING A CENTRAL ANGLE OF 06°10'34"; THENCE

ALONG THE ARC OF SAID CURVE, 50.45 FEET; THENCE

SOUTH 72°37'10" EAST 72.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE
RIGHT, HAVING A RADIUS OF 20.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 72°37'10"
WEST AND HAVING A CENTRAL ANGLE OF 75°45'45"; THENCE

ALONG THE ARC OF SAID CURVE, 26.45 FEET TO THE BEGINNING OF A REVERSE CURVE TO
THE LEFT, HAVING A RADIUS OF 330.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH
03°08'35" WEST AND HAVING A CENTRAL ANGLE OF 02°20'02"; THENCE

ALONG THE ARC OF SAID CURVE, 13.44 FEET; THENCE

SOUTH 89°11'27" EAST 133.43 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, BEING ALSO THE EAST LINE OF SAID
PARCEL 1; THENCE

ALONG SAID EAST LINES, SOUTH 00°03'03" WEST 1154.46 FEET TO THE SOUTHWEST CORNER
OF SAID SOUTHWEST QUARTER OF SECTION 2 AND SAID PARCEL 1; THENCE

ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2 AND SAID PARCEL 1,
NORTH 89°15'21" WEST 1320.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.82 ACRES MORE OR LESS

SHEET 2 OF 5

TRACT NO. 865 LIVE OAK EAST PHASE 1

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS,
CALIFORNIA
DECEMBER, 2020

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED L.S. 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND MONUMENT AS NOTED

- FD FOUND
- SFN SEARCHED, FOUND NOTHING
- (A) D.N. 2020-21003, K.C.R.
- (M) MEASURED
- K.C.R. KINGS COUNTY RECORDS
- K.C.C.R. KINGS COUNTY CORNER RECORDS
- U.O.N. UNLESS OTHERWISE NOTED
- PM PARCEL MAP
- L.S.P. LICENSED SURVEYORS' PLATS
- O.R. OFFICIAL RECORDS
- Calc. CALCULATED FROM RECORD
- GLO GENERAL LAND OFFICE
- D.N. DOCUMENT NUMBER
- 1234 STREET ADDRESS NUMBER
- RESTRICTED ACCESS

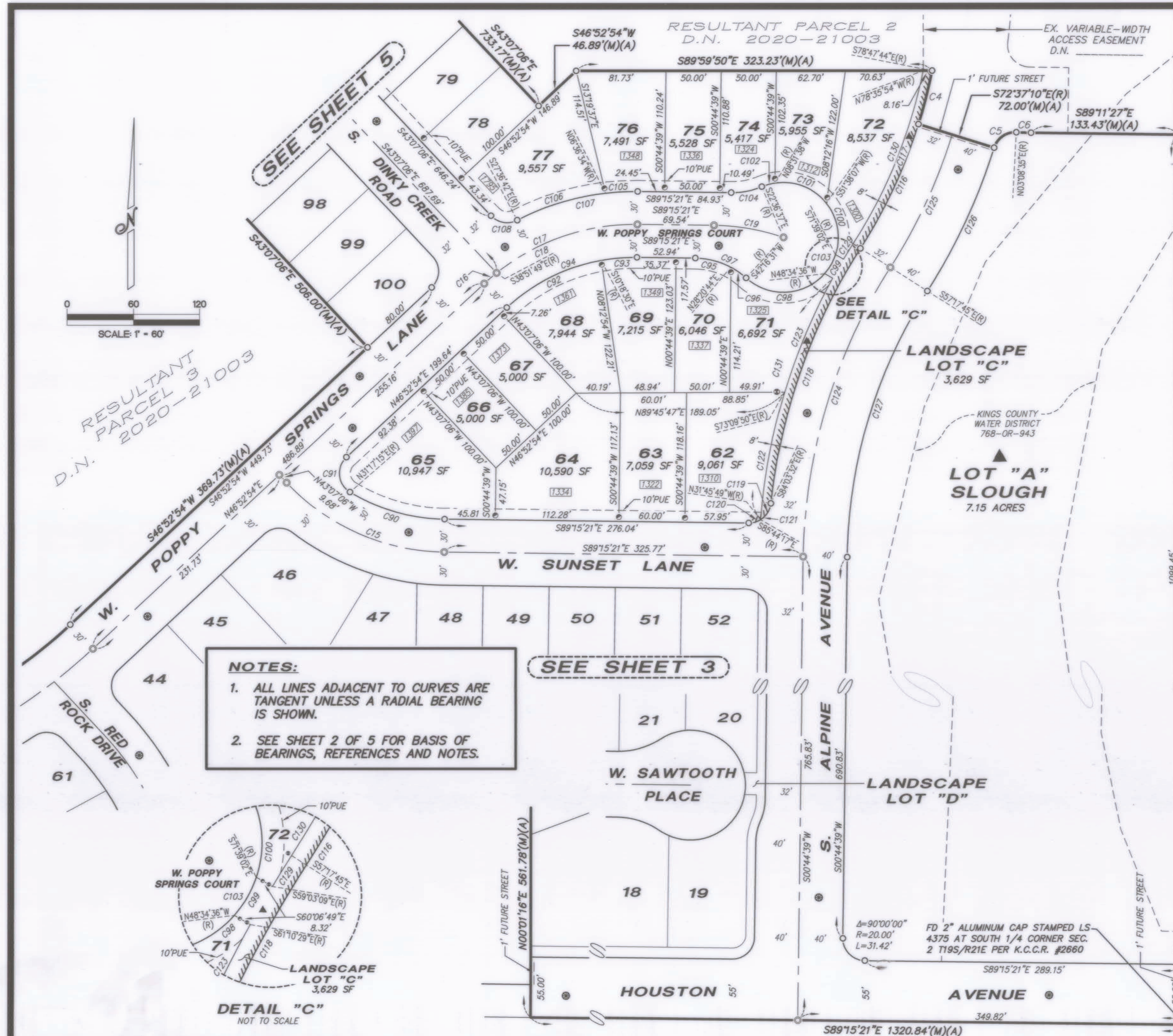
THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
- AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
- AREA NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY AND LANDSCAPE PURPOSES.

CURVE TABLE

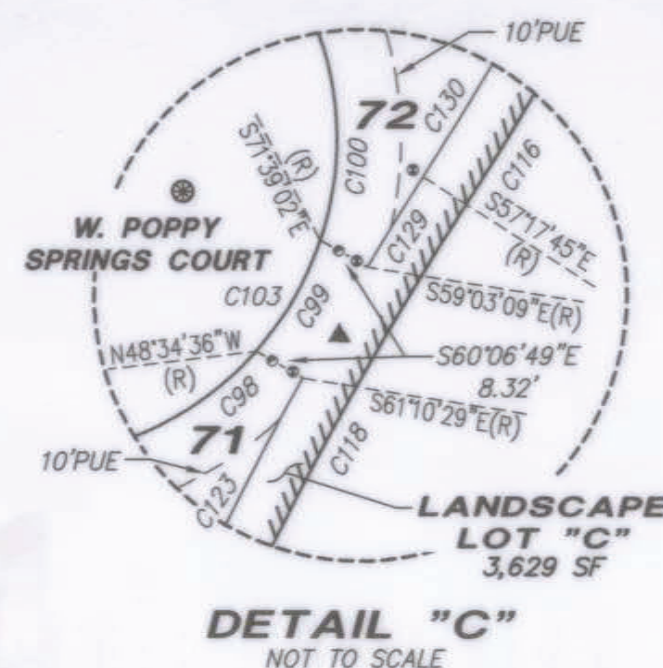
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C15	46°08'15"	200.00'	161.05'	C105	7°21'13"	230.00'	29.52'
C16	4°15'17"	200.00'	14.85'	C106	21°00'08"	230.00'	84.31'
C17	39°36'28"	200.00'	138.26'	C107	28°21'21"	230.00'	113.83'
C18	43°51'45"	200.00'	153.11'	C108	74°29'36"	20.00'	26.00'
C19	18°20'56"	200.00'	64.05'	C116	15°19'25"	468.00'	125.17'
C90	30°32'36"	170.00'	90.62'	C117	21°29'59"	468.00'	175.61'
C91	105°35'39"	20.00'	36.86'	C118	26°45'47"	532.00'	248.50'
C92	32°48'36"	170.00'	97.35'	C119	52°17'43"	20.00'	18.25'
C93	11°03'09"	170.00'	32.79'	C120	32°30'28"	20.00'	11.35'
C94	43°51'45"	170.00'	130.14'	C121	84°48'11"	20.00'	29.60'
C95	27°36'05"	70.00'	33.72'	C122	12°34'27"	540.00'	118.51'
C96	13°55'47"	70.00'	17.02'	C123	11°59'21"	540.00'	112.99'
C97	41°31'52"	70.00'	50.74'	C124	31°57'36"	500.00'	278.90'
C98	90°51'07"	50.00'	79.28'	C125	15°19'25"	500.00'	133.73'
C99	23°04'26"	50.00'	20.14'	C126	15°19'25"	540.00'	144.42'
C100	56°42'51"	50.00'	49.49'	C127	31°57'36"	460.00'	256.59'
C101	60°09'45"	50.00'	52.50'	C129	1°45'24"	540.00'	16.56'
C102	14°04'59"	50.00'	12.29'	C130	21°18'09"	460.00'	171.03'
C103	244°53'08"	50.00'	213.70'	C131	24°33'48"	540.00'	231.50'
C104	23°21'16"	70.00'	28.53'				

SHEET 4 OF 5



NOTES:

- ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
- SEE SHEET 2 OF 5 FOR BASIS OF BEARINGS, REFERENCES AND NOTES.



k:\13-1238 live oak east\dwg\mapping\subdivision\phase 1\13-1238 live oak east - ph1 - sht4 map

5/27/2021 5:23 AM

TRACT NO. 865 LIVE OAK EAST PHASE 1

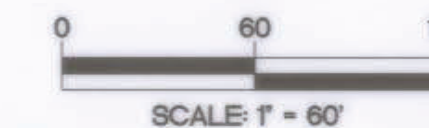
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CITY OF HANFORD, COUNTY OF KINGS,
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DECEMBER, 2020

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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C16	4°15'17"	200.00'	14.85'
C17	39°36'28"	200.00'	138.26'
C18	43°51'45"	200.00'	153.11'
C20	16°46'31"	274.00'	80.22'
C21	6°42'24"	274.00'	32.07'
C22	23°28'55"	274.00'	112.30'
C108	74°29'36"	20.00'	26.00'
C109	7°26'59"	306.00'	39.79'
C110	85°54'32"	20.00'	29.99'
C111	11°32'27"	218.00'	43.91'
C112	16°46'31"	250.00'	73.20'
C113	24°22'26"	242.00'	102.95'
C114	180°00'00"	242.00'	760.27'
C115	90°00'00"	20.00'	31.42'

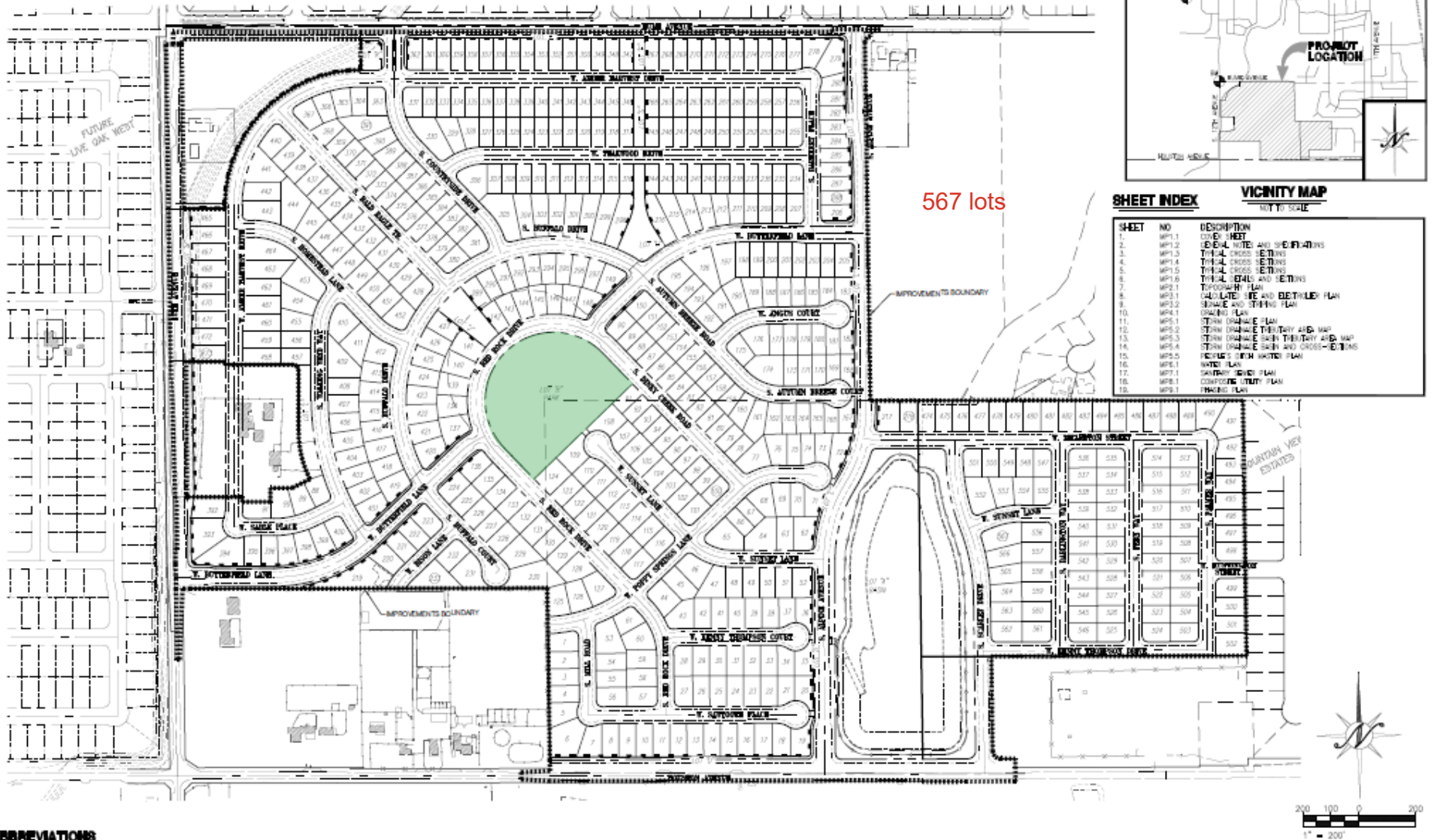
LEGEND:

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- Calc. CALCULATED FROM RECORD
- GLO GENERAL LAND OFFICE
- D.N. DOCUMENT NUMBER
- [1234] STREET ADDRESS NUMBER
- ||||| RESTRICTED ACCESS

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
- ▲ AREA NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY AND LANDSCAPE PURPOSES.

MASTER PLANS FOR LIVE OAK EAST TRACT 865, 881, 912 HANFORD, CALIFORNIA



RESOLUTION 20-33-R**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING AN AMENDMENT TO VESTING TENTATIVE TRACT 865.**

At a regular meeting of the City Council of the City of Hanford duly called and held on December 1, 2020 by motion of Councilmember Smansen, and seconded by Councilmember Breno, and duly carried, the following resolution was adopted:

WHEREAS, the applicant requested an amendment to Tentative Tract 865, requesting to remove certain language from the resolution for Vesting Tentative Tract 865, consistent with changes made to the Live Oak Development Agreement; and

WHEREAS, the Planning Commission held a public hearing on November 10, 2020 and received testimony for and against the project; and

WHEREAS, the Planning Commission determined that the revisions to Vesting Tentative Subdivision Map No. 865 were not significant and recommended approval of the amendment to the City Council at their regularly scheduled meeting on November 10, 2020; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of December 1, 2020, and

WHEREAS, all various governmental department agencies, staff, and the City Council, have given careful consideration to this Planned Unit Development/Master Plan and have made recommendations thereon; and

WHEREAS, Vesting Tentative Subdivision Map No. 865 was approved by the Planning Commission on August 9, 2009 and the City Council on September 15, 2009, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air

Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in “The Mitigation Monitoring and Reporting Plan” in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the changes proposed to the Live Oak Development have been analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, the City Council has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

1. That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
2. That the design or improvement of the subdivision is consistent with general or specific plans;

3. That the site is physically suitable for the type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and
7. That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Hanford finds the revisions to Vesting Tentative Subdivision Map No. 865 are substantially consistent with the original approval of the vesting map in 2009; and

THEREFORE BE IT FURTHER RESOLVED that the City Council approves this revised resolution for Vesting Tentative Subdivision Map No. 865, subject to the following conditions of approval:

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers (559) 585-2578

Concerning questions that you may have on the conditions listed below:

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances except as modified by Planned Unit Development No. 2005-04; and except as may be determined by the Development Agreement and development rights of a Vesting Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.

4. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
5. That trees be planted, as specified in the Master plan and that all species of trees shall be selected from a list approved by the City Street Tree Commission.
6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 865.

Zoning:

1. That the proposed subdivision is subject to the R-L-5 Low-Density Residential zone district standards, except as modified by Planned Unit Development No. 2005-04, as specified in the Master Plan.
2. That all lots be limited to single-family residential development.
3. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 865 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and lawn area along the street side of their lot. . All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as Exhibit "A".

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
8. That development is subject to a Storm Water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer Area Benefit District assessment fee as required by City Ordinance No. 92-03, or any revisions thereof, if applicable. Fee shall be payable prior to recording of subdivision final map.

Environmental Requirements:

1. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
2. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
5. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.

6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
7. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well-tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., David Loftin: (559) 684-3557

AT&T, John Lewis: (559) 739-6455

Southern California Gas Co., Louise Brown: (559) 739-2316

ComCast, Micahel Corral: (559) 217-9003

USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

Contact Public Works Director John Doyel (559)585-2571
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, park and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) blue line copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. That all easements for irrigation ditches and/or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.
3. That the proposed neighborhood park, located as shown on the tentative subdivision map (Lot "A"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.
4. That proposed open space/slough area, located as shown on the tentative subdivision map (Lot "B") shall be dedicated to the City for open space/drainage purposes concurrent with the recording of a subdivision final map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing or siding onto 12th Avenue, S. Alpine Avenue, Butterfield Lane and Hume Avenue (except for pedestrian walkways) and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park for traffic calming), except the following:
 - a. Houston Avenue shall be developed as a major Arterial street along the development frontage of the subdivision in conformance with city Standards ST-17 and ST-18, modified as indicated on the tentative subdivision map and as follows:
 1. Traffic index used for the design of the street structural section shall be a minimum of 10.0
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel lanes
 - b. Twelfth Avenue shall be developed as an arterial street, along the development frontages of the subdivision, and "Not-a-part" areas south of Hume and north of Butterfield Lane in accordance with section 66462.5 of the Subdivision Map Act. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans.

Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, masonry block wall, street lights, pavement striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel land capacity is warranted. Installation of Class II aggregate base rock (4" minimum thickness) over compacted native soil shall be required in the area between existing roadway and new curb and gutter section. A petroleum based palliative shall be applied to the base rock surface to provide dust control. The installation of a raised concrete median in Houston Avenue is not required.
- c. S. Alpine Avenue and Butterfield Lane shall be developed as collector streets in conformance with City Standards ST-26, modified as indicated on the tentative subdivision map.
4. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along Houston Avenue and S. Alpine Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designed by City Engineer.
5. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards impact fees for permanent street widening improvements constructed by developer within Houston Avenue, consisting of curb and gutter, street striping, signing and street paving from gutter lip to edge of existing Houston Avenue street section. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Houston Avenue street section. Temporary transitional paving improvements beyond the development limits will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.
6. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to the 13th Avenue/Highway 198 interchange as identified in the project Environmental Impact Report and the Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement costs shall be held in a separate interest bearing account and reserved for the interim improvements referenced above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane for lots backing or siding onto said streets :
 - a. A minimum six foot high (or as determined by Mitigation Measure 4.8.2b(1) in the MMRP), decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. Masonry walls shall be constructed along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane for all lots backing or siding onto said streets.
 - c. A 4 ½ foot wide detached sidewalk along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane.
 - d. Landscape and irrigation system improvements along the development frontage of Houston Avenue, S. Alpine Avenue and Butterfield Lane (right of way and landscape easement areas). Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100 (F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all park facility and open space perimeter improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility and open space perimeter improvements. Improvements shall include, but not be limited to, installation of a baseball court, horse shoe pit, covered picnic areas, tot-lot playground, connective linear park, decorative security lighting, drinking fountains, park benches, trash receptacles, and landscaping and irrigation systems. Park and open space improvements shall be

constructed concurrent with the first phase of the development, or as detailed in the Development Agreement.

2. That a minimum six foot high decorative masonry block wall shall be constructed along the south property line of proposed neighborhood park (adjacent to lots 99, 100, 117 and 118).
3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code section 15.44 and any revisions thereof. Developer shall be entitled to a 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 8" diameter sanitary sewer main and appurtenances (unless determined otherwise by the City Engineer) shall be extended within S. Alpine Avenue, from W. Hackberry Lane to Butterfield Lane, to accommodate future development located east of S. Alpine Avenue.
3. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code Section 13.08 for sanitary sewer main improvements constructed within S. Alpine Avenue which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for sanitary sewer main improvements installed within S. Alpine Avenue, if applicable, for City Public Works Department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works department review and approval prior to recording a subdivision final map for the first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be directed to the Sand Slough drainage basin (Lot "A") located as shown on the tentative subdivision map.
3. That developer shall install a minimum 36 inch diameter storm drain pipeline and appurtenances within Houston Avenue in conformance with City storm drainage master plan requirements. The proposed storm drain line will connect the Sand Slough basin located as shown on the tentative subdivision map to an existing slough basin located south of Houston Avenue and just east of proposed development.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14 or any revisions thereof, if applicable. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough (Lot "A") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.
5. That developer shall be required to comply with State of California Water Resources Control Board requirements specially related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 18 inch diameter water main and appurtenances shall be extended within Houston Avenue from the eastern boundary of proposed development, as shown on the Live Oak master plan, (East property line of existing Sanchez development) to 12th Avenue. Improvement shall conform to the City's water system master plan.
3. That a minimum 12 inch diameter water main and appurtenances shall be extended within 12th Avenue from Houston Avenue to Hume Avenue in conformance with City's water system master plan.
4. Developer maybe entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. If applicable, developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.
5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements installed within Houston Avenue, 12th Avenue and S. Alpine Avenue, which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Works Department review and approval prior to beginning construction.
6. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of neighborhood park landscaping (Lot "A"), open space slough area (Lot "A"), subdivision street lighting, decorative fencing, and common area landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping including park and open space areas, subdivision street lighting and decorative fencing.

FIRE DEPARTMENT

Contact Fire Marshall Christy Whittington (559)585-2594
Concerning questions that you may have on the conditions listed below:

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply.

Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.

2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584

Concerning questions that you may have on the conditions listed below:

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Departments prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Department prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.

Kings County Impact Fees:

1. That Tentative Tract 865 is subject to the following Kings County Impact fees:
 - a. Criminal Justice
 - b. Library
 - c. Animal Control
 - d. Compliance

EXPIRATION:

That this Vesting Tentative Tract Map shall expire with the expiration of the Live Oak Development Agreement.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 1st day of December, 2020 by the following vote:

AYES: Council Member

Draxler
Ramirez
Sorensen
Brieno
Devine

NOES: Council Member

ABSTAIN: Council Member

ABSENT: Council Member

John Draxler
MAYOR

STATE OF CALIFORNIA)
COUNTY OF KINGS)
CITY OF HANFORD) SS

I, **Natalie Ortega**, City Clerk of the City of Hanford, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 1st day of December, 2020.

Dated: 12/1/2020

Natalie Ortega
City Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO : _____

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND
MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY
FOR TRACT NO. 865**

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2020-16 approved the development of Tract No. 865 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 865 by the lot owners in Tract No. 865:

CONDITIONS:

1. Each lot owner within Tract No. 865 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.52 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 865, Unit No. _____

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Owner's Signature _____

Print or Type Owner's Name _____

Date _____

Owner's Signature _____

Print or Type Owner's Name _____

Date _____

(attach Notary acknowledgment)

TRAFFIC IMPACT ANALYSIS

FOR

LIVE OAK MASTER PLAN

Hanford, CA

Prepared For:

RRM DESIGN GROUP

210 East F Street
Oakdale, CA 95361

Prepared By:

kdANDERSON Transportation Engineers

3853 Taylor Road, Suite G
Loomis, CA 95650
(916) 660-1555

March 20, 2006

6250-07

Impacts and Mitigation Measures

Impact P.1 Development of the Live Oak project alone will increase the volume of traffic on study area streets. However with construction of the improvements included in the project description, resulting volumes will not result in peak hour Level of Service in excess of the City of Hanford's LOS C standard at most locations. The 12th Avenue / Hume Avenue intersection will be impacted by project development. The section of 12th Avenue between SR 198 and Hanford Armona Road will be impacted

With the addition of trips generated by Live Oak the 12th Avenue / Hume Avenue intersection will operate at LOS F. Projected traffic volumes will satisfy peak hour warrants for a traffic signal.

Mitigation: Install typical ½ section improvements plus one travel lane along the project's frontage and contribute to the cost of a traffic signal at the 12th Avenue / Hume Avenue intersection through the City's existing traffic mitigation fee program.

With the addition of project trips the segment of 12th Avenue between SR 198 and Hanford Armona Road is projected to operate at LOS E. Projected volumes would require a four lane section.

Mitigation: Contribute to the cost of citywide improvements through the existing City of Hanford traffic mitigation fee program.

Existing Plus Approved Projects Plus Live Oak Impacts and Mitigation Measures

Impact EPAP.1 Development of other Approved Projects and Live Oak will increase traffic through the 12th Avenue / Lacey Blvd intersection, and p.m. peak hour Levels of Service will reach LOS D without Live Oak and LOS E with the project.

The City of Hanford has long contemplated the possibility of expanding this intersection in order to develop additional capacity to accommodate future growth. Development of dual left turn lanes and three through lanes in each direction on 12th Avenue have been discussed. Under EPAP plus Live Oak conditions this level of improvement would yield LOS C conditions.

Mitigation: The City of Hanford implements regional circulation system improvements through the City's adopted traffic mitigation fee program. The project will contribute its fair share to the cost of improvements to 12th Avenue / Lacy Blvd through the fee program.

Impact EPAP.2 Development of other Approved Projects and Live Oak will increase traffic through the 12th Avenue / Centennial Blvd intersection, and p.m. peak hour Levels of Service will reach LOS D with and without Live Oak.

When the Hanford Station project was being considered the City of Hanford identified long term improvements to this intersection. Development of northbound and westbound right turn lanes was identified, and these improvements were assumed to be installed when the southeastern corner of the intersection is developed. In addition, improvements to be installed with the Hanford Station and target projects will widen 12th Avenue to eventually accommodate a third southbound through lane. Under the EPAP plus Live Oak scenario this level of improvement would yield LOS C conditions.

Mitigation: The City of Hanford implements regional circulation system improvements through the City's adopted traffic mitigation fee program. The project will contribute its fair share to the cost of improvements to 12th Avenue / Centennial Blvd through the fee program.

Impact EPAP.3 Development of other Approved Projects and Live Oak will increase traffic on the SR 198 / 12th Avenue interchange and without improvements will result in conditions in excess of the City of Hanford's LOS C standard.

With the addition of traffic generated by other approved projects the existing configuration of the EB and WB ramps EB SR 198 / 12th Avenue intersection would deliver LOS D conditions during the p.m. peak hour, while the addition of project traffic could result in LOS E - F. The City of Hanford and Caltrans are pursuing major improvements to the interchange, and minor modifications have already been installed in conjunction with the target Shopping Center project.

The next "interim" modification would involve widening the eastbound off ramp to provide a second eastbound left turn lane. This work may be possible without additional modifications to the interchange itself, and may be possible along the current alignment of the existing ramp. However, because the design of ultimate interchange improvements will not be determined until the pending interchange PSR is completed, the exact nature of a ramp improvement project that may be "phased"

is not known. Additionally, a second southbound through lane would be needed to deliver LOS C conditions under the EPAP plus Live Oak scenario.

Mitigation: The project should contribute its fair share to the cost of modifying this interchange via the adopted fee program.

Impact EPAP.4 Development of other Approved Projects and Live Oak will increase traffic on the SR 198 / 13th Avenue interchange and without improvements will result in conditions in excess of LOS C at the WB ramp intersection.

Signalization is required to improve operating conditions at this intersection outside of the City of Hanford City limits. Installing a traffic signal without widening the intersection would yield LOS C conditions.

Mitigation: As signalization is not in the City's traffic mitigation fee program, the project should contribute its fair share to the cost of this improvement. Based on its percentage of net new traffic under the EPAP plus Live Oak condition, the project should be responsible for 36% of the cost. This issue is discussed in additional detail under Year 2030 conditions.

Impact EPAP.5 Development of other Approved Projects and Live Oak will increase traffic at the 12th Avenue / Hume Avenue intersection and without improvements will result in conditions in excess of LOS C.

Signalization is required to improve operating conditions at this intersection. Standard frontage improvements will be made at this intersection as Live Oak develops, and left turn lanes will be possible on all four approaches. Installing a traffic signal with the standard improvements would yield LOS C conditions,

Mitigation: As signalization is in the City's traffic mitigation fee program, the project should contribute its fair share to the cost of this through the fee program. However, it would be appropriate for underground hardware to be installed when the intersection is improved by the project proponents.

Year 2030 Conditions

The impacts of developing the Hanford Station project have also been evaluated within the context of long term traffic conditions occurring in the year 2030. This horizon year is consistent with the City of Hanford General Plan.

Daily Traffic Volumes. Year 2030 traffic volume forecasts were developed using the Kings County Area Governments (KCAG) regional travel demand forecasting model. Table 10 compares current and year 2030 daily traffic volumes assuming full build out of the Live Oak site and KCAG land use assumptions for the balance of the Hanford area.

Impact 4. Cumulative development, including the Live Oak project, will result in peak hour Levels of Service in excess of the City of Hanford's LOS C standard at the 12th Avenue / Lacey Blvd intersection. LOS D may be accepted by the City if no option for additional mitigation is available.

According to City staff, several options exist for providing additional capacity to the intersection, including widening both 12th Avenue and Lacey Blvd. The base analysis assumes the development of dual NB/SB left turn lanes and the addition of a third NB/SB through lane would deliver LOS C conditions. However, this is not the only alternative for delivering additional capacity. Widening of Lacey Blvd would be needed to deliver LOS C.

Mitigations: Pay Adopted Traffic Mitigation Fees. Within the City of Hanford long term circulation system improvements are funded through the City's traffic mitigation fee program. Cumulatively needed improvements are constructed by the City and financed via the fee program. In this case, the 12th Avenue / Lacey Blvd improvement that is ultimately installed will need to be determined by the City, and Live Oak will contribute its fair share to the cost of this improvement by paying adopted fees.

Impact 5. Cumulative development, including the Live Oak project, will increase the overall traffic volume on 12th Avenue and result in the need for a six lane section from SR 198 north through Lacey Blvd. This is a significant impact that can be mitigated.

The individual mitigation requirements for the study intersection along 12th Avenue indicate the need to provide three through lanes in each direction at most locations. Due to the spacing between intersections, it would be impractical to limit these improvements to the immediate environs of each intersection, and the section should be continuous from SR 198 through Lacey Blvd. This work will also require widening the existing four lane San Joaquin Valley railroad crossing north of SR 198.

As with other long range projects in Hanford, the City will ultimately be responsible for the implementation of these improvements, and local development will contribute its fair share via the City's traffic mitigation fee program.

Mitigation. Pay Traffic Mitigation Fees or Fair Share Based on Traffic Demand. The City of Hanford is currently collecting traffic mitigation fees for City-wide projects. Live Oak shall contribute its fair share to the cost of these improvements via the Traffic Mitigation Fee program.

Impact 6. Cumulative development, including the Live Oak project, will result in peak hour Levels of Service in excess of the City of Hanford's LOS C standard at the SR 198 / 12th Avenue interchange's ramp intersections. This is a significant but mitigable impact.

Long term improvements to the SR 198 / 12th Avenue interchange will be required whether the Live Oak project proceeds or not. While alternative designs may be considered during the Caltrans Project Study Report process, to provide LOS C conditions on the interchange it could be necessary to widen both interchange structure and the ramps, as noted in Table 12 below.

**TABLE 12
LONG TERM SR 198 / 12TH AVENUE INTERCHANGE GEOMETRY**

WESTBOUND RAMP INTERSECTION		
Approach	Total Lanes	Description
Northbound	3	1 left turn lane (1), two through lanes (2)
Southbound	3	Through (2), right turn lane (1)
Westbound	2	Left turn + through lanes(1), right turn (1)

EASTBOUND RAMP INTERSECTION		
Approach	Total Lanes	Description
Northbound	3	Two through lanes (2), and right turn lane (1)
Southbound	4	Left turns (2) or loop on-ramp, through (2)
Eastbound	3	Dual Left turns (2), through + right turn lane (1)

Mitigation. Pay Traffic Mitigation Fees or Fair Share Based on Traffic Demand. The City of Hanford is currently collecting traffic mitigation fees for citywide projects, including a portion of the cost of improving the SR 198 / 12th Avenue interchange.

Impact 7. Cumulative development, including the Hanford Station project will result in peak hour Levels of Service in excess of LOS C at the 13th Avenue / SR 198 interchange.

In the year 2030 the signalized 13th Avenue / WB SR 198 ramp intersection is projected to is projected to operate with average delays that are indicative of LOS F. At that point it would be necessary to widen the intersection to provide auxiliary turn lanes. However, the interchange's non-standard configuration suggests that additional local changes may be superseded by an overall interchange modification. Because the interchange is outside of the City limits, work at this location is not included in the City's adopted fee program.

Mitigation. Pay "Fair Share" towards interchange modifications. Live Oak should contribute its fair share to the cost of this improvement based on its traffic volume by paying adopted traffic impact fees. Table 13 identifies the fair share percentage.

**TABLE 13
POTENTIAL "FAIR SHARE" CONTRIBUTION TO
SR 198 / 13th AVENUE INTERCHANGE MODIFICATIONS**

Location	Total Future PM Peak Hour Traffic	Existing + Approved Traffic	Live Oak Trips Only	Live Oak "Fair Share % of Future minus Existing Plus Approved
SR 198 / 13 th Avenue	1,690	1,190	181	36%

The issue of potential improvements to the SR 198 / Avenue 13 interchange was discussed with Caltrans District 6 representatives. The range of improvement options that might be considered

at this location was discussed. While complete reconstruction to provide a more conventional design was discussed, it was determined that enhancements under the existing alignment could represent a suitable “interim” solution that would provide mitigation for the year 2030 scenario. The extent of improvements that would be required to meet Caltrans’ minimum LOS C standard at the study intersections is discussed in the text which follows:

1. Hanford Armona Road / Avenue 13 / Westbound SR 198 on ramp:

- Widen Hanford Armona Road to provide northbound and southbound left turn lanes;
- Widen the Avenue 13 connection to provide a separate right turn lane approaching the intersection;
- Install a traffic signal.

2. Hanford Armona Road / Eastbound SR 198 ramps:

- Widen Hanford Armona Road to provide a left turn lane onto the eastbound on ramp;
- Widen the eastbound SR 198 off ramp to provide a separate right turn lane;
- Install a traffic signal

Resulting year 2030 peak hour Levels of Service are presented in Table 14 which follows.

**TABLE 14
YEAR 2030 PLUS LIVE OAK
INTERSECTION LEVELS OF SERVICE - MITIGATED**

Location	Control	A.M. Peak Hour		P.M. Peak Hour	
		Average Delay (sec)	LOS	Average Delay (sec)	LOS
Hanford Armona Road / WB SR 198 on ramp	WB Stop	(338.5 sec) >999 sec	(F) F	(295.8 sec) 909.8 sec	(F) F
	Signal (mitigated)	27.9 sec	C	28.1 sec	C
Hanford Armona Road / EB SR 198 ramps (overall) EB left + thru + right turn	EB Stop	(3.5 sec) 20.9 sec	(A) C	(5.4 sec) 26.6 sec	(A) D
	Signal (mitigated)	17.4 sec	B	20.9 sec	C

While not needed to address Level of Service impacts identified by the traffic study, it was determined that two other improvements could be needed as part of the “interim” interchange improvement project in order to ensure that the overall system operates safely. These include:

3. Hanford Armona Road / Avenue 13 / Westbound SR 198 off ramp:

- Widen the westbound off ramp to provide separate through and right turn lanes;
- Install a traffic signal

4. Westbound SR 198 off ramp to Avenue 13:

- Lengthen the off ramp to meet current minimum design standards

Cost Estimate and Fair Share Participation. The estimated cost of implementing the identified “interim” improvements is noted in Table 15. These rough cost estimates reflect the costs associated with typical installations elsewhere but are not based on exact unit quantities. The development within Live Oak would be expected to contribute 36% of the \$1,870,000 cost, or \$673,200.

$\$673,200/1286 \text{ lots} = \523.48 per lot

TABLE 15
ESTIMATED COST OF “INTERIM” SR 198 / AVENUE 13 INTERCHANGE IMPROVEMENTS

Item	Location	Cost
1	Hanford Armona Road / Avenue 13 / Westbound SR 198 on ramp	\$550,000
2	Hanford Armona Road / Eastbound SR 198 ramps	\$440,000
3	Hanford Armona Road / Avenue 13 / Westbound SR 198 off ramp	\$440,000
4	Westbound SR 198 off ramp to Avenue 13	\$440,000
	Total	\$1,870,000

Impact x.8 Cumulative development, including the Live Oak project will result in peak hour Levels of Service in excess of the City of Hanford’s LOS C standard or meeting traffic signal warrants at key intersections on Houston Avenue.

Under long term conditions the overall average delays projected at the Houston Avenue / 13th Avenue, Houston Avenue / 12th Avenue and Houston Avenue / 11th Avenue intersections are indicative of LOS D or worse conditions and / or satisfy peak hour traffic signal warrants.

Mitigation. Contribute to the cost of signalization through the City’s adopted traffic mitigation fee program.

Live Oak Access / Internal Circulation Evaluation

The access to Live Oak is via new intersections on Hume Avenue, 12th Avenue and Houston Avenue. The adequacy of these access points has been considered from two perspectives: traffic control and left turn lane length.

Left Turn Lanes. Left turns will be permitted into Live Oak at all access locations. Because the

RECORDING REQUESTED BY:
CITY OF HANFORD



DOC NBR: 2305079 04/06/2023 02:19:17 PM
OFFICIAL RECORDS OF Kings County
Kristine Lee, Clerk-Recorder,
RECORDING FEE: \$0.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951



CITY OF HANFORD

DOC TYPE: 17
2 PGS
R062

5

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

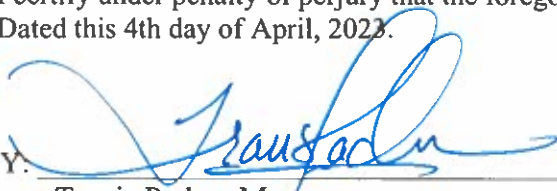
TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: Tract No. 865 Live Oak East Unit No. 1
2. The Improvement is particularly described as: Subdivision Infrastructure Improvements
3. The date of completion of the work of Improvement: February 14, 2023
4. The Owner of the work of Improvement: City of Hanford
5. The nature of the owner's interest or estate: Fee Simple
6. The name of the original contractor for the work of Improvement: San Joaquin Valley Homes, Presidio JJR Sterling Oaks 104, LLC and Presidio JJR Hidden Oaks 104, LLC a Delaware Limited Liability Company
7. The surety for the work of Improvement: SureTec Insurance Company
8. Accepted by minute action of the City Council of the City of Hanford on: April 4th, 2023.

I certify under penalty of perjury that the foregoing is true and correct.

Dated this 4th day of April, 2023.

BY: 

Travis Paden, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this 4 day of April 2023.

BY: 

Travis Paden, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

FINAL DRAFT

CITY OF HANFORD DEVELOPMENT IMPACT FEE STUDY



SEPTEMBER 2019



FINAL DRAFT

CITY OF HANFORD DEVELOPMENT IMPACT FEE STUDY

Prepared for:

City of Hanford
900 South 10th Avenue
Hanford, CA 93230
Contact Person: Lou Camara, Public Works Director
Phone: (559) 585-2567

Consultant:



901 East Main Street
Visalia, CA 93292
Contact: Steve Brandt
Phone: (559) 733-0440

September 2019

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**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
ADJUSTING THE FIRE FACILITIES IMPACT FEE, POLICE FACILITIES IMPACT FEE,
WATER FACILITIES IMPACT FEE, WASTEWATER FACILITIES IMPACT FEE, STORM
DRAINAGE FACILITIES IMPACT FEE, PARKS FACILITIES IMPACT FEE, REFUSE
IMPACT FEE, AND THE TRANSPORTATION IMPACT FEE**

At a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 2019 at 7:00 p.m. on said day, it was moved by Council Member Draxler, and seconded by Council Member Devine, and duly carried that the following resolution be adopted:

WHEREAS, Section 15.44.020 of the Hanford Municipal Code provides that the Parks Facilities Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.45.020 of the Hanford Municipal Code provides that the Fire Protection Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.46.020 of the Hanford Municipal Code provides that the Police Protection Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.47.020 of the Hanford Municipal Code provides that the Wastewater System Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.48.020 of the Hanford Municipal Code provides that the Transportation Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.49.020 of the Hanford Municipal Code provides that the Water System Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.50.020 of the Hanford Municipal Code provides that the Stormwater System Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.51.020 of the Hanford Municipal Code provides that the Refuse and Recycling Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.44.070 of the Hanford Municipal Code provides that the Parks Facilities Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.45.080 of the Hanford Municipal Code provides that the Fire Protection Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.46.080 of the Hanford Municipal Code provides that the Police Protection Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.47.080 of the Hanford Municipal Code provides that the Wastewater System Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.48.070 of the Hanford Municipal Code provides that the Transportation Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.49.080 of the Hanford Municipal Code provides that the Water System Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.50.080 of the Hanford Municipal Code provides that the Stormwater System Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.51.070 of the Hanford Municipal Code provides that the Refuse and Recycling Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months;

NOW, THEREFORE, in accordance with the provisions of Section 15.45.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 04-22-R adopted April 20, 2004, and City Council Resolution 15-09-R adopted April 7, 2015, BE IT RESOLVED that effective January 5, 2020, the City of Hanford Fire Protection Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.44.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 05-64-R adopted November 1, 2005, and City Council Resolution 15-10-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Parks Facilities Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.46.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 04-21-R adopted April 20, 2004; and City Council Resolution 15-08-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Police Protection Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.47.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 05-63-R adopted November 1, 2005, and City Council Resolution 15-11-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Refuse and Recycling Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.48.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-32-R adopted May 15, 2007 and City Council Resolution 15-15-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Stormwater Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.46.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-29-R adopted

May 15, 2007; and City Council Resolution 15-12-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Transportation Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit “A”.

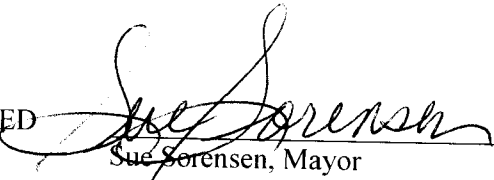
NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.47.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-30-R adopted May 15, 2007 and City Council Resolution 15-14-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Wastewater System Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit “A”.

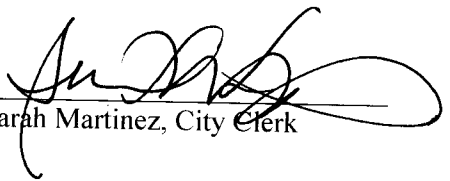
NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.48.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-31-R adopted May 15, 2007 and City Council Resolution 15-13-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Water System Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit “A”.

NOW, ALSO THEREFORE, in accordance with Sections 15.44.070, 15.45.080, 15.46.080, 15.47.080, 15.48.070, 15.49.080, 15.50.080, 15.51.070 of the Hanford Municipal Code, BE IT ALSO RESOLVED that effective July 1, 2020, and July 1 or each subsequent fiscal year, the impact fees be automatically adjusted, without further action by the City Council, by a percentage equal to the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, held on the 5th of November 2019, by the following votes:

AYES:	Council Member	Draxler
		Devine
		Ramirez
		Brieno
NOES:	Council Member	Sorensen
		Ø
		Ø
ABSTAIN:	Council Member	Ø
ABSENT:	Council Member	Ø

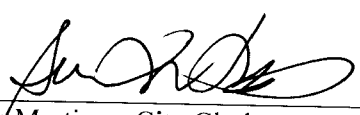
APPROVED 
Sue Sorensen, Mayor

ATTEST: 
Sarah Martinez, City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

I, SARAH MARTINEZ, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 5th day of November 2019.

Dated: Nov. 5, 2019


Sarah Martinez, City Clerk

PLANNING DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
SUBDIVISION OF LANDS	
Tentative Parcel Map	\$5,075.00
Final Parcel Map	\$950.00
Tentative Subdivision Map	\$7,500.00
Certificate of Compliance	\$1,125.00
Lot Line Adjustment	\$1,675.00
Minor Amendment to Previously Approved Map	\$1,675.00
ENVIRONMENTAL COMPLIANCE	
National Environmental Policy Act (Categorical Exclusion, EA, EIS)	Actual Cost + 10%
California Environmental Quality Act*:	
Notice of Exemption	\$125.00
Draft & Final Environmental Impact Report/Study Processing (Consultant prepared- City reviewed)	\$5,000.00 + Actual Cost + 10%
Initial Study/Negative Declaration (City Prepared)	\$5,000.00 Deposit + Actual Cost + 10%
Draft Initial Study/Negative Declaration (Consultant Prepared- City Reviewed)	\$2,500.00 Deposit + Actual Cost +10%
*Additional fees as required, payable to Kings County (See Kings County Fees below)	
MISCELLANEOUS	
General Plan Text	\$60.00
Zoning Text	\$60.00
Copies (each):	
Black and White 8 1/2 x 11	\$0.25
Color (Letter and Legal Size)	\$1.00
Black and White 11 x 17	\$0.35
Color 11 x 17	\$2.00
Large Format Black and White	Cost
Large Format Color	Cost
Radius Map and Up to 50 Labels	\$100.00
CD of documents	\$10.00
Requests for Environmental Notices/ Public Hearing Notices Mailed (Must be Renewed Annually)	\$125.00
Special Service Fees/Inspections	Actual Cost + 10%
Surveyor Plan Review	Actual Cost + 10%
ANNEXATION/REORGANIZATION	
City Annexation/Reorganization	\$12,300.00 Deposit + Actual Cost + 10%
County Fee (LAFCo)	Contact Kings County
State Board of Equalization	Contact State Board of Equalization
PARKING	
Parking In Lieu Fee	\$4,475.00 per space
Shared Parking Agreement	\$1,100.00

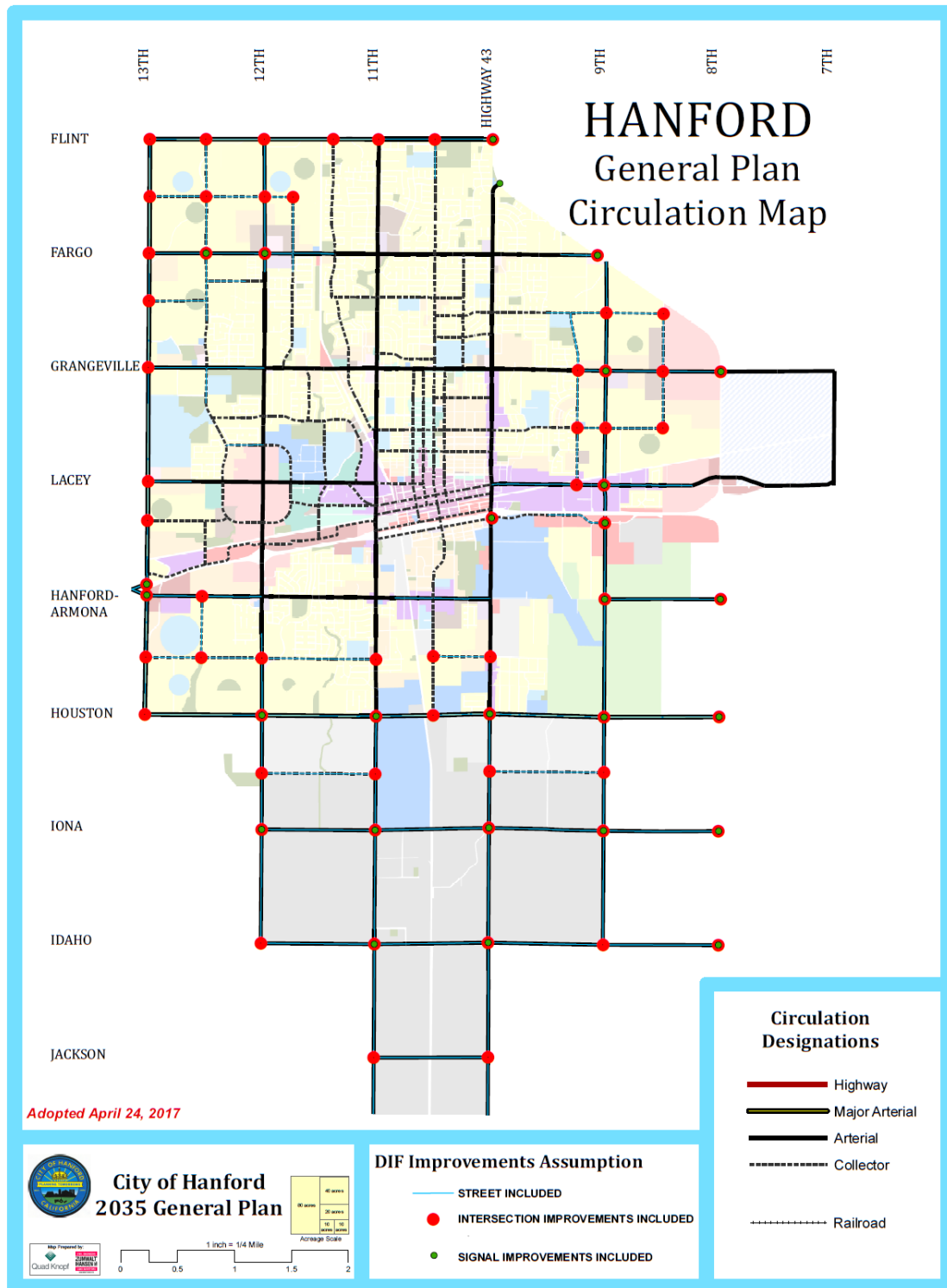


Figure 11-1
Future Streets, Intersections, and Signals Included

SECTION 13 - IMPLEMENTATION

The new impact fees will be effective 60 days after they are adopted by resolution by the City Council. In order to effectively implement the impact fee program, several practices and procedures must be established. This section discusses accounting, collection, and reimbursement.

13.1 - Accounting

Proceeds from the development impact fees must be collected and segregated into separate accounts to ensure that fees are used for the purposes and projects for which the fees are collected. The City need not provide separate accounts for different projects or improvements that are part of a specific impact fee and can utilize these monies for any project included in the original fee justification based on present day priorities. For example, traffic impact fees may be used for the highest priority traffic project that was included in the fee justification, as determined by the City Council. Annual reporting to the City Council of the status of each impact fee fund is required by law.

13.2 - Collection of Fees

Government Code Section 66007, adopted in 2007, states that the agency shall not require the collection of impact fees for residential development projects until either the final inspection has been made or the certificate of occupancy has been issued, whichever comes first. Most cities meet this requirement by identifying the amount of the fees when the building permit is issued, and then flagging the project so that final inspection is not given until the fees are paid. This code section does not apply to non-residential development projects.

13.3 - Non-conforming Buildings

There can be uncertainty about whether to collect impact fees when it is found that a building or dwelling has been constructed without proper building permits. When an unpermitted building or dwelling is discovered by the City and made to obtain a building code conformance permit, impact fees should also be paid.

13.4 - Increase in Fees for Inflation

Impact fees and the standard reimbursement amounts should be adjusted at least once per year to account for inflation. These adjustments are usually based upon Engineering News Record Construction Costs Index (ENRCCI), which estimates a general percentage change in construction costs over the previous year.

It is strongly recommended that, as part of the initial adoption of impact fees, the Council direct City staff to automatically increase fees once a year based on ENRCCI, as opposed to having the Council vote for increases every year. Voting once to authorize automatic yearly increases allows the City

to collect the full and current amount of impact fees on vesting tentative map subdivisions when new homes are constructed on those maps.

13.5 - Credits and Reimbursements

From time to time there will be instances where a developer may construct an infrastructure improvement for which fees are being collected. In these cases, the City can provide a fee credit in exchange for the actual infrastructure improvement that is constructed. Many cities provide a credit based on actual costs of construction. However, if actual unit costs are higher than are estimated in this study due to special circumstance, inflation, or otherwise, then those cities will be paying out more than they would have collected. An alternative approach that better protects the City from the risk of cost fluctuation is to only provide a credit based on the unit costs in this report and the master plans it relied upon for costs. This puts the risk of cost fluctuation on the developer. If costs are higher, the developer must cover that cost. Conversely, if the developer can build the infrastructure improvements for less, then the developer gets to keep that cost savings.

It is recommended that the amount of any fee credits be specifically identified in writing and approved by the City Engineer prior to approval of a final map for a residential project or issuance of a building permit for a non-residential project. If the amount to be credited is greater than amount of the impact fee, a cash reimbursement can be identified in writing and approved by the City Engineer and the Finance Director. The cash reimbursement for residential projects should be paid at final occupancy (the same time the fees are paid). All credits must be paid from their respective impact fee account. One account cannot pay a credit for another account.

Figures 13-1 and 13-2 list the types of credits and credit amounts that can be provided if the developer constructs improvements. Improvements that are not specifically listed in their respective master plans would only be creditable at the discretion of the Public Works Director. The amount of the credit should be automatically adjusted each year at the same rate that the impact fees are adjusted.

For water, wastewater, and storm drain pipelines the reimbursement credit will be the difference between the credit amount of an 8" water line and the credit amount of the required size, the credit amount of an 8" wastewater line and the credit amount of the required size, and the credit amount of a 12" storm drain line and the credit amount of the required size. There will be no credits given for 8" water and wastewater line installation or 12" storm drain line installation.

For wastewater lift stations, the reimbursement credit will be the difference between the ultimate design size being required in gallons per minute (gpm) and the size in gpm that would be required to serve the individual development.

Table 13-1
Available Impact Fee Credits from Water, Wastewater, and Storm Drainage Impact Fee Accounts

Item	Credit per Unit	Unit
Water		
8" Pipeline	\$65.00	lineal foot
12" Pipeline	\$173.25	lineal foot
18" Pipeline	\$210.28	lineal foot
Groundwater Well (1,500 gpm)	\$1,200,259.00	each
Pump Station (3 @ 3,100 gpm)	\$4,002,999.00	each
Pump Station (4 @ 1,400 gpm)	\$2,738,421.00	each
Storage Tank (1.5 MG)	\$3,419,975.00	each
Land for Storage Tank or Well	\$40,000.00	acre
Wastewater		
8" Gravity Main	\$178.00	lineal foot
12" Gravity Main	\$301.53	lineal foot
15" Gravity Main	\$316.08	lineal foot
18" Gravity Main	\$341.21	lineal foot
21" Gravity Main	\$370.30	lineal foot
24" Gravity Main	\$384.85	lineal foot
27" Gravity Main	\$444.36	lineal foot
30" Gravity Main	\$522.39	lineal foot
36" Gravity Main	\$649.35	lineal foot
18" Force Main	\$304.39	lineal foot
Lift Station	\$1,382.80	gpm
Storm Drain		
12" Pipeline	\$96.00	lineal foot
21" Pipeline	\$219.54	lineal foot
24" Pipeline	\$259.21	lineal foot
30" Pipeline	\$318.72	lineal foot
36" Pipeline	\$378.24	lineal foot
42" Pipeline	\$437.75	lineal foot
48" Pipeline	\$517.10	lineal foot
60" Pipeline	\$596.45	lineal foot
96" Pipeline	\$1,014.36	lineal foot
Retention Basin (0 to 5 acre feet)	\$33,040.08	acre foot
Retention Basin (Over 5 to 10 acre feet)	\$19,725.46	acre foot
Retention Basin (Over 10 to 20 acre feet)	\$11,224.84	acre foot
Retention Basin (Over 20 acre feet)	\$6,816.16	acre foot

The available fee credits for circulation and park improvements made by developers are listed in Table 13-2. These are set fees that coincide with the unit costs used to calculate the impact fees. Actual costs will not be used to determine fee credits. The Public Works Department will evaluate improvement plans when they are submitted to determine the type of fee credits that apply and their amount.

The right of way fee credit only applies to credit for right of way for General Plan designated arterials and limited arterials. The amount of square feet dedicated beyond a 42-foot wide half street will be eligible for fee credit. This fee credit would not apply to outlot parcels used for landscaping or other purposes.

Table 13-2
Available Impact Fee Credits from Circulation and Parks Impact Fee Accounts

Item	Credit per Unit	Unit
Circulation - Arterial and Major Arterial Street		
Median Curb (both sides)	\$20.00	lineal foot
Median Concrete (16' wide)	\$160.00	lineal foot
Pavement (one side - 22' wide)	\$79.59	lineal foot
Right of Way in exceeding 42' wide half street	\$2.066	square foot
Circulation - Collector Street		
Pavement (one side - 18' wide)	\$56.76	lineal foot
Circulation - Street Intersections		
Traffic Signal	\$400,000.00	each
Intersection Improvements (full)	\$400,000.00	each
Parks - Must be Identified in General Plan		
Park Improvements	\$184,255.15	acre
Land for Park	\$90,000.00	acre

Item	Credit per Unit	Unit	2019 to 2023 = 16.79% increase
Water			
8" Pipeline	\$65.00	LF	\$75.91
12" Pipeline	\$173.25	LF	\$202.34
18" Pipeline	\$210.28	LF	\$245.59
Groundwater Well (1,500 gpm)	\$1,200,259.00	EA	\$1,401,782.49
Pump Station (3 @ 3,100 gpm)	\$4,002,999.00	EA	\$4,675,102.53
Pump Station (4 @ 1,400 gpm)	\$2,738,421.00	EA	\$3,198,201.89
Storage Tank (1.5 MG)	\$3,419,975.00	EA	\$3,994,188.80
Land for Storage Tank or Well	\$40,000.00	AC	\$46,716.00
Wastewater			
8" Gravity Main	\$178.00	LF	\$207.89
12" Gravity Main	\$301.53	LF	\$352.16
15" Gravity Main	\$316.08	LF	\$369.15
18" Gravity Main	\$341.21	LF	\$398.50
21" Gravity Main	\$370.30	LF	\$432.47
24" Gravity Main	\$384.85	LF	\$449.47
27" Gravity Main	\$444.36	LF	\$518.97
30" Gravity Main	\$522.39	LF	\$610.10
36" Gravity Main	\$649.35	LF	\$758.38
18" Force Main	\$304.39	LF	\$355.50
Lift Station	\$1,382.80	GPM	\$1,614.97
Storm Drain			
12" Pipeline	\$96.00	LF	\$112.12
21" Pipeline	\$219.54	LF	\$256.40
24" Pipeline	\$259.21	LF	\$302.73
30" Pipeline	\$318.72	LF	\$372.23
36" Pipeline	\$378.24	LF	\$441.75
42" Pipeline	\$437.75	LF	\$511.25
48" Pipeline	\$517.10	LF	\$603.92
60" Pipeline	\$596.45	LF	\$696.59
96" Pipeline	\$1,014.36	LF	\$1,184.67
Retention Basin (0 to 5 acre feet)	\$33,040.08	AC-FT	\$38,587.51
Retention Basin (Over 5 to 10 acre feet)	\$19,725.46	AC-FT	\$23,037.36
Retention Basin (Over 10 to 20 acre feet)	\$11,224.84	AC-FT	\$13,109.49
Retention Basin (Over 20 acre feet)	\$6,816.16	AC-FT	\$7,960.59
Circulation - Arterial and Major Arterial Street			
Median Curb (both sides)	\$20.00	LF	\$23.36
Median Concrete (16' wide)	\$160.00	LF	\$186.86
Pavement (one side - 22' wide)	\$79.59	LF	\$92.95
Right of Way in exceeding 42' wide half street	\$2.07	LF	\$2.41
Circulation - Collector Street			
Pavement (one side - 18' wide)	\$56.76	LF	\$66.29
Circulation - Street Intersections			
Traffic Signal	\$400,000.00	EA	\$467,160.00
Intersection Improvements (full)	\$400,000.00	EA	\$467,160.00
Parks - Must be Identified in General Plan			
Park Improvements	\$184,255.15	AC	\$215,191.59
Land for Park	\$90,000.00	AC	\$105,111.00

§ 13.04.140. Oversized water mains.

The city shall have the right to require a customer to construct an oversized water main pipeline. If the city requires a customer to construct an oversized water main pipeline, the city shall reimburse the customer the actual cost paid by the customer for the oversizing in accordance with the provisions of Chapter 15.49 of the Hanford Municipal Code. Only water main pipelines larger than eight inches in internal diameter shall be considered oversized; however, if a customer requires a water main pipeline larger than eight inches for its own purposes, the oversized water main pipeline constructed and installed by the customer will be considered the size required to serve that customer. The city engineer is hereby empowered to make the determination as to how much, if any, oversizing is required and is also empowered to determine the difference in cost between the actual construction and installation cost and the average cost of pipeline. The decisions made by the city engineer shall be binding and conclusive on the customer. (Prior code § 6-6.14; Ord. 99-01, 1999)

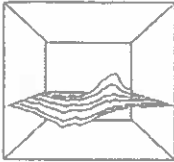
Tract 865-1

Invoice Number	Invoice Date	Period Covered	Job Description	Amount
202703-3	06/22/21	02/21/21-06/19/21	Hanford Tract No. 865-1	\$ 260.00
202703-2	02/23/21	01/03/21-02/20/21	Hanford Tract No. 865-1	\$ 260.00
202703-1	01/08/21	12/20/20-01/02/21	Hanford Tract No. 865-1	\$ 845.00
222759-1	11/04/22	10/23/22-11/05/22	Hanford Tract No. 865-1	\$ 412.50
222759-2	12/09/22	11/06/22-12/10/22	Hanford Tract No. 865-1	\$ 225.00
Total				\$ 2,002.50

(Minus) Payments received	\$ -
Adjusted Outstanding Total	<u>\$ 2,002.50</u>

$\$2,002.50 + \$200.25 (10\%) = \$2,202.75$

32-100834



Michael Sutherland and
Associates, Inc.
36691 Avenue 12
Madera, CA 93636

INVOICE

DATE	INVOICE #
6/22/2021	202703-3

BILL TO
City of Hanford 900 S. 10th Avenue Hanford, CA 93230 Attn: John Doyle, City Engineer

Period Covered
2/21/2021 to 06/19/2021

Terms	Our Project Number	Job Description		
Due Upon Receipt	202703	Hanford Tract No. 865		
DESCRIPTION		HOURS	RATE	AMOUNT
Hanford Tract No. 865- Unit 1-Live Oaks East - Final Review and Signing		2	130.00	260.00
Federal Tax ID #20-5301474 Visa and Mastercard Accepted				
All Accounts due and payable on receipt of this invoice. Delinquent in 30 days. Accounts not paid in 30 days are subject to interest of 18% per annum, from date of invoice.			Amount Due	\$260.00

Michael Ray Sutherland

From Fresno: (559) 447-5815
Madera: (559) 645-4730

22100834

Michael Sutherland and Associates, Inc.

36691 Avenue 12
Madera, CA 93636**INVOICE**

DATE	INVOICE #
2/23/2021	202703-2

BILL TO
City of Hanford 900 S. 10th Avenue Hanford, CA 93230 Attn: John Doyle, City Engineer

Period Covered
01/03/2021 to 02/20/2021

Terms	Project Number	Job Description		
Due Upon Receipt	202703	Hanford Tract No. 865		
DESCRIPTION		HOURS	RATE	AMOUNT
Hanford Tract No. 865, Unit 1 - Live Oak East, Second Review		2	130.00	260.00
Federal Tax ID #20-5301474 Visa and Mastercard Accepted				
All Accounts due and payable on receipt of this invoice. Delinquent in 30 days. Accounts not paid in 30 days are subject to interest of 18% per annum, from date of invoice.			Amount Due	\$260.00

From Fresno: (559) 447-5815
Madera: (559) 645-4730

Michael Sutherland and Associates, Inc.

36691 Avenue 12
Madera, CA 93636

INVOICE

DATE	INVOICE #
1/8/2021	202703-1

BILL TO
City of Hanford 900 S. 10th Avenue Hanford, CA 93230 Attn: John Doyle, City Engineer

Period Covered
12/20/2020 - 01/02/2021

Terms	Project Number	Job Description		
Due Upon Receipt	202703	Hanford Tract No. 865		
DESCRIPTION		HOURS	RATE	AMOUNT
Hanford Tract No. 865, Unit 1 - Live Oak East, First Review PO 22100834		6.5	130.00	845.00
Federal Tax ID #20-5301474 Visa and Mastercard Accepted				
All Accounts due and payable on receipt of this invoice. Delinquent in 30 days. Accounts not paid in 30 days are subject to interest of 18% per annum, from date of invoice.			Amount Due	\$845.00

From Fresno: (559) 447-5815
Madera: (559) 645-4730

Michael Sutherland and Associates, Inc.

36691 Avenue 12
Madera, CA 93636

INVOICE

DATE	INVOICE #
11/4/2022	222759-1

BILL TO
City of Hanford 315 N. Douty Street Hanford, CA 93230 Attn: Accounts Payable

Period Covered
10/23/2022 to 11/05/2022

Terms	Your Project #	Our Project #	Job Description
Due Upon Receipt		222759	Hanford Tract No. 865-1

DESCRIPTION	HOURS	RATE	AMOUNT
Purchase Order #22300215 Hanford Tract No. 865-1; Legal Descriptions & R/W: Final Review	2.75	150.00	412.50
Amount Due			\$412.50

From Fresno: (559) 447-5815
Madera: (559) 645-4730

Michael Sutherland and Associates, Inc.

36691 Avenue 12
Madera, CA 93636

INVOICE

DATE	INVOICE #
12/9/2022	222759-2

BILL TO
City of Hanford 315 N. Douty Street Hanford, CA 93230 Attn: Accounts Payable

Period Covered
11/06/2022 to 12/10/2022

Terms	Your Project #	Our Project #	Job Description
Due Upon Receipt		222759	Hanford Tract No. 865-1

DESCRIPTION	HOURS	RATE	AMOUNT
Purchase Order #22300215 Hanford Tract No. 865-1; Legal Descriptions & R/W; Final Review	1.5	150.00	225.00
Amount Due			\$225.00

From Fresno: (559) 447-5815
Madera: (559) 645-4730

36.82 total acres; Park = 3.79 acres					
Tract 865, unit 1	Unit 1=100 lots, Unit 2=116 lots,Tentative Map approved				
Reimbursements	12/1/2020	Quantitiy	Unit	Unit Cost	Cost
Streets					
Houston	Curb and Gutter (CVC)	1224	LF	\$16.75	\$20,502.00
	ADA Ramps (CVC) 30' ramps	2	EA	\$2,025.00	\$4,050.00
	Street striping Houston	1	LS	\$2,599.00	\$2,599.00
	Signing Houston	1	LS	\$2,000.00	\$2,000.00
	Paving from gutter lip to existing EP				
Major Arterial	6" AC	34980	SF	\$2.50	\$87,450.00
	8" AB	34980	SF	\$2.50	\$87,450.00
	Increased Houston pavement section from standard TI=8 (4.5"AC / 6"AB) to TI=10 (6"AC / 8"AB)				
	1.5" AC	34320	SF	\$0.63	\$21,621.60
	2" AB	34320	SF	\$0.63	\$21,621.60
					\$247,294.20
Transporation Impact Fees Paid with Building Permit		100	Units	\$535.78	\$53,578.00
13th at SR198	Developer to contribute 36% of the cost for the for interchange as noted in TIS (fee not yet paid)	0.36	LS		\$1,870,000.00
	Cost per lot for ALL of Live Oak East & West	1286	Lots		\$673,200.00
	Unit 1 fees to be collected	100	Lots	\$523.48	\$52,348.37
	Unit 2 fees to be collected	116	Lots	\$523.48	\$60,723.68
12th at SH198					
Park Impact Fees paid with Building Permit		100	Unit 1 Lots	\$2,687.08	\$268,708.00
		116	Unit 2 Lots	\$2,687.08	\$311,701.28
		Quantitiy	Unit	Cost	
Water					
	Construct 18" water main on Houston off site (245.59)	2541	LF	\$245.59	\$624,044.19
	18" W oversize along frontage (8" to 18" = 245.59-75.91)	1320	LF	\$169.68	\$223,977.60
	Oversize 12" water main in Alpine (8" to 12" = 202.34-75.91)	2480	LF	\$126.43	\$313,546.40
					\$1,161,568.19
Water Impact fee paid with Building Permit		100	Lots	\$2,434.02	\$243,402.00
1. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough (Lot "A") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.					
Storm					=
					\$1,161,568.19
Oversize of basin quantification not provided or requested for reimbursement					\$0.00

4. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards impact fees for permanent street widening improvements constructed by developer within Houston Avenue, consisting of curb and gutter, street striping, signing and street paving from gutter lip to edge of existing Houston Avenue street section. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Houston Avenue street section. Temporary transitional paving improvements beyond the development limits will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.

5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to the 13th Avenue/Highway 198 interchange as identified in the project Environmental Impact Report and the Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement costs shall be held in a separate interest bearing account and reserved for the interim improvements referenced above.
3. That developer shall install a minimum 36 inch diameter storm drain pipeline and

2. Alpine Avenue, if applicable, for City Public Works Department review and approval prior to beginning construction.

4. Lane to Butterfield Lane, to accommodate future development located east of S. Alpine Avenue.
3. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code Section 13.08 for sanitary sewer main improvements constructed within S. Alpine Avenue which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for sanitary sewer main improvements installed within S.

4. review and approval. If applicable, developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.

5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements installed within Houston Avenue, 12th Avenue and S. Alpine Avenue, which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Works Department review and approval prior to beginning construction.



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Authorization to award a contract to Akel Engineering to update the City's Utility Master Plans for Water, Sanitary Sewer, and Storm Drain for a total amount not to exceed \$705,925 and authorize an appropriation of \$811,814 from various impact fee funds as described herein in this report.

RECOMMENDATION:

Recommendation:

That the City Council:

1. Authorize the City Manager to enter into a contract with AKEL Engineering Group Inc., of Fresno, CA, to provide engineering services to update the Water, Sanitary Sewer, and Storm Drain Master Plans in the not to exceed amounts of \$187,850 (Water), \$215,032 (Sanitary Sewer), and \$303,043 (Storm Drain) for a total contract amount of \$705,925; and
2. Authorize the appropriation of funds in the amounts and corresponding fund source as follows:
 - a. \$ 216,028 from the Water Impact Fees (Fund 0185);
 - b. \$ 247,287 from Wastewater Impact Fees (Fund 0186); and
 - c. \$ 348,499 from Storm Drain Impact Fees (Fund 0184).

Recommended Motion:

I move to authorize the City Manager to enter into a contract with AKEL Engineering Group Inc, of Fresno, CA to provide engineering services to update the Water, Sanitary Sewer, and Storm Drain Master Plans in the not to exceed amount of \$ 705,925 and authorize the appropriation of said funds and amounts as identified herein in this report.

BACKGROUND:

PROJECT SUMMARY:

The City's Water, Sanitary Sewer, and Storm Drain facility master plans were last updated and adopted in November 2017; referenced hereinafter as the 2017 Master Plans.

The 2017 Master Plans were prepared to be consistent with the current 2035 General Plan and

provided a detailed analysis of infrastructure needs to support the future growth of the City. The Master Plans are regularly updated (about every five-years) to validate infrastructure needs, to quantify, and prioritize system capacity improvements for existing users and new development. This update will; 1) reflect new infrastructure added and alterations to drainage patterns to the network because of new development, 2) reflect development trends, 3) incorporate regulatory requirements, and 4) to identify network deficiencies. The Plans will also be updated to reflect up-to-date capital costs, to develop and run a hydraulic model for each utility to determine capacity capabilities, and develop a short and long term CIP (Capital Improvement Program) project list. The CIP project list will serve as the basis for establishing Development Impact Fees being recommended for award under a separate contract at the September 17, 2024 City Council Meeting.

City staff issued RFP 2025-21 in July 2024 to hire a consultant to perform master planning level design, to update the City’s utility master plans for water, sanitary sewer, and storm drain. The general scope of work includes hydrology, hydraulic modeling and analysis, cost estimating, stakeholder outreach, presentations, financial analysis and report writing. The storm drain component will include preparation of a nexus study for the purposes of updating storm drain fees (Stormwater Rate changes were deferred from the February 2024 Adopted Utility Rate Adjustment Study). The storm drain master plan will also incorporate waterway modeling and identify areas to serve as flood lay-off and/or groundwater recharge areas. The identification of potential groundwater recharge areas will require geotechnical investigation(s) and studies to determine conductivity for infiltration/percolation. Develop a city-wide contour map based on available LIDAR data. Finally, the master plan update will also include a Renewal and Replacement Plan and Budget for all three utilities. This plan is necessary to systematically identify, plan, and budget for annual routine-type maintenance projects.

SELECTION PROCESS:

Staff published a request for proposals (RFP) for a Comprehensive Water, Sanitary Sewer, and Storm Drain Master Plan Update, beginning July 24, 2024 through August 20, 2024. The City of Hanford received one proposal in response to the advertised Request for Proposals, RFP 2025-01. The following single proposal was received:

Company:	Location:
1. AKEL Engineering Group Inc.	Fresno, Ca

Akel Engineering Group was found technically qualified to do the work Following the review of their proposal and reference checks, staff determined that Akel Engineering Group, Inc. is a qualified candidate due to their portfolio of Master Plan projects of similar size and scale, as well as their longstanding record of excellence within the industry.

AKEL Engineering Group Inc has completed many recent Master Plan projects for cities in California and across the Western US including:

- 1. City of Madera
- 2. City of Morgan Hill
- 3. City of Pleasanton
- 4. City of Clovis
- 5. City of Fresno
- 6. City of Yakima

7. City of Gilroy

AKEL Engineering Group Inc comes highly recommended, receiving praise from their references. These references include City of Clovis, City of Morgan Hill, City of Pleasanton, City of Fresno, and others. Their references described them as an excellent company, the 'guru' of the industry, phenomenal to work with, and incredibly knowledgeable in their field. AKEL Engineering Group's references expressed that they have worked with AKEL for decades and want to continue working with them into the foreseeable future. Kevin from the City of Clovis said, " Akel has an incredible knowledge when it comes to master plans – you can't go wrong with using them."

In addition to AKEL Engineering Group's impressive references, they have demonstrated their expertise through numerous successful projects completed on time and within budget. This can be attributed in part to their team's excellent problem-solving skills, industry experience, strong collaboration techniques, and standardized processes created through decades of experience.

FISCAL IMPACT:

Design of this project will be funded through the participating Impact Fee funds as shown in the following budget summary. This project has a total allocation of \$705,925 for completing the master plans update. The below budget summary is an estimated breakdown of costs associated with this project:

Available Funding:

Water Impact Fees (Fund 0185)	\$ 216,028
Wastewater Impact Fees (Fund 0186)	\$ 247,287
Storm Drain Impact Fees (Fund 0184)	\$ 348,499
Total Available Funding:	\$ 811,814

Estimated Project Costs:

Engineer (Per Submitted Fee)	\$705,925
Design Contingency (10%)	\$70,593
Staff Time (5%)	\$35,296
Total Estimated Project Costs:	\$811,814

Budget Surplus (Deficit):	\$0
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The Utility Master Plan Update is currently unfunded, therefore the total appropriation in the amount of \$811,814 is requested to do the work. It is recommended that the appropriation(s) be funded from the identified Impact Fee funds in the above table for completion of the project.

PRIOR COUNCIL ACTION:

None

ATTACHMENTS:

1. Akel Engineering Scope of Work
2. Akel Engineering Fee Proposal

City of Hanford Comprehensive Water, Sanitary Sewer, and Storm Sewer Master Plans Update Scope of Work

(DRAFT 2 - September 5, 2024)

The scope of work includes the following sections:

1. Project Management and Meetings
2. Sewer System Master Plan
- 3A. Stormwater System Master Plan
- 3B. Stormwater Nexus Study and Storm Drain Fee Update
4. Water System Master Plan

1. Project Management and Meetings

This task includes completing project management tasks throughout the duration of the project, including meetings, progress reports, presentations, and workshops.

Task 1.1 – Kickoff and Progress Meetings/ Reporting

The task includes the following subtasks:

- Kickoff meeting between consultant and City staff to review objectives of study, agree to methodology, and exchange information with City staff
- Review findings with City staff. Consultant to provide information supporting findings to date and proposed fees
- Potential stakeholder meetings with groups such as the local Building Industry Association or other groups as later determined to explain infrastructure needs. Attendance at a City Council meeting to present draft Nexus Study and Fee Updates. Discuss methodology and findings, provide a formal presentation, answer questions, and collect input to prepare the final draft
- If needed, an additional City Council meeting to follow up on the first meeting and present the final draft
- Unless otherwise determined by the City, the Consultant shall plan on City Council-involved meetings

Approach

Our success factors start with **stakeholder collaboration and engagement**, and continues with **effective communication throughout the project**. We communicate often and at critical milestones and at key decision points, and with submittals that include “decision packages” (not just when submitting the technical memorandums). The key decision packages keep the team informed and a part of the decision process throughout the way. When the technical memorandums are submitted, there are no surprises, and when the final report is issued, all the information has already been covered in either the technical memorandums or in the “decision packages”.

City Staff Responsibilities

- Review Meeting Minutes
- Provide Project Guidance

Consultant Deliverables

- **Monthly Progress Updates.** This task includes providing monthly budget and schedule updates to City staff.
- **Workshops and Team Meetings.** This task includes hosting team workshops and meetings with City staff to provide progress updates.
- **Document Key Decisions.** This task documents the key assumptions and decisions for City staff approval.

Task 1.2 – Stakeholder Meetings (Stormwater) / Council Presentations

This task is specific to the stormwater master plan and includes the following:

- **Project Meetings (8)** – These meetings will begin with the Kickoff Meeting and will occur periodically at important milestones during the project schedule. Representatives from City departments will be attending.
- **Stakeholder Meetings (11)** – The following groupings of stakeholder meetings are envisioned based on their audience and purpose. Development Community & Other Agencies (4) – These are the primary stakeholder meetings where the Consultant and City will provide detailed information and vet issues with the development community at important milestones during the project schedule.
- **City Council Meetings (2)** – Consultant will make the first presentation to City Council as a study session item. This presentation will occur after the modeling work has been completed and stakeholder meetings held. The goal is to present all the findings and alternatives for Council to review and provide direction as needed to complete the Draft Master Plan Update. Consultant will make the second presentation to City Council as a regular item. This presentation will be for the adoption of the Final Master Plan Update.

Task 1.3 – Package of Deliverables

The following are some of the major deliverables:

- Inventory of existing system (GIS format)
- Hydrological Calculations/ Modeling and Maps (GIS Interface)
- Existing Utility Infrastructure Inventory, CIP Priority List, and Preliminary Cost Estimates
- Draft and Final Master Plan Update/ Infrastructure Reports
- 60% and 90% draft reviews
- Three (3) hard copies of final report and pdf version
- GIS-based Atlas (latest ArcView GIS version/format)

2. Sewer System Master Plan

The Sewer Master Plan includes the following scope of work tasks, approach, deliverables, and report chapters:

Task 2.1 – Review Data and Characterize Existing System

This task consists of reviewing existing reports and collecting existing data. Review City's sewer system information, including:

- Relevant reports, studies, master plans, maps, facility information, and other required data
- Sewer System Maps
- Capital Improvement Program (CIP)
- Proposed or planned development or redevelopment projects to be included in the Sewer Master Plan
- Pump station as-built drawings, operating information, and SCADA data
- Available customer billing or recent water use data

- Maintenance logs, maintenance management system data, sewer blockages and sanitary sewer overflow records
- Wastewater Treatment Facility Data and Information



The task then proceeds to inventory and characterize the existing system, engaging staff with reviews and with resolving discrepancies. Construction drawings will be consulted as needed for verifying and expanding the network.

Task 2.2 – Document Growth Planning Assumptions

This task consists of reviewing the latest general plan, any planned amendments, and specific plans, and regulatory requirements pertaining to land use, including reviewing existing reports and collecting existing data.

Task 2.3 – Develop System Performance Criteria

This task consists of developing the system performance criteria that will be used for judging the capacity adequacy of the existing utility. Consultant to consult existing performance criteria used in the 2017 master plan, make recommendations for updates, and submit to City staff for reviews and approval prior to the capacity evaluation. Subtasks include:

- Propose appropriate design and hydraulic criteria to be used for assessing the capacity of existing sewer facilities and sizing new facilities, including pipe friction factors, maximum flow depth to diameter (d/D) ratios, minimum and maximum velocities, slopes, depth of cover, and pump station design and reliability considerations (e.g., firm capacity, efficiency, emergency storage)
- Review the City’s existing design criteria as compared to industry and other agencies standards, also taking into consideration the incorporation of accessory dwelling units

Approach (Tasks 2.1 and 2.2)

Our approach is to engage City staff during the data collection, and by completing a Data Gap Analysis and verification packages to resolve discrepancies in pipe sizes, or in invert elevations. Our approach is also to engage City staff planning department and to identify planning assumptions.

City Staff Responsibilities

- Provide requested data, if available
- Review existing system inventories and Maps
- Assist in resolving data discrepancies
- Provide general plan and specific plans. Planned ADUs
- Provide general plan land use inventory
- Review report chapters

Consultant Deliverables

- Data needs matrix
- Data Gap Analysis and verification packages
- Existing system inventories (tables and Exhibits)

Report Chapters

- Introduction
- Planning Area Characteristics
- Existing Sewer Collection System

Task 2.4 – Temporary Flow Monitoring Program and Future Flows

This task includes the following subtasks:

- Develop a flow monitoring plan for the sewer system
- The monitoring plan will be designed to isolate major sewer drainage basins and subbasins in the system and confirm and compare flows in major trunk sewers to previous plan. Review, re-use, and contrast with previous study monitoring stations -if applicable.
- Confirm the locations are appropriate for monitoring from the standpoint of hydraulic conditions, safety, and access
- Calibrate and maintain the flow meters and rain gauges during the rainy season (if applicable)
- Review the flow monitoring data during the flow monitoring period to assure data quality and consistency

Our subconsultants Villalobos and Associates (V&A) will be conducting the temporary flow monitoring program for this project. Akel and V&A have been collaborating on sewer master plan projects for the past 20 years.

Approach (Tasks 2.3 and 2.4)

Our approach is to engage City staff engineering and public works in finalizing the performance criteria that will be used for the hydraulic analysis. This also includes completing a flow monitoring program to characterize existing sewer flows and to calibrate the hydraulic model.

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- System Performance Criteria
- Draft and Final Flow Monitoring Plan

Report Chapters

- System Performance Criteria Characteristics
- Sewer Flows and Flow Monitoring Program
- Appendix – Flow Monitoring Plan

Task 2.5 – Hydraulic Model Development and Calibration

This task include developing a GIS-based hydraulic model. Major subtasks include:

- Consultant will work with the City to collaboratively review the electronic data for this model for verification with the City's infrastructure plans
- Consultant is free to build and develop their model and perform analysis in their software of choice; however, the model data needs to be delivered to the City in a form compatible for use with the latest EPA SWMM software or InfoWorks by Autodesk/Innovyze computer software package to be used to update modeling and design tools
- Consultant will configure the elected software for the City with all needed analysis parameters to match the setup used
- Develop a hydraulic model to quantify flows in the sewer system and identify capacity deficiencies and improvement needs
- Review existing parcel, customer billing and water use data, land use type, number of dwelling units, etc. to determine if the information is sufficient to estimate existing wastewater flows
- Estimate future flows by reviewing proposed or planned development or redevelopment projects to be included in the Sewer Master Plan
- Estimate future capacity demands for the City's Wastewater Treatment Facility in five-year increments through 2040 planning year

Approach (Tasks 2.5)

Our approach is to engage City staff engineering and public works in updating the hydraulic model, and performing reviews during calibration. The calibration will include dynamic extended period simulations (EPS).

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- GIS-based Hydraulic Model

Report Chapters

- Hydraulic Model Development

- Provide a high-level review or feasibility of discharging future WTP effluent into Peoples Ditch
- Develop design criteria to be used to estimate wastewater flows, including wastewater flow factors for residential and non-residential land uses, diurnal base wastewater flow patterns, and infiltration/inflow (I/I) parameters
- Assess potential capacity constraints under the model loads developed
- Calibrate the hydraulic model and compare the dry weather and wet weather flow hydrographs with the flow monitoring data and SCADA data

Task 2.6 – Capacity Performance Evaluation and Recommend Improvements

This task includes the following subtasks:

- Evaluate Existing System Performance
 - Using the hydraulic model, Consultant will evaluate the performance of the existing sewer system under existing and future dry and design wet weather flows
 - Identify capacity deficiencies based on the performance criteria
 - Prepare thematic maps and hydraulic grade line plots to present the identified capacity problem areas
- Conduct I/I Analysis
 - Review the I/I flow characteristics associated with the different subbasins in the system (based on flow monitoring data and model results) and their location with respect to identified capacity deficiencies
 - Based on the analysis, identify areas that may be suitable for rehabilitation to further reduce I/I
 - Develop estimates of the percent I/I reduction that can be achieved through rehabilitation of various combinations of mains, lower laterals, and upper laterals
 - Incorporate the I/I reduction estimates into the hydraulic model to determine the effects of the rehabilitation alternatives on peak flows
- Develop Capacity Improvement Projects
 - Develop solutions to identified capacity deficiencies. Solutions may include upsizing or paralleling existing pipes, consolidating flows in new sewers or existing sewers with available capacity, implementing flow diversions at critical locations, or sewer rehabilitation to reduce I/I.
 - Determine sewer rehabilitation needs as well as long-term maintenance needs. Develop alternatives based on hydraulic modelling results and discussion with the City.
 - Based on preliminary model results and discussion with City staff, the alternatives will be refined and focused on the most viable solutions for more detailed project development
 - Evaluate potential improvement projects in further detail, including conducting field visits to potential project sites. Confirm the suitability of pipeline alignments and identify any design, constructability, permitting, or environmental issues that might impact the project.
 - Develop planning level cost estimates based on the most viable construction method for each potential solution for the identified deficiencies

Approach (Tasks 2.6)

Our approach is to engage City staff engineering and public works with guidance on the recommended improvements and phasing plan.

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- Capacity Improvements to mitigate existing system deficiencies

Report Chapters

- Sewer Utility Evaluation and Proposed Improvements

Task 2.7 - Develop Long Range CIP

This task includes the following subtasks:

Prioritize the recommended capacity improvement and rehabilitation projects. Prioritization criteria will include but not be limited to severity of existing capacity deficiencies as indicated by the extent of surcharge or potential overflows predicted by the model, and the relative impact of the predicted surcharge or potential overflows on the following:

- Public health and safety, water quality, business and community facilities, etc.
- Timing of proposed development/redevelopment
- Maintenance history and/or sewer condition information
- Coordination with other City projects (e.g., road improvements)

The prioritized list will be used to develop a phased Capital Improvement Plan (CIP) for short-term (5-year) and long-term (10 to 20-year) sewer improvements. The phasing will also consider the City's financial constraints.

Approach (Tasks 2.7)

Our approach is to engage City staff engineering and public works with guidance on the recommended long-range CIP and phasing.

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- Capacity Improvements and costs

Report Chapters

- Capacity Improvements and CIP

Task 2.8 - Develop Renewal and Replacement Plan and Budget

This optional task will include developing a risk framework to review and evaluate any available PACP coded pipeline data. Alternatively, the system's remaining useful life (RULS) will be calculated in order to develop a priority annual replacement plan.

Approach (Tasks 2.7)

Our approach is to engage City staff engineering and public works with guidance on the recommended renewal plan.

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- Pipeline Renewal/Replacement Plan

Report Chapters

- R&R Plan

Task 2.9 - Develop GIS Atlas

This task includes developing an Atlas for the GIS-based sewer system. The Atlas is intended for use by engineering and public works staff and includes sufficient detail. Options include showing the parcels layer and the aerial photo background.

Task 2.10 - Prepare Master Plan Report

Develop and prepare a Sewer Master Plan report that provides a clear rationale for identifying, justifying, prioritizing, and costing the recommended improvements. The Sewer Master Plan will serve as a basis for future master plan updates.

- Draft Sewer Master Plan Update Report. Incorporate the finding and recommendations of the project into a Draft Sewer Master Plan report. The Draft Sewer Master Plan will document the methodology and assumptions used to develop the hydraulic model, recommended performance and design criteria,

2025 Sewer Master Plan

Report Outline

- Executive Summary
1. Introduction
2. Planning Area Characteristics
3. Existing Sewer Collection Facilities
4. System Performance and Design Criteria
5. Sewer Flows and Flow Monitoring Program
6. Hydraulic Model Development
7. Sewer Utility Evaluation and Proposed Improvements
8. Renewal and Replacement Plan
9. Capital Improvement Plan

analyses of the model results, and the recommended capacity improvements CIP program.

- Final Sewer Master Plan Report. Prepare Final Master Plan report based on the City’s review comments on the Draft report.

Task 2.11 – Wastewater Treatment Plant and Effluent Use Alternatives

This task includes a high level summary of the wastewater treatment plants capacities. Previous relevant reports will be referenced, and current as well as projected sewer flows will be used.

Additionally, the current effluent use will be discussed and alternatives use and corresponding required treatment will also be discussed. This effort is intended to be high level, and does not include a feasibility study and recycled water feasibility study with a system-wide market assessment. Rather, this effort includes high level alternatives that can be considered.

3A. Stormwater System Master Plan

The Stormwater Master Plan includes the following scope of work tasks, approach, deliverables, and report chapters:

Task 3.1 – Review Data and Characterize Existing System

This task consists of reviewing existing reports and collecting existing data. Use of existing data by the consultant will be an important factor in determining the work effort to update the Stormwater Master Plan. The following list of available documents and data can be obtained on the web:

- General Plan
- Engineering Documents (Standard Plans, As-Built Drawings, etc.)
- Groundwater Sustainability Plan – Mid-Kings River Groundwater Sustainability Agency
- Peoples Ditch Company Agreements

The City will provide the following list of available documents and data to the selected consultant:

- All available hard copy and digitized infrastructure plans for storm water basins, pumps and pipes
- All existing agreements between the City and ditch companies, conservation districts, irrigation districts and surface water rights holders

New data to supplement the existing data may be needed. **New survey data required by the consultant will be collected by the City.** Other new data needs will be discussed between the City and consultant and a



Approach (Tasks 3.1 and 3.2)

Our approach is to engage City staff during the data collection, and by completing a Data Gap Analysis and verification packages to resolve discrepancies in pipe sizes, or in invert elevations. Our approach is also to engage City staff planning department and to identify planning assumptions.

City Staff Responsibilities

- Provide requested data, if available
- Review existing system inventories and Maps
- Assist in resolving data discrepancies
- Provide general plan and specific plans
- Provide general plan land use inventory
- Review report chapters

Consultant Deliverables

- Data needs matrix
- Data Gap Analysis and verification packages
- **Proposed Field Surveys**
- Existing system inventories (tables and Exhibits)

Report Chapters

- Introduction
- Planning Area Characteristics
- Existing Stormwater Collection System

decision made on who will take the lead to obtain the new data.

The task then proceeds to inventory and characterize the existing system, engaging staff with reviews and with resolving discrepancies. Construction drawings will be consulted as needed for verifying and expanding the network. Additionally, field surveying will be included to characterize typical cross sections of the creeks that meander through the city.

Task 3.2 – Document Growth Planning Assumptions

This task consists of reviewing the latest general plan, any planned amendments, and specific plans, and regulatory requirements pertaining to land use, including reviewing existing reports and collecting existing data.

Task 3.3 – Review Industry Legislative Requirements

Consultant will review the following topics and provide the necessary review, evaluation and coordination for each of these topics during the development of the Storm Water Master Plan Update.

- **MS4 General Permit**
 - Post-Construction Storm Water Management Program per the requirements of General Permit Section E.12 and establishment of LID design standards
 - Determine a numeric sizing criteria for LID storm water retention and treatment
 - Coordination with update of the Storm Water Ordinance for adoption by City Council
- **FEMA Maps** – Review FEMA Flood Maps for areas of relevancy; identify and discuss as appropriate as part of the Study’s watershed master planning, include as a potential modeling scenario in conjunction with modeling local watersheds. Identify potential inundation areas as a layer.

Approach (Tasks 3.3)

Our approach is to review legislative requirements associated with the stormwater and provide coordination and recommendations for addressing in the stormwater master plan.

City Staff Responsibilities

- Provide reviews and guidance

Consultant Deliverables

- Industry Legislative Requirements

Report Chapters

- Industry Legislative Requirements

Task 3.4 – Develop System Performance Criteria

This task consists of developing the system performance criteria that will be used for judging the capacity adequacy of the existing system. Consultant to consult existing performance criteria used in the 2017 master plan, make recommendations for updates, and submit to City staff for reviews and approval prior to the capacity evaluation. Subtasks include developing analysis scenarios as documented in this section. The following points of information are offered for

basins, pumps and pipe network:

1. **Standalone Basins**
 - a. All future basins will be sized for retention capacity.
 - b. All existing detention basins will be evaluated for possible expansion to retention capacity.
 - c. Future retention basins will be planned adjacent to existing waterways as best possible to allow easy recharge inflow and to allow occasional

Approach (Tasks 3.4)

Our approach is to engage City staff to finalize the analysis performance criteria described in this section. This effort will also include a 2D floodplain modeling to simulate the ability of the waterways to carry floodwater during storms, while allowing the surface streets to surcharge below 1 foot from the gutter line.

City Staff Responsibilities

- Provide reviews and guidance

Consultant Deliverables

- Performance Criteria

Report Chapters

- System Performance Criteria

- pump-outs by the City for storms that exceed the design storm and threaten localized flooding.
- d. Acreage sizing of future basins will be based on existing City standards for perimeter geometry. Presume: 3:1 side slopes, 23 feet of total depth, 18 feet of water depth. The total depth and water depth may be adjusted and potential multiple iterations used for the alternatives analyses to be modeled.

2. Combined Park-Basins

- e. Consultant will coordinate with city staff to site future park-basins next to waterways as best possible to allow easy recharge inflow and to allow occasional pump-outs by the City when the park turf area is inundated with storm water.
- f. Sizing of future park-basins will be based on a three part approach:
- g. Part 1 – Playground area is to be set at street grade level and above the water level.
- h. Part 2 – Park turf area to be set at a grade level so that it is above the HWL of the 50% design storm. Presume 6:1 side slopes.
- i. Part 3 – Dedicated basin area (fenced) with standard geometry. Presume: 3:1 side slopes, 23 feet of total depth, 18 feet of water depth. The total depth and water depth may be adjusted and potential multiple iterations used for the alternatives analyses to be modeled.

3. Basis of Design

- j. **Design Storm (1995-current)** – The rainfall depth-duration-frequency data shown in Table 3.2 of the current adopted Storm Water Master Plan and is a continuance of the 1995 Adopted Storm Master Plan. The data is consistent with the NOAA 14 published Atlas 14 Precipitation Frequency Estimates for the City of Hanford. This Design Storm is utilized for identifying deficiencies of existing and future storm drainage infrastructure.
- k. **Design Storm (updated)** – NOAA is currently working on Atlas 15 that will update the Precipitation Frequency Estimates while accounting for climate change. Atlas 15 estimates will provide new data used for the design of local drainage infrastructure under changing climate conditions. Expected completion of Atlas 15 is 2027. As such and in anticipation of likely increased rain intensities as been experienced, the Consultant will work with City Staff to develop an interim Design Criteria in anticipation of Atlas 15.
- l. **Level of Protection** – Though the city's minimum required pipe size is 12-inches, pipe sizes have ranged as low as 8-inches. Moving forward, maintenance of storm drain pipes has been a focus of the City's Public Works Department and they desire to have an 18-inch minimum pipe size for all new pipe to reduce debris plugging.
- m. **Overland Flow** – The City's topography has a fairly consistent fall from east to west that allows for the overland flow of flood waters. FEMA's flood maps show localized flooding areas. The City desires to continue using the design criterion that all new development shall be designed such that the surface of overland flow flood waters does not exceed more than one foot above the lowest top of curb in the development. Applying this design criterion requires each development project to be evaluated for the breakout of presumed overland flow flood waters at the boundaries of the project.
- n. **Low Impact Development** – This is a new addition to the basis of design for storm water that is being driven by the MS4 General Permit. Determining the numeric sizing criteria for LID storm water retention and treatment is an important input for the storm water model development.
- o. **MS4 General Permit Regulated Projects** – The following projects will be subject to LID design standards:
- New development projects on public or private land that fall under the planning and permitting authority of the City
 - Redevelopment projects on public or private land that fall under the planning and permitting authority of the City that result in an increase of more than 50 percent of the impervious surface of the previously existing development
 - Public road projects that create 5,000 square feet or more of newly constructed contiguous impervious surface

- Linear underground/overhead projects that create 5,000 square feet or more of newly constructed contiguous impervious surface.

Task 3.5 – Hydraulic/Hydrology Model Development

Use all existing and new data to build a functional, realistic model that will be utilized by the consultant for analysis required in developing the Stormwater Master Plan Update. The consultant will also provide training sessions and materials needed for City personnel to operate and change the model for future use and maintenance during the estimated 10 to 20-year useful life of the Stormwater Master Plan.

- Use of Existing Model: The existing storm water system model was developed using HEC-1, all electronic data for this model will be provided.
- Consultant will work with the City to collaboratively review the electronic data for this model for verification with the City's infrastructure plans.
- Consultant is free to build and develop their model and perform analysis in their software of choice; however, the model data needs to be delivered to the City in a form compatible for use with the latest EPA SWMM software or InfoWorks by Autodesk/Innovyze computer software package to be used to update modeling and design tools
- Consultant will configure the elected software for the City with all needed analysis parameters to match the setup used.
- Consultant will use the model data to create new GIS shapefiles for the City's GIS system. The shapefiles will include: 1) existing pipe network, 2) future pipe network and 3) future basin sites. The pipe network layers will include elevation information.
- Waterways will be modeled per another task.
- Existing and planned basins, pumps and pipe network will be modeled per another task. The selection of a pipe network scenario is a critical decision point that directly impacts the work effort involved in developing the model.
- All drain pipes, culverts and open channel waterways will be modeled based on a presumption of good maintenance and full available capacity.

Approach (Tasks 3.5)

Our approach is to develop a combined SWMM/InfoWorks ICM model and use it for 2D floodplain modeling to include the waterways. Our subconsultant, Kasraie Consulting, an expert in floodplain management will guide this analysis. Field surveying will be used to validate the trapezoidal cross section capacity

City Staff Responsibilities

- Provide reviews and guidance.

Consultant Deliverables

- Hydraulic and Hydrology 2D Floodplain Model.

Report Chapters

- Hydraulic and Hydrology Model

Task 3.6 – Capacity Performance Evaluation and Recommend Improvements

Perform modeling and analysis of the City's existing and 'planned to-date' storm water basins, pumps and pipe network shown in the existing Storm Drain Master Plan.

The City has three main objectives of this modeling and analysis effort.

The first is to identify capacity deficiencies of the existing basins, pumps and pipe network based on existing development.

The second is to identify capacity deficiencies of the existing basins, pumps and pipe network based on adding future development occurring per the General Plan that would impact these existing facilities.

The third is to fully plan for future (including 'planned to-date') basins and pipe network.

Approach (Tasks 3.6)

Our approach is to develop a combined SWMM/InfoWorks ICM model and use it for modeling to include the waterways. Our subconsultant Kasraie consulting, is a floodplain management expert who will guide this analysis. Field surveying will be used to validate the trapezoidal cross section capacity.

City Staff Responsibilities

- Provide reviews and guidance

Consultant Deliverables

- Recommended Improvements

Report Chapters

- Recommended Improvements

Pumps and Pipe Network. The City's Pump and Pipe Network has been previously inventoried as part of the 2017 Master plan Update. The Consultant will be required to coordinate with staff to acquire a list of any added infrastructure. This also applies to any added basins.

The consultant is to base their proposed fee schedule on modeling the current pipe network. The final scenario to be modeled will be determined by the City and selected consultant during the negotiation of the scope of work and fee schedule for the contract. To assist the negotiation process, the consultant needs to provide a 'per mile' fee to add pipe to or subtract pipe from the pipe network.

Utilize the model to run a variety of scenarios that will provide all necessary outputs to support the decision-making process between the City, Consultant and stakeholders in determining the necessary capital improvements to be incorporated into the impact fees for new development and the storm sewer service charge* for existing development.

The following list of scenarios is considered a starting point for discussion with the Consultant and adjustments are expected. From a model analysis standpoint, existing deficiencies is defined as existing waterways, basins, pump stations, and pipes that do not have adequate volume or flow capacity to handle the specified storm event.

1. Existing Development (to determine existing deficiencies)
 - a. 2-Year and 10-Year Storm (2017 master plan) without waterways
 - b. 2-Year and 10-Year Storm 2-Year and 10-Year Storm (2017 master plan) with flows in waterways
2. Full Buildout of New Development (no LID retention*) only in areas that will increase discharges into waterways (to determine increased impacts that may worsen existing deficiencies)
3. Full Buildout of New Development (LID retention) only in areas that will increase discharges into waterways (to determine increased impacts that may increase deficiencies)
4. Full Buildout of New Development per the General Plan (to determine future facilities and associated impact fees)
 - a. Design Storm (updated) with no LID retention
 - b. Design Storm (updated) with LID retention

* incorporating an LID retention component subject to further development of the City's Stormwater Management or MS4 Program

Task 3.7 – Waterways Modeling and Analysis and Regional Park Locations

Consultant will perform modeling and analysis of the City's Sloughs, Overland, Combined Street Pipe, Waterway conveyance systems. This modeling and analysis will also include existing and planned basins that are linked to these waterways and intended to serve as off-stream regulating and storage functions. The City's storm water discharges into these waterways will be quantified and the channel capacities determined. The City has two main objectives of this modeling and analysis effort. The first is to capture and retain our storm water discharges in off-stream storage basins and prevent them from continuing downstream. Ideally, these off-stream storage basins would be located in an area that recharges the groundwater to the benefit of the City. The second is evaluating these waterways on their ability to contain within their banks the storm event scenario consisting of the Design Storm plus concurrent flood release flows upstream of the main waterways identified below. A key element to this analysis will be the performance and operational parameters of existing and planned off-stream regulating (layoff) basins. Any deficiencies need to be identified along with developing capital costs for the projects that would eliminate these deficiencies that include increasing basin capacity, construction of flood and/or recharge basins. Flood control projects could include flood layoff areas upstream of the City and adjacent to waterways. Recognizing that modeling of a waterway can be time-consuming, detail-oriented, and ultimately costly the City is open to the Consultant's recommendation to some type of "high-level" yet effective modeling can be developed for the waterways below:

Peoples Ditch - The Peoples Ditch is primarily an earthen open channel with a trapezoidal cross-section configuration with the exception of the short culvert segments at crossings (street, railroad, driveway, etc.). The waterway has numerous City of Hanford direct pump station and/or outfall connections. The channel is owned and operated by the Peoples Ditch Company and maintains an agreement with the City allowing a previously approved and established discharge quantity.

East Branch People Ditch— an earthen canal having a trapezoidal cross-section which meanders through the eastern portion of Hanford; east of 10th Avenue. The canal begins near the intersection of State Route 43 and Fargo Avenue and continues Southwest to a terminus basin located at the City's Corporation Yard.

Alternatively, if these waterways cannot be modeled, then an analysis will be necessary to determine their current flows, capacities, and to evaluate potential future discharges and impacts.

Approach (Tasks 3.7)

Our approach is to develop a combined model for the storm drain system and the waterways, to simulate flood events. Our subconsultant Kasraie Consulting is a floodplain management expert who will complete this analysis. Field surveying will be used to validate the trapezoidal cross section capacity.

City Staff Responsibilities

- Provide reviews and guidance.

Consultant Deliverables

- Waterways Analysis.

Report Chapters

- Waterways Analysis

Task 3.8 – Develop Long Range CIP

This task includes the following subtasks:
 Prioritize the recommended capacity improvement and rehabilitation projects. Prioritization criteria will include but not be limited to severity of existing capacity deficiencies lows on the following:

- Public health and safety, water quality, business and community facilities, etc.
- Timing of proposed development/redevelopment.
- Coordination with other City projects (e.g., road improvements).

The prioritized list will be used to develop a phased Capital Improvement Plan (CIP) for short-term (5-year) and long-term (10 to 20-year) sewer improvements. The phasing will also consider the City's financial constraints.

Task 3.9 – Develop Renewal and Replacement Plan and Budget

This optional task will include developing a risk framework to review and evaluate any available PACP coded pipeline data. Alternatively, the system's remaining useful life (RULS) will be calculated in order to develop a priority annual replacement plan.

Task 3.10 - Develop GIS Atlas

This task includes developing an Atlas for the GIS-based stormwater system. The atlas is intended for use by engineering and public works staff and includes sufficient detail. Options include showing the parcels layer and the aerial photo background.

Task 3.11 - Prepare Master Plan Report

Develop and prepare a Stormwater Master Plan report that provides a clear rationale for identifying, justifying, prioritizing, and costing the recommended improvements. The Stormwater Master Plan will serve as a basis for future master plan updates.

- Draft Stormwater Master Plan Update Report. Incorporate the finding and recommendations of the project into a Draft Master Plan report. The Draft Master Plan will document the methodology and assumptions used to develop the hydraulic model, recommended performance and design criteria, analyzes of the model results, and the recommended capacity improvements CIP program.
- Final Stormwater Master Plan Report. Prepare Final Master Plan report based on the City's review comments on the draft report.

Approach (Tasks 3.8)

Our approach is to engage City staff engineering and public works with guidance on the recommended long-range CIP and phasing.

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- Capacity Improvements and costs

Report Chapters

- Capacity improvements and CIP

Approach (Tasks 3.9)

Our approach is to engage City staff engineering and public works with guidance on the recommended renewal plan.

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- Pipeline Renewal/Replacement Plan

Report Chapters

- R&R Plan

2025 Stormwater Master Plan Report Outline

Executive Summary

1. Introduction
3. Planning Area Characteristics
4. Industry Legislative Requirements
5. Existing Stormwater Collection Facilities
6. System Performance and Design Criteria
7. Hydraulic Model Development
8. Stormwater Utility Evaluation and Proposed Improvements
9. Waterways Evaluation
10. Renewal and Replacement Plan
11. Capital Improvement Program

Task 3.12 – Groundwater Recharge Geotechnical Report

The objectives of the geotechnical engineering investigation will be to assess the soil conditions at the project site and provide geotechnical engineering recommendations that can be used for preliminary evaluation of the feasibility study as a site for groundwater recharge. Based upon the above project understanding, BSK proposes the following scope of services, which will include field exploration, laboratory testing program, engineering analyses, and preparation of a report.

a) Field Exploration

BSK will perform a site reconnaissance and field exploration, which will include drilling six (6) test borings to approximate depths of 45 feet below ground surface (bgs), or until refusal.

The test borings will be drilled using a truck-mounted drill rig equipped with an 8-inch diameter hollow stem auger. A field engineer or geologist representative from BSK will maintain a continuous log of the soils encountered in the borings. Sampling and standard penetration tests will be performed at 5 feet intervals. The sampling of bulk and relatively undisturbed soil specimens for purposes of laboratory testing, performing standard penetration tests (SPT sampling), and visually classifying soils exposed during the drilling process will be performed by our field representative. The depth to groundwater, if encountered, will be documented. If we encounter groundwater, we may flood the augers with a water-bentonite mixture to reduce the risk that heaving sands could adversely affect our blow count readings, then terminate drilling within five (5) feet of encountered water. At the completion of drilling and sampling, the drill holes will be backfilled with soil cuttings. Excess cuttings will be spread onsite.

In order for BSK to complete the field investigation as described above, the project site must be readily accessible to a truck mounted drill rig. Access limitations due to existing improvements, inclement weather, etc., may result in time delays and/or additional charges. It is the Owner's responsibility to ensure that proper site access is available and that the site is made accessible to a truck-mounted drill rig prior to commencement of the field investigation.

Prior to drilling, BSK will mark the boring locations for checking and clearance by Underground Service Alert (USA). BSK will not be responsible for damage to underground utilities or other installations unless they are accurately marked on the ground surface and/or on plans made available to us prior to beginning of field operations. It is the responsibility of the Owner or his Representative to verify that the proposed drilling locations are free of underground utilities or other obstructions not identified and located by USA. If boring locations clearance cannot be provided, underground radar equipment can be used to identify buried utility lines. Charges for these services, if needed, would be in addition to the proposed fee estimate..

In the event that obviously hazardous materials are encountered visually or by odor in the geotechnical test borings, the boring(s) will be immediately terminated and backfilled. BSK will notify you as soon as possible of such an occurrence, and we will both mutually decide whether to continue, modify, or cease the remainder of the investigation program. All added cost incurred as a result of suspected hazardous substances would be charged on a time and expense basis as an addition to our fee quotation below.

No permits are anticipated to be required.

b) Laboratory Testing

No laboratory testing will be performed as part of this scope.

c) Analysis and Report Preparation

Based on the results of the field exploration and laboratory testing program, engineering analyses will be performed to evaluate site conditions and develop recommendations for site preparation procedures.

Specifically, a geotechnical report will incorporate the following items:

- Vicinity Map and Site Plan with boring locations
- Subsurface Conditions, Soil Boring Logs, Groundwater Depth
- Discussion of feasibility to construct the basin, for geotechnical considerations only

The geotechnical report will be prepared under the supervision of a California Licensed Geotechnical Engineer.

Task 3.13 – Develop Elevation Contours

This task includes processing the latest LiDAR files and developing elevation contours that will be used for this project, but also become a resource for City staff. GIS tools will be used to process the LiDAR files.

3B. Stormwater Nexus Study and Storm Drain Fee Update

The following section presents a draft scope of services that we believe forms a sound basis for development of a financial plan and Storm Drain Nexus Fee Study for the City of Hanford. Bartle Wells Associates can work with the City and Akel to finalize a scope of services that meets the project team's objectives and will remain flexible to adjust the scope of services as needed during the course of the project and at the City's direction.

1) Project Team Orientation/Kickoff Meeting

To initiate our work, hold an online meeting with the City's project team, including City staff and Akel, to accomplish the following:

- a) Determine the roles and responsibilities of project participants
- b) Identify other parties that may have a significant interest in the project, such as community groups, business organizations, and large landowners
- c) Discuss key issues related the financial plan and funding of storm drain improvements
- d) Establish project schedule and key milestone dates
- e) Confirm the key goals and expectations of the project team

2) Investigation and Data Collection

Assemble the information necessary to understand the City's storm water funding needs and finances, including long-term administrative, operating and capital funding needs. BWA can work with City staff and Akel to obtain key information and estimates for:

- a) Storm Drain Master Plan capital improvement program and programmatic cost estimates
- b) City storm water budget and historical expenses by fiscal year for the past 5 fiscal years
- c) Resolutions or ordinances for the City storm water assessment charges
- d) Current & historical storm water assessment charges
- e) Prior storm water rate study
- f) Projections of any changes to future City storm water operating costs
- g) Other relevant information identified by City staff and Akel

3) Develop Forecasts and Projections

Based on evaluation of the data assembled and input provided by the City, prepare forecasts and projections to be used in the development of financial models for the City's stormwater utility. Develop projections for the following areas (and others as appropriate). Review projections and alternatives with City staff for agreements on assumptions, interpretation of data, and completeness of approach.

- a) **Capital Improvements Including Long-Term Repairs & Replacements:** Based on input from City staff, identify future capital improvement program costs or alternatives to include in the financial analysis

and determine a reasonable amount to include for future, ongoing capital repairs and replacements. BWA often recommends that agencies phase in funding for long-term system rehabilitation.

- b) **Growth & New Development:** Work with the City to identify levels of growth to incorporate in the financial projections. Evaluate financial impacts under different levels of growth.
- c) **Cost Escalation Factors:** Review historical cost trends and work with project team to develop reasonable cost escalation factors for both operating and capital expenditures. Work with City staff to identify any anticipated changes in future staffing, benefits, and/or other operating costs.
- d) **Identify Current and Potential Funding Sources:** Review historical cost trends and work with the project team to develop reasonable cost escalation factors for both operating and capital expenditures. Work with City staff to identify any anticipated changes in future staffing, benefits, and/or other operating costs.

4) Evaluate Financing Alternatives for Capital Improvements

Evaluate options for financing capital improvement projects. Our evaluation will:

- a) Estimate the amount and timing of any debt, if needed, to finance capital projects.
- b) Evaluate the alternative borrowing methods available including bonds, COPs, state, and federal loan programs (including the State Revolving Fund Financing Program), bank loans and lines of credit, and other options.
- c) Recommend the appropriate type of debt, its term and structure.
- d) As needed, develop debt service estimates to incorporate in the financial projections.

5) Establish Prudent Minimum Fund Reserve Targets

Evaluate the adequacy of the City's current utility fund reserves. Establish prudent minimum fund reserve targets based on the City's operating and capital funding projections. Develop an implementation plan for achieving and maintaining the recommended reserve fund levels.

6) Develop 10-Year Financial Projections & Evaluate Scenarios

Develop 10-year cash flow projections showing the financial position of the stormwater utility over the next 10 years. The cash flow will project fund balances, revenues, expenses, and debt service coverage, and will incorporate the forecasts developed with staff input. After developing a base-case cash flow scenario, we can model alternatives for additional evaluation such as capital improvement alternatives, project financing alternatives, the impacts of various levels of water demand, etc. During this phase, BWA will work closely with the project team to evaluate financial and rate projections under alternative scenarios.

7) Evaluate Fee Options

Based on the cash flow projections, determine future annual revenue requirements from storm drain fees.

8) Develop Storm Drain Nexus Fee Study

Develop a comprehensive nexus study to recommend storm water fees which recover the necessary revenue in a manner proportional to the benefits provided. Final fee recommendations will be designed to:

- a) fund the costs of providing service, including operating, capital, and debt service funding needs
 - i) this includes funding the correction of existing deficiencies, permitting, and maintenance
- b) be fair and equitable to all customers
- c) comply with the substantive requirements of Proposition 218

9) Draft & Final Summary Reports

Submit a draft and final reports that summarize and explain key findings, assumptions, alternatives, and recommendations. The final report will incorporate feedback received from the City and Akel. Provide an electronic version of the report in pdf format.

10) Meetings and Presentations

Participate in online meetings and conference calls with the City and Akel as needed. Our proposal includes participation in stakeholder meetings and up to 3 meetings and/or presentations at the City. Additional meetings may constitute additional services if not achievable within the budget.

11) Public Outreach

BWA will remain available to assist and participate with any public outreach and education efforts as achievable within the budget. BWA has extensive experience helping public agencies build consensus and public acceptance for debt financing and increases to utility rates and charges.

4. Water System Master Plan

The Water Master Plan includes the following scope of work tasks, approach, deliverables, and report chapters:

Task 4.1 – Review Data and Characterize Existing System

The consultant shall review all applicable previous planning documents and confirm existing and/or proposed land use designations with City staff. The task includes the following subtasks:

- Review of previous master plans, planning documents, GIS-based hydraulic modeling data and system, supply sources information, water demands/water billing data, reservoir and pump station data, the current potable water systems, and other available pertinent records that will assist in the preparation of the comprehensive Water Master Plan Update document. Information available includes:
- Production data and information
- Water system maps and atlas sheets
- 2017 Water master Plan
- Current Water System CIP projects
- 2021 Urban Water Management Plan
- 2020 Water Shortage Contingency Plan



Approach (Tasks 4.1 and 4.2)

Our approach is to engage City staff during the data collection, and by completing a Data Gap Analysis and verification packages to resolve discrepancies in pipe sizes, or in invert elevations. Our approach is also to engage City staff planning department and to identify planning assumptions

City Staff Responsibilities

- Provide requested data, if available
- Review existing system inventories and Maps
- Assist in resolving data discrepancies
- Provide general plan and specific plans
- Provide general plan land use inventory
- Review report chapters

Consultant Deliverables

- Data needs matrix
- Data Gap Analysis and verification packages
- Existing system inventories (tables and Exhibits)

Report Chapters

- Introduction
- Planning Area Characteristics
- Existing Water Distribution System

Task 4.2 – Document Growth Planning Assumptions

This task consists of reviewing the latest general plan, any planned amendments, and specific plans, and regulatory requirements pertaining to land use, including reviewing existing reports and collecting existing data.

Task 4.3 - Water Regulatory and Policy Review

This section includes the following subtasks:

- The consultant shall review current and upcoming/anticipated regulations that could affect the City's infrastructure planning, operation of the distribution system and potentially the wastewater treatment plants as set forth by the U.S. Environmental Protection Agency (EPA), the National Pollutant Discharge Elimination System (NPDES) Permit, the State Water Resources Control Board (SWRCB) Division of Drinking Water, Local Groundwater Sustainability Plan, and local air quality management district
- Consultant shall review the City's municipal code and offer recommendations on relevant updates as part of the water regulatory and policy review of this task.

Approach (Tasks 4.3)

Our approach is to discuss existing and upcoming regulations, review the current water quality reports at each of the supply wells and provide recommendations.

City Staff Responsibilities

- Provide reviews and guidance

Consultant Deliverables

- Industry Legislative Requirements

Report Chapters

- Water Quality

Task 4.4 - Develop System Performance Criteria

This task consists of developing the system performance criteria that will be used for judging the capacity adequacy of the existing utility. Consultant to consult existing performance criteria used in the 2017 master plan, make recommendations for updates, and submit to City staff for reviews and approval prior to the capacity evaluation. Subtasks include:

- Propose appropriate design and hydraulic criteria to be used for assessing the capacity of existing sewer facilities and sizing new facilities, including headloss coefficients, maximum velocities, minimum and maximum pressures, fire flow requirements, and pump station design and redundancy/reliability considerations (e.g., firm capacity, efficiency, emergency storage).
- Review the City's existing design criteria as compared to industry and other agencies standards, also taking into consideration the incorporation of accessory dwelling units.
- Develop a system wide hydraulic profile.

Approach (Tasks 4.4)

Our approach is to engage City staff engineering and public works in finalizing the performance criteria that will be used for the hydraulic analysis.

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- System Performance Criteria

Report Chapters

- System Performance Criteria Characteristics

Task 4.5 - Hydraulic Model Development and Calibration

This task include developing a GIS-based hydraulic model. Major subtasks include:

- Consultant will work with the City to collaboratively review the electronic data for this model for verification with the City's infrastructure plans.
- Consultant is free to build and develop their model and perform analysis in their software of choice; however, the model data needs to be delivered to the City using InfoWater Pro by Autodesk
- Consultant will configure the elected software for the City with all needed analysis parameters to match the setup used.

- Develop a hydraulic model to quantify demands in the water system and identify capacity deficiencies and improvement needs.
- Review existing parcel, customer billing and water use data, land use type, number of dwelling units, etc. to determine if the information is sufficient to estimate existing wastewater flows.
- Estimate future demands by reviewing proposed or planned development or redevelopment projects to be included in the Water Master Plan.
- Develop design criteria to be used to estimate water demands, including waster demand factors for residential and non-residential land uses.
- Assess potential capacity constraints under the model loads developed.
- Calibrate the hydraulic model and compare it to the SCADA data.

Approach (Tasks 4.5)

Our approach is to engage City staff engineering and public works in updating the hydraulic model, and performing reviews during calibration. The calibration will include dynamic extended period simulations (EPS).

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- GIS-based Hydraulic Model

Report Chapters

- Hydraulic Model Development

Task 4.6 - Capacity Performance Evaluation and Recommend Improvements

This task includes the following subtasks:

- Become familiar with the City's potable systems by reviewing City-provided maps of the pipeline networks and available GIS-based hydraulics data from previous study.
- Develop a recommended distribution system performance criteria; Determine if there's a potential need for establishing separate zoned areas?
- Develop existing and projected water demands and method to allocate demands throughout the distribution system for hydraulic modeling purposes.
- Develop an overview of the existing facilities including distribution mains, wells, reservoirs, and pump stations.
- Use of Existing Model: The existing water system model was developed using InfoWater by Autodesk/Innovyze Inc., all electronic data for this model will be provided.
- Consultant will work with the City to collaboratively review the electronic data for this model for verification with the City's infrastructure plans.
- Develop a new calibrated transmission and distribution system hydraulic model using GIS-based hydraulic modeling application and data collected during fire flow testing (InfoWater by Innovyze or approved Equal computer software package) to be used to update modeling and design tools for potable water.
 - Provide cost pricing to acquire and furnish new software applications and adequate numbers of links for the City's modeling system. (Note: The available water model systems

Approach (Tasks 4.6)

Our approach is to develop a model using InfoWater Pro and perform system evaluations using the updated performance criteria.

City Staff Responsibilities

- Provide reviews and guidance

Consultant Deliverables

- Recommended Improvements

Report Chapters

- Recommended Improvements

shall be updated/upgraded and calibrated to current existing condition. All major facilities including data of transmission mains, pump stations, major PRSs and other control stations, reservoirs, wells, and water supply sources shall be updated and calibrated on the new modeling and mapping system.)

- Develop a testing and training plan for use of the new GIS-based hydraulic modeling application system. Field testing, reading, and measurements may be warranted.
(Assuming 2-4 personnel staff to be trained to use modeling application).
- Evaluate/update estimated time-phased potable demands to buildout, based on historic and current demands, projected land use, and realistic demand factors. Conduct system evaluation model run scenarios in 5-year increments through the 2035 planning year:
 - Average Day Demand (Summer & Winter); 2024/2025, 2030, 2035
 - Maximum Day Demand + Fire
 - Peak Hour Demand
 - Minimum Flow Demand Night
- Develop a hydraulic profile of the potable water system, depicting interaction between hydraulic zones through water supply sources, reservoirs, pumping stations, and other nodes as the consultant may recommend
- Evaluate the existing and future water systems in their ability to meet projected demands, ability to maintain minimum water pressure levels, using the computer model to identify deficiencies and size future facilities and upgrades.
 - Evaluate storage and groundwater production wells based on system reliability, redundancy, and resilience requirements.
 - Evaluate system and provide recommendations, if any, on methods to segmentize network for the purpose of sourcing illegal connections and/or water losses.

Task 4.7 - Develop Long Range CIP

This task includes the following subtasks:

- Analyze the adequacy and reliability of the City's water sources, identifying water quality issues, legal/institutional/ contractual constraints, environmental documentation issues, and system issues as well as cost considerations.
- Develop a strategic plan to enhance the efficiency and reliability of the City's water supply sources.
- Evaluate current design criteria used in sizing future facilities.
- Recommend priority and/or time-phased system improvements to meet evolving needs, develop capital improvement phasing plans for the water supply and transmission systems.
- Update recommended and prioritized Capital Improvement Program (CIP) for required potable water infrastructure improvements.

Approach (Tasks 4.7)

Our approach is to engage City staff engineering and public works with guidance on the recommended long-range CIP and phasing.

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- Capacity Improvements and costs

Report Chapters

- Capacity Improvements and CIP

Task 4.8 - Develop Renewal and Replacement Plan and Budget)

This optional task will include developing a risk framework to review and evaluate any available PACP coded pipeline data. Alternatively, the system's remaining useful life (RULS) will be calculated in order to develop a priority annual replacement plan.

Task 4.9 - Develop GIS Atlas

This task includes developing an Atlas for the GIS-based water system. The atlas is intended for use by engineering and public works staff and includes sufficient detail. Options include showing the parcels layer and the aerial photo background.

Task 4.10 - Prepare Master Plan Report

This task includes the following:

- Provide a complete package of the Citywide Water Master Plan Update including an Executive Summary, Maps & Exhibits for approval and adoption. The Consultant will incorporate the findings and recommendations of the project into a Water Master Plan report. The report will document study assumptions and methodology, recommended design and performance criteria, model results, approach for capacity enhancement, and the recommended CIP. The appendices to the report will include the pertinent backup data (e.g., model results) that support the plan.
- Provide updated project costs, technical information, and support to the City's Impact Fee consultant.

Approach (Tasks 4.8)

Our approach is to engage City staff engineering and public works with guidance on the recommended renewal plan.

City Staff Responsibilities

- Reviews and guidance

Consultant Deliverables

- Pipeline Renewal/Replacement Plan

Report Chapters

- R&R Plan

2025 Water Master Plan Report Outline

Executive Summary

1. Introduction
2. Planning Area Characteristics
3. Existing Water Distribution Facilities
4. System Performance and Design Criteria
5. Water Demands
6. Hydraulic Model Development
7. Water Utility Evaluation and Proposed Improvements
8. Renewal and Replacement Plan
9. Capital Improvement Program

Task 4.11 – Annual Supply Capacity Requirements

This task consists of a supply capacity vs. demand analysis, to include the following subtasks

- Demands. Characterize the current demands: average day, maximum day, and peak hour.
- Supply. Characterize the supply for each well. Account for supply degradation by characterizing historical degradation rate for each well (historical well testing data needed)
- Supply vs Demand. Compare supply versus demand, in annual increments, over the planning horizon. Identify for each year, when new supply wells will be needed.
- Mitigating supply Wells. Complete analysis based on supply meeting peak hour. Completing another analysis based on supply meeting maximum day demands. This reduces the number of wells, though will need storage facilities. Hanford already has many supply storage facilities. Is the pumping

adequate?

Task 4.12 – Meter Replacement and Locating Pressure Monitors

The City of Hanford is embarking on a water meter modernization program and replacing all meters over a period of 2.5 years. Some of the meters installed at residences will be equipped with remote pressure sensors that provide instantaneous measurements to the SCADA system. The objective of this exercise is to identify locations within the distribution system that can provide an adequate distribution to monitor system-wide pressures. These pressure monitors will also be identified on the Atlas Maps.

5. Software Costs

This task includes purchasing a 1-year subscription to the hydraulic modeling software as follows:

- Infowater Pro by Autodesk. This software can be used for the water hydraulic model
- Infoworks ICM Ultimate by Autodesk. This software can be used for the sewer and stormwater hydraulic models.



City of Hanford
Comprehensive Water, Sanitary Sewer, and Storm Sewer Master Plans
Cost Proposal

Draft 2
9/5/2024

Task Number		AEG Labor Hours								Costs (AEG + Subconsultants)			Total Costs
		Senior Principal Engineer	Principal Engineer	Senior Engineer	Associate Engineer	Assistant Engineer	Senior GIS Specialist	Secretarial	Total Hours - AEG	AEG	Subconsultant s and Other Costs	Notes	
Labor Rates		289	261	215	193	165	171	113					
1	Project Management and Meetings	51	51	2	42	0	46	84	276	\$53,944			\$53,944
1.1	Kickoff and Progress Meetings/Reporting	28	30		22		20	40	140	\$28,108			\$28,108
1.2	Stakeholder Meetings (Stormwater) / Council Presentations	22	20		20		20	40	122	\$23,378			\$23,378
1.3	Package of Deliverables	1	1	2			6	4	14	\$2,458			\$2,458
2	Sewer Master Plan Update	12	85	100	126	216	236	16	791	\$149,275	\$36,500		\$187,600
2.1	Review Data and Characterize Existing System	1	4	8	12	20	32		77	\$14,141			\$14,141
2.2	Document Growth Planning Assumptions		4	8			16		28	\$5,500			\$5,500
2.3	Develop System Performance Criteria	1	3			10			14	\$2,722			\$2,722
2.4	Temporary Flow Monitoring Program and Future Flows		2			8	16		26	\$4,578	\$35,000	Flow Monitoring - V&A	\$41,328
2.5	Hydraulic Model Development and Calibration	1	8	18	30	40	24		121	\$22,741			\$22,741
2.6	Capacity Performance Evaluation and Recommend Improvements	1	8		36	18	24		87	\$16,399			\$16,399
2.7	Develop Long Range CIP		2	2	32		20		56	\$10,548			\$10,548
2.8	Develop Renewal and Replacement Plan and Budget		4	44		48	28		124	\$23,212			\$23,212
2.9	Develop GIS Atlas			2			30		32	\$5,560			\$5,560
2.10	Prepare Master Plan Report	2	20	18	16	40	20	16	132	\$24,584	\$1,500	3 Hard Copies	\$26,159
2.11	Wastewater Treatment Plant and Effluent Use Alternatives	6	30			32	26		94	\$19,290			\$19,290
3A	Stormwater Master Plan Update	11	70	121	152	194	240	16	804	\$151,658	\$72,500		\$227,783
3.1	Review Data and Characterize Existing System	1	4	8	12	20	32		77	\$14,141			\$14,141
3.2	Document Growth Planning Assumptions		4	8			16		28	\$5,500			\$5,500
3.3	Review Industry Legislative Requirements	4	12		20				36	\$8,148			\$8,148
3.4	Develop System Performance Criteria	1	6			10			17	\$3,505			\$3,505
3.5	Hydraulic/Hydrology Model Development	1	8	18	30	50	24		131	\$24,391	\$12,000	Hydrology Kasraie	\$36,991
3.6	Capacity Performance Evaluation and Recommend Improvements	1	8		42	18	24		93	\$17,557	\$9,000	Hydrology Kasraie	\$27,007
3.7	Waterways Modeling and Analysis and Regional Park Locations		2						2	\$522	\$33,000	Waterways - Kasraie	\$35,172
3.8	Develop Long Range CIP		2	2	32		20		56	\$10,548			\$10,548
3.9	Develop Renewal and Replacement Plan and Budget		4	44		48	28		124	\$23,212			\$23,212
3.10	Develop GIS Atlas			2			30		32	\$5,560			\$5,560
3.11	Prepare Master Plan Report	2	20	18	16	40	20	16	132	\$24,584	\$1,500	3 Hard Copies	\$26,159
3.12	Groundwater Recharge Geotechnical Study	1		18		8	16		43	\$8,215	\$17,000	Geotechnical BSK	\$26,065
3.13	Develop Elevation Contours			3			30		33	\$5,775			\$5,775
3B	Stormwater Nexus Study and Storm Drain Fee Update	2							2	\$578	\$45,000		\$47,828
3B.1	Storm Water Service Charge - Nexus Study	2							2	\$578	\$45,000	Nexus Study - Bartie Wells	\$47,828
4	Water Master Plan Update	7	58	100	188	176	212	16	757	\$142,045	\$16,500		\$159,370
4.1	Review Data and Characterize Existing System	1	4	8	12	20	32		77	\$14,141			\$14,141
4.2	Document Growth Planning Assumptions		4	8			16		28	\$5,500			\$5,500
4.3	Water Regulatory and Policy Review		1						1	\$261	\$15,000	WQ Regulations MNS	\$16,011
4.4	Develop System Performance Criteria	1	3			10			14	\$2,722			\$2,722
4.5	Hydraulic Model Development and Calibration	1	8	18	30	40	24		121	\$22,741			\$22,741
4.6	Capacity Performance Evaluation and Recommend Improvements	1	8		32	18	24		83	\$15,627			\$15,627
4.7	Develop Long Range CIP		2	2	32		20		56	\$10,548			\$10,548
4.8	Develop Renewal and Replacement Plan and Budget		4	44		48	28		124	\$23,212			\$23,212
4.9	Develop GIS Atlas			2			30		32	\$5,560			\$5,560
4.10	Prepare Master Plan Report	2	20	18	16	40	20	16	132	\$24,584	\$1,500	3 Hard Copies	\$26,159
4.11	Annual Supply Capacity Requirements		4		48				52	\$10,308			\$10,308
4.12	Meter Replacement and Locating Pressure Monitors	1			18		18		37	\$6,841			\$6,841
5	Software Costs										\$28,000		\$29,400
	Software Cost (1-year subscription) - Water										\$10,000	InfoWater Pro	\$10,500
	Software Cost (1-year subscription) - Sewer/Stormwater										\$18,000	InfoWorks ICM Ultimate (2D)	\$18,900
6	Totals (including / excluding optional tasks)												
	Total	83	264	323	508	586	734	132	2630	\$497,500	\$198,500		\$705,925

AKEL

Notches & Group, Inc.
1. Total costs reflect a 5% markup applied to subconsultants.



**AGENDA
STAFF REPORT**

MEETING DATE: 9/17/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval to enter into a professional services agreement with David Taussig and Associates (DTA) to provide a Comprehensive Update to the City’s Development Impact Fees and approval to appropriate \$92,400 from various Impact Fee Funds.

RECOMMENDATION:

Recommendation:

That the City Council:

- 1. Authorize the City Manager to enter into a professional services agreement with David Taussig and Associates (DTA) to provide a Comprehensive Update to the City’s Development Impact Fees for a not to exceed amount of \$83,901; and
- 2. Approve the appropriation of \$92,400 from various Impact Fee Accounts as shown herein in this report.

Recommended Motion:

I move to authorize the City Manager to enter into a professional services agreement with David Taussig and Associates (DTA) to provide a Comprehensive Update to the City’s Development Impact Fees for a not to exceed amount of \$83,901 and to approve the appropriation of \$92,400 from various Impact Fee Funds as shown herein this report.

BACKGROUND:

In 2017, the City adopted a new General Plan for the planned and orderly development of the City. In conjunction with updating the General Plan, the City adopted both a new Zoning Ordinance and updated Utility Master Plans (Water, Sewer, and Storm Drain) also in 2017. Following the completion of these documents, a Comprehensive Development Impact Fee (DIF) was developed and subsequently adopted in November of 2019; this is the current DIF in place.

The City’s DIF program is to ensure that new development pays the capital costs associated with their growth impact on infrastructure. In accordance with the provisions of the Mitigation Fee Act (Government Code Section 66000 et. Seq.) and later amended by AB602, DIF’s can only be applied towards infrastructure or facility needs (new or expanding existing capital facilities) created by new development and not towards existing infrastructure deficiencies unless the deficiencies are contributed in part by new development. Costs for improvements that will serve the needs of both

new and existing development are split on a fair share basis according to the proportion attributable to each. Costs for Capital projects or facilities to meet the existing populace must be funded using other revenue sources.

Note that developmental growth also imposes added operating costs which are not funding with DIF's. There are, at this time though, limited established funding mechanisms to generate revenue from new development to fund operations (I.E., Lighting and Landscape Districts, and Community Facilities Districts). Therefore, the primary purpose of the DIF Study is to calculate the fees necessary for the City to fund and expand the required infrastructure as new development creates increases in service demands.

The DIF amount must be reasonably connected (have a nexus) to the new development's impact and the associated costs of the required capital facilities and improvements. Thus, the fee must be justified by specific findings that clearly establish this connection. Additionally, the fee must be set in a way that ensures the revenue generated does not surpass the cost of providing the facility or improvement it is intended to fund.

As previously mentioned, the City's current Development Impact Fee program was adopted in November 2019. The City is experiencing rapid and expansive growth and along with the States's adoption of AB602 that establishes added requirements to the Mitigation Act, adoption of the City's 2020 Parks Master Plan, development of the City's ATP plan (Active Transportation Program), the need to update the City's Utility Master plans, and because of significant construction cost increases since 2019, it is appropriate and necessary to initiate a comprehensive update to the City's DIF program.

The City currently assesses impact fees on new residential, commercial, and industrial development that are currently comprised of the following:

- Parks and Recreation Facilities
- Fire Facilities
- Police Facilities
- Wastewater Collection and Treatment & Disposal Facilities
- Storm Drain Facilities
- Refuse/Recycling Facilities
- Circulation (Transportation) Facilities
- Water Supply, Treatment, and Storage Facilities

Generally speaking, DTA will be evaluating each of the above listed fees and then update each in consideration of, but not limited to, current fee processes and methodologies, growth projections, infrastructure needs and levels of service, and updated utility master plans and costs.

To possibly reduce effort and costs, DTA's first phase of work will be to conduct a preliminary evaluation and understanding of the City's current DIF program. A report will be issued following the evaluation to identify possible re-use of existing fee structures (a potential cost savings) and/or re-do or enhance in the instances they are lacking. In addition, DTA will evaluate "*City policies and procedures, and other regulatory requirements affecting potential fee structures and revenue*". DTA will follow up this first phase with a report to include a more concise scope and possibly an updated fee to bring the program up to date. A copy of DTA's scope of work and fee is attached in this report.

Selection Process:

Staff published a request for proposals (RFP) for a Comprehensive Development Impact Fee Study beginning May 21, 2024 through June 28, 2024. The City of Hanford received four proposals in response to the advertised Request for Proposals, RFP 2024-20. The following firms submitted proposals:

Company:	Location:
1. DTA	San Jose, CA
2. Wildan Financial Services	Oakland, CA
3. RCS	Fullerton, CA
4. QK	Hanford, CA

A four-person proposal review committee was established to review, rate, and rank the proposals. The proposal review committee ranked two of the four firms close together, creating the need for interviews. Interviews of the two highest ranked consultants were conducted August 15th by a three-person interview panel.

Following the panel’s evaluation of the interviews, staff identified DTA as the most qualified candidate due to their thorough and well-structured proposal, their presentation during the interview, and their excellent responses and engagement during the interview Q&A which demonstrated a clear understanding of the scope of work. DTA received the highest overall rating between the proposals and the interviews. Favorable feedback and recommendation for hire were received from reference checks performed. References included the Cities of Paso Robles, Palo Alto, San Jose, and Shasta County.

DTA is rated highly qualified due to their portfolio of DIF Nexus Studies performed as well as their longstanding record of excellence within the industry. Based on the above information, Staff recommends award of the Comprehensive Development Impact Fee Nexus Study to David Taussig and Associates.

FISCAL IMPACT:

The Fee Update will be funded using the impact fees listed below. Estimated fees for the Study are set for not to exceed \$83,901; \$10,000 for the DIF Evaluation (Phase 1) and \$73,901 for the remaining Phase 2. Below is an estimated breakdown of costs associated with this project:

Budget Summary:

Available Funding:

Fire Facilities (Fund 0182)	\$11,550
Police Facilities (Fund 0183)	\$11,550
Parks and Recreation Facilities (Fund 0180)	\$11,550
Circulation (Transportation) Facilities (Fund 0181)	\$11,550
Refuse/Recycling Facilities (Fund 0187)	\$11,550
Storm Drain Facilities (Fund 0184)	\$11,550
Wastewater Collection and Treatment & Disposal Facilities (Fund 0186)	\$11,550
Water Supply, Treatment, and Storage Facilities (Fund 0185)	<u>\$11,550</u>
Total Available Budget:	\$92,400

Estimated Project Costs:

DTA (Per Submitted Fee)	\$83,901	
Project Management – 10% (Staff)	<u>\$8,390</u>	
<i>Total Estimated Project Costs:</i>		<u>\$92,291</u>
<i>Budget Surplus (Deficit)</i>		\$109

This Study is currently unfunded, therefore an appropriation in the amount of \$92,400 is requested to do the work. For ease, it is recommended that the appropriation(s) be funded in equal amounts among the various participating Development Impact Fee Funds as listed in the above budget summary.

PRIOR COUNCIL ACTION:

None

ATTACHMENTS:

1. DTA Scope and Fee
2. DTA Fee Structure

PROPOSAL

COMPREHENSIVE DEVELOPMENT IMPACT FEE STUDY

August 26, 2024

dtā



CITY OF HANFORD

SUBMITTED BY:

Kuda Wekwete
Managing Director

99 Almaden Blvd., Suite 875
San Jose, CA 95113
800-969-4DTA
Kuda@FinanceDTA.com

CITY OF HANFORD



COMPREHENSIVE DEVELOPMENT IMPACT FEE STUDY

AUGUST 26, 2024

Prepared for:

City of Hanford

319 N. Douty Street

Hanford, CA 93230

Attention: Frank Senteno, Utilities and Engineering Department Director

Project Contact:

Kuda Wekwete

Managing Director, DTA

99 Almaden Boulevard, Suite 875

San Jose, CA 95113

Phone: (800) 969-4DTA x204

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I SCOPE OF WORK

DTA is pleased to submit this proposal to the City of Hanford (the “City”). It is our understanding that the City is seeking a qualified firm to conduct a Development Impact Fee (“DIF”) study and recommend a DIF Schedule in accordance with the Mitigation Fee Act (California Government Code Section 66000 *et seq.*) and as also amended by AB 602. The AB 1600-compliant Fee Study would recommend the appropriate fee justification methodology and fee levels to support specific types of City-selected capital facilities needed to serve new growth. DTA will consider updates to the City’s current impact fees related to Wastewater Collection and Treatment/Disposal Facilities, Water Supply, Treatment, and Storage Facilities, Parks and Recreation Facilities, Fire Facilities, Police Facilities, Storm Drain Facilities, Refuse/Recycling Facilities, and Circulation (Transportation) Facilities.

DTA brings a practical perspective combined with real-world experience in working with municipalities, which gives us the ability to understand and communicate with all stakeholders throughout the process. Regarding our engagement approach, we will work closely with City leadership to engage with property owners, business owners, and community leaders to understand any issues or pressure points, as well as what is envisioned for the future. **DTA staff members have considerable experience working on fee models for a variety of public improvements and will take a hands-on, detail-oriented approach with an emphasis on accuracy, efficiency, and reliability. As a result, from unique deadlines to fluid, potentially changing priorities, DTA is able to begin work with minimal notice.**

A Phase 1: DIF Evaluation

The tasks described below are envisioned for the proposed Scope of Work.

Task 1 – Data Collection and Coordination

DTA shall work with City staff to obtain the following information, to be provided by the City (hereinafter referred to as “Information to be Provided by the City”):

- The City’s General Plan, Capital Improvement Program (“CIP”) and capital needs information, any Specific/Master Plans, Development Agreements, and data regarding existing entitlements;
- To the extent available, detailed description of the proposed public facilities, including the facility name and number of square feet, acres, etc. (as applicable for each type of facility);
- Inventory of completed facilities within the City, including type, size, and location of facility;
- Cost estimates for proposed facilities (DTA anticipates that the City’s cost data and estimates will be reviewed by DTA staff and discussed with City staff);
- Existing City Fee Ordinances and/or Resolutions;
- Current Annual and Five-Year Reports per Government Code Sections 66006 and 66001; and
- Identification of any committed revenue sources pledged to fund proposed facilities.

Task 2 – DIF Evaluation

DTA shall review and summarize the City’s current development fee structures, City policies and procedures, and other regulatory requirements affecting potential fee structures and revenue program requirements. We will also review the approach and methodology utilized in prior City fee justification studies so they can be evaluated in light of the City’s current needs.

Deliverable: Memorandum (“Memo”) Summarizing DTA’s DIF Evaluation

Task 3 – Attend Meeting/Conference Call

DTA shall attend a meeting or a conference call to discuss findings with City staff.

B Phase 2: Comprehensive DIF Study

Work products stemming from the work plan described in this section will include a memo summarizing the fee methodology options and the Draft and Final Reports.

Task 1 – Development of Project Strategy and Kickoff Meeting

DTA staff shall meet with City staff in a project kickoff meeting to finalize the details of the engagement, deliverables, timetables, and tasks, discuss the fee methodologies and best practices, identify needed information (i.e., reports, project/needs lists, stakeholder groups, data, etc.), prepare the final project schedule, discuss the public process, and resolve other concerns, as appropriate.

Task 2 – Develop Population and Dwelling Unit Projections

DTA will compile and document existing and future population and development estimates for the City. The projections resulting from this task will ultimately calculate fee levels. This task comprises four subtasks.

- 2A Population Projections:** DTA will gather existing information on present and future population for the City from various sources, including City staff, the General Plan, existing Master Plans, Specific Plans, Municipal Code and other relevant City documents, the U.S. Census, the Kings County Area Regional Transit Agency ("KART"), the State Department of Finance, and from other data sources, including the City's CIP.
- 2B Conduct Entitlement Research and Projections:** DTA will coordinate with the City Planning Division to determine existing and future residential and non-residential development within the City over the planning horizon. To complete this subtask, DTA will review the General Plan/CIP and related plans to determine expected development land use patterns in the City, assess City records to identify existing entitlements for dwelling units and commercial/industrial development, and project the number of new dwelling units and commercial/industrial development based on existing entitlements and population projections for the next 20 years, or such other target year as selected by City staff.
- 2C Review Current City Fee Structure:** DTA shall review and summarize the City's current development fee structures, City policies and procedures, and other regulatory requirements affecting potential fee structures and revenue program requirements.
- 2D Review Prior City Fee Justification Studies:** DTA shall review the approach and methodology utilized in prior City fee justification studies so they can be evaluated in light of the City's current needs.

Task 3 – Review Facility/Capital Needs and Levels of Service

This task entails DTA's review of the facilities and capital needs required to serve new development in the City as projected in Task 2. DTA will use existing City materials as base documents and focus our effort on updating this information.

For any fee program to be comprehensive in its scope, it is necessary to complete a thorough identification and review of all the facilities that will be impacted by additional growth, including those already discussed in the General Plan or CIP. This task will require close coordination with all

appropriate City departments. DTA will consider updates to the City's current impact fees related to Wastewater Collection and Treatment/Disposal Facilities, Water Supply, Treatment, and Storage Facilities, Parks and Recreation Facilities, Fire Facilities, Police Facilities, Storm Drain Facilities, Refuse/Recycling Facilities, and Circulation (Transportation) Facilities.

- 3A Survey/Interview City Staff:** DTA shall survey/interview City staff to review projected facilities in the City, along with major equipment needs, the timing at which improvements will be needed, and any physical data that would assist in developing the costs estimated below in Subtask 3C. Based upon the results of the surveys and interviews, DTA will verify and, if appropriate, expand the list of new facilities found in the General Plan/CIP to be included within the fee program for the City.
- 3B Facilities List:** Based on the information collected in Subtask 3A, DTA shall prepare a needs list that details the new facilities and equipment to serve new development in the City.
- 3C Review Cost Estimates:** DTA's engineering and technical staff will, as necessary, consult with City department heads and/or engineering staff or equivalent to ascertain and understand in-house cost data for existing and projected facilities and equipment, apply inflation and cost-of-living escalators to the list of projected public facilities to determine future costs, review and/or refine existing cost data, examine major sources of revenue to fund the construction of new public facilities, and provide a proportional estimate between projected costs for new facilities and estimated revenue from mitigation fees and other sources.
- 3D Infrastructure or Facilities Improvement Plan:** DTA will prepare an Infrastructure or Facilities Improvement Plan that reflects the costs of infrastructure, improvements, real property, financing, other capital and associated appurtenances, equipment, vehicles, furnishings, and other eligible items that are associated with meeting future needs necessary for public facilities as allowed per State statutes.

Deliverables: Infrastructure or Facilities Improvement Plan; Needs Assessment Report

Task 4 – Develop Methodology for Calculating New Fee Amounts

DTA's Fee Study methodology must meet the nexus or benefit requirements of AB 1600, which requires that there be a nexus between the fees imposed, use of the fees, and development projects on which the fees are imposed. Furthermore, there must be a relationship between the amount of the fee and cost of the improvements.

In order to impose a fee as a condition for a development project, the methodology must accomplish the following:

- Identify the purpose of the fee;
- Determine the use to which the fee is to be put (if the use is financing public facilities, the facilities must be identified);
- Ascertain if there is a reasonable relationship between the fee's use and type of development project on which the fee is imposed; and
- Identify if there is a reasonable relationship between the need for the public facility and type of development project on which the fee is being imposed.

Implicit in these requirements is a stipulation that a public agency cannot impose a fee to cure existing deficiencies in public facilities or improve public facilities beyond what is required based on the specific impacts of new development. The benefit methodology established in this task will be documented in the Final Report.

DTA shall prepare a memo to be submitted to City staff summarizing available methodologies, as well as their respective pros and cons, and providing detailed examples of other cities', counties', or agencies' impact fee programs. Methodologies to review will include programs based on auto vehicle trips or VMT, all mode trips (e.g., auto, transit, bike, and walk), square footages, or household units, etc. The memo will also discuss, as applicable, context-sensitive adjustments and "credits" for capital improvements required as part of a project application. DTA will recommend a Fee Expenditure Plan to ensure that projects can be fully funded and implemented within any required time limits for expenditures of such funds, as well as possible flexibility to allow collected fees to be used to provide the City with a match for grant applications. Finally, the memo will include recommendations for methodology and next steps. Upon review and discussion by City staff, a methodology will be selected.

Deliverable: Memo Summarizing the Fee Methodology Options

Task 5 – Determine Fee Levels

This task entails calculating the fee amounts based upon the dwelling unit and commercial/industrial development projections completed in Task 2, facilities needs and costs determined in Task 3, and methodology selected in Task 4. Should the City decide to adopt its fees in a manner consistent with recently approved AB 602, the fee amounts would be calculated on a per square foot basis for residential development.

- 5A **Calculate Recommended Fee Amounts:** DTA shall calculate fees for the City by inputting the data compiled under the preceding tasks and computing each fee to be levied. This work will be done in a spreadsheet format that can be updated annually. DTA will also evaluate this data in comparison to surrounding cities so as to arrive at comparable and acceptable fee levels.
- 5B **Document Fee Derivation:** DTA shall document the methodology utilized for the fee calculation model in such a manner that can be easily understood by the City, the public, and various stakeholders. DTA shall prepare written statements documenting the validity of the methodology for deriving each of the fees for the City. These statements will be made to meet the requirements of AB 1600 and documented in the Final Report discussed below.
- 5C **Legal Review:** DTA shall coordinate with City staff and counsel regarding their review of the calculation of the fees, the justification of the needs list, and other items as required under the recent Supreme Court case mentioned earlier. DTA expects that counsel will review all aspects of the fee calculation methodology and provide the necessary feedback so that such fees are in compliance with the latest legal codes and court cases.

Task 6 – Prepare Draft and Final Reports

This task entails the preparation of the Draft and Final Reports for consideration by City Council and City staff. Based on the work completed in Tasks 1-5, DTA will prepare the Draft Report for review and consideration by City staff. The Draft Report will be prepared under the standards of AB 1600 and is expected to include an executive summary, population projections, the facilities and improvements list, areas of benefit (if applicable), fee calculations, recommended fee levels, and the

suggested process for keeping fees current. After the incorporation of City staff comments and concerns on the Draft Report, DTA will prepare the Final Report for presentation to City Council and City staff.

Deliverables: Draft and Final Reports

Task 7 – Outline Tasks Required for the Implementation and Administration of the Fee Program

DTA will prepare a list of tasks required of the City once it has adopted its new fee program. These tasks include the determination of actual fee levels if the City decides not to impose the maximum fee levels allowed under the Fee Study, the implementation of the fee credit program, and other issues the City may face when implementing the fee program. In addition, DTA shall prepare a Draft Ordinance to adopt the fee program, subject to review and approval by the City's legal counsel.

Task 8 – Attend Up to Three (3) Additional In-Person Meetings, Plus Regular Virtual Meetings for Bi-Weekly Updates

This task entails attendance at a total of three (3) additional in-person meetings with City staff, focus groups, stakeholders, or City Council to present information regarding the status of the impact fee program, Draft Fee Study, and Final Report to obtain input. DTA can attend additional in-person meetings on a time and materials basis at additional cost, as requested by the City, including an additional public meeting and City Council meeting(s). During these meetings, we will take into account community and stakeholder input. For this purpose, DTA will develop handouts for these meetings that summarize the findings and analysis from the Public Review Draft. We shall also schedule standing conference calls or virtual meetings (i.e., bi-weekly) with City staff to stay on track with tasks and deliverables, to the extent allowable under the proposed maximum budget.

Task 9 – Optional Services

DTA shall consult with City staff on an as-needed basis on minor matters relating to the implementation and utilization of the Fee Study. Such work will be billed on a time and materials basis at additional cost pursuant to the hourly rates listed in the file titled "Proposed Fee Structure and Schedules," separately enclosed herewith. We will also be available to assist the City in the defense of the fees in the event of an audit or challenge and update the fees, where applicable.

II PROPOSED FEE STRUCTURE

Fees for services shall be charged on an hourly basis according to the rates set forth in the **fee schedule** below, with invoices being submitted to the City monthly. The estimated fee for the Fee Study shall not exceed **\$10,000 for Phase 1** and **\$67,410 for Phase 2** for the Scope of Work, including out-of-pocket expenses, plus an additional \$6,491 as a contingency to cover additional tasks, as approved by the City's Project Manager. **Please refer to a copy of our Proposed Fee Structure dated June 18, 2024, for a detailed fee breakdown.** Fees for services shall be charged according to the professional services fee schedule identified in Table 1.

Table 1: DTA's Fee Schedule

Labor Category	Labor Rate
President/Managing Director	\$300/Hour
Senior Vice President	\$275/Hour
Vice President	\$250/Hour
Senior Manager	\$210/Hour
Manager	\$200/Hour
Senior Associate	\$190/Hour
Associate III	\$175/Hour
Associate II	\$165/Hour
Associate I	\$150/Hour
Research Associate II	\$140/Hour
Research Associate I	\$125/Hour

Additional meetings above and beyond the five (5) in-person meetings specified in the Scope of Work shall be billed on a time and materials basis, not to exceed **\$3,000 per in-person meeting**. DTA staff shall also schedule standing conference calls (i.e., bi-weekly) with City staff to stay on track with tasks and deliverables, to the extent allowable under the proposed maximum budget.

Out-of-pocket and administrative expenses are included in the maximum budget listed above and shall be equal to 3% of DTA's billings for labor, plus travel expenses and any outside vendor payments. All hourly rates for services apply through June 30, 2025, and are subject to a cost-of-living increase at that time. On or about the first two weeks of each month during which consulting services are rendered hereunder, DTA shall present to the City an invoice covering the current consulting services performed and reimbursable expenses incurred pursuant to this Notice of Authorization. Each invoice submitted for payment shall contain a brief description of the work billed on that invoice, total billed to date, total paid to date, and amount remaining. Invoices shall be paid by the City within 30 days of the date of each invoice. A 1.2% charge may be imposed monthly against accounts that are not paid within 45 days of the date of each invoice. The prevailing party in any legal action brought by one party against the other and arising out of this Consultant Agreement shall be entitled, in addition to any other rights and remedies it may have, to reimbursement for its expenses, including court costs and reasonable attorneys' fees.

A Disclaimer

While DTA has a fiduciary responsibility as a licensed Municipal Advisor, DTA is not, unless otherwise stipulated, acting as the City's Municipal Advisor. The services discussed herein do not constitute any financial advice or fall under the category of municipal advisory services as defined by the SEC.

B Limitations

B.1 Phase 1 Limitations

The labor costs in the table above include attendance up to one (1) formal in-person meeting with the City Council, virtual meetings with City department personnel, and periodic conference calls with City staff. Attendance at more than one (1) in-person meeting, detailed written responses to resolve disputes, or the preparation of more than one set of major revisions to the Draft Memo will be classified as additional work and may require further billing at the hourly rates identified in Table 1 if the maximum fee level has been exceeded. Other examples of Additional Work include time expended related to obtaining data assigned to the City under "Information to be Provided by the City."

B.2 Phase 2 Limitations

Additional work requested by the City beyond the tasks identified within the Scope of Work shall be considered out of scope and will be billed on a time and materials basis at the hourly rates identified in Table 1. DTA's maximum budget includes attendance at a total of four (4) in-person meetings with City staff, plus periodic conference calls with City staff. Attendance at more than four (4) in-person meetings, detailed written responses to resolve disputes, or the preparation of more than one set of major revisions to the Draft Report will be classified as additional work and may require further billing at the hourly rates identified in Table 1 if the maximum fee level has been exceeded. Similarly, in-person meetings shall require additional charges, as noted above. Other examples of additional work shall include:

- Additional analyses based on revised assumptions requested by the City, including possible changes in the needs list, infrastructure costs, population projections, future land uses, and related data once the preparation of the Draft Report has been initiated, as well as adjustments to assumptions once the Draft Report has been approved;
- Additional meetings or lengthy negotiations with stakeholders, including representatives of the BIA or similar representatives of the development community;
- Tasks related to litigation by stakeholders should it occur once the Fee Study has been completed;
- Time expended related to obtaining data assigned to the City under "Information to be Provided by the City";
- Any work related to litigation or any claim or liability arising out of or incident to the April 12, 2024, U.S. Supreme Court decision in *Sheetz vs. County of El Dorado* asking the California courts to reevaluate impact fees adopted under the California Mitigation Act to ensure they do not violate the U.S. Constitution's Fifth Amendment Takings Clause, including but not limited to expert witness services;
- Optional services, as listed in the City's RFP, including consultation with City staff on minor matters relating to the implementation and utilization of the study, assistance

in the defense of fees in the event of an audit or other challenge, and fee updates, where applicable; and

- Actual implementation of the fee program(s).

The maximum fee listed above assumes the review and implementation of the fee program with a schedule between initiation of services and public outreach that is within the proposed time frame according to the City's specifications.



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PROPOSED FEE STRUCTURE AND SCHEDULES

Fees for services shall be charged on an hourly basis according to the rates set forth in the **fee schedule** below, with invoices being submitted to the City monthly. The estimated fee for the Fee Study shall not exceed **\$67,410** for the Scope of Work, including out-of-pocket expenses, plus an additional \$6,491 as a contingency to cover additional tasks, as approved by the City's Project Manager. **Notably, the figures listed in Table 1 for each task are just estimates and the charges assigned to any one task may be transferred to another task, as long as the overall invoices submitted by DTA do not exceed \$73,901, including expenses.** This estimated fee is subject to a 60-day price guarantee. Fees for services shall be charged according to the professional services fee schedule identified in Table 2.

Table 1: Proposed Budget

Description	Title	Hourly Rate	Est. Hours	Total Cost
Task #1: Development of Project Strategy and Kickoff Meeting	President/MD	\$300	4	\$1,200
	Vice President	\$250	3	\$750
	Manager	\$200	8	\$1,600
	Associate II	\$165	6	\$990
Task 1			21	\$4,540
Task #2: Develop Population and Demographic Projections	President/MD	\$300	6	\$1,800
	Vice President	\$250	4	\$1,000
	Manager	\$200	12	\$2,400
	Associate II	\$165	10	\$1,650
Task 2			32	\$6,850
Task #3: Review Facility/Capital Needs and Levels of Service	President/MD	\$300	6	\$1,800
	Vice President	\$250	8	\$2,000
	Manager	\$200	16	\$3,200
	Associate II	\$165	12	\$1,980
Task 3			42	\$8,980
Task #4: Develop Methodology for Calculating New Fee Amounts	President/MD	\$300	6	\$1,800
	Vice President	\$250	4	\$1,000
	Manager	\$200	18	\$3,600
	Associate II	\$165	16	\$2,640
Task 4			44	\$9,040
Task #5: Determine Fee Levels and Document Comparative Fees	President/MD	\$300	6	\$1,800
	Vice President	\$250	4	\$1,000
	Manager	\$200	16	\$3,200
	Associate II	\$165	12	\$1,980
Task 5			38	\$7,980
Task #6: Prepare Draft and Final Impact Fee Methodology Reports	President/MD	\$300	6	\$1,800
	Vice President	\$250	4	\$1,000
	Manager	\$200	18	\$3,600
	Associate II	\$165	16	\$2,640
Task 6			44	\$9,040

Description	Title	Hourly Rate	Est. Hours	Total Cost
Task #7: Outline Tasks Required for the Implementation and Administration of the Fee Program	President/MD	\$300	8	\$2,400
	Vice President	\$250	4	\$1,000
	Manager	\$200	16	\$3,200
	Associate II	\$165	12	\$1,980
Task 7			40	\$8,580
Task #8: Attend Up to Three (3) Additional In-Person Meetings, Plus Regular Virtual Meetings for Bi-Weekly Updates	President/MD	\$300	12	\$3,600
	Vice President	\$250	6	\$1,500
	Manager	\$200	24	\$4,800
	Associate II	\$165	0	\$0
Task 8			42	\$9,900
Total Not to Exceed	President/MD	\$300	54	\$16,200
	Vice President	\$250	37	\$9,250
	Manager	\$200	128	\$25,600
	Associate II	\$165	84	\$13,860
Subtotal			303	\$64,910
Out-of-Pocket Expenses (Maximum)				\$2,500
Contingency (10%)				\$6,491
Total Not to Exceed				\$73,901

Note:

- Any use of the contingency line item will have to be approved (prior to added work) by the City's Project Manager, so that the City can better track any additional tasks assigned to DTA by the City.

For your reference, DTA's hourly rate schedule is provided in the table below.

Table 2: DTA's Fee Schedule

Labor Category	Labor Rate
President/Managing Director	\$300/Hour
Senior Vice President	\$275/Hour
Vice President	\$250/Hour
Senior Manager	\$210/Hour
Manager	\$200/Hour
Senior Associate	\$190/Hour
Associate III	\$175/Hour
Associate II	\$165/Hour
Associate I	\$150/Hour
Research Associate II	\$140/Hour
Research Associate I	\$125/Hour

Additional meetings above and beyond the four (4) in-person meetings specified in the Scope of Work, including the kickoff meeting, shall be billed on a time and materials basis, not to exceed **\$3,000 per in-person meeting**. DTA staff shall also schedule standing conference calls (i.e., bi-weekly) with City staff to stay on track with tasks and deliverables, to the extent allowable under the proposed maximum budget.

Out-of-pocket and administrative expenses are included in the maximum budget listed above and shall be equal to 3% of DTA's billings for labor, plus travel expenses and any outside vendor payments. All hourly rates for services apply through June 30, 2025, and are subject to a cost-of-living increase at that time. On or about the first two weeks of each month during which consulting services are rendered hereunder, DTA shall present to the City an invoice covering the current consulting services performed and reimbursable expenses incurred pursuant to this Notice of Authorization. Each invoice submitted for payment shall contain a brief description of the work billed on that invoice, total billed to date, total paid to date, and amount remaining. Invoices shall be paid by the City within 30 days of the date of each invoice. A 1.2% charge may be imposed monthly against accounts that are not paid within 45 days of the date of each invoice. The prevailing party in any legal action brought by one party against the other and arising out of this Consultant Agreement shall be entitled, in addition to any other rights and remedies it may have, to reimbursement for its expenses, including court costs and reasonable attorneys' fees.

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B Limitations

Additional work requested by the City beyond the tasks identified within the Scope of Work shall be considered out of scope and will be billed on a time and materials basis at the hourly rates identified in Table 2. The labor costs in Table 1 include attendance at a total of four (4) in-person meetings with City staff, plus periodic conference calls with City staff. Attendance at more than four (4) in-person meetings, detailed written responses to resolve disputes, or the preparation of more than one set of major revisions to the Draft Report will be classified as additional work and may require further billing at the hourly rates identified in Table 2 **if** the maximum fee level has been exceeded. Similarly, in-person meetings shall require additional charges, as noted above. Other examples of additional work shall include:

- Additional analyses based on revised assumptions requested by the City, including possible changes in the needs list, infrastructure costs, population projections, future land uses, and related data once the preparation of the Draft Report has been initiated, as well as adjustments to assumptions once the Draft Report has been approved;
- Additional meetings or lengthy negotiations with stakeholders, including representatives of the BIA or similar representatives of the development community;
- Tasks related to litigation by stakeholders should it occur once the Fee Study has been completed;
- Time expended related to obtaining data assigned to the City under "Information to be Provided by the City";
- Any work related to litigation or any claim or liability arising out of or incident to the April 12, 2024, U.S. Supreme Court decision in *Sheetz vs. County of El Dorado* asking the California courts to reevaluate impact fees adopted under the California Mitigation Act to ensure they do not violate the U.S. Constitution's Fifth Amendment Takings Clause, including but not limited to expert witness services;

- Optional services, as listed in the City's RFP, including consultation with City staff on minor matters relating to the implementation and utilization of the study, assistance in the defense of fees in the event of an audit or other challenge, and fee updates, where applicable; and
- Actual implementation of the fee program(s).

The maximum fee listed above assumes the review and implementation of the fee program with a schedule between initiation of services and public outreach that is within the proposed time frame according to the City's specifications.



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

A public hearing to accept comments related to the Draft Multi-Jurisdictional Housing Element for 2024-2032 and direction to staff to submit the document to the California Department of Housing and Community Development for review.

RECOMMENDATION:

1. That Council accept the Staff Report and Presentation.
2. Open the public hearing for receiving public comments.
3. Close the public hearing, discuss the matter, and recommend any changes to the Draft.
4. By Motion, authorize staff to submit the 2024-2032 Draft Housing Element and the Fair Housing Analysis to HCD for review and approval.

Recommended Motion:

1. I move to authorize staff to submit the 2024-2023 Draft Housing Element and the Fair Housing Analysis to HCD for review and approval.

I. BACKGROUND

The Housing Element is a State mandated element of the City's General Plan containing analysis, policies, and programs with the objective to preserve, improve, and develop housing for all economic segments of the community.

The current update covers the period 2024-2032 (Sixth Cycle).

The Draft Housing Element has been prepared in accordance with State Housing Element Law and Guidelines of the State Department of Housing and Community Development Department (HCD). Upon approval of the Draft staff will send the Draft to HCD for review, which review could take up to 90 days. HCD may approve the Draft, or submit comments requiring revisions to the Draft. A review of the revised Draft would take 60 days for review. Upon obtaining the letter of statutory compliance from HCD, the Final Housing Element will be placed before the Planning Commission and the City Council for Adoption. Once adopted, a copy of the Housing Element will be submitted to HCD for Certification.

A PowerPoint presentation will be made at the meeting showing relevant Tables and Figures in support

of the presentation by city staff and/or consultant.

II. FAIR HOUSING ANALYSIS

California State Law AB 686 created new requirements for all housing elements revised on or after January 1, 2021 to contain an Affirmatively Furthering Fair Housing (AFFH) analysis. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, to facilitate deliberate actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”.

The Housing Element analysis must include a Fair Housing Analysis. The city’s consultant has prepared the Housing Element and a Fair Housing Analysis addressing the following mandated topics:

1. Outreach
2. Assessment of Fair Housing
 - a. Key Data and Background Information
 - b. Fair Housing Enforcement and Outreach Capacity
 - c. Integration and Segregation Patterns and Trends
 - d. Racially or Ethnically Concentrated Areas of Poverty
 - e. Disparities in Access to Opportunity
 - f. Disproportionate Housing Needs in the Jurisdiction
 - g. Displacement Risk
3. Sites Inventory
4. Identification of Contributing Factors, Goals and Actions

FAIR HOUSING ANALYSIS - FINDINGS

1. Diversity: Diversity captures the racial and ethnic diversity of a geographic area.

The City of Hanford is about as diverse as Kings County. Nearly half of the population, 44%, identifies as Hispanic or Latino. 38.5% identify as White. This is followed by a larger share of people that identify as Asian at 7.4% compared to Kings County’s 3.6%. Hanford has similar share of Black or African Americans, accounting for 5.7% (compared to Kings County’s share of 5.9%). Hanford has a small percentage of American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and other races.

2. GINI Index: The GINI index is a measure of the extent to which the distribution of income among families/households within a community deviate from a perfect equal distribution. The scale is from 0 to 1, with 0 representing perfect equality and 1 representing the highest possible level of inequality. The Gini coefficient for California is 0.49. Both Kings County and the City of Hanford have a Gini index is 0.41. This shows that the City has similar levels of inequality as the state and county, though Hanford and Kings County slightly outperform the state overall.

3. Dissimilarity Index: Dissimilarity suggests that racial or ethnic groups are more unevenly distributed (for example, they tend to live in different neighborhoods). The northern portions of Hanford have low segregation while southern portions have higher segregation and poverty.

Racially or Ethnically Concentrated area of Poverty (R/ECAP): The racial/ethnic concentration threshold must have a non-White population of 50 percent or more within a metropolitan or a micropolitan area. Outside of these areas, where the non-White populations are likely to be much smaller, the threshold is set at 20 percent. Kings County and its cities are classified as suburban with a population not exceeding 1 million in a Statistical Metropolitan Area less than 2 million. A neighborhood (Census tract) can also be a R/ECAP if it has a poverty rate that exceeds 40 percent or more or is three or more times the average

tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Of the 13 census tracts in the City of Hanford, only Census Tract 11 is identified as a R/ECAP.

4. Racially Concentrated Areas of Affluence (RCAA): RCAA exists when the population has a median household income of \$125,000 and that is 80 percent or more, White. Census tracts 6.03 and 6.04 are identified as RCAAs. The RCAAs generally coincide with TCAC/HCD highest-resource areas.

Disparities in Access to Opportunities: The City of Hanford presents a complex socio-economic landscape, as evidenced by its mixed resource distribution in TCAC and HCD Opportunity Maps. The north and northwest portions of the city are designated as Highest Resource and High Resource. The south and southeast portions of the city are designated as Low Resource and some Moderate Resource. Additionally, there is one census tract split by Highway 198 that is designated as High Segregation and Poverty.

5. Disproportionate Housing Needs: 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. 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.

Hanford consists of more owners who occupy their own units in comparison to Kings County where about half of homeowners occupied their own unit. In turn, renter-occupied housing units are less common in the City of Hanford compared to Kings County. These conditions, areas with high owner occupancy and low vacancy rates, may see appreciating property values.

6. Displacement: The City of Hanford is at risk of displacement in the southern and central areas. While one tract contains 1-income group displacement risk, the rest of city is at lower risk of displacement. Neighboring areas have lower risks of displacement as well. Displacement risk refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics.

7. Site Inventory (Vacant Sites 6,000 Sq. Ft. or Greater): The City of Hanford is identified as Racially Integrated on the east and west with Low-Medium Segregation running from north to south. A number of tracts in the north and center lack sufficient data. There is no identified High POC or High White Segregation. Hanford is not in flood hazard or fire hazard severity zones.

8. Identification of Contributing Factors, Goals and Actions:

Based on the issues identified in the Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

The new Housing Element has proposed a list Housing Plan (Chapter VI of Housing Element), including

policies and programs augmenting Fair Housing goals of the City.

III. HOUSING ELEMENT

2024-2032 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) - 6th CYCLE

The Housing Element includes an analysis of new Regional Housing Needs Assessment (RHNA) requirements under the 6th Cycle as shown in Table 1 and 2 below:

RHNA is a state requirement and the allocation of units are prepared, generally, by Council of Governments and subsequently approved by the State. Regulations for the construction of the housing units should be facilitated by each jurisdiction in each RHNA period. The units may be constructed by the private sector, non-profits, housing authorities, or by the jurisdiction (cities/counties) through grant monies. A certified Housing Element enables the jurisdictions to be eligible to seek various types of grants from the State and Federal governments. Jurisdictions must submit an annual progress report to HCD on the progress of the implementation of the Housing Element.

Table 1
RHNA Allocations by Jurisdiction

RHNA Allocations by Jurisdiction		
Jurisdiction	RHNA Allocation	Percent of Total
Avenal	277	3%
Corcoran	715	8%
Hanford	5,547	59%
Lemoore	2,329	25%
Unincorporated	561	6%
TOTAL	9,429	100%

Table 2

RHNA Allocation by Income Category x Jurisdiction										
Jurisdiction	Extremely Low*	Very Low		Low		Moderate		Above Moderate		Total
	Units	Units	%	Units	%	Units	%	Units	%	Units
Avenal	24	48	17.3%	37	13.3%	55	20.0%	137	49.4%	277
Corcoran	61	122	17.1%	116	16.3%	118	16.5%	359	50.2%	715
Hanford	685	1,369	24.7%	993	17.9%	1,066	19.2%	2,119	38.2%	5,547
Lemoore	293	586	25.1%	437	18.8%	408	17.5%	898	38.6%	2,329
Unincorporated	66	132	23.5%	89	15.9%	106	18.9%	234	41.8%	561
County totals	1,129	2,257	23.9%	1,672	17.7%	1,753	18.6%	3,747	39.7%	9,429

* Need for Extremely Low-Income Units is considered 50% of Very Low-Income Units by Law. Total number of units listed includes ELI, as part of VLI.

Quantified Objectives:

Based on the RHNA Allocation, a Table showing quantified objectives including New Construction (to match RHNA allocation), Additional New Construction, Rehabilitation of existing units, Conservation/Preservation of existing affordable housing stock, such as mobile homes, throughout the planning period will be prepared.

IV. IMPLEMENTING ACTIONS:

The new Housing Element has proposed a list of Policies and Programs as part of the Housing Plan (Chapter VI of Housing Element), augmenting Fair Housing goals of the City. Some of the existing housing programs from the previous Housing Element Cycle are being continued. The list of programs would be revised based on review and recommendations received from HCD. The programs are intended to bring the City's codes and housing approvals consistent with State Law.

V. MONITORING:

The city is required to submit to HCD Annual Progress Reports on implementation of the Housing Element.

ATTACHMENTS:

1. Attachment 1 - Draft MJ Housing Element 2024-2032

2024 – 2032 HOUSING ELEMENT

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

Draft | July 2024

Acknowledgements

The 2024-2032 Kings County Housing Element update is a cooperative effort of Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore.

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Appendix C: Public Participation Summary

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Chapter 1. Introduction

A. Planning Context

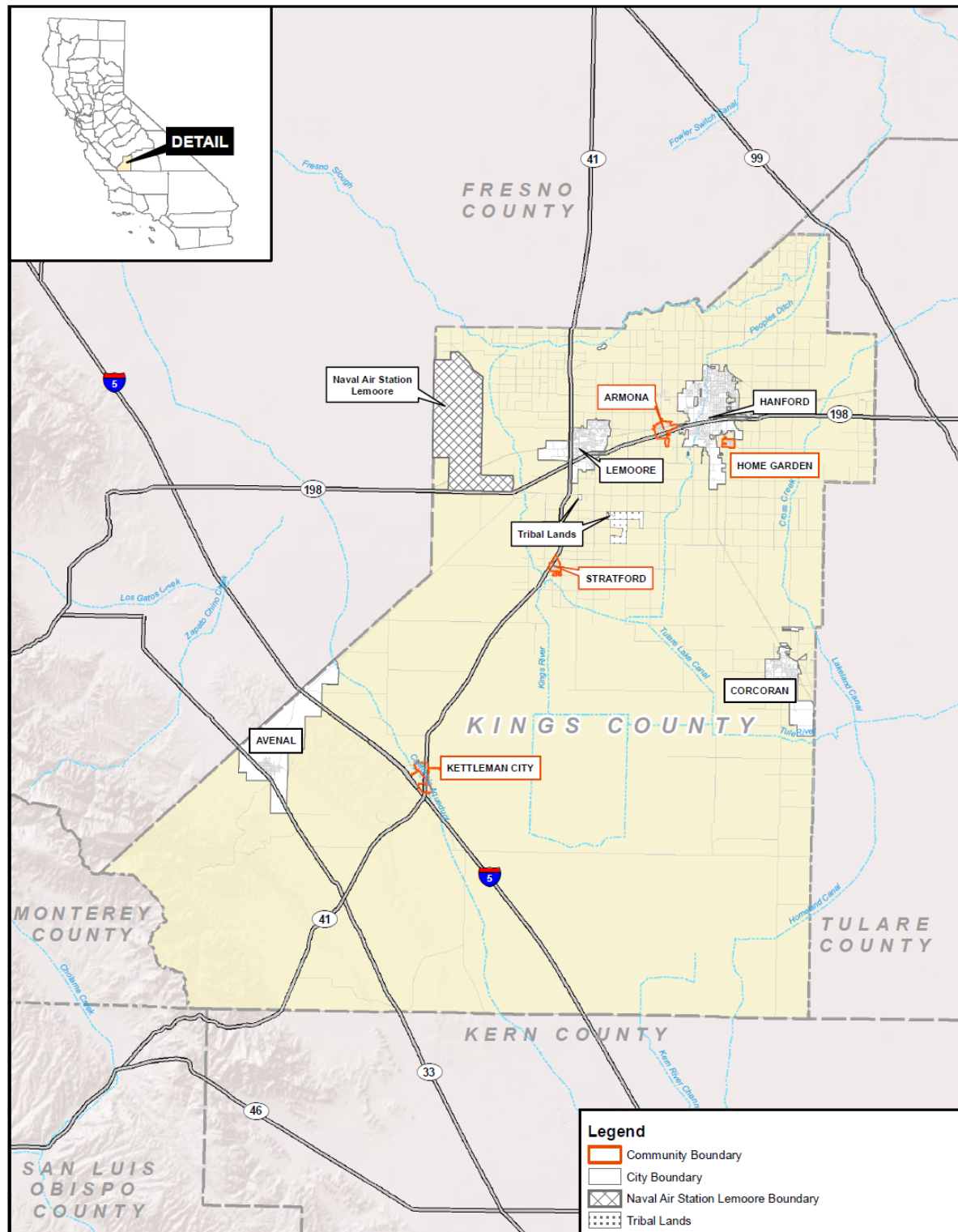
Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Tulare County to the east, and Kern County to the south. Created in 1893, Kings County was carved from the western portion of Tulare County and later added another 100 square miles from 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 150,000 people lived in Kings County as of January 2015, with approximately 13,500 of those housed within the three state prison facilities. The Lemoore Naval Air Station houses approximately 4,900 naval personnel and dependents in approximately 1,630 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.

As Kings County begins the 2024-2032 planning period, water management is a critical issue in Kings County, given its urban and agricultural importance and the need to balance water use with environmental conservation. As per the National Integrated Drought Information System (NIDIS), Kings County is not affected by drought with August 2023 recorded as the second wettest month in 129 years, and January 2023 to August 2023 was the seventh wettest period in 129 years.

Figure 1 – Regional Location Map



Note: General locational map. Does not include recent annexations and boundaries.

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 Community Development Agency. 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. The Senate Bill 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. Kings County and the local governments collaborate together to integrate land use planning, aligning general plans and zoning ordinances, engaging communities and stakeholders to create more sustainable and interconnected communities within the County.

3. Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2020 decennial Census and the annual American Community Survey updates were used as the primary sources of demographic information. However, other sources supplemented the Census data, 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

Government Code Section 65302.1 is a critical component to addressing housing challenges and ensuring that local governments plan for the development of housing, especially affordable housing, in a comprehensive and coordinated manner within the context of their 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. This Housing Element supports the provisions of state law through its assessment of housing needs, setting housing goals and policies, analysis of available resources and constraints, 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. This housing element also includes policies and programs aimed at promoting and facilitating the development of affordable housing units for various income levels. It also includes the environmental review component to comply with the California Environmental Quality Act (CEQA).

Government Code Sec. 65302 specifies 7 mandatory elements that must be included in the General Plan, including the housing element. These elements help local governments make informed decisions about land use, transportation, housing, conservation, open space and more.

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 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: Public Participation Summary.

1. Recent Public Meetings

Specific public workshops or meetings were held recently in Kings County and each of the jurisdictions on the housing element and fair housing assessment with details as follows:

- Avenal – Town Hall Meeting on November 8, 2023, at 6:00 pm - Avenal Theater, 233 E. Kings St., Avenal, 93204
- Corcoran – Planning Commission Meeting on November 20, 2023, at 5:30 pm - Corcoran City Council Chambers, 1015 Chittenden Ave., Corcoran, 93212

Chapter 1. Introduction

- Hanford – Joint Study with City Council & Planning Commission in attendance on November 6, 2023, at 4:00 pm - Hanford City Hall-Training Room 319 N. Douty St., Hanford, 93230
- Lemoore – City Council Meeting on November 7, 2023, at 5:30 pm - Lemoore City Council Chambers, 429 C Street, Lemoore, 93245
- Kings County – Planning Commission Meeting on November 6, 2023, at 7:00 pm - Kings County Government Center, Administration Building #1 Multi-Purpose Room, 1400 W. Lacey Blvd., Hanford, 93230

Notices of the meetings are attached in Appendix C: Public Participation Summary.

Hanford

Several members of the community attended the meeting, but no questions or concerns were raised by those present. The City Council and the Planning Commission discussed topics concerning affordability, available assistance to the public such as first-time home-buyer programs, housing income categories, and income levels to qualify for affordable housing assistance. Questions were answered by both the consultant and staff.

County of Kings

Members of the public did not attend the meeting. The Planning Commission discussed several topics on the Housing Element and the Fair Housing Analysis.

Lemoore

Several members of the community were present in the audience, but no questions or concerns were raised by those present. The City Council and the Planning Commission discussed several topics relating to the housing element and fair housing.

Avenal

Several members of the community attended the meeting and actively participated in discussion on several aspects of Housing Element and Fair housing analysis. Staff answered questions from the public regarding the Housing Element process and after consultant presentation Director of Community & Economic Development Department, Kao Nou Yang, closed the meeting encouraging participants to send comments by mail or email.

Corcoran

Members of the community did not attend the meeting. The Planning Commission discussed several topics on zoning, city's obligations to build, and whether the city could force a developer to build affordable housing.

2. Housing Needs Survey

A housing needs survey was conducted in all jurisdictions. Residents were given the opportunity to respond to 14 questions as shown in Appendix C: Public Participation Summary. The questions related to demographics, income, expenses, housing priorities, and specific responses in relation to housing issues and affordable/fair housing needs.

Avenal

13 responses to the Housing Needs Survey were collected for the city of Avenal. Of these respondents, 31% live and work in Avenal, 61.5% work in Avenal, and 7.7% were interested in Avenal Housing Issues. 38% of respondents have lived in Kings County for 20 years or more. Another 7.7% of applicants have lived in the County for more than 10 years. 77% of respondents owned their homes, 15% rented, with no respondents that live with family or friends, and no respondents were unhoused. Approximately, 46% of respondents were between 45 and 65 years old, 15% of respondents were 35 to 44 years old, and 38% of respondents were between 25 and 34 years old. 77% of respondents identified themselves as Hispanic/Latino, 15% as White/Caucasian, and 7% identified themselves as two or more races. Approximately, 8% of respondents earned <\$35,000 annually, 23% earned between \$35,000 and \$56,000, 8% earned between \$56,000 and \$72,000, 8% earned between \$87,000 and \$97,000, and 38% earned 97,000 or more.

When asked what percentage of income is spent on housing costs, 61% of respondents stated they spend between 30-50% of income on housing. Another 23% said they spend less than 30% of income on housing. Most respondents identified 'Increase home ownership opportunities for moderate, low and very low-income residents' (69%) with both 'Code Enforcement' and 'Make it easier to build in Avenal' at (46%), as the top housing priorities in Avenal followed by 'Increase the amount of housing that is affordable for moderate, low, and very low-income residents' (38%) and 'Improve substandard housing conditions' (31%). 24% of respondents also identified 'Programs to help existing homeowners stay in their homes' as a priority.

Of those surveyed, 77% were satisfied with their housing condition, with 8% that would like to downsize but are unable to find a smaller unit. An additional 8% cited difficulty with completing the survey electronically. With regards to the preferred housing types to be built in the City of Avenal, the majority (46%) identified single-family homes as their top priority followed by Mixed-income Housing (23%) and Townhomes (15%). One respondent gave a detailed response in support of apartments as affordable stepping stones to eventual home ownership.

With regards to whether there is insufficient housing in the community, 69% felt there is insufficient housing for families with children and 46% of respondents felt there is insufficient housing for single individuals. Respondents selected low-income households and older adults (seniors, elderly) both at 31% as populations with insufficient housing.

Corcoran

Corcoran had a good response to their survey with 33 responses. 48.5% of the respondents live and work in Corcoran, 45.5% work in Corcoran and a further 12.12% were interested in housing issues in Corcoran. 48.5% of respondents have lived in Kings County for 20 years or more. Another 12% of the respondents have lived in the County for more than 10 years. 70% of respondents owned their homes, 12% rented, 18% live with family or friends, and no respondents were homeless. 48.5% of respondents were between 45 and 64 years old. Approximately 21% of respondents were 35-44 years old, 15% of respondents were between 25 and 34 years old and 12% were between 18 and 24 years old. 55% of the respondents identified themselves as Hispanic/Latino, 21% as white/Caucasian, and 9% identified themselves as two or more races. Approximately 6% of the respondents earned < \$35,000 per annum, 24% between \$35,000 to \$56,000, 9% earned between \$56,000 to \$72,000, 30% earned between \$72,000 to \$97,000 and 24% earned \$97,000 or more.

33% of the respondents spent more than 50% of their income on housing and another 33% spent between 30% and 50% of their income on housing. Most respondents identified 'increase home ownership opportunities for moderate, low and very low-income residents (51.5%) and code enforcement (42.4%) as the top housing priorities in Corcoran. followed by programs to help existing homeowners stay in their homes (39%), 'make it easier to build in Corcoran' (39%) and 'increase the amount of housing that is

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affordable for moderate, low and very low-income residents' (36%). 36% of respondents also identified 'improve subsidized housing' as a priority.

79% of the respondents were satisfied with their housing situation, 9% were unable to house all the family members they need to, and 3% identified their unit to be in poor condition needing repairs. 2 respondents gave feedback that it's too expensive to purchase a home. With regard to the question on preferred home types to be built in Corcoran, the majority (79%) identified single family homes as their top priority followed by mixed-income housing and townhomes. Only 3% of respondents identified multi-family housing (15+ units) as a priority.

In response to whether there is insufficient housing in the community, 42% of respondents felt there is insufficient housing for single individuals, 30% of respondents felt there is insufficient housing for families with children, 21% for low-income households, and 18% felt there is insufficient housing for older adults (seniors, elderly).

Hanford

Hanford received 70 responses to the survey. 47% of the respondents live in Hanford and 43% of the respondents live and work in Hanford. Only 14% of the respondents were interested in Hanford housing issues. 56% of respondents have lived in Hanford for 20 years or more. 70% of respondents owned their homes, 21% rented, 1 respondent was homeless, and the rest lived with family or friends. 47% of respondents were between 45 and 64 years old. Approximately 23% of respondents were over 65 years old and less than 3% of the respondents were under 25 years old. 59% of respondents identified themselves as white/Caucasian, 20% identified themselves as Hispanic/Latino and 10% as mixed race. Approximately 9% of the respondents earned < \$35,000 per annum, 21% between \$35,000 to \$56,000 and 23% earned \$97,000 or more. 41% of respondents spent between 30-50% of their income on housing costs and 16% spent more than 50% of their income on housing costs

The majority of respondents identified the cost of buying a home and limited availability of affordable units as the biggest barriers to affordable housing in Hanford. In response to the top 3 housing priorities, 54% of respondents suggested to increase the amount of housing that is affordable for moderate, low, and very low-income residents, 36% identified more senior housing, and around 30% of respondents identified code enforcement, increased homeownership opportunities for moderate, low, and very low-income residents and programs to help existing homeowners stay in their homes as priorities.

74% of the respondents were satisfied with their housing situation, 4% identified their unit to be in poor condition needing repairs and another 4% identified improvements were required to their units to live with a disability. With regard to question on preferred home types to be built in Hanford, the majority (60%) identified single family homes as their top priority followed by homes targeted for a specific purpose or population, including seniors, persons with disabilities, farm employees (30%). 26% of respondents identified low-density multi-family housing (duplexes, triplexes, quadplexes) with 20% identifying mixed income housing and townhomes as priorities. Only 13% of respondents identified high density housing (15+ units) as a priority.

In response to whether there is insufficient housing in the community, 56% of respondents felt there is insufficient housing for older adults (seniors, elderly), 40% of respondents felt there is insufficient housing for low-income households, and 36% of respondents felt insufficient housing for single individuals.

Lemoore

Lemoore received 25 responses to their survey. 70% of the respondents live in Lemoore and 11% of the respondents live and work in Lemoore. 28% of the respondents were interested in Lemoore housing issues.

48% of respondents have lived in Lemoore for 20 Years or more. 60% of respondents owned their homes, 30% rented. One respondent was unhoused and the rest lived with family and friends. 36% of respondents were between 45-64 years old. Approximately 5% of the respondents were over 65 years old and less than 21% of the respondents were under 25 years.. 46% of respondents identified themselves as white/Caucasian. 29% identified themselves as Hispanic/Latino and 10% as Asian Ancestry, Black/African Ancestry, or mixed race. Approximately 11% of the respondents earned less than \$35,000 per annum, 16% between \$35,000 and \$56,000 and 29% earned \$97,000 or more. 46% of the respondents spent between 30-50% of their income on housing costs and 26% spent more than 50% of their income on housing costs.

The majority of respondents identified the cost of buying a home and limited availability of affordable units as the biggest barrier to affordable housing in Lemoore. In response to the top 3 housing priorities, 50% of the respondents suggested increasing the amount of housing that is affordable for moderate, low, and very low-income residents; 43% identified increasing homeownership opportunities for moderate, low and very low-income residents; 38% identified making it easier to build in Lemoore, and 23% identified the need for more senior housing, and 49% identified the need for additional Code Enforcement, creating programs to help existing homeowners stay in their homes, and improving substandard housing as priorities.

70% of respondents were satisfied with their housing situation. 4% identified their unit to be in poor condition and needing repairs and another 6% identified they are unable to house all the family they have. With regard to the question of preferred home types to be built in Lemoore. 46% identified single family homes as their top priority followed by homes targeted for a specific purpose or population, including seniors, persons with disabilities, farm employees (14%). 10% of the respondents identified low-density multi-family housing (duplexes, triplexes, quadplexes) with 1.2% identifying mixed income housing and town homes as priorities. Only 4% of respondents identified high density (15+ units) as a priority.

In response to whether there is sufficient housing in the community, 59% of respondents felt there is insufficient housing for low-income households. 50% of respondents felt there is insufficient housing for families with children, 35% of respondents felt there is insufficient housing for single individuals; 33% of the respondents felt there is insufficient housing for older adults (seniors, elderly); and 20% of the respondents felt there is insufficient housing for persons with disabilities.

Kings County

Kings County had an excellent response to their survey with 217 responses. 72% of the respondents live and work in Kings County and 25% of the respondents were interested in Kings County housing issues. 58% of respondents have lived in Kings County for 20 years or more. Another 13% of the respondents have lived in the County for more than 10 years. 55% of respondents owned their homes, 27% rented, 15% live with family or friends, and no respondents were homeless. 35% of respondents were between 45 and 64 years old. Approximately 29% of respondents were 35-44 years old, and 27% of respondents were between 25 and 34 years old. 50% of the respondents identified themselves as Hispanic/Latino, 33% as white/Caucasian, and 7% identified themselves as two or more races. Approximately 7% of the respondents earned < \$35,000 per annum, 35% between \$35,000 to \$56,000, 16% earned between \$56,000 to \$72,000, 16% earned between \$72,000 to \$97,000 and 18% earned \$97,000 or more.

The majority of respondents identified the cost of buying a home (38%) and limited availability of affordable units (27%) as the biggest barriers to affordable housing in Kings County.. Another 16% of the respondents felt income limits on affordable housing as a barrier to affordable housing. In response to the top 3 housing priorities, 71% of respondents suggested to increase the amount of housing that is affordable for moderate, low, and very low-income residents, 64% identified increasing home ownership opportunities for moderate, low and very low-income residents and 39% of the respondents identified programs to help existing homeowners stay in their homes as priorities.

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67% of the respondents were satisfied with their housing situation, 7% were unable to house all the family members they need to, and 4% identified their unit to be in poor condition needing repairs and another 2% identified improvements were required to their units to live with a disability. With regard to the question of preferred home types to be built in Kings County, the majority (40%) identified single family homes as their top priority followed by homes targeted for a specific purpose or population (23%). 14% identified mixed income housing as a priority and another 8% identified low-density multi-family housing (duplexes, triplexes, quadplexes). Only 5% of respondents identified high density housing (15+ units) as a priority.

In response to whether there is insufficient housing in the community, 61% of respondents felt there is insufficient housing for low-income households, 50% of respondents felt there is insufficient housing for single individuals, 45% felt there is insufficient housing for families with children and 35% of respondents felt there is sufficient housing for older adults (seniors, elderly).

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 (DOF), Kings County had a total population of 152,486 in 2020; however, about 10% of that is represented by persons in group quarters, primarily the state prisons and Naval Air Station Lemoore. Thus, Table 2-1 presents the household population of King County at approximately 137,000 in 2020.

Table 2-1
Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
Avenal	5,505	7,973	9,082	9,406	3,901	70.9%
Corcoran	8,309	9,539	12,573	13,525	5,216	62.8%
Hanford	29,927	40,839	53,068	56,945	27,018	90.3%
Lemoore	13,606	19,710	24,514	27,014	13,408	98.5%
Unincorporated	32,122	31,271	32,165	30,074	(2,048)	(6.4%)
County Totals	89,469	109,332	131,402	136,964	47,495	53.1%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air Station Lemoore)

Sources: U.S. Census; Cal. Dept. of Finance, E5 & E8 Population & Housing Estimates, 2020

During 1990 to 2020 time period, as shown in Table 2-1, the City of Hanford experienced the largest growth in household population, with over 27,000 residents, a 90% increase over its 1990 population level. Hanford's growth also accounted for a majority (57%) of Kings County's total household population growth of 47,495 residents during the 30-year period. However, the City of Lemoore had the highest percentage increase (99%) among the four cities in the county from 1990. Avenal and Corcoran saw

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population increases of about 71% and 63%, respectively, during the 1990-2020 time period. The unincorporated county has experienced a decline in population of about 2,000 residents since 1990.

According to DOF¹, Kings County's household population is projected to reach approximately 153,400 by the year 2030, an increase of 12% over the 2020 estimate.

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.

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 their prime earning years and have dependents living at home, 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 life expectancies increase, the 65+ age group is projected to be the fastest-growing population segment, resulting in increasing need for assisted living and care facilities.

As shown in Table 2-2, the median age of countywide residents was 32.0 years in 2020. In comparison to Kings County, the cities of Avenal and Lemoore had a younger overall population, with median ages 29.4 years and 31.3 years, respectively. Whereas, the cities of Corcoran (34.5 years) and Hanford (33.4 years) had higher median ages than the County. Avenal had the highest percentage of the under 20 age group at 34%, while Hanford had the largest percentage of seniors (65 and older) at 12% of the total population.

Table 2-2
Age Distribution

Age Group	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Total population	13,033	22,078	57,339	25,867	32,773	151,090
Under 5 years	8.5%	5.4%	7.5%	8.5%	8.3%	7.6%
5 to 19 years	25.9%	16.5%	23.2%	19.2%	25.0%	22.2%
20 to 29 years	16.4%	18.9%	13.9%	19.7%	19.7%	17.1%
30 to 64 years	44.3%	50.5%	43.1%	41.6%	37.6%	42.8%
65 to 84 years	4.9%	7.8%	10.6%	9.9%	8.5%	9.2%
85 years and over	0.0%	1.0%	1.6%	1.1%	0.9%	1.1%
Median age	29.4	34.5	33.4	31.3	N/A	32.0

Source: Census ACS 2016-2020, Table S0101

¹ California, Department of Finance, P-4 Report, Population Projections for California Counties 2020-2030, 2020.

3. Race and Ethnicity

As shown in Table 2-3, the largest racial/ethnic groups in Kings County in 2020 were Hispanics (55%) and Non-Hispanic Whites (32%). Asian, African American and other groups together comprised about 14% of the County total. Of the four cities in the County, Avenal had the highest percentage of Hispanic residents at 87% and then followed by Corcoran at 69%.

Table 2-3
Race and Ethnicity

Racial/Ethnic Group	Avenal	Corcoran	Hanford	Lemoore	Unincorp.	Kings County
Not Hispanic or Latino	13.0%	30.7%	50.6%	56.0%	49.3%	45.1%
-White	8.4%	15.3%	37.3%	38.5%	36.3%	35.2%
-Black or African American	3.3%	11.7%	4.8%	5.7%	5.1%	5.9%
-American Indian/Alaska Native	0.5%	0.8%	0.3%	0.2%	2.4%	0.8%
-Asian	0.3%	0.7%	4.4%	7.4%	2.4%	3.6%
-Native Hawaiian/Pacific Islander	0.1%	0.1%	0.0%	0.2%	0.2%	0.1%
-Other races or 2+ races	0.5%	2.1%	3.8%	4.1%	3.0%	3.2%
Hispanic or Latino (any race)	87.0%	69.3%	49.4%	44.0%	50.7%	54.9%
Total	100%	100%	100%	100%	100%	100%

Source: Census ACS 2016-2020, Table B03002

4. Household Type and Overcrowding

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 often include seniors or young adults.

Table 2-4 displays household composition by community as reported by the Census ACS 2015-2020. Families comprised approximately 78% of all households within Kings County. Countywide, the proportion of single households (male and females living alone) was approximately 17%. At the city level, Lemoore (21%) and Hanford (18%) had the highest percentage of single-person households.

Table 2-4
Household Characteristics

Age Group	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Total Households	2,752	3,854	18,960	8,803	9,244	43,604
Family Households	86.5%	80.1%	76.6%	74.9%	81.9%	78.3%
With own children under 18 years	55.0%	41.8%	40.0%	37.6%	43.5%	41.3%
Married/Cohabiting Couples	62.4%	56.7%	58.9%	60.3%	68.2%	61.2%
With own children under 18 years	39.6%	32.5%	30.4%	28.0%	37.3%	32.2%
Male Householder, no spouse/partner present	15.5%	14.1%	16.5%	19.5%	13.6%	16.2%
With own children under 18 years	2.4%	0.9%	2.8%	2.9%	1.8%	2.4%
Living Alone	6.4%	7.7%	7.9%	12.0%	6.5%	8.3%
Age 65+	1.4%	2.4%	2.8%	3.1%	1.8%	2.5%
Female Householder, no spouse/partner present	22.2%	29.2%	24.5%	20.2%	18.2%	22.6%
With own children under 18 years	13.0%	8.4%	6.8%	6.7%	4.4%	6.8%
Living Alone	5.6%	8.7%	9.7%	8.5%	8.1%	8.8%
Age 65+	3.4%	5.5%	5.3%	3.8%	4.7%	4.7%
Nonfamily households	13.5%	19.9%	23.4%	25.1%	18.1%	21.7%
Average household size	3.74	3.42	3.00	2.94	N/A	3.14

Source: Census ACS 2016-2020, Table DP-2, B11012, and S1101

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.

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 adequate income for housing.

Table 2-5 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, 12% of renters and 5% of owners reported more than one person per room. The difference between renters and owner overcrowding was even more pronounced for the City of Corcoran where 20% were renters and 9% were owners. Overall, Avenal showed the highest percentage of total households (renters and owners) living in overcrowded conditions at 17%, followed by Corcoran at 15%, while the countywide percentage was 8% in 2020. Lemoore showed the lowest percentage of total households (renters and owners) living in overcrowded conditions at 7.5% for renters and 2.5% for owners.

Table 2-5
Overcrowding by Tenure

Occupants per Room	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Total households	2,727	3,845	18,960	8,803	9,244	43,604
Owner occupied:	1,306	1,789	11,353	4,622	4,298	23,368
0.50 or less	36.0%	47.1%	66.0%	57.5%	62.9%	60.7%
0.51 to 1.00	48.9%	43.7%	29.5%	40.0%	32.1%	34.2%
1.01 to 1.50	15.2%	8.6%	3.3%	1.8%	2.3%	3.9%
1.51 to 2.00	0.0%	0.3%	0.2%	0.6%	2.4%	0.7%
2.01 or more	0.0%	0.4%	0.9%	0.1%	0.2%	0.5%
Renter occupied:	1,446	2,056	7,607	4,181	4,946	20,236
0.50 or less	21.6%	27.6%	42.3%	48.6%	38.6%	39.7%
0.51 to 1.00	60.2%	52.1%	45.2%	43.7%	51.2%	48.1%
1.01 to 1.50	13.8%	15.0%	8.8%	5.0%	7.4%	8.7%
1.51 to 2.00	4.4%	4.0%	2.8%	2.4%	2.6%	2.9%
2.01 or more	0.0%	1.2%	0.8%	0.4%	0.2%	0.6%

Source: Census ACS 2016-2020, Table B25014

5. Household Income and Overpayment

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 by the Census ACS.

Table 2-6
Median Household Income

Jurisdiction	Median Household Income	% of County
Avenal	\$ 49,781	80.9%
Corcoran	\$ 42,997	69.9%
Hanford	\$ 65,974	107.2%
Lemoore	\$ 68,658	111.5%
Unincorporated	N/A	N/A
Kings County	\$ 61,556	100%

Source: Census ACS 2016-2020 Table S1901

The median household income for the entire County was reported as \$61,556. Hanford and Lemoore had the highest median household incomes at approximately \$65,974 and \$68,658, 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 \$49,781 and \$42,997, 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

A. Population and Household Characteristics

- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Upper income: Above 120% of AMI

Table 2-7 estimates the percentages of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low and low incomes), while over one-half (55%) of renter households were in the lower-income category. At the city level, Avenal and Corcoran had higher percentages of lower-income owner and renter households than those in Hanford and Lemoore. For example, as shown in Table 2-7, 35% of Avenal owner households and 82% of renter households were in the lower-income category. This compares to only 18% and 47% of Lemoore's owner and renter households, respectively, in the lower-income categories. As witnessed at the county and city levels, renters experience a higher proportion of lower-income households.

Table 2-7
Household Income Distribution by Tenure

Income Category	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Owners						
<= 30%	7.9%	10.3%	4.1%	5.3%	6.5%	5.5%
>30% to <=50%	6.9%	13.5%	6.8%	4.4%	9.1%	7.3%
>50% to <=80%	20.4%	13.0%	11.0%	8.3%	10.7%	11.0%
>80% to <=100%	10.6%	17.8%	7.8%	7.0%	7.8%	8.6%
>100%	54.2%	45.4%	70.4%	75.0%	65.7%	67.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Renters						
<= 30%	34.0%	25.0%	19.1%	11.5%	14.1%	17.7%
>30% to <=50%	19.3%	21.8%	12.1%	16.4%	13.3%	14.6%
>50% to <=80%	29.1%	24.0%	21.0%	18.8%	26.5%	22.8%
>80% to <=100%	2.9%	12.5%	9.3%	18.4%	10.5%	11.4%
>100%	15.2%	16.8%	38.5%	35.0%	35.4%	33.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: HUD CHAS data based on Census ACS 2014-2018

Extremely Low-Income Households

In 2006 state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) 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. As Table 2-7 above shows, both Avenal and Corcoran owner and renter households had higher percentages of extremely low-income households as compared to other areas of Kings County. More than one-third (34%) of Avenal renter households and one-quarter (25%) of Corcoran renter households were in the extremely-low income category. Further discussion of housing costs and affordability, as well as housing growth needs by income category is provided later in this chapter

Housing Overpayment

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

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

Table 2-8
Household Overpayment by Tenure

Income Category	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Owners						
<= 30%	82.4%	73.7%	82.4%	69.1%	84.6%	79.0%
>30% to <=50%	86.7%	68.0%	67.1%	60.5%	72.2%	68.6%
>50% to <=80%	6.8%	43.8%	53.9%	75.0%	35.5%	48.3%
>80% to <=100%	17.4%	19.7%	46.0%	42.6%	10.3%	32.8%
>100%	0.0%	4.0%	7.7%	10.1%	5.8%	7.4%
Total	15.7%	27.8%	22.8%	23.1%	20.5%	22.5%
Renters						
<= 30%	81.9%	73.0%	77.9%	89.6%	78.3%	79.3%
>30% to <=50%	68.1%	69.0%	85.2%	91.2%	66.0%	78.3%
>50% to <=80%	52.1%	51.0%	53.4%	70.7%	56.8%	57.0%
>80% to <=100%	0.0%	12.0%	32.2%	8.4%	35.1%	22.5%
>100%	0.0%	3.0%	7.2%	7.8%	5.5%	6.4%
Total	56.1%	47.5%	42.1%	42.8%	40.5%	43.2%

Source: HUD CHAS data based on Census; ACS 2014-2018

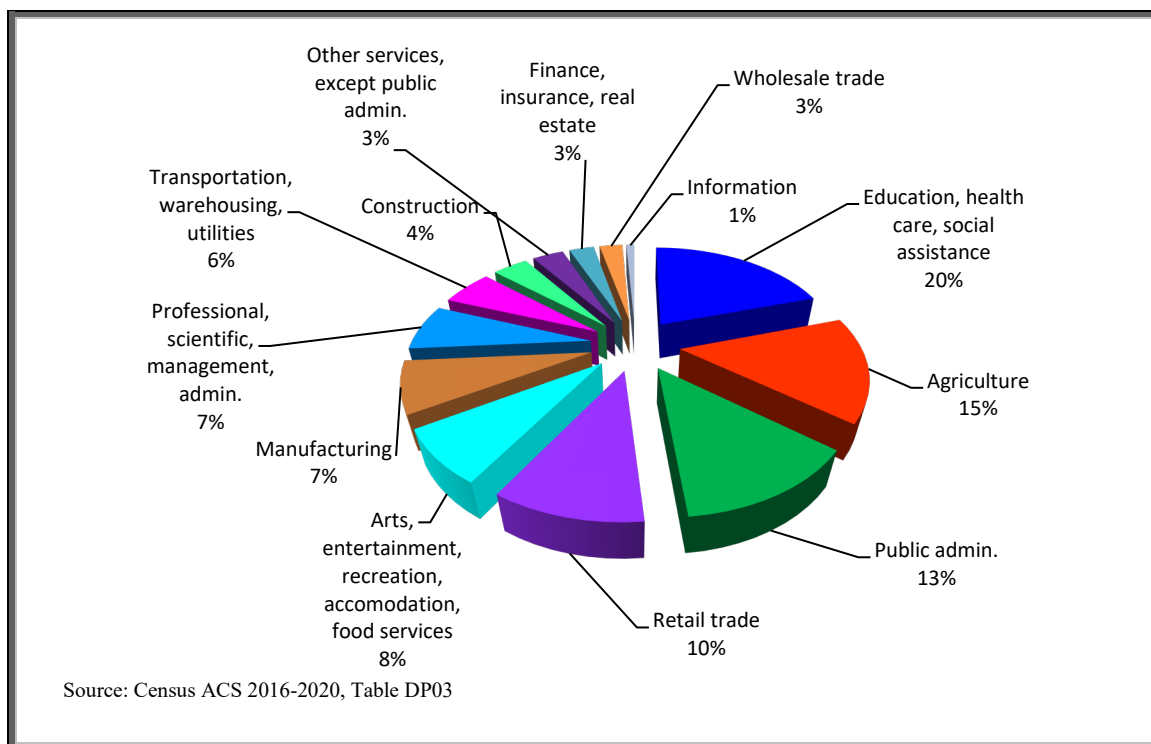
B. Employment Trends

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 illustrated in Figure 2. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce.

Figure 2-1 – Employment by Industry of Kings County Workforce



According to the California Employment Development Department (EDD), in December 2022, the Kings County’s civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County’s unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%.

Historically, agriculture has played a key role in Kings County’s economy. Agriculturally-oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production with an annual gross value of \$2.2 billion. According to the Kings County 2020 Annual Agricultural Crop Report, milk remains the County’s leading commodity, followed by pistachios (second) and cotton (third). With climate change and the long-term severe drought as well as the 2023 wet winter/spring, it is uncertain to what extent future water supplies will affect agricultural production and employment.

Table 2-9 lists the major employers for the jurisdictions of Kings County. This table reflects the employer data from the California Employment Development Department and the Kings County Economic Development Corporation. As shown in the table, the largest employer in the county is the Naval Air Station Lemoore which employs approximately 5,000 to 9,999 civilian employees. Other key employers in the county include the State prison in Corcoran, the medical center and County administrative offices in Hanford. Although the EDD list in Table 2-9 does not include any major employers in Avenal, there is a State prison located within the city, which according to the California Department of Corrections and Rehabilitation employ approximately 1,300 persons at the prison as of June 2023. Also, given the rural nature of the unincorporated communities, employment and economic activity is concentrated in the cities.

Table 2-9
Major Employers - Avenal

Employer Name	NAICS Code	Employees	Industry
Corcoran			
California State Prison	921120	1,000-4,999	Government Office Site
California State Prison	922140	1,000-4,999	State Government-Correctional Inst.
JG Boswell Co.	339999	100-249	Manufacturers
Zepeda's Farm Labor Service	561311	250-499	Labor Contractors
Hanford			
Central Valley Meat Co. Inc.	311611	250-499	Meat Packer (mfrs.)
Costco Wholesales	455211	100-249	Wholesale Club
Del Monte Foods Inc.	311999	1,000-4,999	Food Products & Manufacturers
Hanford Community Medical Ctr.	621999	1,000-4,999	Health Services
Hanford Regional Healthcare	621111	100-249	Physicians & Surgeons
Hanford Sentinel	513110	100-249	Newspaper (publishers/mgrs.)
Keller Ford Lincoln	441110	100-249	Automobile Dealers-New Cars
Kings County Administration	921120	1,000-4,999	Government Offices-County
Marquez Brothers Intl. Inc.	424410	250-499	Mexican Food Products-Wholesale
Nichol Farm Inc.	111998	100-249	Farms
Shiny Sugar	311314	100-249	Sugar Refiners (mgrs.)
TC Transcontinental Packaging	322220	100-249	Packaging Materials-Manufacturers
Walmart Supercenter	455110	500-999	Department Store
Warmerdam Packing	424480	250-499	Fruits & Veg.-Growers & Shippers
Lemoore			
Badasci & Wood Transport	484230	100-249	Trucking
Lemoore High School	611110	250-499	School
Lemoore Main Navy Exchange	455219	100-249	General Merchandise-Retail
Leprino Foods Co.	311513	250-499	Cheese Processors (mgrs.)
Naval Air Station	928110	5,000-9,999	Military Base
NAVAL Hospital Lemoore	622110	250-499	Hospital
West Hills college Lemoore	611210	100-249	Junior-Community College-Tech Inst.

Note: The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

Source: California EDD, July 2023, <https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000031>

2. 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 2-10 presents the percentages of the type of occupations held by civilian residents in each community based on the Census ACS 2016-2020 estimates.

Table 2-10
Occupations Held by Civilians

Jurisdiction	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Management, business, science, and arts occupations	12.9%	14.3%	27.1%	29.6%	24.9%	25.2%
Service occupations	10.9%	20.3%	23.3%	20.5%	16.6%	20.3%
Sales and office occupations	9.7%	18.5%	22.0%	17.2%	17.6%	19.0%
Natural resources, construction, & maintenance occupations	51.7%	31.3%	14.8%	13.2%	25.6%	20.5%
Production, transportation, & material moving occupations	14.8%	15.6%	12.8%	19.5%	15.3%	15.1%

Source: Census ACS 2016-2020 Table C24050

In Hanford and Lemoore, at least one-quarter of its civilian labor force held management, business, science, or arts-related jobs. 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. Over one-half (52%) of Avenal’s civilian labor force had occupations related to natural resources, construction, and maintenance. This was followed by Corcoran, which had almost one-third (31%) in the same related occupations.

3. Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contributes to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers in order to balance the jobs-housing ratio and decrease commuting distances.

Table 2-11 shows that over one-third (37%) of the County’s workforce age 16 years and older who do not work at home travel less than 15 minutes to work and another 32% of workers travel 15-30 minutes to work. The average time to work for countywide workers was 23 minutes. At the city level, Avenal workers spent on average 36 minutes on the road to work, while Lemoore worker spent only 21 minutes to work. The table also shows that Corcoran workers had the highest percentage of worker traveling less than 15 minutes to work at 47%.

Table 2-11
Travel Time to Work

Travel Time to Work	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Less than 15 minutes	20.8%	46.9%	38.0%	36.8%	35.8%	36.8%
15-30 minutes	19.7%	17.8%	30.8%	37.0%	37.4%	32.0%
30 to 59 minutes	35.8%	28.6%	25.3%	23.2%	22.5%	25.1%
60 or more minutes	23.6%	6.7%	5.9%	8.0%	4.3%	6.1%
Average Travel Time	36 min.	24 min.	24 min.	21 min.	NA	23 min.

Note: Workers included those 16 years and over who did not work from home.

Source: Census ACS 2016-2020 Table S0801

When considering the work locations of city residents within the Kings County region as illustrated in Table 2-12, the City of Hanford has the largest concentration of workers at 45.5% that live and work within their jurisdictional limits. As the largest jurisdiction in the Kings County region, the City of Hanford has the lowest proportion of residents at 54.4% who commute to jobs elsewhere in Kings County. The City of Avenal has the largest proportion of residents who commute to jobs outside of their home city at 76.6%, followed closely by the City of Lemoore at 69.6%. According to recent Census estimates, 38% of residents work in their city of residence, with 62% commuting to other work locations in Kings County. Interestingly, this is a shift from the 2000 Census data, where 48% of residents worked in their home city and 36% commuted to work elsewhere in Kings County.

When considering work locations of residents in Kings County, the jobs-housing balance can be explored. The jobs-housing balance refers to the approximate distribution of employment opportunities and workforce population in respect to a geographic area. Research has shown that a jobs-housing balanced area is less likely to have residents who commute long distances in a vehicle. Residents may also be more likely to walk, cycle, or use public transportation when there is a balanced jobs-housing ratio. There is a general consensus that a balance of jobs to housing within an area can contribute to more sustainable travel in the form of shorter work trip distances. In looking at job locations and travel patterns in the Kings County region, the City of Hanford has the most balanced jobs-housing ratio or the most opportunities for residents to live near their place of employment.

Table 2-12
Work Locations of City/County Resident Workers

Residence Location	Avenal	Corcoran	Hanford	Lemoore	Kings County
Number of Resident Workers (Age 16 and over)		3,423	4,119	23,502	11,854
Work in Same City/County)		18.6%	35.3%	45.7%	27.5%
Work Outside of City/County		81.4%	64.7%	54.3%	72.5%
Totals		100%	100%	100%	100%

Note: Kings County percentages reflect residents working in or outside of the County. Also, 0.3% of Kings County workers worked outside of California.

Source: Census ACS 2016-2020 Table 0801

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 46,815 housing units in 2020, representing a growth of 2,948 new units (7%) countywide since 2010. 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 5% of all units countywide. Approximately 18% of the county's housing stock consisted of multi-family projects, such as apartments and townhomes. The remaining 4% of housing units in Kings County were mobile and manufactured homes. As shown in Table 2-13, Avenal had the highest total percentage (32%) of multi-family units as well as the highest proportion (15%) of larger multi-family developments with five or more units. Lemoore followed with 22% of multi-family units and 14% of larger multi-family developments with five or more units. Unincorporated areas had the highest percentage (10%) of mobile homes.

Table 2-13
Housing Units by Type, 2020

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	2,527	60.7%	3.2%	17.1%	14.8%	4.2%
Corcoran	4,145	74.5%	3.2%	10.3%	7.2%	4.7%
Hanford	2,0353	74.1%	3.1%	8.5%	12.3%	2.1%
Lemoore	9,448	71.4%	3.6%	8.1%	13.7%	3.2%
Unincorporated	10,342	74.3%	10.0%	4.7%	1.5%	9.5%
Kings County	46,815	72.9%	4.7%	8.2%	9.9%	4.3%

Source: California DOF, E-5 Report, May 2021

2. Housing Tenure and Vacancy Rates

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 Census ACS 2016-2020 estimates. 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

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc.		Kings County	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Occupied housing units	2,752	95.6%	3,845	91.5%	18,960	95.8%	8,803	95.0%	9,244	91.1%	43,604	94.2%
Owner-occupied housing units	1,306	45.4%	1,789	42.6%	11,353	57.4%	4,622	49.9%	4,298	42.4%	23,368	50.5%
Avg. HH size of owner-occupied units	3.81		3.24		2.98		3.15		N/A		3.12	
Renter-occupied housing units	1,446	50.2%	2,056	48.9%	7,607	38.5%	4,181	45.1%	4,946	48.8%	20,236	43.7%
Avg. HH size of renter-occupied units	3.69		3.57		3.03		2.70		N/A		3.17	
Vacant housing units	126	4.4%	356	8.5%	824	4.2%	459	5.0%	898	8.9%	2,663	5.8%
For rent	77	2.7%	111	2.6%	46	0.2%	100	1.1%	112	1.1%	446	1.0%
Rented, not occupied	-	0.0%	19	0.5%	71	0.4%	25	0.3%	25	0.2%	140	0.3%
For sale only	21	0.7%	18	0.4%	29	0.1%	250	2.7%	108	1.1%	426	0.9%
Sold, not occupied	-	0.0%	58	1.4%	66	0.3%	-	0.0%	70	0.7%	194	0.4%
For seasonal or occasional use		0.0%	-	0.0%	9	0.0%	-	0.0%	45	0.4%	54	0.1%
All other vacant	28	1.0%	50	3.6%	603	3.0%	84	0.9%	538	5.3%	1,403	3.0%
Homeowner vacancy rate	1.6%		1.0%		0.3%		5.1%		N/A		1.8%	
Rental vacancy rate	5.1%		5.1%		0.6%		2.3%		N/A		2.1%	
Total housing units	2,878	100.0%	4,201	100.0%	19,784	100.0%	9,262	100.0%	10,142	100.0%	46,267	100.0%

Source: Census, ACS 2016-2020, Tables DP04 and B25004

According to the Census, the housing vacancy rate in Kings County was 1.8% among homeowner units and 2.1% for rental units. However, the vacancy rate varied among communities. Avenal and Corcoran had the highest rental vacancy rate at 5.1% while Lemoore had the highest homeowner vacancy rate at 5.1%. Hanford had the lowest vacancy rates for both homeowner and rental units at 0.3% and 0.6%, respectively. At the same time, Hanford and Lemoore had the highest homeownership rates, at 57% and 50% respectively.

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. As shown in Table 2-15, recent Census estimates reported that over half of all housing in Kings County has been built since 1990 and at least 58% of the homes countywide exceeded 30 years of age, which is when most homes require increased maintenance. Common repairs include a new roof, painting, plumbing, appliances and fixtures. 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.

Among the four cities and the unincorporated areas, Corcoran's housing stock was the oldest, with 62% of housing built before 1990 (more than 30 years) and 37% built before 1970 (more than 50 years). Whereas, Lemoore had the lowest percentages with 55% of the housing stock more the 30 years old and 22% over 50 years old.

Another key factor used to determine housing conditions is the observation of the existing housing stock. The most recent comprehensive housing conditions survey was conducted in 2008/2009 for the jurisdictions in Kings County. 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 with 45% of housing built after 1990. Hanford reported almost three-quarters of its housing stock in sound condition. Avenal and Corcoran reported the highest proportions of structures with problems. In Avenal, 42% needed repair (minor, moderate or substantial) and 9% were considered dilapidated. In Corcoran, 55% of homes required repairs and 8% were dilapidated.

Table 2-15 Tenure by Year Structure Built

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Total Occupied housing units	2,752		3,845		18,960	100%	8,803		9,244		43,604	100%
Owner-Occupied	1,306	47.5%	1,789	46.5%	11,353	59.9%	4,622	52.5%	4,298	46.5%	23,368	53.6%
Built 2014 or later	74	2.7%	149	3.9%	446	2.4%	120	1.4%	51	0.6%	840	1.9%
Built 2010 to 2013	23	0.8%	12	0.3%	177	0.9%	100	1.1%	37	0.4%	349	0.8%
Built 2000 to 2009	303	11.0%	266	6.9%	2,568	13.5%	1,061	12.1%	753	8.1%	4,951	11.4%
Built 1990 to 1999	251	9.1%	264	6.9%	2,476	13.1%	1,076	12.2%	616	6.7%	4,683	10.7%
Built 1980 to 1989	174	6.3%	84	2.2%	1,478	7.8%	518	5.9%	480	5.2%	2,734	6.3%
Built 1970 to 1979	73	2.7%	304	7.9%	1,197	6.3%	598	6.8%	710	7.7%	2,882	6.6%
Built 1960 to 1969	103	3.7%	83	2.2%	1,087	5.7%	682	7.7%	493	5.3%	2,448	5.6%
Built 1950 to 1959	103	3.7%	277	7.2%	772	4.1%	192	2.2%	438	4.7%	1,782	4.1%
Built 1940 to 1949	85	3.1%	162	4.2%	417	2.2%	125	1.4%	318	3.4%	1,107	2.5%
Built 1939 or earlier	117	4.3%	188	4.9%	735	3.9%	150	1.7%	402	4.3%	1,592	3.7%
Renter-Occupied	1,446	52.5%	2,056	53.5%	7,607	40.1%	4,181	47.5%	4,946	53.5%	20,236	46.4%
Built 2014 or later	0	0.0%	43	1.1%	246	1.3%	252	2.9%	33	0.4%	574	1.3%
Built 2010 to 2013	5	0.2%	23	0.6%	206	1.1%	86	1.0%	388	4.2%	708	1.6%
Built 2000 to 2009	380	13.8%	273	7.1%	623	3.3%	469	5.3%	861	9.3%	2,606	6.0%
Built 1990 to 1999	171	6.2%	336	8.7%	1,790	7.0%	749	8.5%	1,073	11.6%	3,665	8.4%
Built 1980 to 1989	175	6.4%	354	9.2%	1,339	9.4%	767	8.7%	467	5.1%	3,553	8.1%
Built 1970 to 1979	406	14.8%	216	5.6%	1,087	7.1%	985	11.2%	793	8.6%	3,739	8.6%
Built 1960 to 1969	174	6.3%	333	8.7%	602	3.2%	374	4.2%	493	5.3%	1,976	4.5%
Built 1950 to 1959	0	0.0%	132	3.4%	668	3.5%	275	3.1%	299	3.2%	1,374	3.2%
Built 1940 to 1949	47	1.7%	206	5.4%	492	2.6%	43	0.5%	227	2.5%	1,015	2.3%
Built 1939 or earlier	88	3.2%	140	3.6%	305	1.6%	181	2.1%	312	3.4%	1,026	2.4%

Source: US Census Bureau, ACS 2016-2020 (5-year Estimates), Table B25036

**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)

Although the Census does not include statistics on housing condition based upon observations, it does include statistics related to substandard housing conditions as a result of units lacking complete plumbing and kitchen facilities. Table 2-17 presents the data from the Census ACS 2016-2020 data on the availability of complete plumbing and kitchen facilities of occupied housing units. Countywide, 0.1 % of the occupied housing units lacked complete plumbing and 0.5% lacked complete kitchen facilities, which was better than the statewide percentages of 0.4% for plumbing and 1.2% for kitchen facilities. Of the jurisdictions within the County, Lemoore had the highest percent of the occupied units lacking complete plumbing and kitchen facilities at 0.4% and 0.8%, respectively.

Table 2-17 Occupied Housing Units Lacking Complete Plumbing or Kitchen Facilities

Jurisdictions	Lack of Complete Plumbing	Lack of Complete Kitchen
Avenal	0.2%	0.0%
Corcoran	0.0%	0.0%
Hanford	0.0%	0.7%
Lemoore	0.4%	0.8%
Unincorporated	0.2%	0.2%
Kings County	0.1%	0.5%
California	0.4%	1.2%

Source: Census ACS 2016-2020, Table S2504

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 HCD², housing is considered “affordable” if the monthly housing cost (including utilities) is no more than 30% of a household’s gross income.

² HCD memo of 4/15/2015 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k15.pdf>)

Table 2-18 presents 2022 income limits and maximum affordable monthly rents and sale prices for Kings County households, which also applies to the four cities of Avenal, Corcoran, Hanford, and Lemoore. Based on HCD's affordability calculator³, the maximum affordable monthly rent for extremely-low-income households is \$420 for a two-bedroom unit. For very low- and low-income households, the maximum affordable rents for a two-bedroom unit are \$780 and \$1,280, respectively. Again, using the HCD affordability calculator, the maximum affordable price to purchase a home for an extremely low-income household would be \$39,500 for a two-bedroom house and \$47,000 for a three-bedroom house. For very low- and low-income households the maximum sale prices to purchase a two-bedroom house would be \$84,200 and \$128,900, respectively.

Table 2-18
Housing Affordability in Kings County, 2022 (Cities of Avenal,
Corcoran, Hanford, and Lemoore)

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

Source: HCD Income Limits 2022 and HCD Affordability Calculator

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

Housing Prices

According to Zillow listings of single-family homes sold in the first six months of 2023, Hanford had the largest number of homes sold (377 units) among the four cities in the County. In comparing the recent

³ HCD Tools to help with APR completion: Affordability Calculator: <https://www.hcd.ca.gov/planning-and-community-development/annual-progress-reports>

home prices to the housing affordability limits in Table 2-18, affordable residential homes were available to lower-income households (includes extremely low, very low, and low-income) in the four cities. The exceptions to affordability were for extremely low-income households looking for homes in Avenal and Lemoore. For example, as shown in Table 2-19, the lowest price home that sold in 2023 in Avenal was \$50,000 for a two-bedroom house, \$60,000 for a three-bedroom house, and \$100,000 for a four plus bedroom house. These prices were higher than the maximum affordability sales price for extremely low-income households, which were presented in Table 2-18 as \$39,500 for a two-bedroom house, \$47,000 for a three-bedroom, and \$52,900 for a four plus-bedroom house. It should be noted that although the home sale prices at the lower range may be within the maximum affordability price limit, they are significantly below the median home prices, indicating that only a few homes may be available to lower-income households. To highlight this, the median sales price of the 200 three-bedroom homes sold in Hanford was \$325,000, but only 12 homes or only 6% of the homes sold were within the maximum affordability price limit of \$160,200 for low-income households.

Table 2-19
Kings County Residential Sale Prices, January-June 2023

Bedrooms	Number of Homes Sold	Home Prices		
		Low	High	Median
Avenal				
2-bedroom	7	\$50,000	\$235,000	\$137,000
3-bedroom	11	\$60,000	\$360,000	\$239,000
4+ bedrooms	4	\$100,000	\$355,000	\$230,000
Corcoran				
2-bedroom	12	\$30,000	\$269,000	\$127,000
3-bedroom	30	\$35,000	\$288,000	\$218,000
4+ bedrooms	17	\$41,000	\$380,000	\$299,000
Hanford				
2-bedroom	51	\$26,000	\$414,000	\$230,000
3-bedroom	200	\$45,000	\$805,000	\$325,000
4+ bedrooms	126	\$50,000	\$849,000	\$425,000
Lemoore				
2-bedroom	9	\$75,000	\$750,000	\$180,000
3-bedroom	92	\$57,000	\$625,000	\$300,000
4+ bedrooms	48	\$40,000	\$549,000	\$375,000

Source: Zillow, Homes sold in Kings County, June 2023

Additionally, new homes in Kings County are generally in the price range of over \$350,000 to \$530,000, which are affordable to households in the above moderate-income group. For example, the Avertine-Choral Series homes by Lennar in the City of Lemoore include 14 homes (1,856 to 3,278 square feet) priced at \$397,200 to \$511,700.

A relatively small but important component of the housing market is represented by mobile homes. According to DOF 2020 estimates, Kings County had approximately 1,900 mobile homes, with almost one-half located in unincorporated, rural areas. The average sales prices for mobile homes in Kings County

(June 2023) was approximately \$100,000 for a two-bedroom unit and approximately \$130,000 for a three-bedroom unit⁴. Mobile homes represent an affordable homeownership option for many households.

Rental Market

In June 2023, a listing of rental units by Zillow, which is presented in Table 2-20, shows only one rental unit available in Avenal and two rental units available in Corcoran. The one unit in Avenal was renting for \$1,000 per month and the two Corcoran units were renting at \$900 and \$1,350 per month. Recent rental rates in Hanford for one and two-bedroom units range from \$800 to \$2,900, with a median rent of \$1,100. For Lemoore, rental rates for one and two-bedroom units range from \$800 to \$2,000 with a median of \$1,200. When compared to the maximum affordable monthly rents by income level and number of bedrooms shown in previous Table 2-18, no market rate rental units listed in June 2023 would be affordable to lower-income households (extremely low-, very low-, and low -income categories) in any of the four cities. The exception was a single four-plus unit in Hanford renting for \$1,550 per month that would be affordable to a low-income household. This indicates a need for more affordable housing for households in the extremely low-, very low-, and low-income categories in each of the four cities.

Table 2-20
King County Residential Rents, 2023

Bedrooms	Number of Rental Units	Low	High	Median
Avenal				
1-2 bedroom	0	-	-	-
3-bedroom	1	\$1,000	\$1,000	\$1,000
4+ bedrooms		-	-	-
Corcoran				
1-2 bedroom	2	\$900	\$1,350	-
3-bedroom		-	-	-
4+ bedrooms		-	-	-
Hanford				
1-2 bedroom	29	\$800	\$2,900	\$1,100
3-bedroom	12	\$1,500	\$2,950	\$2,100
4+ bedrooms	9	\$1,550	\$4,300	\$2,700
Lemoore				
1-2 bedroom	18	\$800	\$2,000	\$1,200
3-bedroom	8	\$1,800	\$2,400	\$2,100
4+ bedrooms	6	\$1,950	\$3,000	\$2,200

Source: Zillow, Kings County rental unit listing, June 2023

In addition to the newer market-rate apartment projects, Kings County has a substantial number of assisted multi-family projects. As discussed later in this chapter, Kings County has 45 multi-family projects financed with a variety of local, state, and federal funds. These assisted housing projects provide over 2,500

⁴ Zillow listed nine mobile home sales in Kings County, June 2023.

Chapter 2. Housing Needs Assessment

units of affordable housing to extremely-low-, very-low- and low-income individuals, families, seniors, and disabled persons



Cinnamon Villas - Lemoore



The Grove - Lemoore

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 Census ACS 2016-2020 estimates presented in Table 2-21, Kings County had estimated 6,917 owner-occupied households and 2,258 renter-occupied households that were headed by seniors age 65 years and older (Table 2-21). In all jurisdictions, the majority of seniors were homeowners.

Senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. The City of Corcoran had the highest percentage of both owner-occupied and renter-occupied householders age 65 and over at 34% and 17%, respectively. This compares to countywide estimates of 30% owner-occupied and 11% renter-occupied households age 65 and older.



Table 2-21
Elderly Households by Tenure

Age of Householder	Avenal		Corcoran		Hanford		Lemoore		Uninc.		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Owner occupied:	1,306	100.0%	1,789	100.0%	11,353	100.0%	4,622	100.0%	4,298	100.0%	23,368	100.0%
<65	956	73.2%	1,190	66.5%	8,107	71.4%	3,315	71.7%	2,883	67.1%	16,451	70.4%
65 to 74	227	17.4%	381	21.3%	1,755	15.5%	758	16.4%	839	19.5%	3,960	16.9%
75 to 84	123	9.4%	117	6.5%	1,039	9.2%	414	9.0%	448	10.4%	2,141	9.2%
85+	-	0.0%	101	5.6%	452	4.0%	135	2.9%	128	3.0%	816	3.5%
Renter occupied:	1,446	100.0%	2,056	100.0%	7,607	100.0%	4,181	100.0%	4,946	100.0%	20,236	100.0%
<65	1,420	98.2%	1,700	82.7%	6,681	87.8%	3,677	87.9%	4,500	91.0%	17,978	88.8%
65 to 74	19	1.3%	219	10.7%	562	7.4%	379	9.1%	291	5.9%	1,470	7.3%
75 to 84	7	0.5%	111	5.4%	284	3.7%	112	2.7%	130	2.6%	644	3.2%
85+	-	0.0%	26	1.3%	80	1.2%	13	0.3%	25	0.5%	144	0.7%

Source: Census ACS 2016-2020, Table B25007

Seniors require a variety of housing options, depending on their life circumstances. While three-quarters of countywide seniors' households 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.

Senior renters, while facing similar income and mobility limitations as homeowners, are often at greater risk due to rising housing costs. 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

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 17% of all 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 2-22, the proportion of female-headed households, which is highlighted in the table, ranged from about 12% in the unincorporated area to 27% in Corcoran. In all jurisdictions, the percentage of female-headed households who rent is significantly greater than those who own their homes.

Table 2-22
Household Type by Tenure

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Total Households	2,752		4,201		18,960		8,803		9,244	100%	43,604	100%
Renter Occupied	1,446	52.5%	2,056	53.5%	7,607	40.1%	4,181	47.5%	4,946	53.5%	20,236	46.4%
Family households:	2,380	86.5%	3,079	80.1%	14,530	76.6%	6,591	74.9%	7,575	81.9%	34,155	78.3%
Married-couple family:	1,604	58.3%	1,745	45.4%	9,689	51.1%	4,397	49.9%	5,801	62.8%	23,236	53.3%
Own children <18	978	35.5%	906	23.6%	4,961	26.2%	1,999	22.7%	3,162	34.2%	12,006	27.5%
No Own children <18	626	22.7%	839	21.8%	4,728	24.9%	2,398	27.2%	2,639	28.5%	11,230	25.8%
Cohabiting Couple:	112	4.1%	436	11.3%	1,482	7.8%	912	10.4%	500	5.4%	3,442	7.9%
Male householder, no wife present:	426	15.5%	542	14.1%	3,136	16.5%	1,717	19.5%	1,258	13.6%	7,079	16.2%
Own children <18-	66	2.4%	35	0.9%	529	2.8%	258	2.9%	164	1.8%	1,052	2.4%
No own children <18-	161	5.9%	175	4.6%	639	3.4%	329	3.7%	382	4.1%	1,686	3.9%
Female householder, no husband present:	610	22.2%	1,122	29.2%	4,653	24.5%	1,777	20.2%	1,685	18.2%	9,847	22.6%
Own children <18	357	13%	322	8.4%	1,287	6.8%	591	6.7%	406	4.4%	2,963	6.8%
No own children <18	80	2.9%	443	11.5%	1,408	7.4%	378	4.3%	503	5.4%	2,812	6.4%
Living Alone	153	5.6%	335	8.7%	1,845	9.7%	747	8.5%	745	8%	3,825	8.8%
Below poverty with children	200	7.3%	482	11.5%	827	4.4%	309	3.5%	349	3.8%	2,167	5%
Family household >4 persons-	909	33%	986	23.5%	2,993	15.8%	1,368	15.5%	1,977	21.4%	8,233	18.9%

Source: Census 2016-2020 ACS

3. Large Families

Large households are defined as households with five or more persons and are considered a special need population due to the limited availability of affordable and adequately sized housing. Large households may also have lower incomes, frequently resulting in the overcrowding of smaller dwelling units, and sometimes two or more persons per room.

As presented in Table 2-23, large families represented approximately 18% of all owner households and about 21% of all renter households in Kings County). Large households are most prevalent in Avenal (36% of owners and 30% of renters) and Corcoran (21% of owners and 30% of renters) while Hanford and Lemoore have the lowest proportions of large households, even lower than the County levels

Large families may have difficulty finding housing units that are large enough to accommodate their needs while still being affordable. 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
Household Size by Tenure

Household Size	Avenal		Corcoran		Hanford		Lemoore		Uninc.		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Owner	1,306	100%	1,789	100%	11,353	100%	4,622	100%	4,298	100%	23,368	100%
1	155	11.9%	354	19.8%	1,722	15.2%	730	15.8%	733	17.1%	3,694	15.8%
2	237	18.1%	393	22.0%	3,890	34.3%	1,225	26.5%	1,326	30.9%	7,071	30.3%
3	239	18.3%	262	14.6%	2,290	20.2%	934	20.2%	613	14.3%	4,338	18.6%
4	201	15.4%	402	22.5%	1,761	15.5%	984	21.3%	813	18.9%	4,161	17.8%
5	276	21.1%	229	12.8%	943	8.3%	544	11.8%	451	10.5%	2,443	10.5%
6	101	7.7%	70	3.9%	603	5.3%	149	3.2%	190	4.4%	1,113	4.8%
7+	97	7.4%	79	4.4%	144	1.3%	56	1.2%	172	4.0%	548	2.3%
Renter	1,446	100%	2,056	100%	7,607	100%	4,181	100%	4,949	100%	20,236	100%
1	173	12.0%	276	13.4%	1,612	21.2%	1,070	25.6%	614	12.4%	3,745	18.5%
2	129	8.9%	430	20.9%	1,909	25.1%	1,000	23.9%	1,053	21.3%	4,521	22.3%
3	479	33.1%	359	17.5%	1,308	17.2%	879	21.0%	877	17.7%	3,902	19.3%
4	230	15.9%	364	17.7%	1,426	18.7%	600	14.4%	1,237	25.0%	3,857	19.1%
5	291	20.1%	319	15.5%	737	9.7%	439	10.5%	739	14.9%	2,525	12.5%
6	125	8.6%	159	7.7%	415	5.5%	181	4.3%	223	4.5%	1,103	5.5%
7+	19	1.3%	149	7.2%	200	2.6%	12	0.3%	203	4.1%	583	2.9%

Source: Census ACS 2016-2020, Table B25009

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 section E, Analysis of At-Risk Housing, 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.

4. 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 total approximately 7,700 enlistees and officers. Additionally, there are 1,758 singles and 1,217 families living on base.

There are currently (2015) 1,630 residential units on base, plus additional quarters for approximately 2,300 single personnel. On-base housing does not fully satisfy the total housing need for base personnel and their families. In addition to Navy personnel, approximately 2,800 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 \$1,494 to \$2,412 depending on pay-grade and with and without dependents. Single-service members, grade E-1 through E-4, are typically required to live on-base, while enlistees with their families must compete for the remaining base family housing.

In addition to active personnel, military veterans comprised a significant need group. According to recent Census ACS 2016-2020 estimates, approximately 8,700 military veterans lived within Kings County.

5. Agricultural Employees

Kings County is one of the state’s major agricultural areas, ranking 8th among California counties in total agricultural production. According to a Kings County 2022 Agricultural Crop Report 749,100 acres are farmland of the total 890,804 acres in Kings County, resulting in 84% of the total land area in the County being devoted to farm land. Table 2-24 shows the County’s top three leading agricultural products in 2020 were milk (\$700 million), pistachios (\$214 million), and cotton (\$195 million).

Recent Census data in Table 2-25 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Table 2-26 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farms workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.



Table 2-24
Leading Agricultural Commodities, Kings County

Crop	Rank	Value
Milk	1	\$999,866,000
Pistachios	2	\$228,785,000
Cotton, Total	3	\$192,811,000
Tomatoes, Processed	4	\$177,492,000
Cattle & Calves	5	\$151,274,000
Almonds, Total	6	\$132,323,000
Corn Silage	7	\$123,941,000
Alfalfa, Hay	8	\$67,540,000
Wheat, Silage	9	\$60,112,000
Plums	10	\$55,245,000

Source: Kings County, Dept. of Agriculture, 2022 Crop Report, April 2024

Table 2-25
Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Table 2-26
Hired Farm Labor-Workers, Kings County

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

Source: USDA, 2017 Census of Agriculture

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately \$12¹. This is equivalent to approximately \$25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

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.

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. Additionally, most farm owners/managers hire the majority of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

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) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis (Chapter 4) contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans. 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 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.

6. Persons with Disabilities

Because of the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. In an attempt to capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.⁵

As presented in Table 2-27, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 41% of total seniors reported one or more types of disability. At the local level, the proportion of seniors reporting some type of physical disability ranged from 37% in the unincorporated area to as high as 63% in the City of Avenal. The most common type of disability among senior was having ambulatory difficulty. For example, 44% of Avenal seniors and 25% of countywide seniors reported having ambulatory difficulty.

⁵ Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of current disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

Table 2-27
Disabilities by Age

Disability Type by Age	Avenal		Corcoran		Hanford		Lemoore		Unincorporated		Kings County	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
Population under 18 years w/disability	61	1.5%	103	2.3%	914	5.6%	197	3.0%	223	2.3%	1,498	3.7%
With a hearing difficulty	0	0.0%	-	0.0%	92	0.6%	43	0.7%	58	0.6%	193	0.5%
With a vision difficulty	0	0.0%	53	1.2%	336	2.1%	61	0.9%	30	0.3%	480	1.2%
With a cognitive difficulty	61	1.5%	38	0.9%	520	3.2%	108	1.6%	163	1.7%	890	2.2%
With an ambulatory difficulty	0	0.0%	17	0.4%	58	0.4%	40	0.6%	12	0.1%	127	0.3%
With a self-care difficulty	0	0.0%	11	0.2%	115	0.7%	65	1.0%	28	0.3%	219	0.5%
Population 18 to 64 years w/disability	419	7.4%	874	12.5%	3,698	11.1%	1,439	9.3%	1,927	11.4%	8,357	10.7%
With a hearing difficulty	142	2.5%	170	2.4%	542	1.6%	250	1.6%	528	3.1%	1,632	2.1%
With a vision difficulty	84	1.5%	187	2.7%	576	1.7%	197	1.3%	310	1.8%	1,354	1.7%
With a cognitive difficulty	22	0.4%	252	3.6%	1,602	4.8%	629	4.1%	504	3.0%	3,009	3.8%
With an ambulatory difficulty	171	3.0%	577	8.3%	1,858	5.6%	488	3.1%	993	5.9%	4,087	5.2%
With a self-care difficulty	0	0.0%	253	3.6%	681	2.0%	180	1.2%	310	1.8%	1,424	1.8%
With an independent living difficulty	22	0.4%	421	6.0%	1,693	5.1%	330	2.1%	628	3.7%	3,094	4.0%
Population 65 years and over w/disability	392	62.6%	794	45.6%	2,693	39.4%	1,174	41.2%	1,126	36.5%	6,179	40.8%
With a hearing difficulty	94	15.0%	189	10.8%	1,320	19.3%	458	16.1%	596	19.3%	2,657	17.6%
With a vision difficulty	115	18.4%	188	10.8%	565	8.3%	207	7.3%	190	6.2%	1,265	8.4%
With a cognitive difficulty	86	13.7%	278	16.0%	576	8.4%	218	7.6%	300	9.7%	1,458	9.6%
With an ambulatory difficulty	278	44.4%	590	33.9%	1,530	22.4%	804	28.2%	605	19.6%	3,807	25.1%
With a self-care difficulty	51	8.1%	256	14.7%	857	12.5%	151	5.3%	185	6.0%	1,500	9.9%
With an independent living difficulty	109	17.4%	489	28.1%	1,303	19.1%	347	12.2%	411	13.3%	2,659	17.6%

Note: Numbers represent persons, not disabilities. Persons may report more than one type of disability

Source: Census ACS 2016-2020, Table S1810 and C18108

Chapter 2. Housing Needs Assessment

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center⁶ (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County. CVRC provides diagnosis, evaluation, and case management services. The 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.

Table 2-28

Persons with Developmental Disabilities Receiving Services by Residential Type 2021

City/Community (Zip Code)	Home of Parent /Family /Guardian	Independent /Supported Living	Community Care Facility	Intermediate Care Facility	Foster /Family Home	Other	Total Res
Avenal (93204)	88	<11	0	0	0	<11	>88
Corcoran (93212)	127	12	<11	0	<11	0	>139
Hanford (93230)	648	60	18	0	15	<11	>741
Lemoore (93245)	283	22	<11	0	<11	<11	>305
Armona (Uninc.) (93202)	52	<11	0	0	<11	0	>52
Kettleman (Uninc.) (93239)	14	<11	0	0	0	0	>14
Lemoore Station (Uninc.) (93246)	<11	0	0	0	0	0	>0
Stratford (Uninc.) (93266)	<11	<11	0	0	0	0	>0

Source: CA Dept. of Developmental Services, 2021

State and federal laws 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.

⁶ www.cvrc.org

7. Homeless

Homelessness is often the result of multiple 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 Homeless Alliance (KTHA) conducted a Point-in-Time ("PIT") survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Based on the 2022 PIT survey, 313 homeless individuals were counted in Kings County, as a whole, including cities within Kern County. Other characteristics identified were as follows:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability
- 12% suffer from substance abuse problems
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25



In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and living on the streets or in a car.

Table 2-29 presents the 2022 PIT homeless counts for the four cities and unincorporated areas of the County. The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by the unincorporated area with 24 homeless individuals. Avenal had the lowest count with four homeless individuals.

**Table 2-29
Homeless Persons**

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	17
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Table 2-30

Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	126	98	78%
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	27	24	89%
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	64	57	89%
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	15	14	93%
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	103	103	100%

Source: Kings Tulare Homeless Alliance, 2023

Table 2-30 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County.

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/supportive 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. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

E. Analysis of At-Risk Housing

State law requires that housing elements include an analysis of 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., in-lieu fees, inclusionary and/or density bonus programs).

Kings County and its four incorporated cities have 45 projects providing over 2,500 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 2-31 shows the assisted rental projects in Kings County for which affordability controls are currently in place. Of the 45 housing projects, there are 13 projects (highlighted in the table) that have affordability covenants expiring in the year 2032 or earlier, and therefore, are at risk of conversion to market rate. In addition, the California Housing Partnership's 2023 Affordable Homes At-Risk report indicated that 446 homes were at risk of conversion, with 248 at very high risk, 137 at high risk, and 61 at moderate risk of conversion.



The list of at-risk assisted housing projects identified in Table 2-31 include:

- Wien Manor (City of Avenal) - expires 2027
- Carolyn Apartments (City of Corcoran) - expires 2032
- Corcoran Garden Apartments (City of Corcoran) - expires 2032
- Whitley Gardens I (City of Corcoran) - expires 2029
- Amberwood I (City of Hanford) - expires 2030
- Amberwood II (City of Hanford) - expires 2031
- Cedarbrook (City of Hanford) - expires 2030
- Hanford Senior Villas (City of Hanford) - expires 2032
- Kings View Hanford (City of Hanford) - expires 2031
- View Road Apartments (City of Hanford) - expires 2031
- Lemoore Elderly (City of Lemoore) - expires 2032
- Lemoore Villa (City of Lemoore) - expires 2032
- Kettleman City Apartments (Unincorporated) - expires 2032

Table 2-31
Assisted Housing Units

Project/Jurisdiction	Year Built	Total Units	Low Income Units	Assistance Program	Covenant Expires
Avenal					
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)	2027
Totals - Avenal		323	317		
Corcoran					
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 Apt	1997	44	44	CHRP, RDA, HOME (Elderly)	2047
Kings Manor	2004	81	80	TCAC, Bonds (Large Family)	2059
Saltair Place	2004	42	40	TCAC (Large Family)	2059
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	USDA Section 515	2029
Whitley Gardens II	1984	24	24	USDA Section 515	2035
Totals - Corcoran		602	593		
Hanford					
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
Cedarbrook	1999	70	70	TCAC (Large Family)	2030
Hanford Senior Villas	1982	48	47	USDA Section 515	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	2031
Lincoln Plaza	2006	40	39	TCAC (Large Family)	2061
Sunnyside Village	1969	150	150	HUD	perpetuity
Tierra Vista Apartments	2010	48	48	TCAC/HOME	2065
View Road Apartments	1983	121	120	USDA Rural Development (Elderly)	2031
Totals - Hanford		768	766		
Lemoore					
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
Cinnamon Villas	2013	80	79	USDA RUC/LIHTC RUC	
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
Montclair Apartments	1999	80	79	TCAC (Large Family)	2054
Montgomery Crossing	2009	57	56	USDA Section 515	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
Totals - Lemoore		649	641		
Unincorporated Area					
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
Totals - Unincorporated Area		198	197		
Grand Total - Kings County		2,540	2,514		

F. Housing Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (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 10-year period from January 31, 2024 through January 31, 2032. 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 RHNA Technical Advisory Committee. 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 RHNA Technical Advisory Committee 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.

Additionally, State law requires that planning for housing be coordinated and integrated with the Regional Transportation Plan (RTP). To achieve this requirement, the RHNA plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS). In September 2022, KCAG adopted the 2022 RTP/SCS update, which incorporates assumptions for housing and employment growth that affect future transportation needs. To achieve the RHNA consistency requirement, this RHNA used the same RTP assumptions for future housing development from the present (2022) to the RTP/SCS 2050 horizon year.

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 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 2-32
Regional Housing Needs, 2024-2032

Jurisdiction	Extremely Low*	Very Low*	Low	Moderate	Above Mod	Total
Avenal	24	24	37	55	137	277
Corcoran	61	61	116	118	359	715
Hanford	684	685	993	1,066	2,119	5,547
Lemoore	293	293	437	408	898	2,329
Unincorporated	66	66	89	106	234	561
Kings County total	1,128	1,129	1,672	1,753	3,747	9,429

* 50% of VL units are assumed to be extremely-low per state law

Source: KCAG 2015

Table 2-32 shows the regional housing needs allocations for Kings County jurisdictions for the 2024-2032 period. All new units built or preserved after January 31, 2024 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

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, 2024- January 31, 2032. Jurisdictions must demonstrate that there is adequate capacity to achieve the RHNA targets 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 for all income levels through appropriate land use plans and regulations, and through implementation of programs designed to facilitate housing development including fair and affordable housing. 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.

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 land inventory analyses for each jurisdiction with detailed parcel listings and identification of potential development constraints are provided in Appendix B. Sites with Farmland Security Zone or Williamson Act contracts were eliminated from the analysis.

Vacant sites 6,000 square feet or greater for each of the four jurisdictions and unincorporated areas of Kings County (Home Garden, Kettleman City and Stratford) are shown in figures 3-1 to 3-7.

Figure 3-1 – City of Avenal Vacant Sites 6000 Sq. Ft or Greater

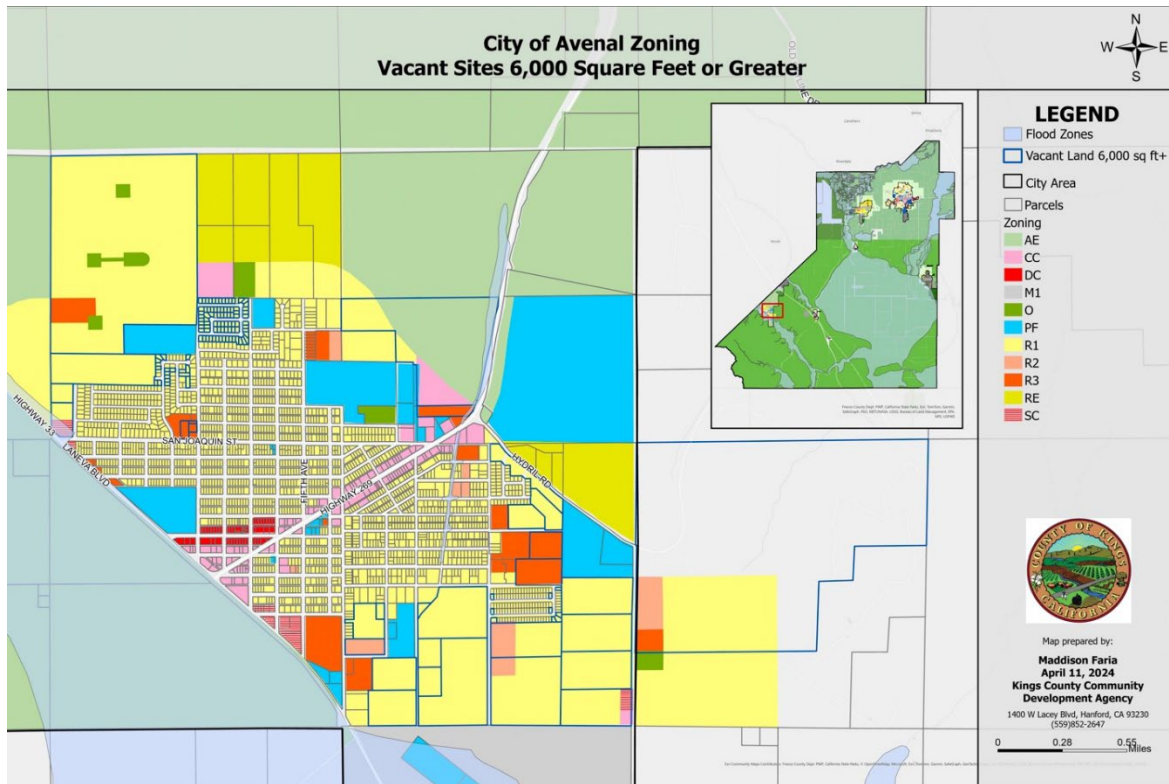


Figure 3-1A - City of Avenal Vacant Sites by Census Tracts

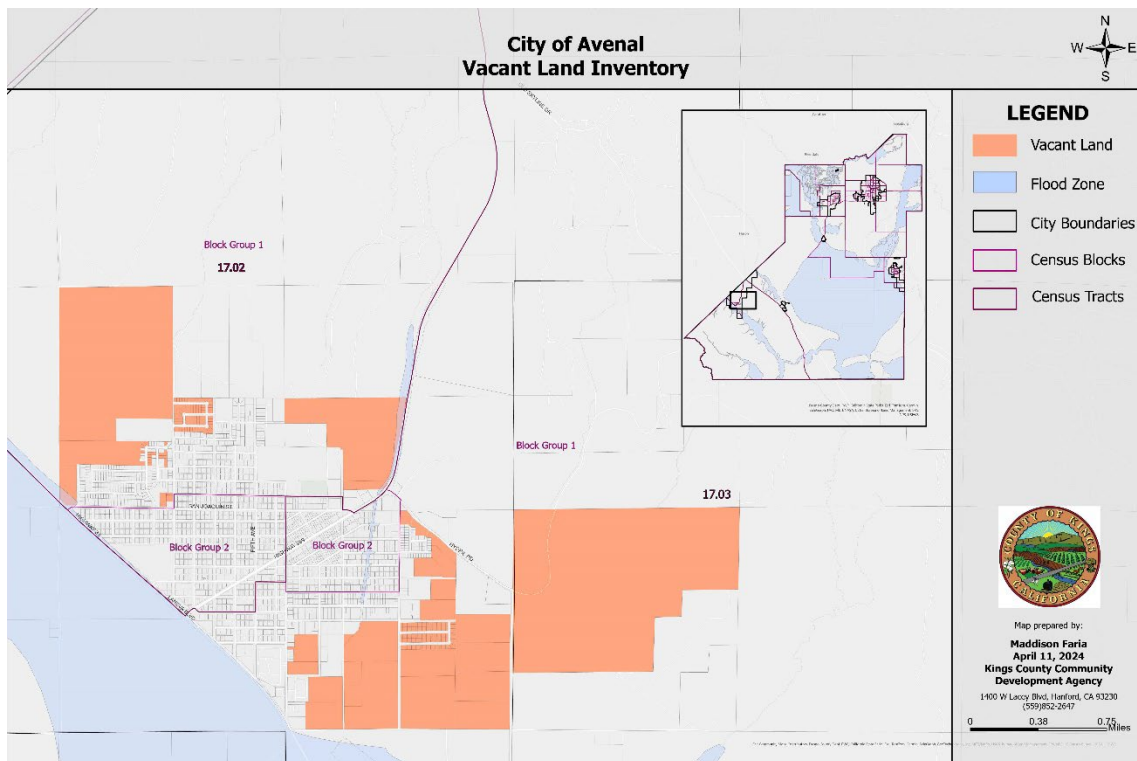


Figure 3-2– City of Corcoran Vacant Sites 6000 Sq. Ft or Greater

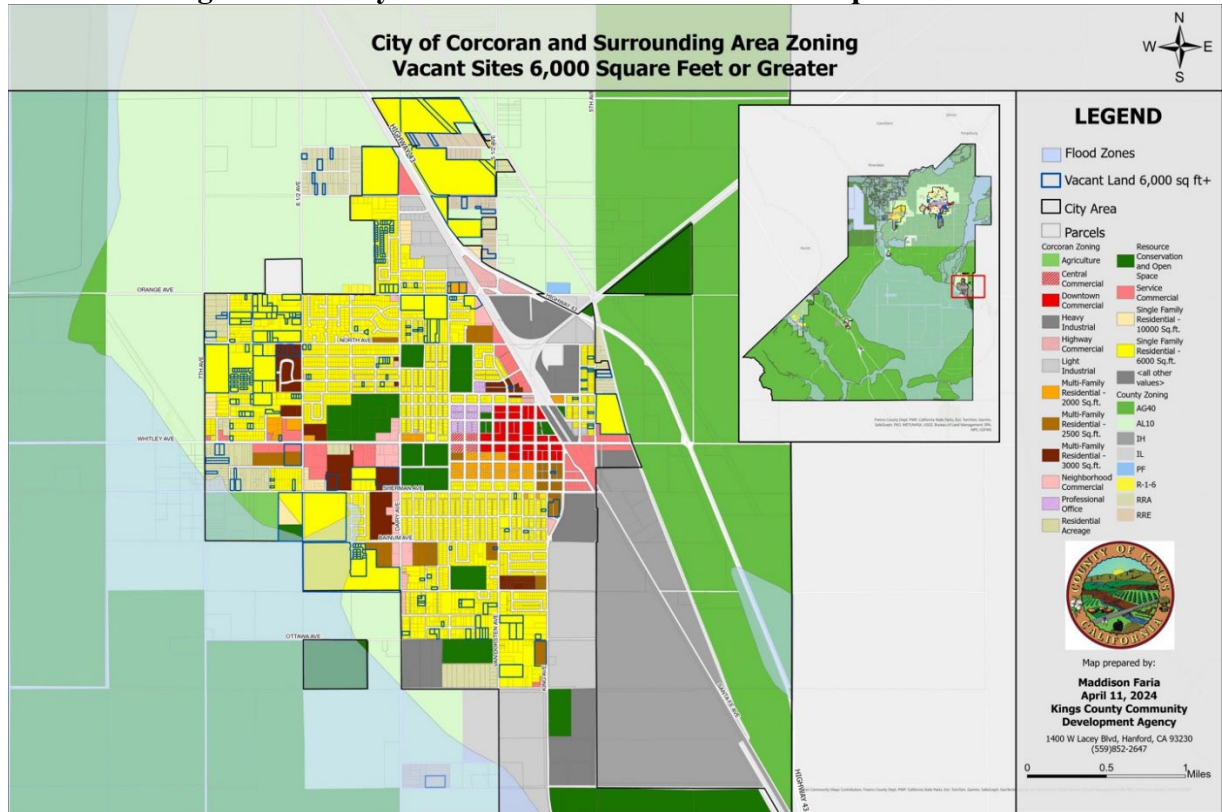


Figure 3-2-A – City of Corcoran Vacant Sites by Census Tracts

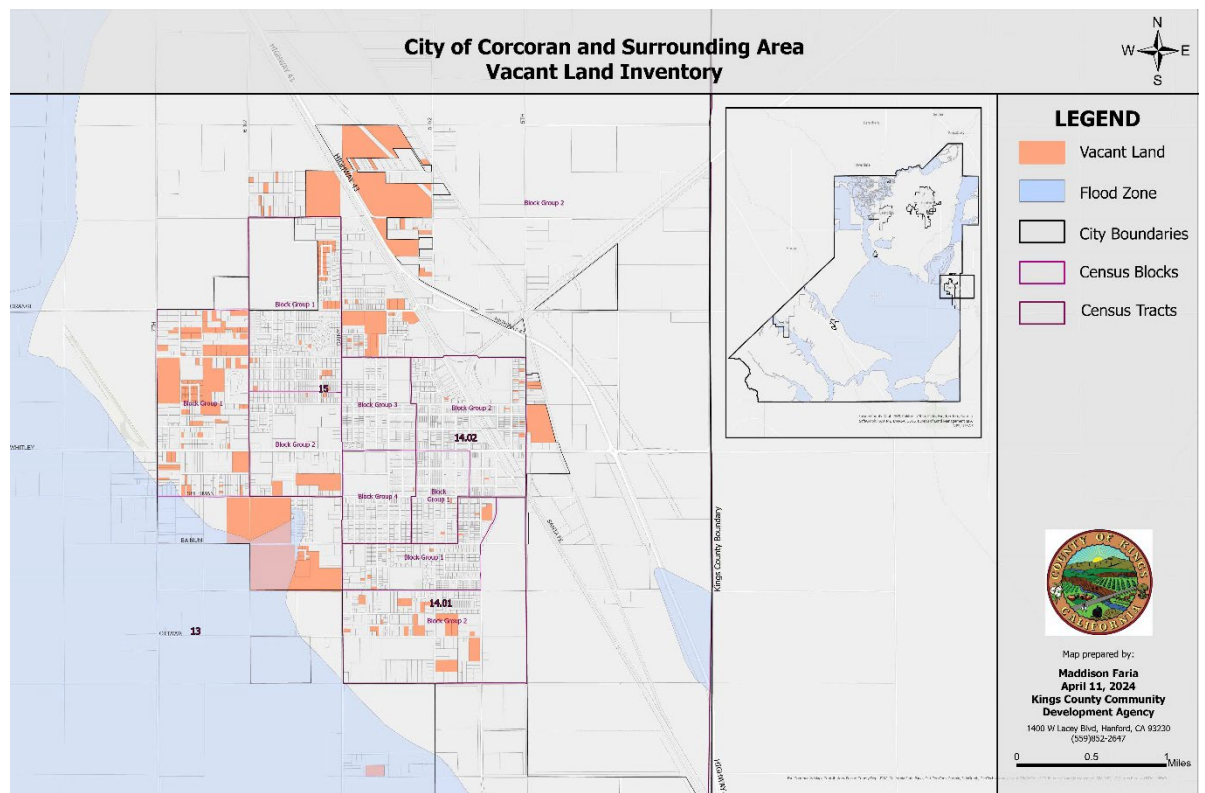


Figure 3-3 – City of Hanford Vacant Sites 6000 Sq. Ft. or Greater

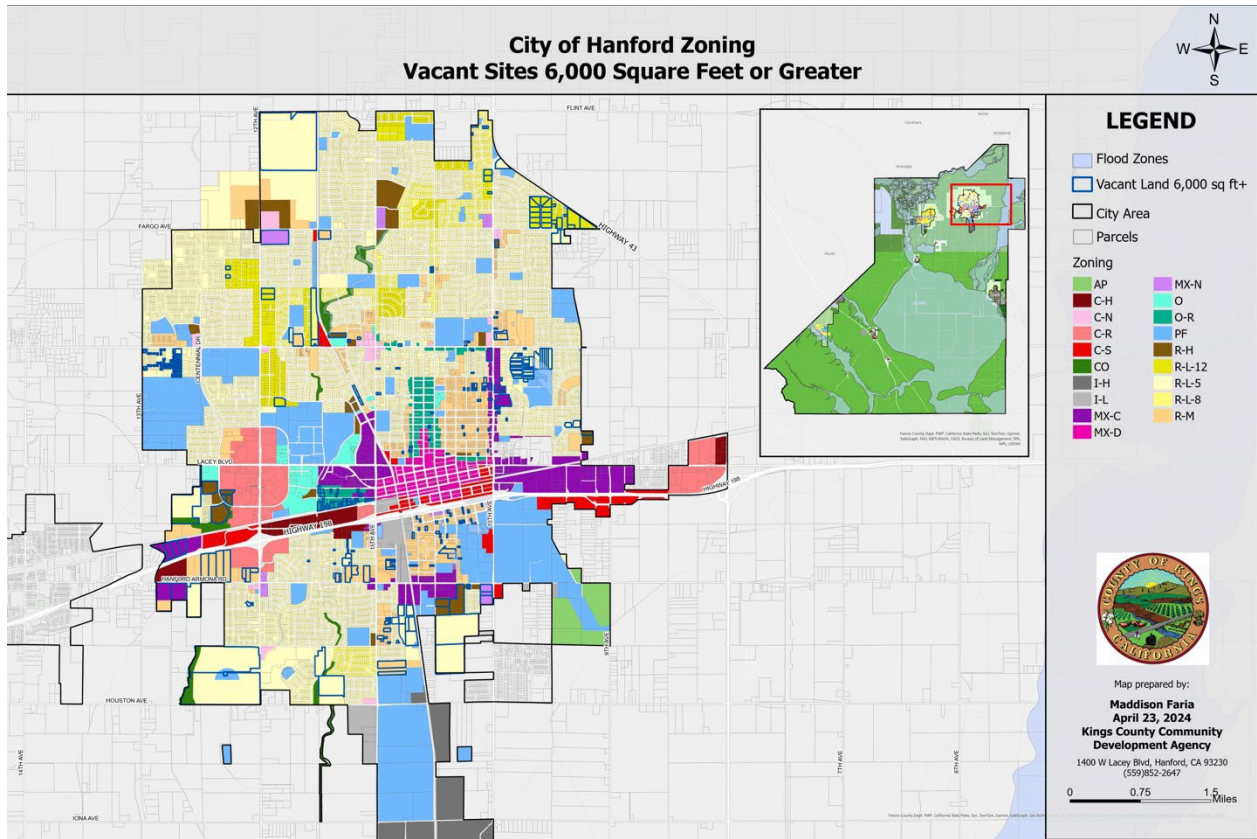


Figure 3-3-A – City of Hanford Vacant Sites by Vacant Sites

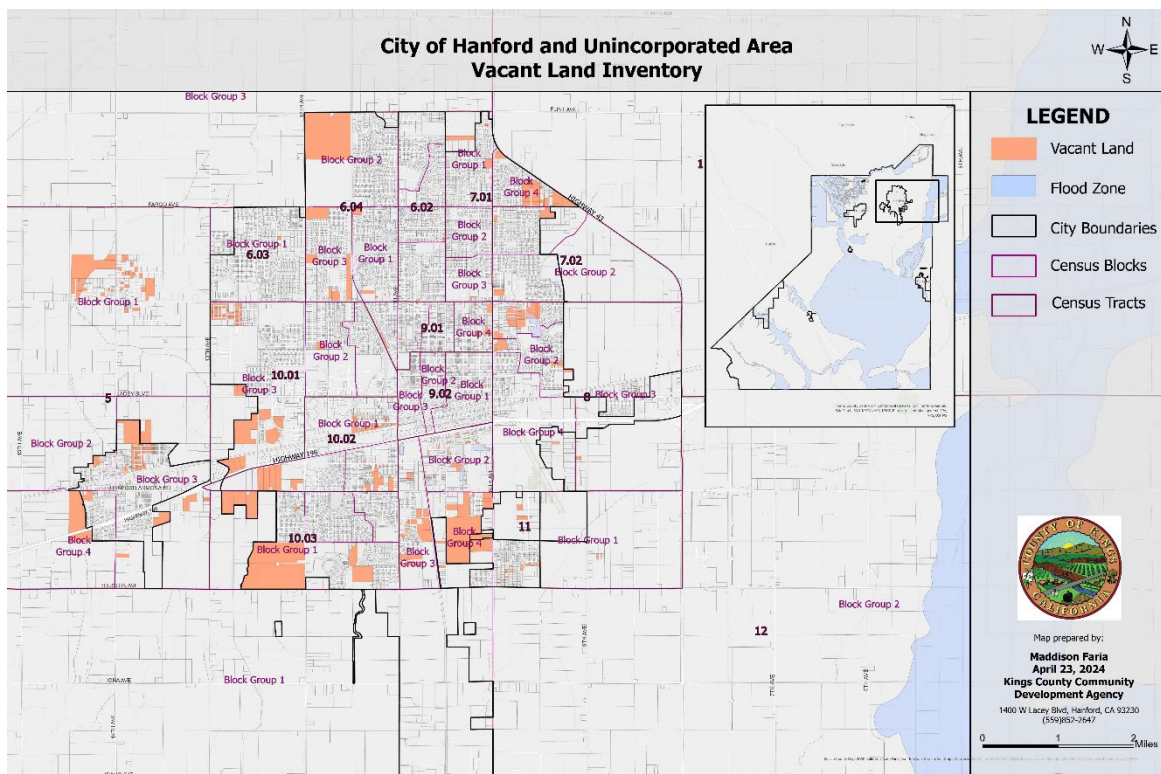


Figure 3-4– City of Lemoore Vacant Sites 6000 Sq. Ft. or Greater

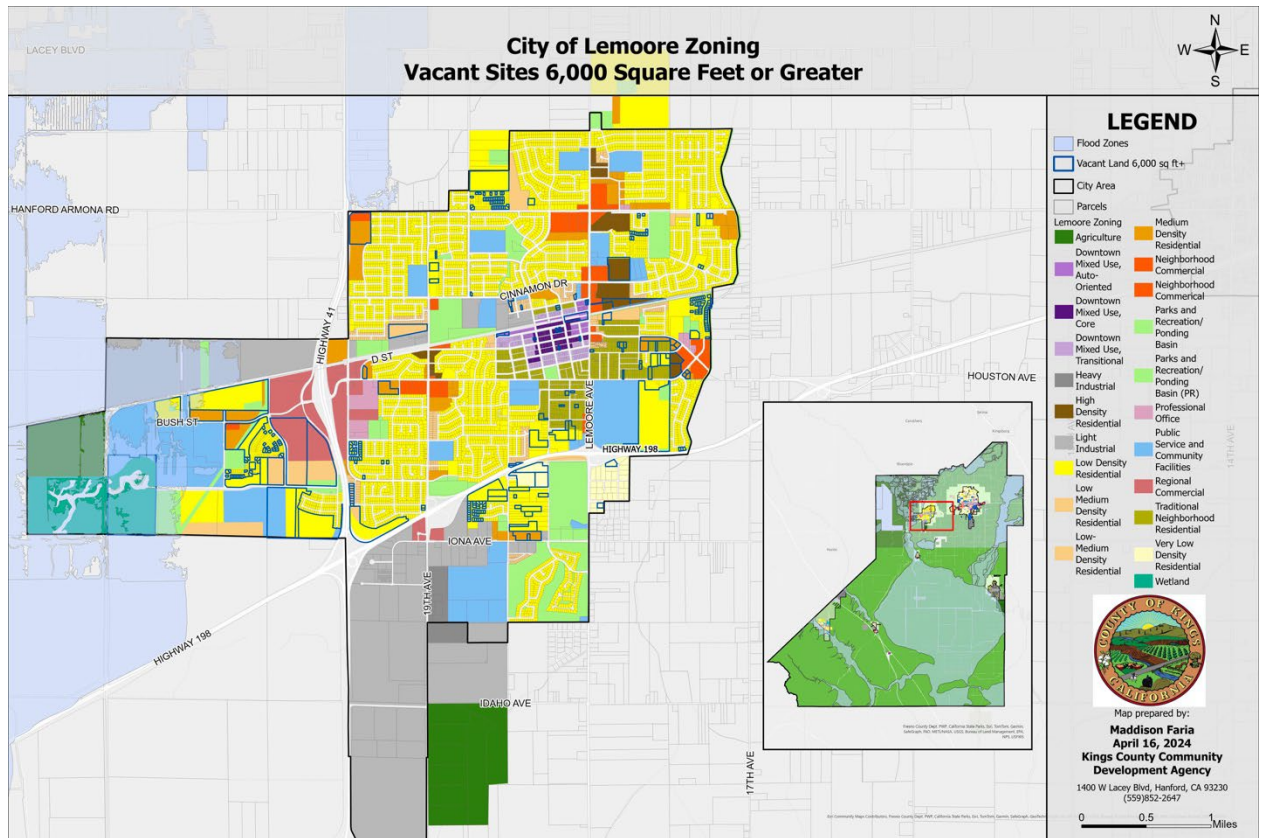


Figure 3-4-A – City of Lemoore Vacant Sites by Vacant Sites

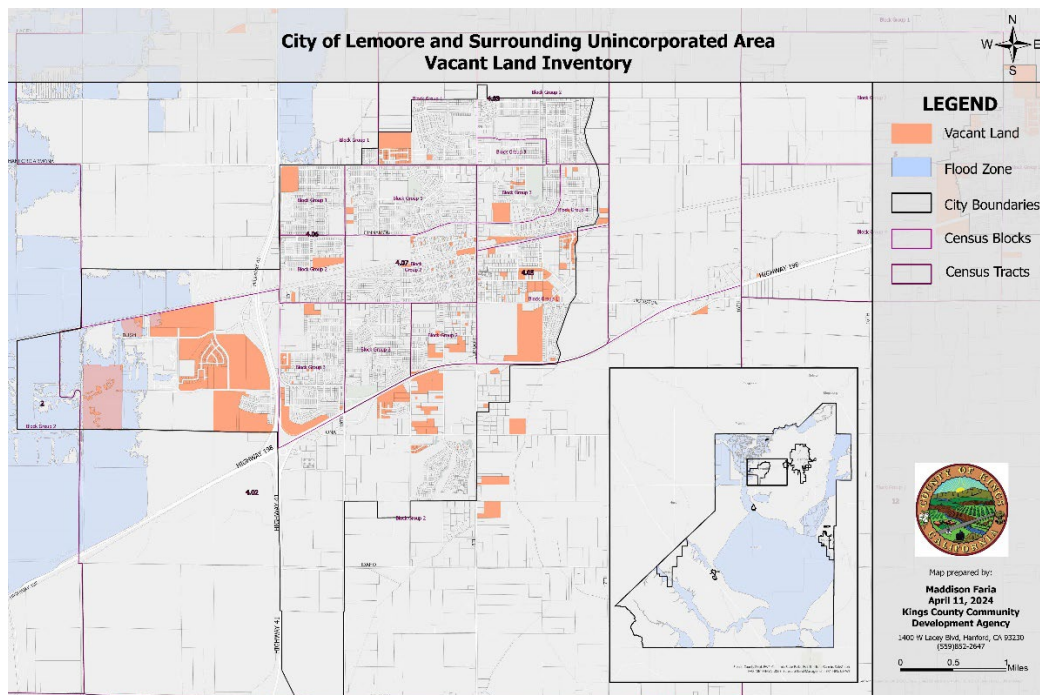


Figure 3-5 – Kings County Home Garden Vacant Sites 6000 Sq.Ft. or Greater

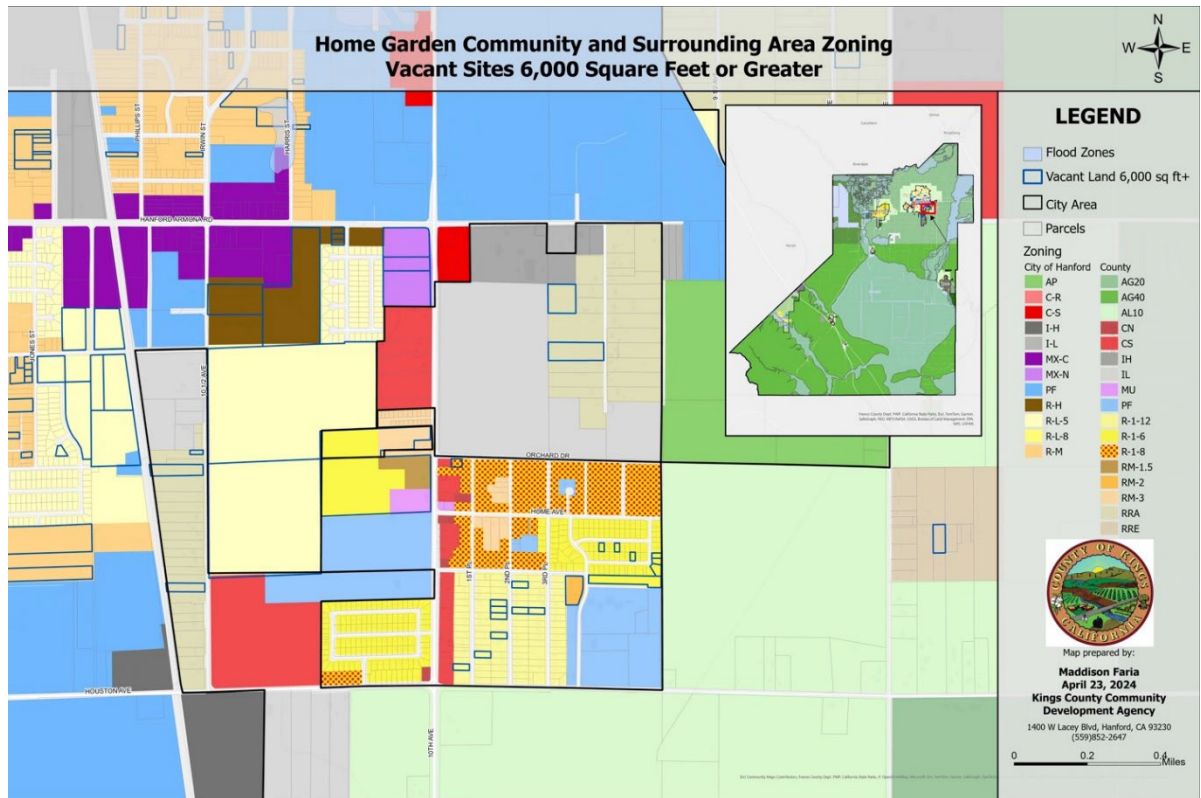


Figure 3-5-A – Kings County Home Garden Vacant Sites by Census Tracts

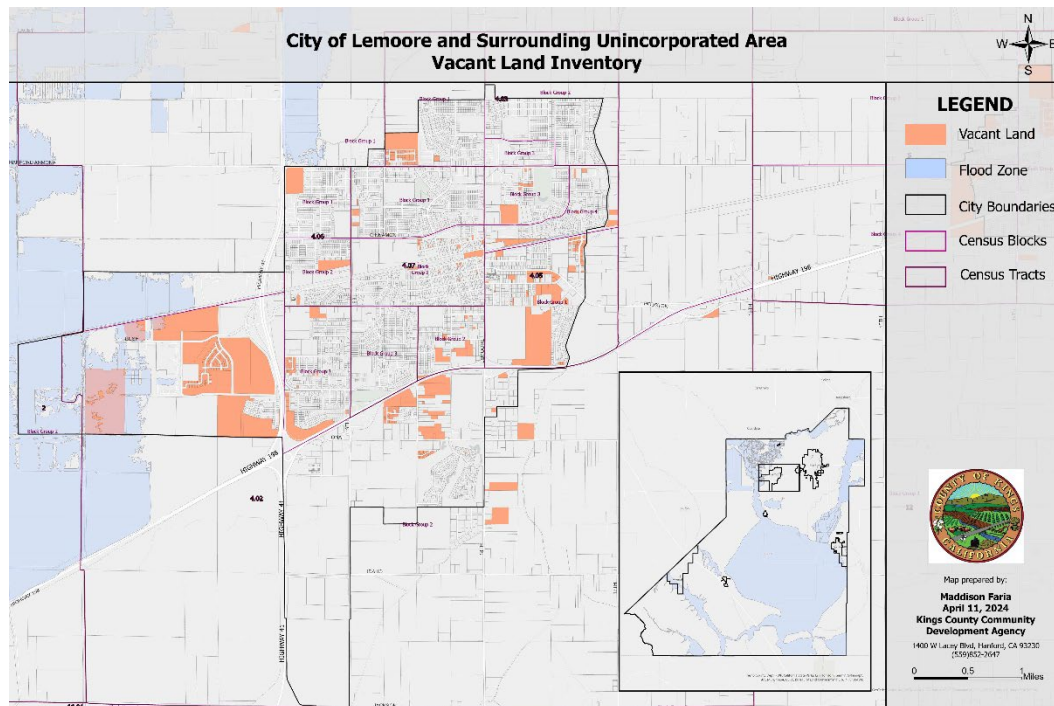


Figure 3-6 – Kings County Kettleman City Vacant Sites 6000 Sq.Ft. or Greater

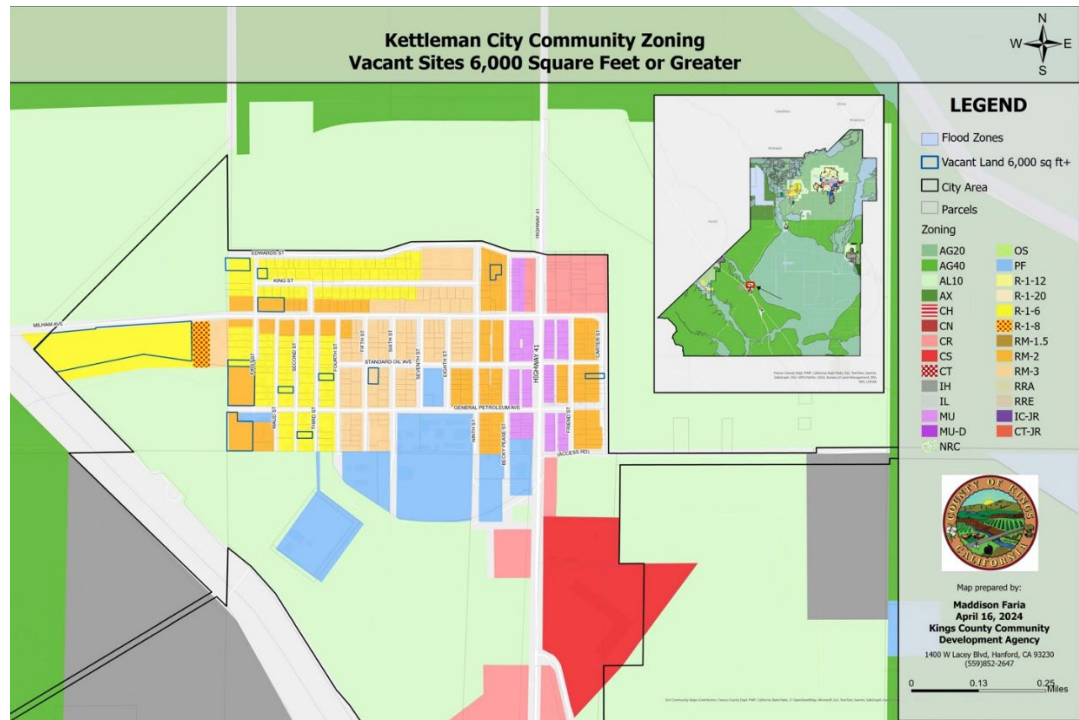


Figure 3-6-A – Kings County Kettleman City Vacant Sites by Census Tracts

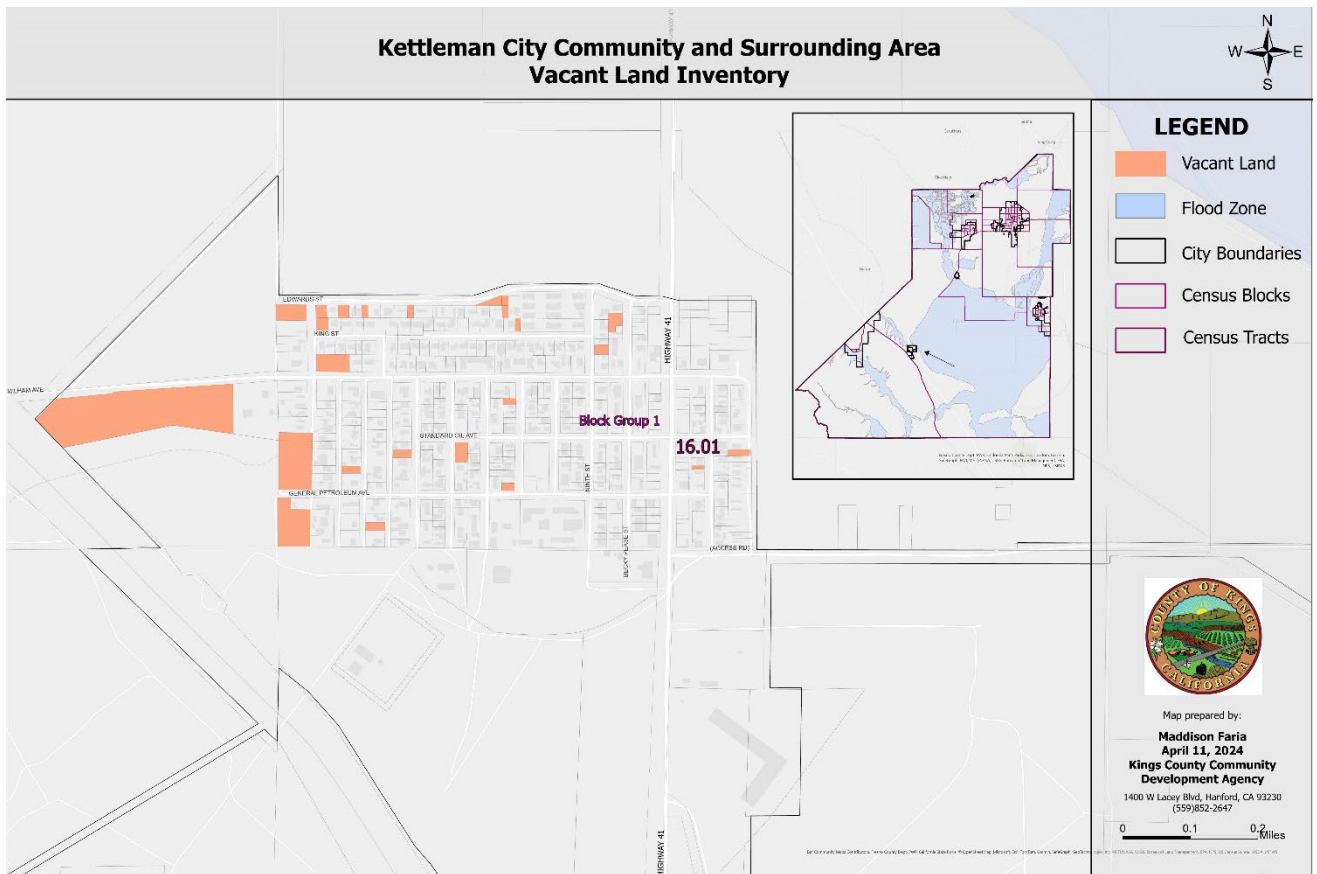


Figure 3-7 – Kings County - Stratford Vacant Sites 6000 Sq. Ft. or Greater

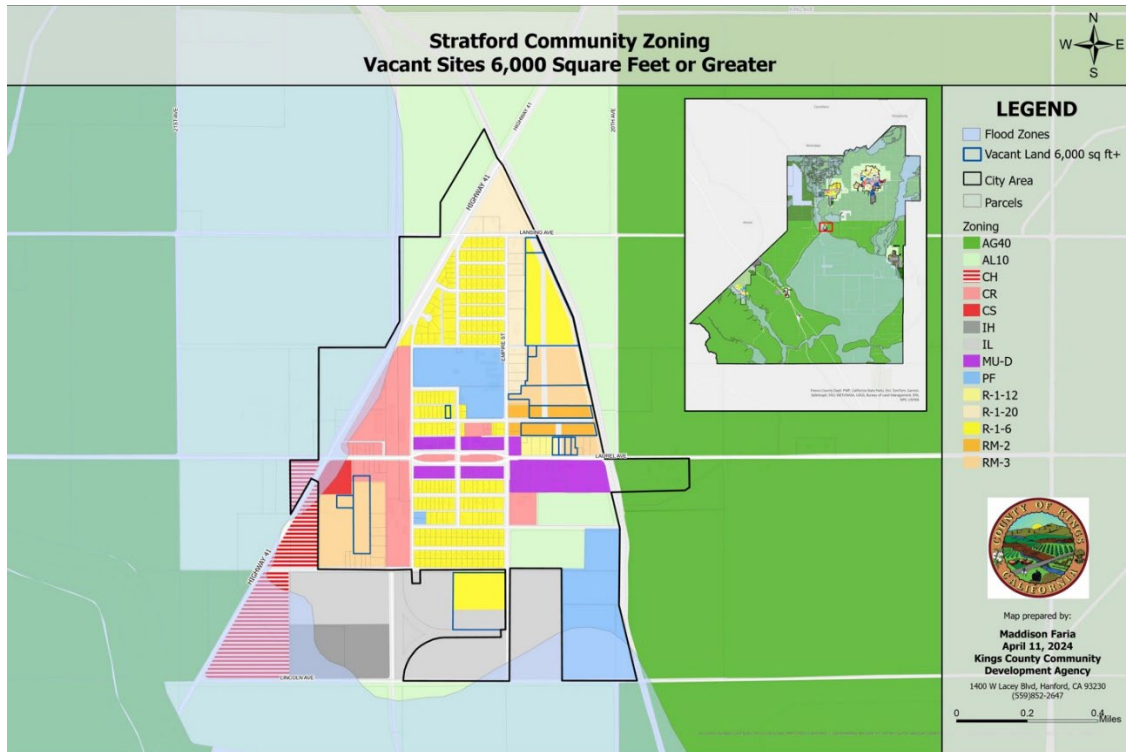
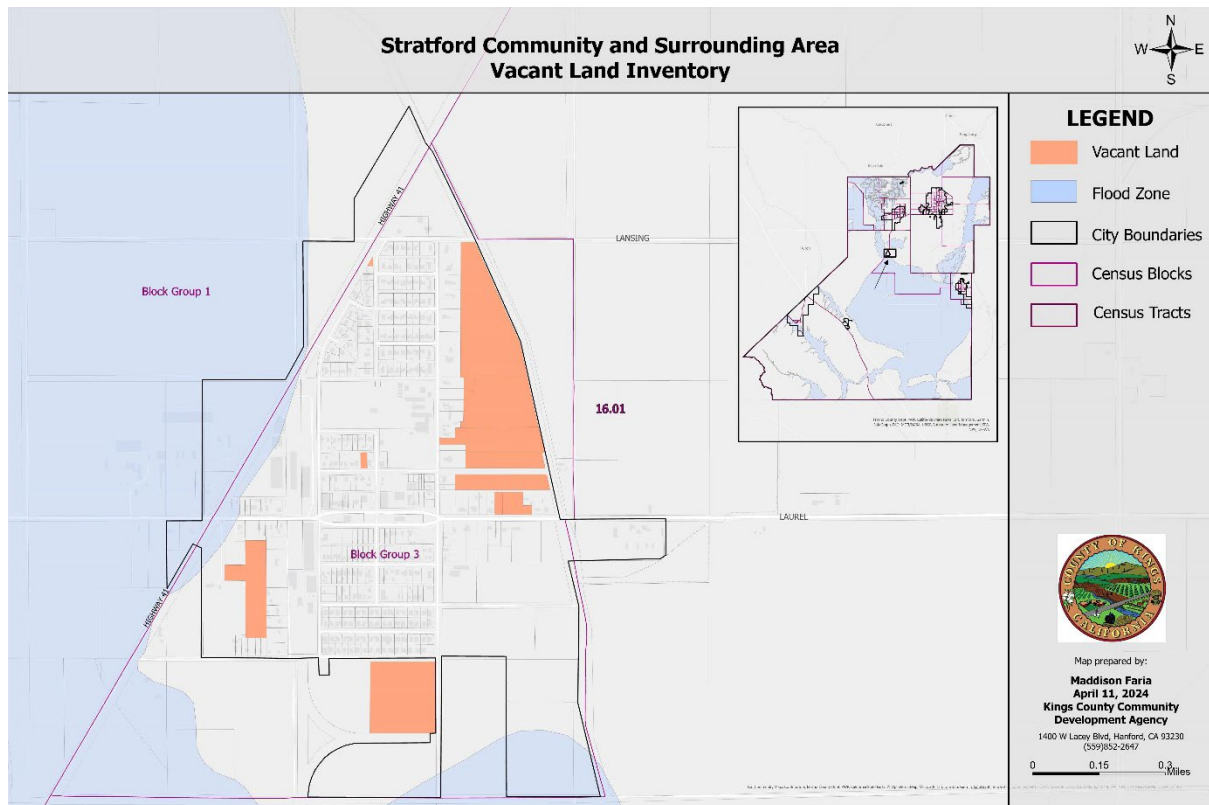


Figure 3-7-A – Kings County - Stratford Vacant Sites 6000 by Census Tracts



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 Partnerships (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. HOME grants are often provided in partnership with local nonprofit groups to fund building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households. Funds are awarded annually and its flexibility allows local jurisdictions to utilize the funds for grants, direct loans, loan guarantees, other forms of credit enhancements, rental assistance or security deposits. 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.

When HOME funds are combined with other federal programs, the impact can be much greater than implementing one program. All Kings County jurisdictions have to review carefully about how these programs can be combined in projects to achieve the greatest return for their resources, while ensuring compliance with all of the HOME requirements.

Community Development Block Grant (CDBG): The objectives of the CDBG program are to develop viable communities by the provision of decent affordable housing, a suitable living environment, and to expand economic opportunities, principally for the benefit of Low- and Moderate-Income (LMI) persons, families, households, and neighborhoods. CDBG funds can be used for a variety of activities, including housing acquisition, housing 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.

Affordable Housing and Sustainable Communities Program (AHSC): The AHSC Program is an important part of California's climate and equity strategy by funding affordable housing and transportation projects near jobs, schools, and other daily destinations. The purpose of the AHSC Program is to reduce greenhouse gas (GHG) emissions through projects that implement land use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives, HSC provides funding for affordable housing developments (new construction or renovation) and transportation infrastructure. This may include sustainable transportation

infrastructure, such as new transit vehicles, sidewalks, and bike lanes; transportation-related amenities, such as bus shelters, benches, or shade trees; and other programs that encourage residents to walk, bike, and use public transit.

AHSC funds both loans for affordable housing, and grants for housing-related infrastructure, transportation projects, and community programming. The housing loan is provided at the time of contract signing, shortly after awards are made, and used to close the awardee's construction loan. Grant funds are provided on a reimbursement basis. Historically, most successful awards have included a partnership between developers of affordable and mixed-income housing, local governments, regional transportation agencies, and public transit providers. The AHSC Program includes three eligible Project Area Types: 1) Transit-Oriented Development (TOD) Project Areas; 2) Integrated Connectivity Project (ICP) Project Areas, and 3) Rural Innovation Project Areas (RIPA). Applicants who receive awards are responsible for monitoring and reporting their projects' emissions reductions using a quantification methodology certified by the California Air Resources Board

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 improve their living conditions with housing and related services through the following core activities:

- New construction of single-family homes with requirements for sweat equity and shared labor
- Rental housing development and acquisition which includes onsite services that enrich the lives of residents
- Technical assistance and leadership development in rural communities with clean water, sanitary sewer and other infrastructure challenges
- Professional services to cities and counties addressing housing and community development needs, including housing rehabilitation and homebuyer financial assistance
- Asset management of rental housing that promotes preservation and long-term sustainability
- Training and counseling assistance to promote successful homeownership outcomes
- Collaboration with partners to shape strong communities where families thrive

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.

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. Approximately 1,090 individuals and families receive rental assistance through [Section 8 Housing Choice Voucher](#) and affordable housing programs. Following are the available affordable housing solutions:

- 688 Section 8 Housing Choice Vouchers (Varies According to Funding)

- 268 Public Housing Units
- 32 State Housing Apartments
- 6 Foster Youth Transitional Housing Program Slots
- 45 Farm Labor Housing Residences
- 44 Senior Citizen Apartments
- 1 Market Rate Single Family Home.

C. Opportunities for Energy Conservation

Avenal

The City of Avenal has collaboration with Pacific Gas and Electric Company (PG&E), Southern California Gas Company (SCG), and the VIEW Partnership to provide businesses, homeowners, renters and even other local governments energy saving resources. Throughout the collaboration, the city also offers rebates and incentives to homeowners and renters to reduce energy use. with energy audits and to provide them with resources to obtain low energy products such as generator/battery, smart thermostat, electric heat pump water heaters & air conditioners, energy efficient appliances, lights and insulation.

Corcoran

The City of Corcoran's Energy Conservation and Efficiency Project is to identify and implement energy efficiency opportunities in the city. The city engaged Engie Services U.S Inc in 2021 to do a comprehensive review of energy use and Engie identified solar panel projects, variable frequency drive upgrade, LED lighting upgrades and a battery energy storage system to reduce City's energy use. The city has entered into a 20-year equipment leasing agreement to support these initiatives. In addition, the city provides expedited permit processing for residential solar energy equipment installations and provides information on energy audits, and how low-income households can access energy discount programs. PG&E's California Alternate Rates for Energy Program (CARE) offers 20% discount or more on gas and electricity and Family Electric Rate Assistance Program (FERA) offers monthly discount of 18% on electricity to low income households with three or more people. In addition, the Housing Plan includes Program 2.15 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 has implemented sustainable energy solutions across 16 high energy use sites, including City Hall, the WWTP, the Train Station, the Fire Station, the Airport, the Police Department, the City Auditorium and several parks. Additionally, LED lighting at most City buildings, parks and traffic intersections improved efficiency, performance, visibility, and nighttime roadway safety.

The city supports the Weatherization and Energy Savings Assistance Programs with Kings County and provides information to its residents. Support is also extended to low-income households with regard to information on energy cost discount programs.

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

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- 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 General Plan incorporates several policies and implementation actions that support energy conservation and green development. These include:

- Sustainable site planning and green building practices requiring new development to incorporate site planning and building design to incorporate passive heating and natural lighting, reduce surface water runoff, passive solar design, energy efficiency, where feasible.
- Incorporate green building standards into the Zoning Ordinance and Building Code to ensure a high level of energy efficiency in new development, including requiring the use of Energy Star appliances in new development and substantial renovations, requiring all new development to qualify for the equivalent of "LEED Silver" rating or better, requiring all new residential development to be pre-wired for optional photovoltaic energy systems and/or solar water heating, and requiring all new projects that will use more than 40,000 kilowatt-hours per year of electricity to install photovoltaic energy systems.
- Environmentally responsible outdoor lighting, energy efficient new street lighting and all outdoor lighting equipment to be energy efficient.

Kings County

Kings County has 21,000 acres of commercial solar development (2022). Kings County has one of the highest per-capita industrial solar power capacities in the state, according to clean energy report released by Next 10, a San Francisco based think tank. The Kings County Community Development Agency 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.

Weatherization Assistance is available to low-income families and individuals throughout Kings County to improve energy efficiency in the home such as aerators, low-flow shower heads, water heater blankets, minor home repairs to broken windows and doors, and heating/cooling repair or replacement when needed. PG&E's Energy Savings Assistance Program provides income-qualified renters and homeowners with energy saving services including:

- Home including compact fluorescent lights, caulking, showerheads, minor home repair and more
- Replacement of old refrigerator, furnace and/or water heater
- Insulation and weatherproofing services
- ENERGY STAR Advanced LED light bulbs that use up to 80 percent less energy.
- Energy savings tips

In addition, lower-income households are referred 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.

D. Housing Densities, Potential Growth and Vacant Land

1. General Plan and Zoning

Avenal

Avenal's 2035 General Plan was adopted in 2018 and includes 5 residential land use designations: Residential Estate, Low Density Residential, Medium Density Residential, High Density Residential and Mixed-Use Zones. The General Plan land use element allows a density range of 1 to 2 dwellings per acre in Residential Estate zone, 4 to 7 dwellings per acre in low-density residential zone, 10 to 15 units per acre in medium density zone and 14 to 29 units per acre in high density residential zone. Mixed use zone encourages a mixture of employment-generated uses and residences in the southeastern portion of the city near 36th Avenue and Salem Avenue and allows 14 to 29 dwelling units per acre. Higher densities in the mixed-use zone will be considered on a case-by-case basis through PD process where measurable community benefit is demonstrated such as affordable housing units, and infrastructure is available. Height limit is 35 feet but structures up to 65 feet may be permitted with a CUP.

Corcoran

Corcoran's 2005-2025 General Plan was adopted in 2014 and includes 4 residential land use designations: Very Low Density Residential, Low Density Residential, Medium Density Residential, and High-Density Residential Zones. The General Plan land use element allows a density range of 1 to 2 dwellings per acre in Very Low-Density Residential zone, 4.5 to 7.5 dwellings per acre in low-density residential zone, 10 to 15 units per acre in medium density zone and 14 to 29 units per acre in high density residential zone. Higher densities will be considered on a case-by-case basis through PD process where measurable community benefit is demonstrated such as affordable housing units and where infrastructure is available. The City has identified Arterial and Collector locations throughout the city and in-fill locations in the downtown area for high density residential developments.

Hanford

The City of Hanford adopted its updated 2035 General Plan in 2017. It includes several residential land use designations, mainly, Low Density Residential, Medium Density Residential, High Density Residential, Office Residential, Neighborhood Mixed Use, Corridor Mixed Use and Downtown Mixed-Use zones. The General Plan Land Use & Community Design section allows a density rate of 2 to 10 units per acre in low density residential zone, 7 to 20 dwelling units in medium density residential zone, and 14 to 29 units in high density residential zone. The intent of the mixed-use zone land use designations is to provide for a mixture of stores, services, restaurants, offices and high-density homes (dwelling units) in close proximity to these services to reduce auto dependency and increase the use of public transit.

Lemoore

Lemoore 2030 General Plan was adopted in 2008. It includes several residential land use designations: Agriculture/Rural Residential (0.05 units per gross acre), Very Low Density Residential (2 to 3 dwelling units per acre), Low Density Residential (3 to 7 dwelling units per acre), Low-Medium Density Residential (7 to 12 units per acre), Medium Density Residential (12 to 17 units per acre) and High Density Residential

(17 to 25 units per acre) intended for development along arterials and in the downtown area. The Mixed-Use designation is intended to provide for retail, residential, office, business, personal services, public and institutional uses in neighborhood-oriented centers with residential densities ranging from 8 to 20 units per gross acre.

Kings County

Kings County's 2035 General Plan was adopted in 2010 with residential land use designations primarily used in the 'Urban Fringe' and the 'Community Districts' of Armona, Home Garden, Kettleman City and Stratford where community water and sewer services are provided. There are 7 residential designations in the Plan: Very Low Density Residential (1 dwelling unit per acre), Low Density Residential (1 to 7 dwelling units per acre), Low-Medium Density (1 to 7 dwelling units per acre), Medium Density (1 to 7 dwelling units per acre), Medium High Density (7 to 24 dwelling units per acre), High Density (7 to 24 dwelling units per acre) and Very High Density (14 to 29 dwelling units per acre). In addition, the General Plan also has a Mixed-Use designation intended for unincorporated community downtowns and community districts.

2. Potential Growth and Vacant Land

The California government forecast indicates that the Kings County population is expected to expand to 159,854 by 2035 from a population of 152,200 in 2020. The average annual growth rate is less than 1 percent per year. Between 2017 and 2022, an average of 380 homes were started per year in Kings County, mostly single-family homes. It is expected that this trend will continue during this housing element period of an average of 400 homes per year.

Avenal

Avenal's population saw an increase of 5.7% between 2000 and 2010 and a decline of 11.7% between 2010 and 2020. The General Plan estimates Avenal's population to grow from 13,696 in 2020 to an estimated 16,050 persons by the year 2035. Growth has been located within the present City boundary and concentrated in a northwest to southeast direction, and this trend is projected to continue.

The General Plan identifies 5,254 acres of land as vacant/undeveloped. The site inventory identifies 519 acres of low-density residential land, 25 acres of medium density residential land and 22 acres of high-density residential land. Land availability is not a constraint for future growth in Avenal.

The city of Avenal's Vacant and Sites Inventory table can be viewed in Appendix B.

Corcoran

Corcoran's population increased 71.62% to 24,813 between 2000 and 2010 and decreased by about 10% between 2010 to 2020 to 22,339. Corcoran is currently growing at a rate of 0.33% annually and it is expected that the overall growth rate will be less than 1% annually.

The site inventory identifies 412 acres of low density residential, approximately 24 acres of medium density residential and around 8 acres of high density residential/mixed use zones.

The city of Corcoran's Vacant and Sites Inventory table can be viewed in Appendix B.

Hanford

Hanford General Plan projects an average annual growth rate of 2.1% till 2035, after taking into account a likely faster growth rate in the cities of Kings County. Between 1990 and 2020, Hanford experienced around 90% growth to its 1990 population. However, Hanford experienced <1% overall growth between 2010 and 2020. Therefore, the assumption of 2.1% annual growth in the General Plan is optimistic and should be more than sufficient to meet any future demand.

The General Plan identifies 2,202 acres of vacant low-density residential land, 472 acres of medium density residential land, 123 acres of high-density residential land and 20 acres of office residential land. The City's site inventory has 13.22 acres of land zoned as Office Residential, 68.06 acres zoned as High Density Residential, 126.13 acres zoned as Medium Density Residential, 300.58 acres zoned as Low Density Residential/RL5, 7.08 acres zone as Low Density Residential/RL8 and 34.69 acres zoned as Very Low Density Residential/R-1-12. In addition to this, 26.27 acres were annexed from unincorporated Kings County.

The city of Hanford's Vacant and Sites Inventory table can be viewed in Appendix B.

Lemoore

Lemoore has been growing at a rate of less than 1 percent per year, with residential developments mostly single-family homes and multi-family condominiums in the northeast and western quadrant of the city planning area.

Over 40 percent of land in the Planning Area is under Williamson Act contracts. The General Plan also identified 2,082 acres or 17 percent of the land as vacant land. Out of the vacant land, more than 50 percent is zoned for low density single family residential, around 500 acres is very low density residential, 200 acres is low-medium density residential, 74 acres is medium density residential, 35 acres of Mobile Home Parks, 118 acres of mixed-use land and 48 acres of neighborhood commercial land. The city of Lemoore's Vacant and Sites Inventory table can be viewed in Appendix B.

Kings County

The unincorporated areas of Kings County have been experiencing a decline in population since 2000, with a decline of 12% between 2000 and 2010 and a decline of 8% between 2010 and 2020. It is not expected that this trend will reverse significantly in the near future.

The General Plan has earmarked 1073 acres of land designated for very low density (RRE/RRA), 324 acres for low density (R-1-20), 163 acres of Low Medium Density (R-1-12), 667 acres of Medium Density (R-1-8 or R-1-6), 226 acres of Medium High Density (RM-3), 83 Acres of High Density (RM-2) and 15 acres of very high density (RM-1.5). There are also 38 acres of Downtown Mixed Use (MU-D) designated land, 86 acres of Mixed Use (MU) land and 34 acres of Reserve Mixed Use (MU-(R)). There is sufficient vacant land available to meet future growth. The Kings County Vacant and Sites Inventory table can be viewed in Appendix B.

Realistic Capacity

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to calculate the projected residential development capacity of the sites identified in the housing element that can realistically be achieved. The housing element must describe the

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methodology used to make this calculation. Jurisdictions have two options to make this calculation.

- Utilize minimum densities (Step 1)
- Utilize adjustment factors (Step 2)

Step1: Utilizing minimum densities to calculate realistic capacity of sites Government Code section 65583.2(c) (1). If the jurisdiction has adopted a law, policy, procedure, or other regulation that requires the development of a site to contain at least a certain minimum residential density, the jurisdiction can utilize that minimum density to determine the capacity of a site.

For the purpose of this analysis, the use of either gross or net acreage is acceptable but should be consistent with the standard the jurisdiction typically uses for determining allowable units for a residential development project.

For example: Site Description Value Size of site (Gross acreage) 3 acres Zoning Residential Multifamily Allowable density 20 (required minimum) – 30 dwelling units per acre

Realistic capacity utilizing minimum $3 \times 20 = 60$ units

Please note, to meet this standard on a zone that allows for multiple uses, the general plan or zoning must require the specified minimum number of residential units on the identified sites regardless of overlay zones, zoning allowing nonresidential uses, or other factors potentially impacting the minimum density. Otherwise, the capacity of the site must be calculated using the factors outlined in Step 2.

Step 2: Utilizing factors to calculate realistic capacity of sites Government Code section 65583.2(c) (2).

The housing element must describe the methodology used to determine the number of units calculated based on the following factors:

- Land use controls and site improvements requirements,
- *NEW* The realistic development capacity for the site,
- *NEW* Typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction,
- *NEW* The current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

Land Inventory Summary

The projected residential capacity of different land use zones in each of the jurisdictions in Kings County was calculated based on the minimum densities. Therefore, the proposed number of dwelling units can realistically be achieved. The vacant site inventory is summarized in Table 3-1.

D. Housing Densities, Potential Growth and Vacant Land

Table 3-1
Potential New Dwelling Units By Zone

Potential New Units by Income					
General Plan	Zone	Acres	Lower	Moderate and Above	Total
AVENAL					
LDR	R-1	519		2172	2172
MLDR	R-2	25		250	250
MDR	R-3	22.7	314		314
Sub-Total		566.7	314	2422	2636
CORCORAN					
VLDR/LDR	RA/R-1-10/R1-6	428		1940	1940
MDR	RM2.5, RM-3	22	177	65	242
HDR/Mixed	RM-2, CD, PO	8.5	108		108
Sub-Total		458.5	285	2005	2290
HANFORD					
VLDR/LDR	RL5/RL8/R-1-12	342		1318	1318
MDR	RM-3	126	611	494	1105
OR/HDR/Mixed	OR/RM-2	81	1276		1276
Sub-Total		549	2794	3892	6686
LEMOORE					
VLDR/LDR	RL5/RVLD/RLD	332		990	990
MDR	RLMD/RMD/RN	146	599	671	1270
HDR/Mixed	RM-2, OR, PO	77	626		626
Sub-Total		555	1225	1661	2886
KINGS COUNTY (unincorporated)					
VLDR/LDR	R-1-20/RR/R-1-12	247		250	250
MDR	RM-3/R-1-6/R-1-8	142		461	461
HDR/Mixed	RM-1.5/RM-2	22	175		175
Sub-Total		411	175	711	886
TOTAL		2540.2	3617	7859	11,376

Table 3-2 analyses the sufficiency of land inventory to meet Regional Housing Needs Allocation (RHNA) for each jurisdiction. This analysis demonstrates that the land inventory in each jurisdiction is adequate to accommodate the overall RHNA targets in all jurisdictions except in Hanford. Also, the land inventory for above moderate-income levels in Lemoore and low-income levels in Kings County unincorporated is slightly below the RHNA target levels for these income categories. As the site inventory is based on the lowest density in the density range, this is not considered an issue. For Hanford, a program will be added to review and update the site inventory to meet the RHNA targets.

**Table 3-2
Land Inventory and RHNA Targets**

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Avenal*					
RHNA (Table 2-32)	48	37	55	137	277
Housing sites	314		1,923	1,703	2,736
Adequate Capacity?	Yes		Yes	Yes	Yes
Corcoran*					
RHNA (Table 2-32)	122	116	118	359	715
Housing sites	285		1,110	895	2,290
Adequate Capacity?	Yes		Yes	Yes	Yes
Hanford*					
RHNA (Table 2-32)	1369	993	1066	2119	5,547
Housing sites	2,794		1182	2709	6,685
Adequate Capacity?	Yes		Yes	Yes	Yes
Lemoore*					
RHNA (Table 2-32)	586	437	408	898	2329
Housing sites	1,225		935	726	2,886
Adequate Capacity?	Yes		Yes	No	Yes
Kings County Unincorporated*					
RHNA (Table 2-32)	132	89	106	234	561
Housing sites	175		410	301	886
Adequate Capacity?	No		Yes	Yes	Yes

Notes:

*Housing sites capacity has been calculated based on the lowest density applicable by general plan or zoning in each zone and therefore, considered the realistic density

Chapter 4. Constraints

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. During the previous planning period General Plan updates were adopted in Corcoran (2014) and Kings County (2010), and updates are currently underway in Avenal and Hanford.

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.

Chapter 4. Constraints

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

Designation	Density Range (units/acre)	Description
Avenal¹		
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
Corcoran		
Very Low Density Residential	0-2	Single-family lots of one-half acre or more
Low Density Residential	4.5 – 10	Single-family detached in traditional subdivisions or clustered planned developments. Lot sizes generally are 4,500 - 7,500 sf.
Medium Density Residential	10-15	Duplex, triplex and fourplex development.
High Density Residential	15-29	Multi-family apartments and condominiums.
Hanford²		
Low Density Residential	2-10	Single family detached with lot sizes from 5,000 sf to 12,000 sf.
Medium Density Residential Office Residential Mixed-Use	7-20	Duplexes, zero lot lines, patio homes, and townhomes on lot sizes from 5,000 sf. with minimum 3,000 sf per dwelling unit.
High Density Residential	14-29	Multi-family apartments and condominiums development. Minimum lot area 5,000 sf with minimum 1,500 sf per dwelling unit
Lemoore		
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 with lot sizes from 3,000 -7,000 sf.
Medium Density Residential	12-17	Apartments and townhomes with lot sizes from 2,500 -3,600 sf.
High Density Residential	17-25	Multi-family apartments and townhomes, with lot sizes 1,700- 2,500 sf.
Mixed Use	8-20	Multi-family and commercial uses.

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

Designation	Density Range (units/acre)	Description
Kings County		
Very Low Density	0-1	Single-family detached with lot sizes of at least one acre
Low Density	1-2	Single-family detached
Low-Medium Density	2-4	Single-family detached
Medium Density	4-7	Single family detached
Medium High Density	7-11	Multi-family apartments and condominiums
High Density	11-24	Multi-family apartments and condominiums
Very High Density	24+	Multi-family apartments and condominiums
Notes: 1. Avenal is currently preparing a General Plan update Sources: Avenal General Plan, 2018 Corcoran General Plan, 2014 Hanford General Plan, 2017 Lemoore General Plan, 2012 Kings County General Plan, 2010		

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, residential 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	R-E	R-1	R-2	R-3	D-C	S-C	P-F
Single-Family Detached	P	P	P	P			P
Single-Family Attached			P	P			
Multi-Family			P	P	C		
Mobile Home Park	C	C	C	C			
Accessory Dwelling Units	P	P	P	P			
Farmworker Housing	P ¹	P ¹	P ¹	P ¹			P ¹
Emergency Shelters				P			C
Transitional and Supportive Housing	2	2	2	2	2	2	2
Residential Care Facility (6 or less)	P	P	P	P			
Residential Care Facility (7 or more)	C	C	C	C			
Senior Housing/Assisted Living ³	C	C	C	C	C		
Single Room Occupancy					C	C	
Group Home/Boarding House	C	C	C	C	C		

Notes:

P=permitted use; C=conditional use

1. Farmworker housing permitted in conformance with Health & Safety Code 17021.5 and 17021.6.
2. Permitted subject only to the same standards and procedures as apply to dwellings of the same type in the same zone.
3. 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, 2015

Table 4-2 Continued**Permitted Residential Development by Zoning District - City of Corcoran**

Housing Type	RA	R-1	RM	Other
Single-Family Detached	P	P	P	P
Multi-Family	-	-	P	p ³
Mobile Home Parks	C	C	C	-
Accessory Dwelling Units	P	P	P	-
Farmworker Housing ¹	p ²	p ²	p ²	p ²
Emergency Shelters	-	-	-	p ⁴
Transitional and Supportive Housing	P	P	P	-
Residential Care Facility (6 or less)	P	P	P	p ⁵
Residential Care Facility (7 or more)	C	C	C	p ⁶
Senior Housing/Assisted Living	-	C	C	-
Group Homes (includes boarding houses)	p ⁷	p ⁷	p ⁸	-
Single Room Occupancy	-	-	-	C ⁹

Notes:

P=permitted use; A=administrative permit; C=conditional use

Other = CN, CC, CH, CD, CS, PO

1. Employee housing with up to 12 units or 36 beds permitted by-right in the A zone and larger facilities permitted by CUP.
2. Employee housing for 6 or fewer persons permitted as a single-family use. CUP required for housing with 7+ occupants.
3. Permitted in CD and PO zones.
4. Emergency shelters permitted by-right in the CS zone
5. Permitted by-right in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
6. Permitted by CUP in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
7. 6 or fewer residents permitted by-right
8. 6 or fewer residents; larger facilities permitted by CUP in the RM and PO zones
9. Permitted by CUP in CN, CC, CH, CD and CS zones

Source: City of Corcoran Zoning Ordinance, 2015

Table 4-2 Continued
Permitted Residential Development by Zoning District - City of Hanford

Housing Type	R-L 5,8,12	R-M	R-H	OR	C- N,R,S, H	MX- N,C	MX-D
Single-Family Detached	P	P	P	P	-	-	P
Single-Family Attached	P ⁶	-P	P	P	-	-	P
Multi-Family	C ⁶	P	P	P	C ¹	P ¹	P
Mobilehome Parks	-	C	-	-	-	-	-
Accessory Dwelling Units	A	A	A	P	-	-	-
Farmworker Housing ³	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴ -	P ⁴	P ⁴
Emergency Shelters	-	C	C	P	-	-	-
Transitional and Supportive Housing	2	2	2	2	2	2	2
Residential Care Facility (6 or less)	P	P	P	P	-	P	P-
Residential Care Facility (7 or more)	C	C	C	C	-	P	P-
Senior Housing/Assisted Living	-	-	C	C	-	C	C-
Single Room Occupancy	C ^{5,6}	C ⁵	C ⁵	P ⁵	-	C,P	P-

Notes:

P=permitted use; C=conditional use; A= Use Requires Administrative Use Permit

1. Dwellings over a permitted use.
2. Permitted subject only to the same standards and procedures as for other residential dwellings of the same type in the same zone
3. Employee housing with up to 12 units or 36 beds permitted as an agricultural use.
4. Employee housing for up to 6 persons is considered a family use.
5. Listed as "Boarding and Rooming Houses"
6. R-L-5 – Single Family Attached/Multi-family dwelling, triplex or fourplex/Boarding or Rooming House

Source: City of Hanford Zoning Ordinance, 2017

Table 4-2 Continued Permitted Residential Development by Zoning District - City of Lemoore							
Housing Type	AR	RVLD	RLD	RN	RLMD	RMD	RHD
Single-Family Detached	P	P	P	P	P	P	-N
Multi-Family	N-	N	N	N	P	P	P
Mobile Home Park	-N	C	C	C	C	A	A
Accessory Dwelling Units ⁷	-P	P	P	P	P	P	P
Employee/Farmworker Housing	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	N-
Emergency Shelters ²	N-	N	N	N	N	N	N
Transitional and Supportive Housing	P	P	P	P	P	P	P
Residential Care Facility (6 or less) ³	P	P	P	P	P	P	P
Residential Care Facility (7 or more) ⁴	-P	P	P	P	P	P	P
Senior Housing/Assisted Living	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
Single Room Occupancy ⁶	-N	N	N	N	N	N	P
Notes: P=permitted use; A=administrative use permit; C=conditional use permit; N= not permitted 1. Employee housing for 6 or fewer persons. Employee housing for up to 12 units or 36 beds permitted in the AR and AG zones in conformance with Health & Safety Code Sec. 17021.6 (see Program 4.11) 2. Permitted by-right in CF zone and also by CUP in the ML zone 3. Also permitted by-right in DMX-2, DMX-3 and MU zones and by CUP in DMX-1 zone. 4. Also permitted by CUP in MU and NC zones. 5. Permitted subject to the same use regulations as non-age-restricted housing 6. SROs also permitted by CUP in all DMX zones. 7. Additional Units also allowed by AUP in DMX-2 and DMX-3 zones. Additional dwelling as per S66852.21 permitted in AR, RVLD, RLD, RN, RLMD zones Source: City of Lemoore Zoning Ordinance, 2023							

Chapter 4. Constraints

Table 4-2 Continued Permitted Residential Development by Zoning District - Kings County							
Housing Type	A	RR	R1	RM	C	MU	PF
Single-Family Detached	P	P	P	P	-	P ²	
Single-Family Attached	-	-	-	P	-	P ²	
Multi-Family	-	-	-S	P	-	P ²	
Mobile/Manufactured Home Parks	-	C	C	C	-	-	
Accessory Dwelling Units	-	P	P	P	-	-	
Farmworker Housing ⁷	P ¹	-	-	-	-	-	-
Emergency Shelters	-	-C	C	-	-	-	P
Transitional and Supportive Housing	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Residential Care Facility (6 or less)	P	P	P	P	-	P	P ³
Residential Care Facility (7 or more)	-	-	-	-	-	-	P ³
Senior Housing/Assisted Living	-				-	-	
Boarding or Rooming House	-	C ⁵	-	C ⁵	-	-	
Single Room Occupancy	-	-	-	-	P ⁶	-	

Notes:

P=permitted use; C=conditional use; S= site plan review required

- Up to 6 units permitted pursuant to Health and Safety Code Sec. 17021.5
- Permitted by Site Plan Review above or to rear of a commercial use.
- Care facilities for up to 30 persons permitted by Site Plan Review; larger facilities permitted by CUP
- Housing for up to 6 persons permitted by-right in Residential, Agriculture and MU zones
- Boarding houses for up to 30 persons permitted by Site Plan Review; larger facilities permitted by CUP
- SROs permitted by Site Plan Review in the CS, CH and CR districts. 250-300 sf studio apartment for extremely low-income persons
- Employee housing is housing unit providing accommodation for 6 or less persons as per S.17021.5, and deemed a single-family structure. Farm housing includes living quarters, dwellings, boarding houses, bunkhouses, mobile homes, manufacture homes

Source: Kings County Development Code, 2015 and 2023 update from the County

As shown in Table 4-2 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 also allowed in designated areas of all jurisdictions.

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 accessory dwelling 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-6 above show the zoning requirements for each jurisdiction with respect to permitted and conditionally permitted special needs housing types. Each jurisdiction's provisions for these housing types are discussed further below.

Extremely-Low-Income Households

Many of the persons and households discussed in this section under the topic of special needs fall within the *extremely-low-income* category, which is defined as 30% or less of area median income of \$63,267 in Kings County (2021). The extremely low-income limits in Kings County are \$17,350-\$32,700 (2023) and acutely low income is \$8,800-\$16,550 (2023).

As shown earlier in Table 2-7, both Avenal and Corcoran owner and renter households had higher percentages of extremely low-income households as compared to other areas of Kings County. 7.9% of households in Avenal and 10.3% of households in Corcoran have extremely low incomes. More than one-third (34%) of Avenal renter households and one-quarter (25%) of Corcoran renter households were in the extremely-low income category.

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 accessory dwelling 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.

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, 1267.9, 1566.3, 1567.1, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any

area zoned for residential use, and may not require 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 for six or fewer persons are permitted like other residential uses in the same zone. A conditional use permit is required in some jurisdictions for larger residential care facilities for 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** –Residential care facilities that serve six or fewer persons are a permitted use in all residential zones. Facilities serving more than six persons are conditionally permitted in all residential zones. These requirements are consistent with state law and do not pose a constraint on the establishment of such facilities.
- **Corcoran** – Residential care facilities serving six or fewer persons are permitted by-right in all residential zones as well as the Professional Office (PO) zone. Larger care facilities for more than six persons are permitted by CUP in all residential zones and the PO zone and by administrative permit in CN, CC, CH, CD and CS zones. These requirements are consistent with state law and do not pose a constraint on the establishment of care facilities.
- **Hanford** – Residential care facilities that serve six or fewer persons are a permitted use in all residential zones, mixed use zones and the OR zone. Larger residential care facilities are permitted by CUP in all residential zones and are a permitted use in the mixed-use zones. 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 all residential zones and the OR zone. These regulations are consistent with state law and do not pose a significant constraint on the establishment of residential care facilities.
- **Lemoore** –Residential care facilities that serve six or fewer persons are permitted by-right in all residential and mixed-use zones subject to the same regulations as other residential uses. Residential care facilities serving more than six persons are also permitted by-right in all residential and mixed used zones, and NC zones. These regulations are consistent with state law.
- **Kings County** – Under current zoning regulations, residential care facilities that serve six or fewer persons are a permitted use all residential, mixed use, PF and agricultural zones. Community care facilities for seven or more persons are conditionally permitted in all residential zones and most agricultural zones. In the PF zone, community care facilities serving 7 to 30 persons are permitted by site plan review and larger facilities are permitted by conditional use permit. These regulations are consistent with state law and do 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, 65583(a)(4) of the *Government Code* require local governments to analyze potential and actual government constraints upon the maintenance, improvement or development of housing, and include land use controls, building codes and programs to accommodate housing for disabled persons, older persons or households/persons with low incomes.

Chapter 4. Constraints

California's Building Standards Codes (Physical Access Regulations) are found in Title 24 of the California Code of Regulations, and complies with the requirements of the Americans with Disabilities Act (ADA). Building codes adopted by all Kings County jurisdictions incorporate accessibility standards contained in Title 24 of the California *Code of Regulations*. 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: *"One or more persons related or unrelated, living together as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall include domestic servants employed by the family but shall not include a fraternal, religious, social, or business group."* 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. Required parking is 1 space per 4 beds.

Reasonable accommodation – Chapter 9.16 of the City's Zoning Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state and federal laws. There is no fee for application for accommodation under this chapter.

Corcoran

Definition of "family" – The Corcoran Zoning Code defines family as: *"Any group of individuals living together as a single housekeeping unit where the residents and share common living, sleeping, cooking and eating facilities. Family members need not be related by blood but are distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use."* This definition is consistent with current law.

Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.

Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per two beds plus 1 space per 300 sq. ft. of office and other non-residential areas.

Reasonable accommodation – Chapter 11-30 of the Zoning Code provides administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state law. A request for

Reasonable Accommodation may be made by any person with a disability, their representative, or any entity, when the application of the Zoning Ordinance or other land use regulations, policy, or practice acts as a barrier to fair housing opportunities.

Hanford

Definition of “family” – The Hanford Zoning Code defines family as: *‘an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind’*. The previous definition of family was reviewed as per program 3.12 in the last housing element to ensure conformance with 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. Required parking is 1 space per dwelling unit or 1 space per four beds plus 1 space per staff person during the day shift.

Reasonable accommodation – The City’s Zoning Code (Chapter 17.92) outlines policies and procedures of the city for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in compliance with the Fair Housing Act. Requests for reasonable accommodation can be made orally or in writing, 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.

Lemoore

Definition of “family” – The Lemoore Zoning Code defines “family” as *“An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent. Family does not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, residential care facilities or military barracks, nor does it include such commercial group living arrangements as boardinghouses, lodging houses, and the like.”* This definition is consistent with current law.

Separation requirements – The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.

Site planning requirements – The site planning requirements for residential care facilities are no different than for other uses in the same zone. Required parking is 1 space per four beds. Through reasonable accommodations – Zoning Code Sec. 9-2B-6, City’s policy is to provide persons with disabilities reasonable accommodation in rules, policies, and procedures that may be necessary to ensure equal access to housing.

Reasonable accommodation – Zoning Code Sec. 9-2B-6 establishes administrative policies and procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities.

Kings County

Definition of “family” – The Kings County Development 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 Development 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 accommodation – Article 22, Section 2208 of the County Development Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with fair housing law. A request may be made by any persona with a disability or their representative when zoning code, other County requirement, policy or practice acts as a barrier to fair housing opportunities.

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.

As per the 2020 census estimate, there are 567 farms in Kings County with an estimated 8,300 farm laborers. 156 farms hire more than 10 ten farm workers with approximately 5,800 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 mobile homes. The remaining farm laborers are migrant farmworkers who are not permanent residents of Kings County.

The California Employee Housing Act⁷ regulates farmworker housing and establishes requirements for permits, fees, and responsibilities of employee housing operators and enforcement agencies. It generally requires that no conditional use permit, zoning variance, or other zoning clearance shall be required of state-permitted employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone (*Health and Safety Code* §17021.5). In addition, state-permitted employee housing facilities with no more than 36 beds in group quarters or 12 units must be treated as an agricultural land use that is not required to obtain any conditional use permit or other approval that is not required of other agricultural uses in the same zone (*Health and Safety Code* §17021.6).

Each jurisdiction’s regulations regarding farmworker housing are described below.

- **Avenal** – Farmworker housing is permitted in all residential zones, intensive and exclusive agricultural zones and the P-F zone in in conformance with Health & Safety Code 17021.5 and 17021.6. 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. Farm labor housing for contract labor and housing with on-site employees are permitted uses in R2, R3 and agricultural zones.
- **Corcoran** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. Employee housing is permitted in all residential zones and are allowed by right for 6 or fewer persons, subject to the same regulations as a single-family home. A conditional use permit is required for employee housing for seven or more employees. Corcoran has some

⁷ California *Health and Safety Code* §17000 et seq.

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** – Farmworker housing is permitted in conformance with Employee Housing Act requirements, i.e., housing for up to six employees is permitted in all residential zones, subject to the same regulations as a single-family home. City of Hanford’s First-Time Homebuyers Program is targeted very low to moderate income families. First time homebuyers can borrow up to \$75,000 at 2% fixed interest rate for 30 years towards down payment and/or closing costs to purchase a new/existing home. As the most urbanized city in Kings County, Hanford has only a very small amount of agricultural land.
- **Lemoore** – Farmworker housing for up to six employees is permitted in all residential zones except RHD, therefore a Code amendment is needed to ensure conformance with Employee Housing Act requirements (see Program 4.11 in the Housing Plan). Employee housing for more than 6 persons is permitted under residential AR zone and AG special purpose zone and with CUP in residential RVLD zone. Farmworker housing complexes with up to 12 units or 36 beds are permitted in any zone where agriculture is a permitted use, in conformance with state law. As a more urbanized community, the City of Lemoore has relatively little farmland within its boundaries and only one small area at the western edge of the city with agricultural zoning. The City’s overall efforts to provide and maintain affordable housing opportunities will help to support the few permanent non-migrant and seasonal laborers who may choose to reside in Lemoore.

Kings County – The Kings County Development Code permits providing accommodation for 6 or fewer farmworkers pursuant to Health and Safety Code Sec. 17021.5. Employee housing shall be deemed a single-family structure for zoning purposes. It is a permitted use in the Agricultural A zone.

Emergency Shelters, Transitional and Supportive Housing

Government Code Sections 65583(a)(4) and 65583(a)(5) require that the housing element identifies a zone, or zones, where emergency shelters are a permitted use without discretionary review, demonstrate that transitional housing and supportive housing are subject to only those restrictions that apply to other residential dwellings of the same type in the same zone. An emergency *shelter* is housing with minimal supportive services for people experiencing homelessness and is limited to occupancy of six months or less. *Transitional housing* is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. *Supportive housing* is housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the tenant in retaining the housing; improving his or her health; and maximizing his or her ability to live, and, when possible, work in the community. Supportive services includes job training, rehabilitation, counseling to allow individuals to gain necessary life skills in support of independent living.

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

- **Avenal** - Emergency shelters/temporary housing are permitted by-right without discretionary review in the R-3 zone and by conditional use permit in the PF zone. Required standards include:
 - Maximum of 25 persons per night
 - Off-street parking at one space per five beds plus one space for each staff person on duty

- Management and security plan
- Minimum separation of 300 feet between emergency shelters
- On-site waiting and intake areas screened from the public right-of-way

The R-3 zone is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Corcoran** - Emergency shelters are permitted by right without discretionary review in the Service Commercial (CS) zone and by conditional use permit in the Light Industrial (IL) and Heavy Industrial (IH) zones. Required standards include only those that apply to other uses in the same zone. Parcels within the CS zone are located near transit and commercial services, and provide adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Hanford** – Emergency shelters are permitted by-right without discretionary review in the OR (Office Residential) zone subject to the following standards.
 - Maximum 25 beds
 - A management and security plan prepared in consultation with the City Manager
 - Off-street parking provided at a ratio of one space per five beds plus one space for each staff person on duty
 - Minimum separation of 300 feet between emergency shelters

The OR zone encompasses approximately 114 acres, is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

Emergency shelters are also allowed by CUP in the medium (1033 acres) and high density (219 acres) residential areas. Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Lemoore** – Emergency shelters permitted by right without discretionary review in the Community Facilities (CF) zone and by CUP in the Light Industrial (ML) zone. Required standards include only those that apply to other uses in the same zone. Parcels within the CF zone encompass approximately 589 acres, including 6 vacant parcels totaling over 150 acres, and provide adequate vacant and underutilized sites to accommodate the City's need for additional shelter facilities.

Transitional and supportive housing are permitted uses in all residential and mixed-use zones and are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone. **Kings County** – The Development Code allows emergency shelters through a CUP in the RR and R1 residential zones and are a permitted use in the PF zone, in conformance with permissible development standards under Government Code 65583(a)(4). The PF zone contains approximately 325 acres and has the capacity to accommodate additional shelters. Transitional and supportive housing for up to six persons are permitted subject only to those requirements that apply to other residential uses of the same type in the same zone. Program 5.8 is included in the Housing Plan to ensure consistency with state law.

Single Room Occupancy (SRO)

Single room occupancy (SRO) facilities are small studio-type apartment units, typically occupied by one or two extremely-low-income persons. SROs may provide either private or shared kitchen and bathroom facilities. Each jurisdiction's policies regarding SROs are described below.

- **Avenal** - SROs are permitted by CUP in the Downtown Commercial (DC) and Service Commercial (SC) zones.
- **Corcoran** – SROs are permitted by CUP in all commercial zones (CN, CC, CH, CD, CS) and the Light Industrial (IL) zone.
- **Hanford** – SROs are permitted uses in the Office Residential (OR) and MX-C zones and by CUP in all the residential and mixed-use zones.
- **Lemoore** – SROs are permitted by-right in the High Density Residential (RHD) zone and by CUP in the Downtown Mixed-Use zones (DMX-1, DMX-2 and DMX-3).
- **Kings County** – SROs are permitted by right in the commercial zone and are permitted by ministerial Site Plan Review in the CS, CH and CR districts.

These regulations help to encourage and facilitate the provision of small economical housing units for persons with limited incomes and do not pose an unreasonable regulatory constraint.

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 4-3.

Table 4-3
Residential Development Standards

Jurisdiction	Development Standard	RR	R-L, R-L-5, R-L-8, R-L-12	RM	RH
Kings County	Min. Lot Size (sf)	30,000	3,000 – 20,000	3,000-6,000	1,500-6,000
	Max. Density (du/ac)	1.5	2-14.5	7-14.5	14.5-29
	Lot Coverage (%)	40%	40 - 83%	50%	60 - 70%
	Max. Height (ft.)	30 (50 by CUP)	30 (50 by CUP)	30 (50 by CUP)	30 (50 by CUP)
	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	1-7	2-14	3-21.8
	Lot Coverage (%)	40%	50%	60%	60%
	Max. Height (ft.)	35	35	35	35
	Development Standard	R-A	R-1-12 / R-1-10/ R-1-6	RM-2.5/ RM-3	RM-1.5/ RM-2
Corcoran	Min. Lot Size (sf)	20,000	12,000/10,000/ 6,000	6,000	6,000
	Max. Density (du/ac)	2.2	3.6-7.3	17.5/14.5	29/21.7
	Lot Coverage (%)	40%	40%	60%	70%
	Max. Height (ft.)	35	35	35	35
	Development Standard	R-1-20	R-1-12, R-1-8 R-1-6	RM	RH
Hanford	Min. Lot Size (sf)	20,000	12,000/8,000/ 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
	Development Standard	AR/RVLD/	RLD/RN	RLMD	RMD/RHD
Lemoore	Min. Lot Size (sf)	40,000/15,000	7,000/3,000	3,000	2,000
	Max. Density (du/ac)	3	7/12	12	17.4/25
	Lot Coverage (%)	n.a.	n.a.	n.a.	n.a.
	Max. Height (ft.)	40	35	35	45/60

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County, 2015

Structural Standards

The permitted density of residential development varies between jurisdictions and zones. The maximum allowable density ranges from up to 22 units per acre in Avenal, and Hanford, up to 25 units in Lemoore, and 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 3,000 square feet to 30,000 square feet for single-family residential zones and from 1,500 to 6,000 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 60 feet which can accommodate three-story structures and maximum allowable densities in all jurisdictions. However, due to market conditions no residential buildings taller than two stories have been built or proposed in any Kings

County jurisdictions except Hanford and Lemoore. Multi-family lot coverage requirements are generous, and all jurisdictions allow coverage of at least 50% in multi-family zones. The single-family zones allow lot coverage of at least 40%. 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 summarized in Table 4-4. All jurisdictions require 2 parking spaces for single-family detached units. Requirements for multi-family units vary based on bedroom counts with studio and one-bedroom units typically requiring not more than 1.5 spaces per unit. Although two covered spaces are required for multi-family units in Avenal, reductions in this ratio have been reduced for projects that qualify for a density bonus, and Program 1.7 includes a commitment to review parking standards as part of the General Plan and Development Code update.

Table 4-4
Residential Parking Standards

Unit Type	Avenal	Corcoran	Hanford	Lemoore	Kings County
Single-family detached	2 covered	2 (1 in garage or carport)	2 (1 in garage or carport)	2 (1 in DMX-1 or DMX-2)	1
Multi-family	2 covered	Studio: 1.5 1 Bedroom: 1.5 2 Bedroom: 2 3 Bedroom: 2	Studio: 1.5 1 Bedroom: 1.5 2 Bedroom: 2 3 Bedroom: 2 (1 covered)	0-1 Bedroom: 1.5 2+ Bedroom: 2 (1 in DMX-1 or DMX-2)	1.5 per unit + 1 per 3 units guest parking
Second units/ADUs	1	1 or 2 bedrooms: 1 3+ bedroom: 2	1	None	1
SRO units	1 per bedroom	1	1 covered	0.5	1
Boarding houses	1 covered space per bedroom or 1 space per 150 square feet gross floor area, whichever is greater	1 per 2 beds	1 covered	2 per unit	1 per 2 beds + 1 per 3 beds guest parking
Farm Labor Housing	2 spaces per dwelling unit		1.5 spaces per unit	2 spaces per unit	2 spaces per unit
Residential Care Facility	1 space per 4 resident beds		1 space per dwelling unit or 1 space per 4 beds	1 per 4 beds	1 per 4 beds

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County, 2015

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 recent Census data, 81% of households in Kings County have 2 or more vehicles. Therefore, requiring two spaces per residence is a reasonable requirement and does not constrain development in Kings County.

e. Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are attached or detached units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as the primary structure. ADUs often provide affordable housing for extremely-low-, very-low- and low-income households, including seniors. *Government Code* §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, ADUs are permitted in single-family zones in all five jurisdictions.

California continues to pass new laws to make ADUs easier and more accessible for home owners. The following changes were made in 2023:

1. Relaxation of height restrictions (up to 25 feet for attached ADUs, up to 18 feet for ADU within 0.5 mile of public transit, up to 18 feet with 2 story multi family dwelling;
2. Permitting offices to approve or deny ADUs within 60 days, and provide a detailed list of reasons if permit is denied;
3. An 800 square foot ADU can encroach on the front setback;
4. Homeowners can still build ADUs if there is unpermitted work on their property;
5. Elimination of mandatory fire sprinklers in the primary ADU
6. Bathroom not required in Junior Accessory Dwelling Unit
7. Permitting offices cannot withhold demolition permits

County of Kings and the 4 city jurisdictions would need to amend their respective zoning ordinances to reflect the above changes.

Specific requirements for ADUs for each jurisdiction are summarized below.

- **Avenal** – The City of Avenal permits accessory dwelling units in residential zones 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, and 3) one additional parking space shall be provided. These regulations are consistent with AB 1866 but needs updating to reflect recent changes to California law on ADUs.
- **Corcoran** – The City of Corcoran allows ADUs in residential zones if there is an existing or proposed single family home or multi-family building. Standards include: 1) the floor area of the ADU shall not exceed 1,200 square feet (if detached) or 30% of the primary structure (if attached), 2) the second unit must be integrated into the design of the main unit and conform to applicable development standards for the site, and 3) one additional parking space shall be provided for ADUs with one or two bedrooms, and two additional spaces for ADUs with three or more bedrooms. Corcoran regulations need updating to reflect recent changes to California law on ADUs
- **Hanford** – The City of Hanford permits ADUs in the OR zone and requires an administrative application for ADUs in residential zones to ensure consistency with development standards set forth in the Zoning Code. These standards include: 1) maximum floor area of 1,200 square feet (if detached) or 30% of the primary structure (if attached) and minimum floor area of 150 square feet, 2) owner occupancy of the primary residence or the second unit, 3) at least one additional parking space (which may be tandem), and 4) compliance with the other regulations for the R, RM and OR districts, except as provided in the ADU standards. The city of Hanford is in the process of updating the ADU ordinance, in the meantime, the City relies on State law and HCD's ADU Handbook to permit ADUs.

- **Lemoore** – The City of Lemoore permits ADU in all residential and mixed-use zone districts with development standards set forth in the zoning code. ADUs are permitted on lots with existing or proposed single family or multi-family dwellings. There are no requirements with respect to owner occupancy. Development standards include: 1) a floor area limit of at least 220 square feet and up to 1200 square feet if detached and up to 1,200 square feet or 50% of existing primary dwelling if attached, whichever is greater 2) height limited to the height of the existing unit for attached and 16 feet for detached and 3) compliance with the building setbacks, lot coverage and zoning requirement generally applicable to the zone in which the property is located, except that detached ADUs can be a minimum 4 feet from side and rear property lines. The city also permits JADUs in all residential and mixed use zones on lots with an existing or proposed single-family dwelling. These regulations may need updating to reflect recent changes to California law on ADUs or recommendations from HCD.
- **Kings County** – Kings County permits Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) in RR, R-1 and RM zones. These standards include: 1) a floor area limit of 1,200 square feet if detached or detached with an addition of 150 square feet for ingress/egress, 2) manufactured home shall not exceed 8 feet wide by 40 ft long and 320 square feet in area, 3) 1 ADU in single family residential zones and 1 attached/2 detached ADU's in multi-family residential zones, 4) at least one additional parking space, and 4) compliance with the other regulations for the R districts. These regulations need updating to reflect recent changes to California law on ADUs

f. Density Bonus

California's Density Bonus Law (Gov. Code §§65915 -65918) allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan land use plan. In exchange for the increased density, a certain number of the new affordable dwelling units must be reserved at below market rate (BMR) rents. Cities and counties must provide a density increase up to 35% 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** –Section 9.19.01(D) of the Avenal Zoning Ordinance establishes density bonus incentives of up to twenty (20) percent in specified residential projects of five (5) or more units in which at least twenty (20) percent of the units are affordable to persons and families of low income or moderate income or in which ten (10) percent of the units are affordable to lower income households. A request for density bonus and regulatory concessions pursuant to Gov. Code §§65915 is ministerial and subject to interpretations.
- **Corcoran** – The 2014 Zoning Ordinance update defers to state density bonus law.
- **Hanford** – Sec. 17.39.040 of the Municipal Code establishes density bonus incentives and procedures in conformance with state law.
- **Lemoore** – The City completed a comprehensive update to the Zoning Code in 2013. Title 9, Chapter 5, Article G – Affordable Housing Incentives (Density Bonus) establishes standards and procedures in conformance with state density bonus law.
- **Kings County** – Article 22 of the Development Code establishes density bonus procedures in compliance with state law. In R-1 and RM zoning districts, the density of the development may be increased and the site areas may be reduced for developments of 5 or more dwelling units.

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. However, Government Code 2.3 allow cities and counties to preclude installation of manufactured homes that are more than 10 years old t the time a permit is requested for their installation.

As described below, all jurisdictions allow for the development of manufactured housing, factory-built 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, factory-built housing and manufactured housing on permanent foundations subject to the same standards as apply to conventional single-family homes by-right in the A-I, A-E, R-E and R-1 zones and by CUP in the R-2 and R-3 zones. Manufactured homes are subject to Ministerial Permit review, shall be installed on approved permanent foundation system and may be used as single-family dwellings for up to 25 years. The Community Development Director determines the compatibility with surrounding development. Mobile home Parks are subject to a conditional use permit and shall be constructed in accordance with requirements set out in the zoning ordinance with regard to space coverage, on-site utilities, parking, recreational space and amenities.
- **Corcoran** – The City of Corcoran permits mobile homes and manufactured housing on permanent foundations by-right in any residential zone. New mobilehome parks are allowed by CUP in any residential zone and existing MHPs are located in single-family, multi-family, or service commercial zones.
- **Hanford** – The City of Hanford permits mobile homes and manufactured housing on permanent foundations subject to administrative approval in any residential zones. Mobile home parks are permitted in the RM and RH zones subject to a Conditional Use Permit.
- **Lemoore** The City of Lemoore permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to conventional homes. Mobile home parks are permitted by administrative permit or CUP in all residential zones except Agricultural-Residential (AR). The regulations do not unreasonably constrain production of this type of housing. Lemoore uses Health and Safety Code 18008 to define a mobilehome. Since, by definition, all mobile homes were constructed before 1976, Lemoore does not allow mobile homes. However, all manufactured homes built in the last 10 years are allowed and treated the same as stick-built homes.
- **Kings County** – Kings County permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to conventional homes. Manufactured housing communities or mobile home parks are permitted in all residential zones with a conditional use permit.

g. Planned Unit Development

Planned Unit Development (PUD) includes mixed uses such as commercial and residential within one subdivision. PUDs may include single family homes, condominiums and townhomes, as well as local shops,

restaurants, business centers and recreational spaces. PUDs can maximize land use and offer home owners convenience, desired amenities and affordable housing.

- **Avenal** – The City of Avenal permits planned unit developments and small lot subdivisions in cluster combining district and small lot divisions in residential land use zone districts to warrant special methods of development through the encouragement of integrated planning and design. These developments are subject to maximum number of dwelling units and development standards allowed in a residential use district and combining district. Multi-family development standards apply to attached units.
- **Corcoran** – The City of Corcoran permits PUD in the PUD overlay zone subject to the site plan review process. In other zoning districts, a PUD requires the approval of a use permit in accordance with provisions of Chapter 11-26 Planned Unit Development Permit of the Zoning Code. Land uses permitted in the PO zoning district are also permitted in a PUD located in the RA, R-1 or RM zoning districts. Minimum lot requirements are 60 feet lot width and site area of 10,000 square feet. A 25% density bonus and changes to development standards may be allowed if the application demonstrates that the purpose of PUD is achieved.
- **Hanford** – The City of Hanford permits planned unit developments PUDs are allowed in all zone districts subject to discretionary approval. A PUD cannot add land uses prohibited in the zone district in which the PUD is located. Minimum site area required is 5 acres. Also, the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development needs to complement each other and be in harmony with the existing and proposed land uses in the vicinity
- **Lemoore** – The City of Lemoore permits planned unit developments by conditional use permit, subject to a site plan review process. The minimum site area required is an acre. Variations from permissible land uses and zoning standards need to be supported by showing how the PUD provides a more functional, aesthetically pleasing and harmonious living and working environment. Several home builders have taken advantage of the PUD process in the past few years, thereby increasing the project's residential density and making homes more affordable.
- **Kings County** – Kings County permits a Planned Unit Development in any district with a CUP, except in the Agricultural and Overlay Zone Districts. Article 17 of the Development Code establishes procedures for Conditional Use Permits.

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 4-5, 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 three months.

Table 4-5
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
Required Permits					
Conditional Use Permit for Housing in Residential Zones	Not required for SF or MF housing in residential zones	Not required for SF or MF housing in residential zones	Not required for SF or MF housing in residential zones	Required for PUDs only; 60 days	Not required for SF or MF housing in residential zones
Architectural Review for Housing in Residential Zones	Administrative as part of SPR	Only PUDs 30-45 days	Only PUDs 30-45 days	30-45 days	Not required
Administrative Site Plan Review for Apartments	Required 30 days	Required 30-45 days	Required 30 days	n.a.	Required 15 days
Time Frame from plan submittal to approval					
- Single-family project	1 week	14 days	30-45 days	60 days	4-6 weeks
- Multi-Family project	30 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, 2015.

State planning and zoning law guides 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** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map is two to three months. Multi-family projects are subject only to Site Plan Review by the Director, which must be approved within 30 days if the project's site plan conforms to the Zoning Ordinance. No findings are required other than conformance with the standards contained in the Zoning Ordinance.
- Corcoran** – Individual single-family homes can be built by-right in residential zones, while subdivisions require Planning Commission approval of a tentative map and City Council approval of a final map. Multi-family projects of any size in RM zones require only Site Plan Review, which is approved by the Director with no public hearing. Free-standing multi-family residential projects are also permitted with only Site Plan Review in the Downtown Commercial (CD) and Professional Office (PO) zones, with the exception of projects with six or more units in the PO zone, which require a CUP. Findings required for Site Plan Review approval include 1) consistency with the General Plan and any applicable area plan, specific plan, community plan, or neighborhood plan; 2) compliance with all applicable provisions of the Zoning Code and Municipal Code; and 3) the project is arranged to avoid pedestrian and vehicular circulation hazards. (Sec. 11-23-3. F).
- Hanford** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map is dependent on the level of environmental review required. Projects that do not require an EIR are processed in 3 months. 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 subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Individual homes are approved administratively with only a building permit and no requirement for a public hearing. Multi-family projects that are allowed in the Zone District they are in are approved administratively through the Site Plan and Architectural Review process. City staff provides a standard checklist of items to developers at the outset of a project. The purpose of the Site Plan Review process is 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. Required findings for Site Plan Review approval include: 1) Consistency with the objectives of the general plan and applicable zoning regulations, specific plan provisions, and improvement standards; 2) The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community; 3) The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties; and 4) The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. (Sec. 9-2B-15. E) The typical time required for review and approval of multi-family projects is 60 to 90 days. As an example of the City’s review and approval process, is the Lacey Ranch Area Master Plan Project to subdivide and develop 156 acres of land into a planned residential community with a mix of single-family and multi-family housing units (up to 825 dwelling units) on a variety of lot sizes. The initial study was prepared in 2020 and identified that the project required General Plan Amendment, Zone Map Amendment, Annexation, and a modification of City’s Sphere of Influence. The CEQA document (EIR) was released in August 2020 and identified significant environmental impacts. Application to be reviewed and approved in 4 phases with CEQA approval in May 2022. Another development that was approved was West Hills college subdivision for 362 units.
- **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 ministerial 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 Development Code, 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. Required findings for site plan approval include consistency with the General Plan and Development Code. (Sec. 1603.C)

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.

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 most recent California codes and are updated periodically. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed that would unnecessarily add to housing costs.

Additional information regarding development fees, improvement requirements, and building codes is provided below.

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. 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 4-6 presents the development processing and impact fees charged in each jurisdiction. According to a 2001 statewide fee study⁸, 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 6% to 16%

⁸ *Pay to Play: Residential Development Fees in California Cities and Counties*. HCD, August 2001.

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.

Chapter 4. Constraints

**Table 4-6
Residential Development Fees**

Jurisdiction	Single Family Projects ¹					Multi-Family Projects ²				
	Avenal	Corcoran	Hanford	Lemoore	County	Avenal	Corcoran	Hanford	Lemoore	County
Processing Fees										
Building Plan Check & Permit	65% of Building Permit Fee Per CBC Valuation	PC = 65% of Building Permit Fee single 33% for same tract home design	65% of building permit fee (based on valuation)	0.64 per sf + 65% of building permit fee	per CBC + \$140	65% of Building Permit Fee Per CBC Valuation	Impact Fee's per unit	65% of building permit fee (based on valuation)	0.35 per sf + 33% of building permit fee	per CBC + \$140
Site Plan Review	\$1,295 – Full Cost--	New Build \$3,390 Existing \$2,010	\$1,100-\$3,350	\$1,600-\$3,700	\$3810	\$1,295 – Full Cost	New Build \$3,390 Existing \$2,010	\$1,100-\$3,350	\$1,600-\$3,700	\$3810
CUP	\$1,595 – Full Cost--	CUP Cost \$2,870 Minor \$1,340	\$1,675-\$3,900	\$1,100-\$3,600	\$6,580	\$1,595 – Full Cost	CUP Cost \$2,870 Minor \$1,340	\$1,675-\$3,900	\$1,100-\$3,600	\$6,580
CEQA Review ³	CDFW Cost +10%--					Cost +10%-		5000+cost+10%	Cost +10%	\$4,430
Impact Fees										
Water	N/A	\$937.65 for 1100-2500 sqft					\$937.65 for 1100-2500 sqft			
Wastewater	N/A	\$1,167 for 1100-2500 sqft					\$1,167 for 1100-2500 sqft			
Parks	\$1,470.11	\$1,204.67 for 1100-2500 sqft				\$1,177.57	\$937.65 for 1100-2500 sqft			
Drainage	N/A	\$300 minimum for 1100 sqft. Cost changes per zone					\$300 minimum for 1100 sqft. Cost changes per zone			
Public Protection (County)	N/A	\$2,532 for 1100-2500 sqft	1134	1,134.34	\$1,134	N/A	\$2,532 per unit for 1100-2500 sqft	\$1,134	\$907.46	\$907
Police (City)	N/A -	-	-	-	-	N/A	-	\$161-	\$610	-
Refuse	N/A			\$306	--	N/A	--	--	--	--
General govt. (City)	\$737	\$753 for 1100-2500 sqft	-	\$664	-	\$590.08	\$753 per unit for 1100-2500 sqft	--	\$504	--
Schools ⁵	\$4.79 per sqft	\$4,488 for 1100 sqft + \$4.08/sqft upto 2500 sqft	\$4.79 per sqft	\$4.79/sqft – residential \$0.78/sqft commercial	\$4.79 per sqft	\$0.78/sq.ft	Determined by school	\$4.79/sqft	\$4.79/sqft residential \$0.78/sqft commercial /industria	\$4.79 per sqft

Notes:

1. Source: Kings County jurisdictions, 2023

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 developments are 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 4-7 summarizes typical improvements.

**Table 4-7
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. 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. 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. Yard must be landscaped with 4 trees per lot. Apartment complexes must provide open space and/or amenities per Community Development Department approval	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 side. Street trees are placed every 40 feet. Most collectors and arterials have 74'-84' ROWs, respectively, and 6' sidewalks	Front yard setback and lot coverage. 10,000 sq ft. of open space required for multi-family projects (can include recreation bldg.) if project exceeds 25 units	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, fire hydrants, and undergrounding of utilities up to 70 kv
Kings County	For minor street, ROW is 50-56'. For collector, ROW is 60'.	Standard lot coverage requirements of 40% for single-family residences and 50 to 83% 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.

c. Building and Construction Codes

All Kings County jurisdictions have adopted the 2022 California Building Standards (Building, Plumbing, Mechanical and National Electrical) Code. Approvals are required for new structures as well as installation or replacement of patios, storage buildings, carports, air conditioning replacements, re-roofing etc.

Code enforcement programs are implemented through each jurisdiction's Building Department, Planning Department, Police Department or Public Works Department. 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 development 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 the unincorporated community service districts (CSDs). 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 the 2016-2024 Housing Element planning period 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.

- **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, and has a capacity of 2.0MGD. This facility provides secondary level treatment. Corcoran State Prison, the biggest water user, has its own wastewater treatment facility. The City’s wastewater treatment plant underwent modifications 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. 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 has a design capacity of 8 million gallons per day (8 MGD). The City’s Sewer System Master Plan (2017) reported a decrease in flow to the plant from 4.93 MGD in 2006 to 4.44 MGD in 2015. There is sufficient capacity at the plant to support city growth for the foreseeable future. The Master Plan also identifies capital improvement programs required for sewer network. 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. The wastewater treatment system has a capacity of 4.5MGD. 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 the current demand and may need to be upgraded towards 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 District areas are each served by that Districts wastewater treatment system. The Stratford Public Utility District is able to service only 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 production goals during the 2024-2032 planning period. From 2019 through 2022, California experienced the driest three years on record, putting strain on water resources and resulting in stringent water restrictions. The drought conditions have eased since; however the future situation is unpredictable and the analysis below is based on the projections by Kings County jurisdictions with regard to water availability and water demand. The availability of water to serve additional growth in each jurisdiction is discussed below. Pursuant to Government Code Sec. 65589.7, water and sewer providers are required to grant priority to developments

that include lower-income units, and jurisdictions are required to provide copies of their Housing Elements to water and sewer providers within their boundaries immediately upon adoption.

- **Avenal** – The City of Avenal uses imported water supplied from the San Luis Canal as part of the federal Central Valley Project. On July 13, 2022, the City of Avenal had declared local emergency due to severe drought conditions, with water allocation reduced to 25% of historic use. A source water assessment conducted in April 2023 found the water sources have risk of exposure to contaminants from vehicular traffic, recreational activities, influent drainages and stormwater runoff. Based on the Avenal Water Master Plan prepared in 2017, the City is projected to have a sufficient supply of imported water to meet growth demands and regional housing needs through the planning period, although it is difficult to predict future water supplies with certainty due to the ongoing 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 over drafting, Corcoran participates in groundwater recharge activities, has adopted water conservation ordinances, and treats/reuses wastewater effluent for irrigation at Corcoran State Prison. Based on the 2020 Urban Water Management Plan, the City has sufficient existing and planned groundwater supply to serve the City’s regional housing needs and maximum population projected at buildout of the General Plan without depletion of the aquifer. The City experienced prolonged drought conditions from 2019 which has eased in 2023. The City has a Water Conservation Plan dependent on the cause, severity and anticipated duration of the water shortage
- **Hanford** – Hanford and surrounding urban areas rely on local groundwater, with wells extracting water from the Tulare Lake Sub-basin of 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 one-half the potable water consumed by urban users is for outdoor water use such as landscape irrigation. The other half is utilized by consumers for indoor use. Indoor wastewater is delivered to the City’s wastewater treatment plant where it is treated, disinfected, and delivered to the Lakeside Irrigation District (by agreement) for reuse as agricultural irrigation water. The City’s 2020 Urban Water Management Plan identifies adequate water through the planning period to serve regional housing needs and anticipated urban growth. The City also has Water Shortage Contingency Plan (2021) to address different drought conditions and have implemented permanent water use prohibitions.
- **Lemoore** – The City of Lemoore provides water service within its corporate limits from six active groundwater wells within City limits and two in a wellfield approximately 5 miles north of the City. According to the Urban Water Management Plan prepared in 2017, future water supplies are anticipated to far exceed normal year demand conditions through year 2040. The anticipated water supplies are also reported to be sufficient to meet all water demands through the year 2040 under multiple-dry year drought conditions. The City also has a Water Shortage Contingency Plan in place that addresses 3 levels of drought conditions. 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 to serve new development. 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 had established a moratorium on new commercial and residential development until a new surface water treatment plant can be constructed which will treat water from the California Aqueduct. The water treatment plant was completed in 2020 to treat and distribute water from the California aqueduct, but the severe drought conditions resulted in limited water allocation from the State. The severity of the drought situation has now eased.

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 (HGCSD) can support limited infill development and currently has undetermined capacity for future water connections.

Stratford Public Utility District (SPUD) has three existing wells, however only two are operational and one will be abandoned soon and can support limited infill development. The existing capacity will not support large-scale development within the community and new sources of potable water will be needed.

Kings County declared local drought emergency in March 2022. These restrictions have now eased and are not expected to preclude new residential development commensurate with regional housing needs in unincorporated areas during the 2024-2032 planning period. As indicated in Appendix B, the unincorporated County's potential lower-income sites are evenly distributed among the four Community Service District areas.

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 California 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 are 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 interest rates in the past several years have been at historic lows and in 2023, the interest rates have increased to more than 7%. This has resulted in a small drop in home prices but the demand remains high due to fewer homes on the market. The median listing home price in Kings County is around \$355,000 (October 2023), a significant increase compared to the median listing price of around \$280,000 in October 2020. Lower-income households have difficulty qualifying for home loans and the higher interest rates and home prices have made the situation more difficult.

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 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, Avenal, Hanford and Lemoore refer fair housing complaints to the Human Rights/Fair Housing Commission office in Fresno. Each jurisdiction's efforts to support fair housing are described in the Housing Plan (Chapter 5).

Chapter 5. Housing Plan

The earlier chapters of the Housing Element describe the housing needs, resources and constraints for the five jurisdictions in Kings County. This 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 and Rehabilitation

Improving the condition of housing is a primary housing goal for many communities. Although the majority of homes in each community are in sound condition, there is a need for repair, improvement, and rehabilitation of many 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.*

***Policy 1.5.** Cooperate with Federal agencies, State agencies and lending institutions to design and implement housing rehabilitation programs, and to acquire grant funding to finance rehabilitation programs to support low-income households.*

***Policy 1.6.** Review and implement place-making strategies for conservation and preservation of neighborhoods including programs to improve safety for pedestrians and improve mobility by continuing to develop greenway facilities and new bike lanes*

2. Housing Production

Like most other areas in the San Joaquin Valley, growth and development in Kings County 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 current planning period.

Policy 2.2. Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.

Policy 2.3. Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.

Policy 2.4. Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.

Policy 2.5. Encourage the development of additional sales and rental housing units for extremely low-, low- and moderate-income households.

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, persons with disabilities, 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 down payment assistance and other homeownership programs.

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

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 fair housing 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.

Policy 5.3. Improve access to fair housing information, including education and enforcement assistance for residents and persons interested in renting or purchasing housing in Kings County and education for property owners, managers, and other housing providers regarding fair housing laws and their responsibilities to ensure fair access to housing opportunities.

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.

Community development will play an important role in Avenal's future. New quality housing is needed to attract employees of Avenal State Prison, 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 2024.

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 (Program 1.2).



El Palmar Apartments

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 and online.

Responsible Agency: Community Development Department and Self-Help Enterprises

Funding: CDBG; HOME; CAL-HOME

Timeline: Ongoing

1.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks

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. 1 location need to be monitored for risk of conversion during the next 10 years – Wien Manor (38 affordable units).

Annual monitoring of all affordable housing projects and at risk of conversion by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the city will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate in pursuing available funds, ensuring compliance with tenant noticing requirements, conducting tenant education regarding their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in the city. In addition, the city will maintain and annually update the inventory of at-risk projects and establish a database.

Objectives: Develop a preservation strategy for at risk projects and maintain and update an at-risk project inventory and actions taken. Continue to monitor at-risk units and preserve mobile home parks

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Develop at risk preservation strategy in 2025 and monitor at risk projects annually

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 277 units (24 extremely-low, 24 very-low, 37 low, 55 moderate, and 137 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.

Objective: Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation of 277 units.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: 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. 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.

Objective: Facilitate infill development by providing the location and zoning of residential infill sites in the community and working with developers to expedite applications.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Ongoing

1.6 Density Bonus Program

Avenal will continue to provide density bonus and other incentives to encourage the development of affordable housing in accordance with state law. The city will continue to work with developers to facilitate the use of these options.

Objective: Continue to implement the density bonus ordinance to assist development of affordable housing.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

1.7 Regulatory and Financial Assistance to Developers of Affordable Housing

The City assists developers building affordable housing by reducing or deferring development fees, reducing processing times, and providing assistance with grant 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; Reduce parking standards for small multi-family units.
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 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 will continue to apply for CDBG funds to provide assistance to first-time homebuyers.

Objective:	Assist 5 to 10 new first-time homebuyers annually.
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 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 has been developed under existing zoning and development standards, without the need for density bonus, 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, AHSC programs) 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. In the past, the City has expedited applications for senior housing apartments and assisted the developer with tax credit applications. The City will continue to work with developers on senior or special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications.

Objective:	Continue to work with developers on senior and special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Annual assistance to affordable and special needs housing applications, if requested, throughout the planning period

1.12 Accessory Dwelling Units

Accessory Dwelling Units (ADUs) can provide additional housing opportunities for many special needs' groups, including seniors, farmworkers and other persons with very-low or extremely-low incomes. ADUs are allowed by right in residentially zoned areas consistent with state law. The City will assist property owners with ADU applications by providing information and expediting their applications.

Objective:	Assist property owners with ADU 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 all jurisdictions 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. The Zoning Code permits emergency shelters 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 Zoning Code also allows transitional and supportive housing as a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone, consistent with state law.

Objective:	Continue to facilitate the provision of emergency shelters and transitional/supportive housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.14 Farmworker and Employee Housing

Farmworker housing is an important issue in the Central Valley. 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. Many of the farmworkers served by these programs have very-low or extremely-low incomes.

In addition, the Zoning Code complies with *Health and Safety Code* §17021.5 and §17021.6 regarding farmworker housing.



Objectives:	1. Continue to ensure that the Zoning Code conforms with §17021.5 and §17021.6 of the <i>Health and Safety Code</i> regarding farmworker housing; 2. Inventory suitable sites for farmworker housing with the update of the Land Use Element; 3. Continue to assist interested developers by identifying sites and supporting funding applications for affordable housing; and
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4. Provide, to the extent feasible, financial and regulatory incentives for affordable and farmworker housing developments.

Responsible Agency: Community Development Department
Funding: General Fund and State (CDBG or other funds)
Timeline: Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period.

1.15 Housing for Persons with Disabilities (Reasonable Accommodation)

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. The City continue to ensure its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments, and City regulations and procedures are in conformance with state law.

Objective: Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities.

Responsible Agency: Community Development Department
Funding: General Fund
Timeline: Throughout the planning period

1.16 Promote Equal Housing Opportunities

To help promote equal and fair housing opportunities, the city will take meaningful actions to affirmatively further fair housing and address impediments. The city will also continue to refer fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the City website. The Housing Element also includes several programs to address fair housing issues.

FAIR HOUSING ISSUES	CONTRIBUTING FACTOR	MEANINGFUL ACTIONS
Access to Affordable Housing	Segregation, poverty and limited resources	Increase affordable housing opportunities through grant funding, incentives to developers and programs to support first home buyers, preservation of existing affordable housing and rehabilitation
Discrimination in the private market	Private discrimination	Provide fair housing outreach education through Council staff and Self-Help Enterprises. . Refer persons experiencing discrimination in housing to Department of Fair Employment and Housing office in Fresno and posts fair housing

		information in public offices and on the City website.
Limited Outreach Capacity	Limited media marketing	Expand media marketing through social media, in addition to providing AFFH information through the city website.
Disproportionate Housing Needs	Rent increases, potential displacement of residents due to economic pressures, need for variety (unit size and bedrooms) of affordable housing availability.	Expand affordable housing opportunities across the board, while recognizing that the city has 317 affordable housing units that need to be preserved.

Objective: Avenal will coordinate with Kings County to provide landlord/tenant mediation services and fair housing investigations. Continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, website, library, post office, and shopping areas.

Responsible Agency: Community Development Department

Funding: General Fund, CDBG, HOME, Other Funding

Timeline: Throughout the planning period. Apply for CDBG, HOME, and other funding for fair and affordable housing every year.

1.17 Energy Conservation

The City of Avenal works cooperatively 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.

Objective: Reduce energy use in residential developments by providing information and low-energy products to residents.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Program implementation throughout the planning period

1.18 Update and Amend the General Plan and Zoning Ordinance in compliance with State Laws

a. Amend General Plan and Zoning Code to permit a minimum of 4 and a maximum of 10 units per acre in the Low-Density Residential Designation.

Objective: Establish a minimum and maximum density of at least 4 and 10 respectively in the Low-Density Residential Designation.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD.

Time Frame: December 2025

b) Add a new Medium-Low Density Land Use and Zoning Classification

Objective: Add a new Low-Moderate Density Classification allowing a minimum of 10 units and a maximum of 16 units/acre to bridge the gap between Low Density and Medium Density classifications and make concurrent changes in the Zoning Code.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

c) Amend General Plan and Zoning Code to permit a minimum of 16 and a maximum of 24 units in the Medium Density Residential Designation.

Objective: The current density range permitted is 10-15 units per acre. The changes will increase the potential to build additional housing on a per acre basis.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

d) Amend General Plan and Zoning Code to permit a minimum of 21 and a maximum of 30 units in the High-Density Residential Designation.

Objective: The current density range permitted is 15-29 units per acre. The changes will permit a minimum of 21-30 units per acre.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

e) Ministerial Approval of ADU Developments

Objective: Amend the Zoning Code permitting ministerial approval of ADUs, pre-approved design, and development standards.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

f) Adopt Objective Design Standards with Ministerial Approval.

Objective: Amend the Zoning Code incorporating Objective Design Standards to streamline and ministerially approve applications for design review of

residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

g) New Environmental Justice Element.

Objective: Amend the General Plan to add a new Environmental Justice Element

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

h) Density Bonus.

Objective: Amend the current density bonus ordinance to comply with the State Density Bonus Law. Further, the City shall amend the zoning code to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

i) Ministerial Approval of multi-family developments without CEQA review.

Objective: Amend Zoning Code provisioning for the Approval of multi-family developments, ministerially and exempt from CEQA review.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

j). Amend Zoning Code to permit, ministerially, as a use by right or right-of-zone permanent supportive housing (Government Code Section 65651), low barrier navigation centers (Government Code Section 65660), and amend the zoning code to address the provision for employee housing

Objective: Amend Zoning Code provisioning for the use by right or right of zone approval of permanent supportive housing, low barrier navigation centers and employee housing, ministerially

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

k). Amend the Subdivisions Code Permitting SB-9 Small Lot Subdivisions on Single-family Zoned Lots.

Objective: SB 9 has the potential to create more small-scale homeownership opportunities that are affordable to moderate-income buyers.

Agency: Community Development Department.

Financing: General Fund

Time Frame: December 2025

l) Ensure City's procedures for reasonable accommodation requests complies with State Law.

Objective: Compliance with State law.

Agency: Community Development Department.

Financing: General Fund

Time Frame: December 2025

m) Emergency Shelters -

The City shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people experiencing homelessness by adopting one of the following:

- a. by revising the zoning code to specify an additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit.
- b. Establish an Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services.
- c. Ensuring the definition of emergency shelters to be consistent with Gov. Code 65583(a)(4)(C) and ensure appropriate parking requirements are limited to employees.

Objective: Compliance with Gov. Code §65583 regarding emergency shelters

Agency: Community Development Department.

Financing: General Fund

Time Frame: December 2025

1.19 Adequate Infrastructure for Affordable Housing

Chapter 727, Statutes of 2005 (SB1087) requires that water and sewer providers must grant priority for service allocations to proposed development that include housing units affordable to lower-income households.

Objective: Establish a policy to provide priority for water supply and sewerage services affordable housing projects.

Agency: City of Arvin, Community Development Department

Financing: General Fund and SB-2 Funding from HCD.

Time Frame: 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.

Chapter 5. Housing Plan

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 programs like Housing Rehabilitation, Emergency Repair Grants and First Time Home Buyer Programs so that residents can afford quality rental and ownership housing continue 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 2032.

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 to eliminate 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:	Dependent on funding levels
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 loans and grants as funding allows. 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

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 programs³ of these housing projects could potentially be at-risk for conversion to market rate during the next 10 years (138 units). Particular attention will be given to the 3 locations that are potentially at risk of conversion – Carolyn Apartments, Corcoran Garden Apartments and Whitley Gardens.



Annual monitoring of all affordable housing projects, and more frequent monitoring of projects at risk of conversion by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the city will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate in pursuing available funds, ensuring compliance with tenant noticing requirements, conducting tenant education regarding their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in the city. In addition, the city will maintain and update the inventory of at-risk projects and establish a database.

Objective:	Develop a preservation strategy for at risk projects and maintain and update an at-risk project inventory and actions taken. 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. Preservation strategy completed and implemented from 2025.

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 715 units (122 very low, 116 low, 118 moderate, and 359 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 encourage development of smaller sites, the city will encourage lot consolidation through fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households.

Objective:	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 715 units. Work with downtown property owners to facilitate the conversion of underutilized commercial buildings for residential use. Facilitate development of smaller sites through lot mergers.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.6 Density Bonus Program

Corcoran will continue to provide density bonus and other incentives to encourage the development of affordable housing in accordance with state law. The city will continue to work with developers to facilitate the use of these options.

Objective:	Continue to implement the density bonus program to facilitate affordable housing in accordance with state law.
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, as well as housing for persons with special needs such as developmental disabilities. SROs, transitional and supportive housing projects in particular can help to address the needs of extremely-low-income persons and those with disabilities. 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, AHSC) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus program, 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
Funding:	General Fund, grant funds
Timeline:	Continue to facilitate the construction of affordable housing and housing for persons with special needs on an annual basis, if requested, 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.

Objective:	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.
Responsible Agency:	Community Development Department
Funding:	HOME and revolving loan fund
Timeline:	Throughout the planning period

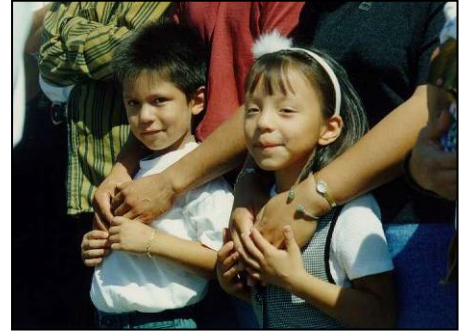
2.9 Purchase and Rehabilitation Homeownership Program

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.

Objective:	Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year
Responsible Agency:	Community Development Department
Funding:	CDBG funds
Timeline:	Throughout the planning period

2.10 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

2.11 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. Emergency shelters are permitted by-right in the C-S (Service Commercial) zone, and transitional and supportive housing are permitted as residential uses subject only to the same standards and procedures as for other residential uses of the same type in the same zone. The City will continue work with providers to facilitate the establishment of these facilities.

Objective:	Continue to work with providers to facilitate emergency shelters and transitional/supportive housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.12 Farmworker and Employee Housing

Farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. In addition, the Zoning Ordinance allows farmworker housing consistent with §17021.5 and §17021.6 of the *Health and Safety Code*. The City will continue to assist interested farmworker housing developers by identifying sites, supporting funding applications, and providing regulatory and financial concessions to the extent feasible.



Objective:	Continue to facilitate the provision of farmworker housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period

2.13 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. City will continue to analyze its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments and ensure City regulations and procedures are in conformance with state law.

Objectives: Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities in accordance with state law.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Throughout the planning period

2.14 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. The Housing Element also includes several programs to address fair housing issues.

FAIR HOUSING ISSUES	CONTRIBUTING FACTOR	MEANINGFUL ACTIONS
Access to Affordable Housing	Poverty, segregation and limited resources	Increase affordable housing opportunities through grant funding, incentives to developers and programs to support first home buyers, preservation of existing affordable housing and rehabilitation
Discrimination in the private market	Private discrimination	Provide fair housing outreach education through Council staff and Self-Help Enterprises. Refer persons experiencing discrimination in housing to Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the City website.
Limited Outreach Capacity	Limited media marketing	Expand media marketing through social media, in addition to providing AFFH information through the city website.
Disproportionate Housing Needs	Rent increases, potential displacement of residents	Expand affordable housing opportunities across the

	due to economic pressures, need for variety (unit size and bedrooms) of affordable housing availability.	board, while recognizing that the city has 593 affordable housing units that need to be preserved.
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Objective:	Corcoran will continue to coordinate with Kings County to provide landlord/tenant mediation services and fair housing investigations. The city will continue to have a fair housing brochure in Spanish and. To broadly disseminate information, the city will distribute the brochure at the City Hall, the City website, library, post office, and appropriate shopping areas.
Responsible Agency:	Community Development Department
Funding:	General Fund, CDBG, HOME and other available funding sources
Timeline:	Throughout the planning period. Apply for CDBG, HOME, and other funding for fair and affordable housing every year.

2.15 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.

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 Department
Funding:	Nominal funding required
Timeline:	Throughout the planning period

2.16 Update and Amend the General Plan and Zoning Ordinance in compliance with State Laws

a) Add a new Medium-Low Density Land Use and Zoning Classification

Objective:	Add a new Low-Moderate Density Classification allowing a minimum of 10 units and a maximum of 16 units/acre to bridge the gap between Low Density and Medium Density classifications and make concurrent changes in the Zoning Code.
Agency:	Community Development Department
Financing:	General Fund and SB-2 Funding from HCD
Time Frame:	December 2025

b) Amend General Plan and Zoning Code to permit a minimum of 16 and a maximum of 24 units in the Medium Density Residential Designation.

Objective: The current density range permitted is 10-15 units per acre. The changes will increase the potential to build additional housing on a per acre basis.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

c) Amend General Plan and Zoning Code to permit a minimum of 21 and a maximum of 30 units in the High-Density Residential Designation.

Objective: The current density range permitted is 15-29 units per acre. The changes will permit a minimum of 21-30 units per acre.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

d) Ministerial Approval of ADU Developments

Objective: Amend the Zoning Code permitting ministerial approval of ADUs, pre-approved design, and development standards.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

e) Adopt Objective Design Standards with Ministerial Approval.

Objective: Amend the Zoning Code incorporating Objective Design Standards to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

f) New Environmental Justice Element.

Objective: Amend the General Plan to add a new Environmental Justice Element

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

g) Density Bonus.

Objective: Amend the current density bonus ordinance to comply with the State Density Bonus Law. Further, the City shall amend the zoning code to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

h) Ministerial Approval of multi-family developments without CEQA review.

Objective: Amend Zoning Code provisioning for the Approval of multi-family developments, ministerially and exempt from CEQA review.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

i). Amend Zoning Code to permit, ministerially, as a use by right or right-of-zone permanent supportive housing (Government Code Section 65651), low barrier navigation centers (Government Code Section 65660), and amend the zoning code to address the provision for employee housing

Objective: Amend Zoning Code provisioning for the use by right or right of zone approval of permanent supportive housing, low barrier navigation centers and employee housing, ministerially

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

j). Amend the Subdivisions Code Permitting SB-9 Small Lot Subdivisions on Single-family Zoned Lots.

Objective: SB 9 has the potential to create more small-scale homeownership opportunities that are affordable to moderate-income buyers.

Agency: Community Development Department.

Financing: General Fund

Time Frame: December 2025

k) Ensure City's procedures for reasonable accommodation requests complies with State Law.

Objective: Compliance with State law.

Agency: Community Development Department.

Financing: General Fund

Time Frame: December 2025

l) Emergency Shelters -

The City shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people experiencing homelessness by adopting one of the following:

- a. By revising the zoning code to specify an additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit.
- b. Establish an Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services.
- c. Ensuring the definition of emergency shelters to be consistent with Gov. Code §65583(a)(4)(C) and ensure appropriate parking requirements are limited to employees.

Objective: Compliance with Gov. Code §65583 regarding emergency shelters

Agency: Community Development Department.

Financing: General Fund

Time Frame: December 2025

2.17 Adequate Infrastructure for Affordable Housing

Chapter 727, Statutes of 2005 (SB1087) requires that water and sewer providers must grant priority for service allocations to proposed development that include housing units affordable to lower-income households.

Objective: Establish a policy to provide priority for water supply and sewerage services affordable housing projects.

Agency: City of Corcoran, Community Development Department

Financing: General Fund and SB-2 Funding from HCD.

Time Frame: 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 contribute to 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 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 residents of all income levels have the opportunity to live in the community. The 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.

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

3.2 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. In addition, the City offers an Emergency Repair Program, with grants up to \$10,000. Hanford has designated southwest and central Hanford as “target areas” for this program. 10 properties were rehabilitated in 2023 at a cost of \$338,000



Objective:	Assist 10 to 15 units per year if funds are available
Responsible Agency:	Community Development Department
Funding:	CDBG Funds; CalHome
Timeline:	Throughout the planning period

3.3 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 766 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. 6 projects are considered to be at risk of converting to market-rate housing during the next 10 years – Amberwood I, Amberwood II, Cedarbrook, Hanford Senior Villas, Kings View Hanford and View Road Apartments – totaling 328 dwelling units.

The City will continue to monitor the status of these projects at least annually by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the city will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate in pursuing available funds, ensuring compliance with tenant noticing requirements, conducting tenant education regarding their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in the city. In addition, the city will maintain and update the inventory of at-risk projects and establish a database.

Objective:	Develop a preservation strategy for at risk projects and maintain and update an at-risk project inventory and actions taken. 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, Grant Funds if available
Timeline:	Throughout the planning period and at least annually for at risk projects

3.4 Adequate Sites Monitoring

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 5,547 units (684 extremely low, 685 very-low, 993 low, 1066 moderate, and 2119 above-moderate) during the planning period. 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.



The city undertook a comprehensive General Plan update in 2017. In order to enhance opportunities for affordable housing development, maximum allowable densities were increased to 20 units/acre in the Medium Density Residential category and 29 units/acre in the High-Density Residential category.

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 5,547 units. Monitor Annually the availability of adequate sites.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Monitor adequate sites annually and throughout the planning period;

3.5 Density Bonus Program

In accordance with state law, Hanford adopted a local density bonus ordinance in 2008. The City will continue to implement this program to encourage and facilitate development of affordable housing through the provision of density bonuses or other incentives for qualifying projects in compliance with (Gov. Code §§65915 - 65918).

Objective:	Continue to publicize and implement the density bonus program in accordance with state law to assist development of affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

3.6 Planned Unit Development

The Hanford General Plan 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 a highest density through flexible design standards. The PUD option provides greater flexibility in the development process, which can lead to cost savings.

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

3.7 First Time Homebuyer Programs

The City offers the Home Sweet Home 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 \$75,000, reduce the interest rate to 3% and extend the term to 30 years. Payment is deferred for the entire loan term.

In smaller communities, there may be a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (e.g., mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single-family affordable homeownership opportunities, but also impacts the State Recipients ability to spend FTHB funds in a community with limited affordable housing inventory. In order to mitigate this potential constraint, the City will support non-profit housing organizations in working with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program.

Objective:	Assist 10 households for the First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program Support non-profit housing organizations in working with HCD to remove constraints on the use of HOME funds
Responsible Agency:	Community Development Department
Funding:	HOME and CDBG funds
Timeline:	Throughout the planning period

3.8 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

3.9 Affordable Housing Assistance

The City promotes affordable housing through various programs such as home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. Hanford is an entitlement city and receives CDBG and HOME funds directly from HUD. Affordable housing is being developed under existing zoning and development standards with administrative and financial assistance from the City. To continue supporting affordable housing production, the City will undertake the following actions.

Objective:	Seek applicable grants from state 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, fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households, 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.
Responsible Agency:	Community Development Department and affordable housing developers
Funding:	Local, state, and federal funds
Timeline:	Continue to facilitate the construction of affordable housing on an annual basis, if requested, throughout the planning period

3.10 Farmworker and Employee Housing

To address farmworker housing needs, the City permits farmworker housing 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.

Objectives:	Assist interested developers in identifying sites and preparing funding applications; Provide, to the extent feasible, regulatory incentives
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period

3.11 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 are permitted by-right in the OR zone, and transitional and supportive housing facilities are permitted subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

Objective:	Continue to facilitate the establishment of emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding 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:	Facilitate establishment of emergency shelters and transitional/supportive housing throughout the planning period

3.12 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 City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes and no constraints were identified. 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:	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:	If required to ensure conformance with applicable law, Code amendment will be initiated to clarify the definition of <i>family</i> in 2016; continue to monitor potential constraints throughout the planning period

3.13 Promote Equal Housing Opportunities

Promoting fair housing includes both education and enforcement. The City of Hanford will continue to support both education and enforcement efforts. The City has recently partnered with the Fair Housing Council of Central California (FHC-CC) for services related to fair housing.

The Housing Element also includes several programs to address fair housing issues.

FAIR HOUSING ISSUES	CONTRIBUTING FACTOR/S	MEANINGFUL ACTIONS
Access to Affordable Housing	Poverty, segregation and limited resources	Increase affordable housing opportunities through grant funding, incentives to developers and programs to support first home buyers, preservation of existing affordable housing and rehabilitation
Discrimination in the private market	Private discrimination	Provide fair housing outreach education through Council staff and Self-Help Enterprises. . Refer persons experiencing discrimination in housing to Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the City website.
Limited Outreach Capacity	Limited media marketing	Expand media marketing through social media, in addition to providing AFFH information through the city website.
Disproportionate Housing Needs	Rent increases, potential displacement of residents due to economic pressures, need for variety (unit size and bedrooms) of affordable housing availability.	Expand affordable housing opportunities across the board, while recognizing that the city has 766 affordable housing units that need to be preserved.

Objective: Hanford will coordinate with Kings County to provide landlord/tenant mediation services and fair housing investigations. Hanford will continue to refer fair housing inquires to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, on the City website, and at other public offices.

Responsible Agency: Planning Department

Funding: General Fund, CDBG, HOME and other funding sources

Timeline: Throughout the planning period. Apply for grant funding annually.

3.14 Reduce Greenhouse Gas Emissions and promote affordable housing by facilitating mixed-use, higher density and infill development near transit stops, existing community centers, and downtown

Objective: The City of Hanford to support and facilitate mixed use and higher density developments in designated areas of the city

Responsible Agency: Planning Department
Funding: General Fund
Timeline: Throughout the planning period

3.15 Update and Amend the General Plan and Zoning Ordinance in compliance with State Laws

a. Amend General Plan and Zoning Code to permit a minimum of 4 and a maximum of 10 units per acre in the Low-Density Residential Designation.

Objective: Establish a minimum and maximum density of at least 4 and 10 respectively in the Low-Density Residential Designation.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD.

Time Frame: December 2025

b) Add a new Medium-Low Density Land Use and Zoning Classification

Objective: Add a new Low-Moderate Density Classification allowing a minimum of 10 units and a maximum of 16 units/acre to bridge the gap between Low Density and Medium Density classifications and make concurrent changes in the Zoning Code.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

c) Amend General Plan and Zoning Code to permit a minimum of 16 and a maximum of 24 units in the Medium Density Residential Designation.

Objective: The current density range permitted is 10-15 units per acre. The changes will increase the potential to build additional housing on a per acre basis.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

d) Amend General Plan and Zoning Code to permit a minimum of 21 and a maximum of 30 units in the High-Density Residential Designation.

Objective: The current density range permitted is 15-29 units per acre. The changes will permit a minimum of 21-30 units per acre.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

e) Adopt Objective Design Standards with Ministerial Approval.

Objective: Amend the Zoning Code incorporating Objective Design Standards to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

f) New Environmental Justice Element.

Objective: Amend the General Plan to add a new Environmental Justice Element

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

g) Density Bonus.

Objective: Amend the current density bonus ordinance to comply with the State Density Bonus Law. Further, the City shall amend the zoning code to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

h. Amend Zoning Code to permit, ministerially, as a use by right or right-of-zone permanent supportive housing (Government Code Section 65651), low barrier navigation centers (Government Code Section 65660), and amend the zoning code to address the provision for employee housing

Objective: Amend Zoning Code provisioning for the use by right or right of zone approval of permanent supportive housing, low barrier navigation centers and employee housing, ministerially

Agency: Community Development Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

i). Amend the Subdivisions Code Permitting SB-9 Small Lot Subdivisions on Single-family Zoned Lots.

Objective: SB 9 has the potential to create more small-scale homeownership opportunities that are affordable to moderate-income buyers.

Agency: Community Development Department.

Financing: General Fund

Time Frame: December 2025

j) Ensure City's procedures for reasonable accommodation requests complies with State Law.

Objective: Compliance with State law.

Agency: Community Development Department.

Financing: General Fund

Time Frame: December 2025

k) Emergency Shelters -

The City shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people experiencing homelessness by adopting one of the following:

- a. by revising the zoning code to specify an additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit.
- b. Establish an Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services.
- c. Ensuring the definition of emergency shelters to be consistent with Gov. Code §65583(a)(4)(C) and ensure appropriate parking requirements are limited to employees.

Objective: Compliance with Gov. Code §65583 regarding emergency shelters

Agency: Community Development Department.

Financing: General Fund

Time Frame: December 2025

3.16 Adequate Infrastructure for Affordable Housing

Chapter 727, Statutes of 2005 (SB1087) requires that water and sewer providers must grant priority for service allocations to proposed development that include housing units affordable to lower-income households.

Objective: Establish a policy to provide priority for water supply and sewerage services affordable housing projects.

Agency: City of Hanford, Community Development Department

Financing: General Fund and SB-2 Funding from HCD.

Time Frame: Throughout the planning period

3.17 Review and update Site Inventory to meet RHNA targets

The City to review and update site inventory to meet the RHNA targets for all income levels.

Objective: Ensure site inventory is sufficient to meet RHNA targets

Agency: City of Hanford, Community Development Department

Financing: General Fund

Time Frame: December 2025

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 115-year history. Although the City's major employers are still rooted in agriculture, economic development has paved the way for a more diversified economy. Yet despite change, Lemoore retains the charm and beauty of a small rural town with its turn-of-the-century buildings, residences and casual environment.



Strike Fighter will be based at Lemoore beginning in 2016, with the first 4 aircrafts arriving at the Naval Air Station (NAS) in January 2017. This assures the long-term importance of NAS to Lemoore's local economy.

The City's downtown revitalization efforts focus on mixed-use opportunities and converting historic structures for housing. The recent Lacey Ranch Area Master Plan project is an 825 unit residential community bounded by W Lacey Blvd to the north and 18th Avenue to the west on approximately 156 acres.

The 2024-2032 Housing Plan represents Lemoore's efforts to continue to build upon past successes by facilitating development of additional housing to accommodate employment growth, providing housing assistance to residents in need, and maintaining the charm of Lemoore's past.



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, Brandman University, College of the Sequoias, and Kings County Job Training Office all provide workforce training. With the elimination of redevelopment and the Enterprise Zone Program, there are no incentives to offer new businesses. A new interchange at SR 198 and 19th Avenue was constructed in 2014, and the City is working with Caltrans for an improved interchange at SR 41 and Bush Street. In 2014 the U.S. Navy announced that the new F-35C Joint

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 provide information to homeowners regarding Lemoore's Housing Rehabilitation Program.

Objective: Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance.

Responsible Agency:	Code Enforcement coordinated with Police, Business License, Planning, Building and Fire Departments
Funding:	General Fund and grant funds
Timeline:	Throughout the planning period

4.2 Housing Rehabilitation Program

In the past, the City's Housing Rehabilitation Program assisted lower-income households with substantial home repairs or reconstruction. Loans of up to \$70,000 for rehabilitation and \$116,000 for home reconstruction were provided to qualified applicants. All loans were deferred for 50 years with a zero percent interest rate as long as the residence remained the owner's primary home. No funding is currently available to operate this program; therefore, this program will only be implemented should HOME grant funds be awarded. The City will continue to monitor funding opportunities and apply for grant funds as they become available.

Objective:	Assist lower-income households with rehabilitation based on available funding.
Responsible Agency:	Planning Department
Funding Source:	HOME funds
Timeline:	Monitor the availability grant funding annually and submit applications as HOME funding is made available.

4.3 Zoning for Adequate Sites

The City will facilitate the construction of new housing to accommodate projected employment and population growth and to meet the needs of residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 2,329 units (292 extremely-low-, 293 very-low, 437 low, 408 moderate, and 898 above-moderate) during the planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

Mixed-use development represents one of the City's 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 Zoning Code includes 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 continue to monitor and report annually on its progress toward these objectives.

Objectives:	Provide adequate sites to meet the housing needs allocation of 2,985 units.
Responsible Agency:	Planning Department
Funding:	General Fund
Timeline:	Continue to accommodate the City's housing needs through 2032

4.4 Downtown Revitalization

As part of the City's 1992 Downtown Revitalization Plan, the City has been encouraging and facilitating the development and redevelopment of its downtown core. An important component of these efforts has been mixed residential-commercial uses in the Downtown Mixed-Use zones. The City has converted two historic hotels in the downtown to provide low-income and senior housing above commercial uses. Such projects have assisted the City in meeting revitalization objectives, historic preservation, and the need for lower-income housing.



Lucerne Hotel

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

4.5 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.



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

4.6 First Time Homebuyer Programs

The City offers first-time home ownership assistance to very-low-income homebuyers through a HOME-funded *First Time Homebuyer Program*. The Program offers assistance as a deferred second mortgage loan of up to \$65,000 for down payment and closing cost assistance. Assistance under this program may include foreclosed properties. Buyers must provide a \$1,000 down payment, qualify with a primary lender and comply with their requirements.

Objective:	Assist 5 households annually.
Responsible Agency:	Planning Department and City Manager's Office
Funding:	HOME funds
Timeline:	Throughout the planning period

4.7 Section 8 Rental Assistance

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

Objective:	Assist the Housing Authority in promoting the Section 8 program.
Responsible Agency:	Kings County Housing Authority
Funding:	HUD
Timeline:	Throughout the planning period

4.8 Affordable Housing Project Assistance

The City provides financial and administrative assistance to affordable housing projects whenever feasible. Financial assistance is dependent on grant funding and administrative assistance may include support with the preparation of grant applications as well as incentives such as density bonus and fast-track permit processing.

Objective:	Assist affordable housing projects on a case-by-case basis, including priority for extremely-low-income units where feasible.	
Responsible Agency:	Planning Department	
Funding:	Grant funds; General Fund	
Timeline:	Continue to facilitate the construction of affordable housing on an annual basis, if requested, throughout the planning period	

4.9 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 and persons with disabilities. The City also supported the conversion of the Antlers Hotel into senior housing. The City will continue to facilitate the development of senior housing, special needs housing, and/or a senior assisted living facility in the Lemoore Market Area through incentives and administrative assistance.



Objective:	Continue to support the development of senior/disabled/assisted living housing.
Responsible Agency:	Planning Department
Funding:	CDBG, state and federal funds
Timeline:	Continue to facilitate the construction of affordable senior and special needs housing on an annual basis, if requested, throughout the planning period

4.10 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. This type of housing is particularly important in addressing the needs of very-low- and extremely-low-income persons. The Zoning Code allows emergency shelters by-right in the Community Facilities (CF) zone subject to objective development standards. In addition, transitional and supportive housing are considered residential uses and are permitted in most zones subject only to the same requirements as other residential uses of the same type in the same zone. Minor revisions to zoning regulations are needed to ensure conformance with state law.



Objectives:	Continue to facilitate emergency shelters and transitional/supportive housing consistent with state law.
Responsible Agency:	Planning Department
Funding:	General Fund
Timeline:	Throughout the planning period

4.11 Employee and Farmworker Housing

As the second most urbanized city in Kings County, Lemoore has few resident farmworkers. Although agricultural operations are very limited, an amendment to City zoning regulations was processed to allow farmworker housing in conformance with *Health and Safety Code* §17021.5. Lemoore has worked with Self-Help Enterprises to create 36 affordable single-family units by providing land and home ownership assistance while families provided “sweat equity” towards constructing their homes. Occupants were primarily very-low-income farmworker families.



Objectives:	1.
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1. Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing; and
2. Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing

Responsible Agency: Planning Department
Funding: General Fund
Timeline: Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period

4.12 Housing for Persons with Disabilities and Special Needs

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, who often have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes and no constraints were identified.

Objectives: Continue to facilitate the production of housing for persons with disabilities and other special needs consistent with current law.
Responsible Agency: Planning Department
Funding: General Fund
Timeline: Throughout the planning period

4.13 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 Department of Fair Employment and Housing in Fresno. Information on housing discrimination is available at City Hall and flyers on fair housing are distributed to participants in the City's First Time Homebuyer Program.

In addition, the Zoning Ordinance includes reasonable accommodation procedures for reviewing and approving requests for modifications to zoning and building regulations by persons with disabilities. The Housing Element also includes several programs to address fair housing issues.

FAIR HOUSING ISSUES	CONTRIBUTING FACTOR/S	MEANINGFUL ACTIONS
Access to Affordable Housing	Poverty, segregation and limited resources	Increase affordable housing opportunities through grant funding, incentives to developers and programs to support first home buyers, preservation of existing affordable housing and rehabilitation
Discrimination in the private market	Private discrimination	Provide fair housing outreach education through Council staff and Self-Help

		Enterprises. . Refer persons experiencing discrimination in housing to Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the City website.
Limited Outreach Capacity	Limited media marketing	Expand media marketing through social media, in addition to providing AFFH information through the city website.
Disproportionate Housing Needs	Rent increases, potential displacement of residents due to economic pressures, need for variety (unit size and bedrooms) of affordable housing availability.	Expand affordable housing opportunities across the board, while recognizing that the city has 641 affordable housing units that need to be preserved.

Objective: Lemoore will coordinate with Kings County to provide landlord/tenant mediation services and fair housing investigations.

Continue to provide fair housing information at City Hall, other public offices and on the City website.

Continue to process requests for reasonable accommodation by persons with disabilities or special needs

Responsible Agency: Planning Department

Funding: General Fund, CDBG, HOME and other funding sources

Timeline: Throughout the planning period. Apply for grant funding annually.

4.14 Preservation of At-Risk Affordable Housing

The City will work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Lemoore has 641 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. 2 projects are considered to be at risk of converting to market-rate housing during the next 10 years – Lemoore Elderly (23 units) and Lemoore Villa (28 units).

The city will monitor the status of these projects at least annually by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the city will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate in pursuing available funds, ensuring compliance with tenant noticing requirements, conducting tenant education regarding their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in the city. In addition, the city will maintain and update the inventory of at-risk projects and establish a database.

- Objective:** Develop a preservation strategy for at risk projects and maintain and update an at risk project inventory and actions taken. Monitor the status of publicly-assisted affordable units at least annually. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
- Responsible Agency:** Planning Department and interested affordable housing providers/developers

4.15 Ensure the General Plan and Zoning Ordinance is in compliance with State Laws

a. Amend General Plan and Zoning Code to permit a minimum of 4 and a maximum of 10 units per acre in the Low-Density Residential Designation.

Objective: Establish a minimum and maximum density of at least 4 and 10 respectively in the Low-Density Residential Designation.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD.

Time Frame: December 2025

b) Amend General Plan and Zoning Code to permit a minimum of 10 and a maximum of 12 units per acres in the Low-Medium Density Residential Designation

Objective: Establish a minimum density of 10 units and a maximum of 16 units/acre in the Low- Medium Density Residential Designation. Current density permitted is 7-12 units per acre.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

c) Amend General Plan and Zoning Code to permit a minimum of 16 and a maximum of 24 units in the Medium Density Residential Designation.

Objective: The current density range permitted is 12-17 units per acre. The changes will increase the potential to build additional housing on a per acre basis.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

d) Amend General Plan and Zoning Code to permit a minimum of 21 and a maximum of 30 units in the High-Density Residential Designation.

Objective: The current density range permitted is 14-29 units per acre. The changes will permit 21-30 units per acre.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

e) Adopt Objective Design Standards with Ministerial Approval.

Objective: Amend the Zoning Code incorporating Objective Design Standards to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

f) New Environmental Justice Element.

Objective: Amend the General Plan to add a new Environmental Justice Element

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

g) Density Bonus.

Objective: Ensure the current density bonus ordinance comply with the State Density Bonus Law. Further, the City will ensure the zoning code permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Agency: Planning Department

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

h) Emergency Shelters -

The City shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people

experiencing homelessness by adopting one of the following:

- a. by revising the zoning code to specify an additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit.
- b. Establish an Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services.
- c. Ensuring the definition of emergency shelters to be consistent with Gov. Code 65583(a)(4)(C) and ensure appropriate parking requirements are limited to employees.

Objective: Compliance with Gov. Code §65583 regarding emergency shelters

Agency: Planning Department

Financing: General Fund

Time Frame: December 2025

4.16 Adequate Infrastructure for Affordable Housing

Chapter 727, Statutes of 2005 (SB1087) requires that water and sewer providers must grant priority for service allocations to proposed development that include housing units affordable to lower-income households.

Objective: Establish a policy to provide priority for water supply and sewerage services affordable housing projects.

Agency: City of Lemoore, Planning Department

Financing: General Fund and SB-2 Funding from HCD.

Time Frame: Throughout the planning period

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's 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. Milk production remains the number one agricultural product in Kings County followed by Pistachio and Corn. 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.

This 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 Building Inspection 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.

Objective:	Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance.
Responsible Agency:	Building Inspection Division
Funding:	General Fund
Timeline:	Throughout the planning period

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 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 \$57,000 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. One project is at risk of conversion in the next ten years – Kettleman City Apartments (40 units).

The city will monitor the status of this project at least annually by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the city will develop a preservation strategy if affordability agreements are about to expire. In addition, the city will maintain and update the inventory of at-risk projects and establish a database.

Objective:	Develop a preservation strategy for at risk projects and maintain and update an at-risk project inventory and actions taken. Monitor the status of publicly-assisted affordable units at least annually. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
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 561 units (66 extremely-low, 66 very-low, 89 low, 106 moderate, and 234 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 561 units for the new planning period.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

5.5 First-Time Homebuyer Program

The County's First-Time Homebuyer Program provides qualified first-time homebuyers up to no more than 50% of purchase price 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.



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

5.6 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

5.7 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

5.8 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 Development Code allows emergency shelters in the PF zone subject only to a ministerial Site Plan Review, consistent with SB 2, and also allows emergency shelters by CUP in the R-1 and RM zones. The Development Code also allows transitional or supportive housing for up to 6 persons by-right in all residential zones. 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:	Ensure the Development Code permits 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:	Development Code amendment in 2016

5.9 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.

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



5.10 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:

Objective:	Continue to support farmworker housing as follows: 1. Ensure the Development Code complies with cc §17021.5 and §17021.6 of the <i>Health and Safety Code</i> 2. Assist interested developers by identifying sites and supporting funding applications 3. Provide, to the extent feasible, regulatory incentives.
Responsible Agency:	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers
Funding:	General fund
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period.

5.11 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

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land use processes, permit processing procedures, and building codes to identify impediments and no significant constraints were identified. In order to facilitate the provision of adequate housing for persons with disabilities, the County will continue to:

1. Permit small licensed community care facilities (6 or fewer persons) by-right in all residential zones and larger community care facilities serving more than 6 persons by CUP in all residential zones; and
2. Continue to implement the reasonable accommodation ordinance (Zoning Code Sec. 2208) 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: Continue to facilitate the provision of community care facilities and housing for persons with disabilities

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.12 Promote Equal Housing Opportunities

Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office. The County will continue to publicize fair housing information at County offices and website, other public agencies and commercial centers. County staff will also coordinate with the cities of Avenal, Corcoran, Hanford and Lemoore regarding the most effective fair housing organizations to serve residents of Kings County. The Housing Element also includes several programs to address fair housing issues.

FAIR HOUSING ISSUES	CONTRIBUTING FACTOR/S	MEANINGFUL ACTIONS
Access to Affordable Housing	Poverty, segregation and limited resources	Increase affordable housing opportunities through grant funding, incentives to developers and programs to support first home buyers, preservation of existing affordable housing and rehabilitation
Discrimination in the private market	Private discrimination	Provide fair housing outreach education through County staff and Self-Help Enterprises. . Refer persons experiencing discrimination in housing to Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the website. Coordinate fair housing issues with other

		jurisdictions in Kings County.
Limited Outreach Capacity	Limited media marketing	Expand media marketing through social media, in addition to providing AFFH information through the county website.
Disproportionate Housing Needs	Rent increases, potential displacement of residents due to economic pressures, need for variety (unit size and bedrooms) of affordable housing availability.	Expand affordable housing opportunities across the board, while recognizing that the county has 197 affordable housing units that need to be preserved.

Objective: Coordinate fair housing issues with other jurisdictions in the County and provide landlord/tenant mediation services and fair housing investigations.

Continue to facilitate the provision of fair housing information to residents of Kings County.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.13 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 5.6 (Section 8 Rental Assistance), 5.8 (Emergency Shelters and Transitional/Supportive Housing), 5.9 (Mobile/Manufactured Housing), 5.10 (Farmworker and Employee Housing), 5.11 (Housing for Persons with Disabilities) and 5.16 (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 County will 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 will also seek State and Federal funding specifically targeted for the development of housing affordable to ELI households, such as AHSC funds. The County will 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.

Objective: Seek applicable grants for affordable housing, provide an inventory of housing sites to interested developers, and continue to pursue housing production and rehabilitation with nonprofit housing organizations.

Responsible Agency: Community Development Agency and affordable housing developers

Funding: Local, state, and federal funds

Timeline: Throughout the planning period; apply for grant funding on an annual basis as available.

5.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction

The Community Development Agency offers 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 provided for photovoltaic systems that generate energy for residential uses.

Objective:	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.
Responsible Agency:	Community Development Agency and housing developers
Funding:	No additional County funding required
Timeline:	Throughout the planning period

5.15 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

5.16 Single Room Occupancy (SRO) Housing

To facilitate additional housing opportunities for lower-income residents, the County will continue to encourage development of SRO housing.

Objective:	Address the needs of extremely-low-income persons through SRO housing.
Responsible Agency:	Community Development Agency
Funding:	Nominal funding required
Timeline:	Throughout the planning period

5.17 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 RHNA 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, 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

4.18 Preservation of At-Risk Affordable Housing

The County 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. The unincorporated county has 561 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. 1 project is considered to be at risk of converting to market-rate housing during the next 10 years – Kettleman City Apartments (40 units).

The county will monitor the status of this project at least annually by contacting the owners or managers and identifying any units at-risk of converting to market rate housing. To increase the likelihood that these affordable units are preserved, the county will develop a preservation strategy if affordability agreements are about to expire. The strategy may include contacting potential purchasers, working with organizations as appropriate in pursuing available funds, ensuring compliance with tenant noticing requirements, conducting tenant education regarding their rights, and providing information on Section 8 rent subsidies and other affordable housing opportunities in the city. In addition, the city will maintain and update the inventory of at-risk projects and establish a database.

Objective:	Develop a preservation strategy for at risk projects and maintain and update an at-risk project inventory and actions taken. Monitor the status of publicly-assisted affordable units at least annually. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
Responsible Agency:	Community Development Agency and interested affordable housing providers/developers

4.15 Ensure the General Plan and Zoning Ordinance comply with State Laws

a. Amend General Plan and Zoning Code to permit a minimum of 4 and a maximum of 10 units per acre in the Low-Density Residential Designation.

Objective: Establish a minimum and maximum density of at least 4 and 10 respectively in the Low-Density Residential Designation.

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD.

Time Frame: December 2025

b) Amend General Plan and Zoning Code to permit a minimum of 10 and a maximum of 12 units per acres in the Low-Medium Density Residential Designation

Objective: Establish a minimum density of 10 units and a maximum of 16 units/acre in the Low- Medium Density Residential Designation. Current density permitted is 7-12 units per acre.

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

c) Amend General Plan and Zoning Code to permit a minimum of 16 and a maximum of 24 units in the Medium High Density Residential Designation.

Objective: The current density range permitted is 12-17 units per acre. The changes will increase the potential to build additional housing on a per acre basis.

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

d) Amend General Plan and Zoning Code to permit a minimum of 21 and a maximum of 30 units in the High-Density Residential Designation.

Objective: The current density range permitted is 14-29 units per acre. The changes will permit 21-30 units per acre.

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

e) Ministerial Approval of ADU Developments

Objective: Amend the Zoning Code permitting ministerial approval of ADUs, pre-approved design, and development standards.

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

f) Adopt Objective Design Standards with Ministerial Approval.

Objective: Amend the Zoning Code incorporating Objective Design Standards to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness.

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

g) New Environmental Justice Element.

Objective: Amend the General Plan to add a new Environmental Justice Element

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

h) Density Bonus.

Objective: Ensure a density bonus ordinance that complies with the State Density Bonus Law. Further, the county will ensure the zoning code permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

i) Ministerial Approval of multi-family developments without CEQA review.

Objective: Amend Zoning Code provisioning for the Approval of multi-family developments, ministerially and exempt from CEQA review.

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

j). The County shall ensure the Zoning Code permits, ministerially, as a use by right or right-of-zone permanent supportive housing (Government Code Section 65651), low barrier navigation centers (Government Code Section 65660), and amend the zoning code to address the provision for employee housing

Objective: Amend Zoning Code provisioning for the use by right or right of zone approval of permanent supportive housing, low barrier navigation centers and employee housing, ministerially

Agency: Community Development Agency

Financing: General Fund and SB-2 Funding from HCD

Time Frame: December 2025

k). Amend the Subdivisions Code Permitting SB-9 Small Lot Subdivisions on Single-family Zoned Lots.

Objective: SB 9 has the potential to create more small-scale homeownership opportunities that are affordable to moderate-income buyers.

Agency: Community Development Agency

Financing: General Fund

Time Frame: December 2025

l) Ensure the County's procedures for reasonable accommodation requests complies with State Law.

Objective: Compliance with State law.

Agency: Community Development Agency

Financing: General Fund

Time Frame: December 2025

m) Emergency Shelters -

The County shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people experiencing homelessness by adopting one of the following:

- a. by revising the zoning code to specify an additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit.
- b. Establish an Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation,

amenities, and homelessness services.

- c. Ensuring the definition of emergency shelters to be consistent with Gov. Code 65583(a)(4)(C) and ensure appropriate parking requirements are limited to employees.

Objective: Compliance with Gov. Code §65583 regarding emergency shelters

Agency: Community Development Agency

Financing: General Fund

Time Frame: December 2025

C. Quantified Objectives

Table 5-1 below summarizes the quantified objectives for housing construction, rehabilitation, and conservation for Kings County jurisdictions for the 2016-2024 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 2016-2024

Income Category	Avenal	Corcoran	Hanford	Lemoore	Unincorporated Kings County
New Construction¹					
Extremely Low	24	61	684	293	66
Very Low	24	61	685	293	66
Low	37	116	993	437	89
Moderate	55	118	1066	408	106
Above-Moderate	137	359	2,119	898	234
Rehabilitation					
Extremely Low	5	10	10	10	12
Very Low	5	20	40	10	13
Low	10	45	50	10	25
Moderate	0	0	0	10	0
Above-Moderate	0	0	0	0	0
Conservation²					
Extremely Low					
Very Low	317	593	766	641	197
Low					
Moderate					
Above-Moderate	0	0	0	0	0

¹ Construction objectives are for 2014-2024 commensurate with the RHNA

² Conservation objectives refer to existing units with affordability covenants (see 0)

Source: KCAG, 2014 Kings County Regional Housing Needs Assessment Plan, January 28, 2015

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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 (KCAG): 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.

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.

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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.

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.

Chapter 6. Glossary of Terms

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.

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 in Kings County. These housing needs numbers serve as a basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately-owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30% 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.

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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COUNTY OF KINGS
Multi-Jurisdictional Housing Element (2024 – 2032).

Draft - July 2024

APPENDIX A:
EVALUATION OF THE 2016-2023 HOUSING ELEMENT

Prepared By:
Realty Planners Group
Fallbrook, California

Kings County • Lemoore • Corcoran • Hanford • Avenal • Kings (Unincorporated)

APPENDIX A: EVALUATION OF THE PRIOR HOUSING ELEMENT

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

APPENDIX A

EVALUATION OF THE PRIOR HOUSING ELEMENT

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.1 Code Enforcement	County Building Inspection Division	General Fund	Continue to address code violations in the County unincorporated areas. (Timeline: throughout the planning period)	A lack of funding eliminated the code enforcement officer position. The building staff handled code enforcement and continued working with property owners to remedy issues. <u>Code Enforcement Cases by Year:</u> 2015 – 2 cases 2016 – 4 cases 2017 – 11 cases 2018 – 4 cases 2019 – 14 cases 2020 – 11 cases 2021 – 2 cases 2022 – 7 cases 2023 – 10 cases	Kings County to continue Code Enforcement Program to improve the quality of housing and ensure that the character and quality of neighborhoods and housing are maintained
1.2 Housing Rehabilitation Program	Community Development Agency	CDBG and HOME funding	Provide between 5 to 10 loans. (Timeline: throughout the planning period)	Worked with nonprofit organizations and jurisdictions to provide housing rehabilitation program. Zero loans for \$0 were provided. The Housing Rehabilitation program was discontinued in 2014 to lack of funding.	The Housing Rehabilitation program was discontinued in 2014 due to lack of funding.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks	Community Development Agency	General Fund	County to work with interested agencies and community organizations to preserve at risk units by monitoring them. (Timeline: throughout the planning period)	Ongoing monitoring of the 197 affordable units in Unincorporated Kings County. Kettleman City Apartments expire in 2032.	County to continue the program and further review at risk affordable units to ensure preservation.
1.4 Adequate Sites	Community Development Agency	General Fund	Designate adequate sites to meet Kings County's housing needs of 818 units for the new planning period. Timeline – throughout the planning cycle	The County achieved 711 units out of the RHNA allocation of 818 units in the last planning period. 2015 – 29 units 2016 – 4 units 2017 – 17 units 2018 – 23 units 2019 – 59 units 2020 – 88 units 2021 – 144 units 2022 – 227 units 2023 – 120 units	Housing element to identify adequate sites in the Unincorporated Kings County to meet the regional housing needs allocation of 561 units (66 extremely low, 66 very low, 89 low, 106 moderate and 234 above moderate-income affordability)

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.5 First Time Homebuyer Program	Community Development Agency and Self-Help Enterprises	HOME, CDBG, CalHOME & BEGIN	Provide 10 to 15 loans annually. Timeline – throughout the planning period	The County provided 55 loans for a total of \$3,304,763 to 38 Kings County residents from 2015 – 2023. <u>Loan Amounts by Program –</u> CDBG - \$1,684,912 CalHOME - \$524,742 HOME - \$592,603 BEGIN - \$347,990 Other - \$154,516	The County to apply for CDBG and HOME funds to provide assistance to first-time homebuyers.
1.6 Section 8 Rental Assistance Program	Kings County Housing Authority	Department of Housing and Urban Development	Support the Housing Authority's Section 8 program by promoting the program via the County website and brochures at County offices. Timeline – throughout the planning period	The Kings County Housing Authority continued to provide Section 8 Rental Assistance Program assistance for extremely-low and very-low income households that spend more than 30% of income on rent. The Kings County Housing Authority stated the information is month to month because they use an automated system and do not retain information from previous years. They could not provide quantitative data.	Continue to participate in the Section 8 Rental Assistance Program to provide rental subsidies to extremely-low and very-low income households that spend more than 30% of their income on rent.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.7 Foster Youth Transitional Program	Community Development Agency and Kings County Housing Authority	General Fund	Continue to support the Housing Authority in the provision of transitional homes for foster youth. Timeline – throughout the planning period	The Hanford Boys' Home no longer exists, but the County continued to support the Lemoore Girls' Home for aged-out foster care.	Continue the program and review the need for program enhancement
1.8 Emergency Shelters and Transitional/ Supportive Housing	Community Development Department	General Fund	Amend the Development 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. Timeline – throughout the planning period	The Development Code permits emergency shelters in the PF zone subject only to a ministerial Site Plan review, consistent with SB2. Also allows emergency shelters by CUP in the R-1 and RM zones. Development Code allows transitional or supportive housing for up to 6 persons by right in all residential zones. On December 21, 2021, the Kings County Community Development Agency approved Site Plan Review No. 21-20 to convert an existing 22-unit motel to SRO/apartments for transitional/supportive housing for homeless.	The County will continue support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families.

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.9 Density Bonus Program	Community Development Agency	General Fund	Continue to implement the density bonus ordinance to assist development of affordable housing. Timeline – throughout the planning cycle	Local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. Density Bonus by Year: 2023 – 5 units 2022 – 11 units 2021 – 1 unit 2020 – 1 unit 2019 – 0 units 2018 – 0 units 2017 – 3 units 2016 – 0 units 2015 – 0 units Total: 21 units	The County will continue to work with developers to facilitate the use of density bonus in line with State requirements.
1.10 Farmworker and Employee Housing	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers	General Fund	Continue to support farmworker housing as follows: 1. Amend the Development Code to incorporate §17021.5 and §17021.6 of the Health and Safety Code 2. Assist interested developers by identifying sites and supporting funding applications.	The County also facilitated renovation of a former motel into temporary and/or long-term, permanent agricultural employee housing for 24 farmworker families. Conditional Use Permit No. 02-13 was approved by the Kings County Planning Commission on April 7, 2003, but the project was not developed and the permit has since expired. The County has a 40-unit farm labor complex in Kettleman City that houses 70-100 farm laborers.	The County to continue to facilitate the construction of farmworker housing on an annual basis

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
			3. Provide, to the extent feasible, regulatory incentives. Timeline – annual and throughout the planning period		
1.11 Housing for Persons with Disabilities	Community Development Agency	General Fund	Continue to facilitate the provision of community care facilities and housing for persons with disabilities. Timeline –throughout the planning period	County ensured that there are no significant constraints with its zoning code, permit processing and building codes to support provision of housing for persons with disabilities	The County will continue to: 1. Permit small licensed community care facilities (6 or fewer persons) by-right in all residential zones and larger community care facilities serving more than 6 persons by CUP in all residential zones; and 2. Implement the reasonable accommodation ordinance (Zoning Code Sec. 2208).
1.12 Promote Equal Housing Opportunities	Community Development Agency	General Fund	Continue to facilitate the provision of fair housing information to residents of Kings County. Timeline –throughout the planning period	The County referred fair housing questions and complaints to the Human Rights/Fair Housing Commission in Fresno. Information on fair housing was posted in public offices and on the County website.	The County will continue to refer fair housing questions and complaints to the Human Rights/Fair Housing Commission in Fresno and post fair housing information in public offices and on the website.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.13 Assist Affordable Housing Development	Community Development Agency and affordable housing providers/developers	Local, state and federal funds	Seek applicable grants for affordable housing, provide an inventory of housing sites to interested developers, and continue to pursue housing production and rehabilitation with nonprofit housing organizations. Timeline – apply for funding annually and implement throughout the planning period	The County promoted 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.	The County will continue supporting affordable housing, units, especially for very-low- and extremely-low-income household units., by seeking applicable grants and facilitating such developments with developers
1.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction	Community Development Agency and housing developers	General Fund	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	The Community Development Agency offers expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code	The County to continue to incentivise energy conservation and reduction of greenhouse gases and particulate matters by facilitating compliance with California Green Building Standards Code through expedited plan check/permit processing

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
			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. Timeline – throughout the planning period		
1.15 Weatherization and Energy Efficient Home Improvements	Community Development Agency	General Fund	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems. Timeline – throughout the planning period	The County refers lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for weatherization and energy efficiency improvements.	The County will continue to facilitate provision of financial assistance to qualifying households for weatherization and energy efficiency improvements.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

1. Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.16 Single Room Occupancy (SRO) Housing	Community Development Agency	General Fund	Address the needs of extremely-low-income persons through SRO housing.	On December 21, 2021, the Kings County Community Development Agency approved Site Plan Review No. 21-20 to convert an existing 22-unit motel to SRO/apartments for transitional/supportive housing for homeless. The Kings County Development Code has been updated to comply with ADU law and to encourage the construction of Accessory Dwelling Units.	The County will continue to encourage development of SRO housing and will also encourage Accessory Dwelling Units
1.17 Promote Fair and Balanced Fee Structures	Community Development Agency	No funding required	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. Timeline – throughout the planning period and reviewed periodically	The County is in the process of updating the public facility impact fees.	The County will continue 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.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

2. City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Action
	Community Development Agency		Homes built towards RHNA Allocation for 5 th Cycle		
2.1 Code Enforcement The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities,	Code Enforcement Staff/ Public Works Department	General Fund	Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	Code enforcement staff continued working with property owners to remedy issues. Information regarding rehab programs has been provided to property owners.	City to continue Code Enforcement Program to improve the quality of housing and ensure that the character and quality of neighborhoods and housing are maintained
2.2 Housing Rehabilitation Program City will provide housing repairs and rehabilitation loans to lower-income households, including very-low- and extremely-low-income persons.	Community Development Department and Self-Help Enterprises	CDBG; HOME; CAL-HOME	Continue to provide between 6 to 12 loans to lower income households per year. Continue to market the program through brochures at the public counter. (Timeline: ongoing)	Promoted property owner awareness and interest in available residential rehabilitation programs through the city website and print media in public buildings. Total Number of Loans – 3 Total Value (total amount of assistance provided-total amount of loans) \$668,000.00	City to continue Housing Rehabilitation Program with loans for housing repairs and rehabilitation loans to lower income households, including very low and extremely low-income persons.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

2.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks	Community Development Department	General Fund	City to work with interested agencies and community organisations to preserve at risk units by monitoring their status and ensuring property tenant notification prior to project conversion. Timeline- ongoing	General Plan and Zoning Ordinance updated to redesignate mobile home parks from R-1 to MHP to ensure that manufactured and factory-built housing on permanent foundations are permitted subject to the same standards as apply to conventional housing. Ongoing monitoring of the 317 affordable units in Avenal. Wien Manor expires in 2027.	City to continue the program and further review General Plan and Zoning Ordinance to ensure preservation of at-Risk Affordable Housing and Mobile Home Parks.
2.4 Adequate Sites	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. Timeline – throughout the planning cycle	The City achieved 134 units out of the RHNA allocation of 639 units in the last planning period. 2016 – 2 2017 – 2 2018 – 5 2019 – 15 2020 – 6 2021 – 35 2022 – 20 2023 – 49 Total: 134	Housing element to identify adequate sites in the City to meet the regional housing needs allocation of 277 units (24 extremely low, 24 very low, 37 low, 55 moderate and 137 above moderate-income affordability)

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

2.5 Infill Development	Community Development Department	General Fund	Facilitate infill development by providing the location and zoning of residential infill sites in the community and working with developers to expedite applications. Timeline - ongoing	The city provided inventory at the public counter on the location of infill sites that are adequately served by infrastructure and suitable for residential development	City to continue the Infill Development Program
2.6 Density Bonus Program	Community Development Department	General Fund	Continue to implement the density bonus ordinance to assist development of affordable housing. Timeline – throughout the planning cycle	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 density bonus in line with State requirements.
2.7 Regulatory and Financial Assistance	Community Development Department	General Fund	Continue to defer/reduce fees and expedite processing for affordable housing; Reduce parking standards for small multi-family units.	The City continued to offer developers assistance to build affordable housing by offering reduction or deferment of development fees, reduced processing times, and assistance with grant 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.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

2.8 First Time Homebuyer Program	Community Development Department and Self-Help Enterprises	HOME	Assist 5 to 10 new first-time homebuyers annually. Timeline – throughout the planning period		The City will continue to apply for CDBG funds to provide assistance to first-time homebuyers. The City to also explore other funding opportunities to assist first time homebuyers .
2.9 Section 8 Rental Assistance Program	Community Development Department and Kings County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period		The City will continue to participate in the Section 8 Rental Assistance Program to provide rental subsidies to extremely-low and very-low income households that spend more than 30% of their income on rent.
2.10 Affordable Housing Assistance	Community Development Department and interested affordable housing providers/ developers	Local, state and federal funds	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, Proposition 1C, AHSC) 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 non-profits. Timeline – ongoing	The City promoted 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	The City will continue supporting affordable housing, especially units for very-low- and extremely-low-income persons.

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REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

2.11 Special Needs Housing for Seniors and Persons with Disabilities	Community Development Department	General Fund	Continue to work with developers on senior and special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications. Timeline – annual assistance to affordable and special Emergency Shelters and Transitional/Supportive Housing needs housing applications, if requested, throughout the planning period	In the past, the City has expedited applications for senior housing apartments and assisted the developer with tax credit applications.	The City will continue to apply for CDBG funds to provide assistance to first-time homebuyers. The City to also explore other funding opportunities to assist first time homebuyers .
2.12 Second Units	Community Development Department	HOME	Continue to assist property owners with second unit applications by providing information and expediting their applications. Timeline – throughout the planning period		The City will continue to assist property owners with second unit applications by providing information and expediting their applications.

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

2.13 Emergency Shelters and Transitional/Supportive Housing	Community Development Department	General Fund	Continue to facilitate the provision of emergency shelters and transitional/supportive housing. Timeline – throughout the planning period	The Zoning Code permits emergency shelters 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 Zoning Code also allows transitional and supportive housing as a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone, consistent with state law.	The City will continue to facilitate emergency shelters and transitional/supportive housing.
2.14 Farmworker and Employee Housing	Community Development Department	General Fund	1. Continue to ensure that the Zoning Code conforms with §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. Continue to assist interested developers by identifying sites and supporting funding applications for affordable housing; and	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. Many of the farmworkers served by these programs have very-low or extremely-low incomes.	The City to continue to facilitate the construction of farmworker housing on an annual basis

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

			4. Provide, to the extent feasible, financial and regulatory incentives for affordable and farmworker housing developments. Timeline – annual and throughout the planning period		
2.15 Housing for Persons with Disabilities	Community Development Department	General Fund	Continue to facilitate reasonable housing accommodation for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities. Timeline – throughout the planning period	City regulations and procedures are in conformance with State Law	The City will continue to analyze and remove potential constraints to housing for persons with disabilities.
2.16 Promote Equal Housing Opportunities	Community Development Department	General Fund	Continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, website, library, post office, and shopping areas.	Supported fair housing enquiries	The City will continue to refer fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno and post fair housing information in public offices and on the City website.

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

			Timeline – throughout the planning period		
2.17 Energy Conservation	Community Development Department	General Fund	Reduce energy use in residential developments by providing information and low-energy products to residents. Timeline – throughout the planning period	Worked cooperatively 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 City to continue to work with stakeholder/s in providing homeowners and renters support and information about energy conservation.

3. City of Corcoran Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Action
3.1 Code Enforcement The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities,	Code Enforcement Staff	General Fund	Continue to work with the community to eliminate code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	Code enforcement staff continued working with property owners to remedy issues. Information regarding rehab programs has been provided to property owners.	City to continue Code Enforcement Program to improve the quality of housing and ensure that the character and quality of neighborhoods and housing are maintained
3.2 Paint Program	Community Development Department, Job Training Office, Kings County Planning Department, and Kings County Office of Education	CDBG	Offer assistance to low- and moderate-income homeowners for exterior or interior painting in three related programs including Senior/Handicapped Paint Program Timeline – throughout the planning period		City to continue assistance to low- and moderate-income homeowners for exterior or interior painting, subject to availability of funding

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

3.3 Housing Rehabilitation Program City will provide housing rehabilitation loans to lower-income households, including very-low- and extremely-low-income households.	Community Development Department	CDBG; HOME	Continue to provide loans to lower income households. Continue to market the program through brochures at the public counter. (Timeline: ongoing)	Promoted property owner awareness and interest in available residential rehabilitation programs through the city website and print media in public buildings. Provided outreach to major employers – hospital, school district, prisons. Number of Loans - 8 Number of Grants (if any) Total Value (total amount of assistance provided-total amount of loans) - \$873,500.00	City to continue Housing Rehabilitation Program with loans for housing repairs and rehabilitation loans to lower income households, including very low and extremely low-income households.
3.4 Preservation of At-Risk Affordable Housing and Mobile Home Parks	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 non-profits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by non-profits, and pursue grants to support the preservation of affordable at-risk	City continued 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. Ongoing monitoring of the 593 affordable units in Corcoran. Whitley Gardens I expire in 2029, Carolyn Apartments in 2032 and Corcoran Garden Apartments in 2032.	City to continue the program, work with interested agencies and community organizations, and review General Plan and Zoning Ordinance to ensure preservation of at-Risk Affordable Housing and Mobile Home Parks.

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

			housing. Timeline-ongoing		
3.5 Adequate Sites	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 715 units. Timeline – throughout the planning period	The City achieved _____ units out of the RHNA allocation of 945 units in the last planning period.	Housing element to identify adequate sites in the City to meet the regional housing needs allocation of 715 units (61 extremely low, 61 very low, 116 low, 118 moderate and 359 above moderate-income affordability)
3.6 Density Bonus Program	Community Development Department	General Fund	Continue to implement the density bonus ordinance to assist development of affordable housing. Timeline – throughout the planning period	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 density bonus options in line with State requirements.
3.7 Affordable Housing Development Assistance	Community Development Department	General Fund, Grant Funds from state, and federal sources	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, AHSC) 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 non-profits. Timeline – ongoing	The City promoted 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	The City will continue to facilitate the construction of affordable housing and housing for persons with special needs on an annual basis, subject to availability of funds.

Table A-1

REVIEW OF THE 2016-2023 HOUSING ELEMENT ACCOMPLISHMENTS

3.8 First Time Homebuyer Program	Community Development Department	HOME	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 – throughout the planning period	A revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.	The City will continue to apply for CDBG funds to provide assistance to first-time homebuyers. The City to also explore other funding opportunities to assist first time homebuyers .
3.9 Purchase and Rehabilitation Home Ownership Program	Community Development Department	CDBG Funds	Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year Timeline – throughout the planning period	The City continued to offer the program 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 continue providing Purchase and Rehabilitation Home Ownership program to extremely low income, very low income and low-income families who live in substandard or overcrowded conditions
3.10 Section 8 Rental Assistance Program	Community Development Department and Kings County Housing Authority	Department of Housing and Urban Development (HUD)	Assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period	The City continued to participate in the Section 8 rental assistance program.	The City will continue to participate in the Section 8 Rental Assistance Program to provide rental subsidies to extremely-low and very-low income households that spend more than 30% of their income on rent.
3.11 Emergency Shelters and Transitional/ Supportive Housing	Community Development Department and interested affordable housing providers/ developers	General Fund, Local, state, and federal funds	Continue to work with providers to facilitate emergency shelters and transitional/supportive housing. Timeline – ongoing	Emergency shelters are permitted by-right in the C-S (Service Commercial) zone, and transitional and supportive housing are permitted as residential uses subject only to the same standards and procedures as for other residential uses of	The City will continue to work with providers to facilitate emergency shelters and transitional/supportive housing.

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				the same type in the same zone.	
3.12 Farmworker and Employee Housing	Community Development Department	General Fund	Continue to facilitate the provision of farmworker housing. Timeline – annual and throughout the planning period	The majority of homeownership loans in Corcoran are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers. The City's Zoning Ordinance allows farmworker housing consistent with §17021.5 and §17021.6 of the Health and Safety Code.	The City to continue to facilitate the construction of farmworker housing on an annual basis
3.13 Housing for Persons with Disabilities	Community Development Department	General Fund	Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities. Timeline – throughout the planning period	The City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments and City regulations and procedures are in conformance with state law. In the past, the City has expedited applications for senior housing apartments and assisted the developer with tax credit applications.	The City will continue to facilitate reasonable accommodation in housing for persons with disabilities. City to further review its zoning, land use requirements, permit processing procedures and building codes to remove any constraints for development of housing for people with special needs.
3.14 Promote Equal Housing Opportunities	Community Development Department	General Fund	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		The City to refer fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno and post fair housing information in public offices and on the City website.

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			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, the City website, library, post office, and appropriate shopping areas. Timeline – select a provider by 2016		
3.15 Weatherization and Energy Efficient Home Improvements	Community Development Department	General Fund	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems. Timeline – throughout the planning period	City referred homeowners and renters to relevant providers of energy audits and resources to obtain low energy products such as lights and insulation.	The City to continue to 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.

4. City of Hanford Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
4.1 Code Compliance	Code Compliance Staff/ Community Development Department	General Fund	Continue to work with the community to address code violations under state and local regulations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Throughout the planning period)	Code enforcement staff continued working with property owners to ensure code compliance. Information regarding rehabilitation programs has been provided to property owners.	City to continue Code Enforcement Program to improve the quality of housing and ensure that the character and quality of neighbourhoods and housing are maintained
4.2 Housing Rehabilitation Program	Community Development Department	CDBG Funds; CAL-HOME	Continue to provide between 10 to 15 loans to lower income households per year subject to availability of funds. (Timeline: ongoing)	Promoted property owner awareness and interest in available residential rehabilitation programs through the city website and print media. The City of Hanford Emergency Repair Program is designed to assist low to moderate income people make emergency/minor repairs and/or disability accessibility modifications to their home. Emergency repairs are those repairs which are necessary to	City to continue Housing Rehabilitation Program with loans/grants for housing repairs and rehabilitation loans to lower income.

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				safeguard against imminent danger to human life, health, or safety, or to protect property from further structural damage. <i>Provided 135 grants/loans to the value of \$1,339, 205.</i>	
4.3 Preservation of At-Risk Affordable Housing	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	Ongoing monitoring of the 766 affordable units in Hanford. Amberwood I apartments and Cedarbrook apartments expire in 2030; Amberwood II apartments, Kings View Hanford, and View Road Apartments expire in 2031; and Hanford Senior Villas expire in 2032.	City to continue the program, monitor existing affordable housing units and review Zoning Ordinance to ensure preservation of at-Risk Affordable Housing

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4.4 Adequate Sites	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 4,832 units. Increase allowable densities for multi-family development as part of the comprehensive General Plan update. Timeline – throughout the planning cycle	The City achieved 1,709 units out of the RHNA allocation of 4832 units in the last planning period.	Housing element to identify adequate sites in the City to meet the regional housing needs allocation of 5547 units (684 extremely low, 685 very low, 993 low, 1066 moderate and 2119 above moderate-income affordability).
4.5 Density Bonus Program	Community Development Department	General Fund	Continue to publicize and implement the density bonus ordinance to assist development of affordable housing. Timeline – throughout the planning cycle	Local ordinance provides density bonus and other incentives to encourage the development of affordable housing	The city will continue to work with developers by encouraging and facilitating the use of density bonus in new developments

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4.6 Planned Unit Development	Community Development Department	General Fund	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints. Timeline-throughout the planning period	The Hanford General Plan includes a Planned Unit Development Zone process to allow project proponents to propose changes to or removal of zoning restrictions	City to continue the Planned Unit Development Program to allow higher localised 'net' density developments near key amenities
4.7 First Time Homebuyer Program and HOME Sweet Home Program	Community Development Department	HOME and CDBG Funds	Assist 10 households annually for the First Time Homebuyer Program and 20 households annually for the HOME Sweet Home Program Support non-profit housing organizations in working with HCD to remove constraints on the use of HOME funds. Timeline – throughout the planning period	City supported non-profit housing organizations in working with HCD to remove HOME program impediments and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program. The City currently has \$1.5 M to assist homebuyers with assistance.	The City will continue to apply for HOME funds to provide assistance to first-time homebuyers. The City will also continue to support non-profit housing organizations to work with HCD on the HOME Investment Partnership Program.

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4.8 Section 8 Rental Assistance Program	Community Development Department and Kings County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period	The City will continue to assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period.	The city will continue to refer potential participants to Section 8 Housing Choice Voucher Rental Assistance Program to provide rental subsidies to extremely-low and very-low income households that spend more than 30% of their income on rent.
4.9 Affordable Housing Assistance	Community Development Department and interested affordable housing providers/ developers	Local, state and federal funds	Seek applicable grants from state 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, fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income	City promoted affordable housing through various programs such as home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. The City assisted with the conversion of Stardust Motel to 22 single units. The 62-unit project is funded by 4% Low-Income Housing Tax Credits, soft funding from the Department of Housing and Community Development through competitive No Place Like Home funds, City of Hanford PLHA funds, Kin The project is funded through 4% Low-Income Housing Tax Credits, soft funding from the Department of Housing and Community Development through	The City will continue supporting affordable housing programs such as home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. 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.

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			households, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Timeline – ongoing	competitive No Place Like Home funds, City of Hanford PLHA funds, Kings County Whole Person Care pilot, King County Human Services Agency's HHAP funds, private investment, and private financing. Unit Mix: • 1 bedroom - 33 • 2 bedroom - 21 • 3 bedroom - 18	
4.10 Farmworker and Employee Housing	Community Development Department	General Fund	Assist interested developers in identifying sites and preparing funding applications; Provide, to the extent feasible, regulatory incentives. Timeline – annual and throughout the planning period	City of Hanford permitted farmworker housing in conformance with Health and Safety Code §17021.5 and §17021.6.	The Housing Authority of Kings County will to continue to facilitate the administer existing housing farmworker housing. Hanford – Farmworker housing is permitted in conformance with Employee Housing Act requirements. As the most urbanized city in Kings County, Hanford has only a very small amount of agricultural land.
4.11 Emergency Shelters and Transitional/ Supportive Housing	Community Development Department	General Fund	Continue to facilitate the establishment of emergency shelters and transitional/supportive housing in conformance	The Zoning Code permits emergency shelters by-right in the OR zone, and transitional and supportive housing facilities are permitted subject only to the same	The City will continue to support emergency shelters and transitional/supportive housing. The City continues to support Kings County jurisdictions to

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			with SB 2; continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence. Timeline – throughout the planning period	regulations and procedures that apply to other residential uses of the same type in the same zone.	meet the needs of the people who are homeless or transforming to independence.
4.12 Housing for Persons with Disabilities	Community Development Department	General Fund	Continue to monitor legal requirements and local conditions and update local regulations, if necessary, to remove any impediments to housing for persons with disabilities. Timeline - throughout the planning period	Code amended to clarify the definition of ‘family’.	The City will continue to ensure zoning and land use processes offer no constraints for the development, maintenance, and improvement of housing for persons with disabilities.

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4.13 Promote Equal Housing Opportunities	Community Development Department	General Fund	Continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, website, library, post office, and shopping areas. Timeline – throughout the planning period	Supported fair housing enquiries. The City partnered with the Fair Housing Council of Central California (FHC-CC) for services related to fair housing.	The City will continue to refer fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno and post fair housing information in public offices, at the City Hall and on the City website.
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5. City of Lemoore Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
5.1 Code Enforcement	Code Enforcement Staff are s.	General Fund	Continue to work with the community to address code violations. (Timeline: throughout the planning period)	Code enforcement staff continued working with property owners to remedy issues and assist Business License, Planning, Building and Fire Departments to enforce state and local regulation	City to continue Code Enforcement Program to improve the quality of housing and ensure that the character and quality of neighbourhoods and housing are maintained.

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5.2 Housing Rehabilitation Program	Planning Department	HOME funds	Assist lower-income households with rehabilitation based on available funding. (Timeline: monitor availability of grant funding annually and submit applications)	The City did not have a Housing Specialist from 2016-2023 and was unable to apply for grant funding.	City to apply for grant funding to continue to assist low income households with home rehabilitation based on available funding.
5.3 Zoning for Adequate Sites	Planning Department	General Fund SB2 Grant LEAP Grant	Provide adequate sites to meet the housing needs allocation of 2,985 units. Timeline: throughout the planning period	City's planning objectives include economic development, walkable communities, and reductions in vehicle trips and greenhouse gas emissions. Zoning Code includes regulations and incentives to implement mixed use developments City rezoned Mixed Use zones to increase housing availability. Subdivision Ordinance Text Amendment, and Zoning Text Amendment to streamline processes thereby making it easier to develop housing. Adopted VMT Thresholds and implemented guidelines for use in preparing CEQA documents. Updated internal policies and processes and created templates to assist staff and the public in submittal	City to continue identify adequate sites in the housing element with sufficient development and density standards, water and sewer services, and adequate infrastructure to accommodate the Regional Housing Needs Allocation of 2329 sites (293 extremely low, 293 very low, 437 low, 408 moderate and 898 above moderate-income housing units).

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				processes to expedite housing development.	
5.4 Downtown Revitalization	Planning Department	CDBG and other grants	Facilitate additional mixed-use projects in the downtown as opportunities arise. Timeline: throughout the planning period.	The City did not apply for funding. There were no projects.	City will continue this program and facilitate additional mixed-use commercial and residential projects in the downtown area as opportunities arise.
5.5 Planned Unit Developments	Planning Department	General Fund	City to continue to promote the benefits of PUD alternatives to traditional development. Timeline- ongoing	PUD overlay zone to provide flexibility in zoning requirements like setbacks, other regulations, and to increase residential densities through clustering, flexible site requirements and promoting affordable housing	City to continue the program and further review General Plan and Zoning Ordinance to ensure PUD program is attractive to the development industry.
5.6 First Time Homebuyer Program	Planning Department and City Manager's Office	HOME funds	Assist 5 households annually. Timeline – throughout the planning period	The City offered first-time home ownership assistance to very-low-income homebuyers through HOME funding. The City has been without a Housing Specialist to administer the program. The City did not apply for funding.	The City will continue to apply for HOME funds to provide assistance to first-time homebuyers. The City to also explore other funding opportunities to assist first time homebuyers.

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5.7 Section 8 Rental Assistance Program	Kings County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. Timeline – throughout the planning period	Continued to assist Kings County Housing Authority in promoting the Section 8 program.	The City will continue to participate in the Section 8 Rental Assistance Program to provide rental subsidies to extremely-low and very-low income households that spend more than 30% of their income on rent.
5.8 Affordable Housing Assistance	Planning Department	General Fund, Grant Funds from State/Federal levels	Assist affordable housing projects on a case-by-case basis, including priority for extremely-low-income units where feasible. Timeline – annual basis and throughout the planning period	The City followed the surplus land act process and sold 4+ acres for a 108-unit affordable housing project. The City was also a co-applicant with the developer and Kings Area Rural Transit in applying for AHSC funds to improve infrastructure including sidewalks and bike lanes, and EV bus transportation. The City has been without a Housing Specialist to administer the program. The City did not apply for funding.	The City to continue supporting affordable housing assistance program, especially units for very-low- and extremely-low-income households.

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5.9 Senior and Special Needs Housing	Planning Department	CDBG, state and federal funds	Continue to support the development of senior/disabled/assisted living Timeline – annual basis and throughout the planning period	The City has been supportive of special needs housing including affordable senior housing, housing, rehabilitation of units and development of second units to support special housing needs. The City supported the development of the Cinnamon Villas II Senior Housing project consisting of 28 units.	The City will continue to apply for CDBG funds and other federal/state funds to provide assistance to the housing needs of seniors and persons with special needs.
5.10 Emergency Shelters and Transitional/Supportive Housing	Planning Department	General Fund	Continue to facilitate the provision of emergency shelters and transitional/supportive housing. Amend the zoning code to revise regulations. Timeline – throughout the planning period	The Zoning Code was amended and follows state law. Transitional and supportive housing are considered residential uses and are permitted in most zones subject to the same requirements as other residential uses in that zone. Emergency shelters are allowed by right in the Community Facilities zone subject to development standards.	The City will continue to facilitate emergency shelters and transitional/supportive housing.
5.11 Employee and Farmworker Housing	Planning Department	General Fund	1. Process a Zoning Code amendment to allow employee housing in conformance with Health and Safety Code §17021.5;	The City completed the objectives.	The City to continue to facilitate the construction of farmworker housing on an annual basis 1. Continue to ensure that the Zoning Code conforms with §17021.5 and §17021.6 of the Health and Safety Code

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			2. Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing; and 3. Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing¹. Timeline – annual and throughout the planning period		regarding farmworker housing; 2. Inventory suitable sites for farmworker housing with the update of the Land Use Element; 3. Continue to assist interested developers by identifying sites and supporting funding applications for affordable housing; and 4. Provide, to the extent feasible, financial and regulatory incentives for affordable and farmworker housing developments.
5.12 Remove Constraints on Housing for Persons with Disabilities and Special Needs	Planning Department	General Fund	Continue to facilitate the production of housing for persons with disabilities and other special needs consistent with current law. Timeline – annual and throughout the planning period	The City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to ensure compliance with state law.	Will be merged into the Senior and Special Needs housing program.

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5.13 Promote Equal Housing Opportunities	Planning Department	General Fund	Continue to provide fair housing information at City Hall, other public offices and on the City website. Continue to process requests for reasonable accommodation by persons with disabilities. Timeline –throughout the planning period	The City referred fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno. Information on fair housing was posted in public offices and on the City website.	The City will continue to refer fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno and post fair housing information in public offices and on the City website.
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**APPENDIX B:
LAND INVENTORY TABLES**

**COUNTY OF KINGS
MULTI-JURISDICTIONAL HOUSING ELEMENT (2024-
2032)**

Draft - July 2024

**Prepared By:
Realty Planners Group
Fallbrook, California**

Kings County • Lemoore • Corcoran • Hanford • Avenal • Kings (Unincorporated)

APPENDIX B: Land Inventory

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APPENDIX B - TABLE B1: CITY OF AVENAL LAND INVENTORY

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
038-260-039-000	LOW DENSITY RESIDENTIAL	R1	2	10	16.4	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		32		32
038-260-038-000	LOW DENSITY RESIDENTIAL	R1	2	10	19.4	Agricultural/open space	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		38		38
038-260-037-000	LOW DENSITY RESIDENTIAL	R1	2	10	20.46	Agricultural/open space	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		40		40
038-260-036-000	LOW DENSITY RESIDENTIAL	R1	2	10	20.46	Agricultural/open space	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		40		40
038-260-057-000	LOW DENSITY RESIDENTIAL	R1	2	10	32.55	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		65		65
038-260-048-000	LOW DENSITY RESIDENTIAL	R1	2	10	13.8	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		27		27
038-260-060-000	LOW DENSITY RESIDENTIAL	R1	2	10	186.1	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		372		372
038-400-003-000	LOW DENSITY RESIDENTIAL	R1	2	10	5.25	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing		10		10

									Elements - Vacant				
038-400-006-000	LOW DENSITY RESIDENTIAL	R1	2	10	6.09	Parking	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		12		12
038-411-001-000	LOW DENSITY RESIDENTIAL	R1	2	10	3.18	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		6		6
038-441-001-000	LOW DENSITY RESIDENTIAL	R1	2	10	3.07	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		6		6
040-280-021-000	LOW DENSITY RESIDENTIAL	R1	2	10	1	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2		2
040-280-040-000	LOW DENSITY RESIDENTIAL	R1	2	10	10.65	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		21		21
040-280-033-000	LOW DENSITY RESIDENTIAL	R1	2	10	7.5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		15		15
040-280-039-000	LOW DENSITY RESIDENTIAL	R1	2	10	12.87	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		25		25
040-291-002-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.74	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
040-291-006-000	LOW DENSITY RESIDENTIAL	R1	2	10	25.49	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		50		50

040-291-007-000	LOW DENSITY RESIDENTIAL	R1	2	10	37.84	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		75		75
038-260-029-000	LOW DENSITY RESIDENTIAL	R1	2	10	7.85	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		15		15
038-260-057-000	MEDIUM DENSITY RESIDENTIAL	R2	10	15	3.42	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	17	17		34
038-260-056-000	MEDIUM DENSITY RESIDENTIAL	R2	10	15	6.52	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	33	32		65
038-260-056-000	LOW DENSITY RESIDENTIAL	R1	2	10	13.03	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		26		26
038-270-066-000	LOW DENSITY RESIDENTIAL	R1	2	10	24.66	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		49		49
038-470-001-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-002-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-005-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-007-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-008-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.23	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-009-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.19	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior		1		1

									Housing Element				
038-470-016-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-020-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.22	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-023-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.18	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-024-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.28	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-026-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-029-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-030-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-031-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-032-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-470-033-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
040-291-008-000	LOW DENSITY RESIDENTIAL	R1	2	10	5.38	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		10		10
040-291-009-000	LOW DENSITY RESIDENTIAL	R1	2	10	5.38	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		10		10

040-330-031-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.35	Residential	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-001-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-002-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-003-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-004-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-005-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-006-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-007-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-008-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-009-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

									Housing Elements - Vacant				
038-460-010-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-011-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-012-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-013-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-014-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.18	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-015-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.18	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-016-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-017-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-018-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.17	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

038-460-019-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-020-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-021-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-022-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.18	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-023-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.2	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-024-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.2	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-025-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.18	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-026-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.18	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-027-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-028-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

									Housing Elements - Vacant				
038-460-029-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-030-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-031-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-032-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-033-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-034-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-035-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-036-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-037-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.17	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

038-460-054-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-055-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-056-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-053-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-052-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-051-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-050-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-049-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-048-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-047-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

									Housing Elements - Vacant				
038-460-046-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-045-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-057-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-058-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-059-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-060-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-061-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-062-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-063-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

038-460-064-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.22	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-065-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-066-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-067-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-068-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-038-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-039-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-040-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-041-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-042-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior		1		1

									Housing Elements - Vacant				
038-460-043-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-044-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.19	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-082-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-069-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.17	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-081-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-070-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-080-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-071-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-079-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately- Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

038-460-072-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-078-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-073-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-077-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-076-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-074-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.16	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-460-075-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.19	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-481-001-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-002-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-003-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-004-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior		1		1

									Housing Element				
038-481-005-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-006-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-007-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-008-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-009-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-010-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-011-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-012-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-013-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-014-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-015-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-016-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1
038-481-017-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately- Owned	Not Used in Prior Housing Element		1		1

038-481-018-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-019-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-020-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-021-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-022-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-023-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-024-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-025-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-026-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-027-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-028-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-029-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-030-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-031-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

038-481-032-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-033-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-034-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-035-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-036-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-037-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-038-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-039-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-040-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-041-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-042-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-043-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-481-044-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-001-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

038-482-002-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-003-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-004-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-005-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-006-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-007-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-008-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-009-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-010-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-011-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-012-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-013-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-014-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-015-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

038-482-016-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-017-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-018-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-019-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-020-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-021-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-022-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-023-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-024-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-025-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-026-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-027-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-028-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-029-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

038-482-030-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-031-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-032-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-033-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-034-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-035-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-036-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-037-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-038-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-039-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-040-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-041-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-042-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-482-043-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.12	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

038-482-044-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-001-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.25	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-002-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-003-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-004-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-005-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-006-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-007-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-008-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-009-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-010-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-011-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-012-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-013-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

038-480-014-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-015-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-016-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-017-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-018-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-019-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-020-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-021-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.11	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-022-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-023-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.26	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-024-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.19	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-025-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-026-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-027-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

038-480-028-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-029-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-030-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-031-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-032-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-480-033-000	LOW DENSITY RESIDENTIAL	R1	2	10	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
038-280-043-000	MEDIUM DENSITY RESIDENTIAL	R2	10	15	4.8	Educational/institutional/religious	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		24	24	48
038-260-056-000	LOW DENSITY RESIDENTIAL	R1	2	10	12	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		24		24
038-260-056-000	MEDIUM DENSITY RESIDENTIAL	R2	10	15	7.55	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		38	37	75
038-260-033-000	LOW DENSITY RESIDENTIAL	R1	2	10	66	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		132		132
038-260-033-000	MEDIUM DENSITY RESIDENTIAL	R2	10	15	10.32	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		10	10	20
038-260-033-000	HIGH DENSITY RESIDENTIAL	R3	15	29	4.33	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		64		64
040-301-002-000	HIGH DENSITY RESIDENTIAL	R3	15	29	4.56	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing		68		68

									Elements - Vacant				
038-432-011-000	HIGH DENSITY RESIDENTIAL	R3	15	29	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2		2
038-432-012-000	HIGH DENSITY RESIDENTIAL	R3	15	29	0.53	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		7		7
038-432-010-000	HIGH DENSITY RESIDENTIAL	R3	15	29	1.14	Commercial	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		17		17
038-260-052-000	HIGH DENSITY RESIDENTIAL	R3	15	29	7.18	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		107		107
038-260-060-000	HIGH DENSITY RESIDENTIAL	R3	15	29	9.08	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		136		136
	TOTAL				646.91						1845	71	1966

APPENDIX B - TABLE B2: CITY OF CORCORAN LAND INVENTORY

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
030-011-020-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-011-021-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.305	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-022-019-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-072-032-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.3	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-082-003-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.146	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-082-004-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.146	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-082-018-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.146	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-082-022-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.142	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-082-029-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.146	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

030-122-025-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.146	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-123-002-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.289	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-124-020-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-131-013-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.192	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-131-014-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.189	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-181-007-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-183-008-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.093	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-183-016-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-192-002-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.183	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-192-003-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.275	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-260-008-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1.25	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	6

030-260-009-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.309	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-260-013-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	9.48	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		24	23	47
030-260-035-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	6.51	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		16	16	32
030-260-064-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1.75	Vacant	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	8
030-261-003-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-261-004-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-261-008-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-262-032-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1.37	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	6
030-292-054-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.22	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-292-058-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.23	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-340-001-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.145	Vacant	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

030-340-002-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.137	Vacant	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
030-340-003-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.137	Vacant	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-095-005-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.13	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-134-002-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.206	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-142-009-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.177	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-164-001-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.175	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-174-001-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.216	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-200-043-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.147	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-210-013-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.229	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-210-018-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.286	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-210-026-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.192	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

032-230-012-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	2.961	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		7	7	14
032-230-021-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1.836	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		5	4	9
032-230-022-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1.668	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	8
032-230-106-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.445	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
032-240-008-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.969	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	2	4
032-240-021-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.734	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	1	3
032-240-022-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.51	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
032-240-023-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.51	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
032-240-024-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.51	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
032-251-020-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.197	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-253-004-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.839	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	2	4

032-254-008-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.598	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
032-254-009-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.398	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-260-018-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.161	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-260-019-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.164	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-260-030-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1.708	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	8
032-271-007-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.486	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
032-271-008-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-271-009-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.231	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-271-010-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.349	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
032-272-015-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.459	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
034-016-027-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.639	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	1	3

034-016-028-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.685	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	1	3
034-016-030-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.53	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
034-016-031-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.75	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	1	3
034-051-030-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.223	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-051-062-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.223	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-060-011-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	8.863	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		22	22	44
034-060-018-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	3.574	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		9	8	17
034-070-021-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.803	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		2	2	4
034-070-023-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	48.18	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		120	120	240
034-070-025-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.676	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		2	1	3
034-080-061-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	13.88	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		35	34	69
034-080-062-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	19.99	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		50	49	99

034-100-005-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	29.11	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		73	72	145
034-110-001-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		5		5
034-110-003-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		5		5
034-110-005-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.24	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-110-017-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
034-110-018-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
034-110-019-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
034-110-022-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
034-110-023-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1.5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		4	3	7
034-110-029-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		3	2	5
034-110-030-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	5.5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		14	13	27

034-110-031-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.49	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
034-110-033-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	2.7	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		7	6	13
034-110-044-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.844	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	2	4
034-110-048-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.195	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-112-041-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.551	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1	1	2
034-112-042-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.55	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1	1	2
034-112-033-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.216	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-120-001-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	20	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		50	50	100
034-120-020-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	9.3	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		23	23	46
034-120-029-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	1.83	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		5	4	9
034-120-034-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.48	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2

034-130-026-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	3.75	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		9	9	18
034-130-029-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.757	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	1	3
034-130-068-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.174	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-130-069-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.174	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-130-070-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.174	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-130-071-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.19	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-132-014-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.25	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-132-015-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.516	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
034-132-017-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.243	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-132-021-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.243	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-133-011-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.671	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	1	3

034-133-012-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.251	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-133-013-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.251	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-134-015-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.266	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-134-016-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.266	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-134-022-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.275	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-135-024-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.25	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-143-028-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.485	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
034-170-020-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	16.77	Vacant	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		42	41	83
034-190-022-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		13	12	25
034-200-017-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	35.98	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		90	89	179
034-210-001-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	8	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		20	20	40

034-210-001-000	LOW DENSITY RESIDENTIAL	R-1-10	1	2	5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		3	2	5
034-330-001-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.161	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-002-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.164	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-003-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-004-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.341	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-005-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-006-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.149	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-007-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.151	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-008-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-009-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-010-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-011-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-012-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-330-013-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

034-330-014-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.151	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-220-046-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	59.84	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		150	149	299
034-220-047-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	4.63	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		12	11	23
034-280-007-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-280-009-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.147	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-111-012-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	1.16	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		3	2	5
034-141-007-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	1.08	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-141-008-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	1.04	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-141-036-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	0.51	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-143-082-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	0.42	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-143-038-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	0.748	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-143-084-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	0.968	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

034-141-007-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	1.08	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-141-003-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	0.833	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-141-004-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	0.876	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-111-022-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	0.259	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-111-021-000	VERY LOW DENSITY RESIDENTIAL	RA	1	2	0.57	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-050-018-000	HIGH DENSITY RESIDENTIAL	RM-2	20	21.7	1.5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	30			30
034-130-062-000	HIGH DENSITY RESIDENTIAL	RM-2	20	21.7	0.25	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	5			5
034-050-020-000	HIGH DENSITY RESIDENTIAL	RM-2	20	21.7	0.42	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	8			8
034-050-025-000	HIGH DENSITY RESIDENTIAL	RM-2	20	21.7	0.2	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	4			4
034-050-026-000	HIGH DENSITY RESIDENTIAL	RM-2	20	21.7	1.541	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	30			30
034-190-037-000	MEDIUM DENSITY RESIDENTIAL	RM-2.5	12	17.5	4.897	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	58			58
032-200-036-000	MEDIUM DENSITY RESIDENTIAL	RM-2.5	12	17.5	0.18	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	2			2

032-143-008-000	MEDIUM DENSITY RESIDENTIAL L	RM-2.5	12	17.5	2.928	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	35			35
032-072-013-000	MEDIUM DENSITY RESIDENTIAL L	RM-2.5	12	17.5	0.166	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	1			1
034-120-037-000	MEDIUM DENSITY RESIDENTIAL L	RM-3	12	14.5	1.89	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	22			22
034-120-005-000	MEDIUM DENSITY RESIDENTIAL L	RM-3	12	14.5	1	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	12			12
034-150-040-000	MEDIUM DENSITY RESIDENTIAL L	RM-3	12	14.5	2.76	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	33			33
034-150-012-000	MEDIUM DENSITY RESIDENTIAL L	RM-3	12	14.5	7	Vacant	YES - Current	YES - Special District-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	84			84
034-150-012-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	5.5	Vacant	YES - Current	YES - Special District-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		14	13	27
030-022-030-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.413	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1	1	2
030-022-031-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.236	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
030-022-032-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.236	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
030-022-033-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.236	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
030-260-074-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	2.58	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		6	6	12

030-262-040-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.143	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
030-262-041-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.143	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-110-052-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1	1	2
034-110-053-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.5	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1	1	2
034-110-054-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.222	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-110-055-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.222	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-110-056-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.245	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-110-057-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.245	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-001-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.135	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-002-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-003-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-004-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-005-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-006-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

034-340-007-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-008-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.142	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-009-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.23	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-010-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-011-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.134	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-012-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-013-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-014-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-015-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-016-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-017-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-018-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.128	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-019-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.128	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-020-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

034-340-021-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-022-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-023-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-024-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-025-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-026-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.144	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-027-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.144	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-028-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-029-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-030-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-031-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-032-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-033-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-034-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.129	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

034-340-035-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-036-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-037-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-038-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-039-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-040-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.148	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-041-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.148	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-042-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-043-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-044-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-045-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-046-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-340-048-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.137	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
030-260-073-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	1.17	Residential	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		3	2	5

032-240-002-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.57	Residential	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
032-240-004-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.86	Residential	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	2	4
034-300-077-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-078-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-079-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-080-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.28	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-081-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.24	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-082-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-083-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-084-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-085-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-086-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.31	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-087-000	LOW DENSITY RESIDENTIAL L	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-088-000	LOW DENSITY	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

	RESIDENTIAL												
034-300-089-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-090-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-091-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-092-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-093-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-094-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-095-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-096-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-097-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-098-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-099-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-100-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-101-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

034-300-102-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-103-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-104-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-105-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-106-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-107-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-108-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-109-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-110-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-111-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-112-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-113-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-114-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-115-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

034-300-116-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-117-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-118-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-119-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.13	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-120-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-300-121-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
034-110-046-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	2	Residential	YES - Current	NO - Privately-Owned	Used in Prior Housing Element - Non-Vacant	5	5	5	15
034-112-008-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	2.29	Residential	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	6	5	5	16
034-112-040-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	1.14	Residential	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	3	2	2	7
034-112-041-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.55	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	1	1	1	3
034-112-042-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.55	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	1	1	1	3
034-112-023-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.16	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
034-133-009-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	0.24	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

034-142-010-000	MEDIUM DENSITY RESIDENTIAL	RM-2.5	12	17.5	3.97	Industrial	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	47			47
030-092-007-000	MEDIUM DENSITY RESIDENTIAL	RM-3	12	14.5	0.18	Residential	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	1	1		2
034-120-046-000	LOW DENSITY RESIDENTIAL	R-1-6	5	7.5	1.92	Residential	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		5	4	9
	TOTAL				442.204					388	1118	887	2393

APPENDIX B - TABLE B 3: CITY OF HANFORD LAND INVENTORY

APN	General Plan / Zoning Designation	Lot Size (s.f.)	Acreage	Density (Units/acre)	Realistic Density (Units/acre)	Potential Units				Minimum Density Allowed	Adequate Infrastructre	Environ. Constraints	Prior Housing Elment?	Neighborhood
						Lower Income	Moderate Income	Above Moderate Income	Total					
Vacant														
Corridor Mixed Use														
010-043-003-000	Corridor Mixed Use MX-C	12538	0.29	14 to 29	16	5			4.61	4	Available	None	No	
010-043-002-000	Corridor Mixed Use MX-C	134674	3.09	14 to 29	16	49			49.47	43	Available	None	No	
010-132-035-000	Corridor Mixed Use MX-C	14560	0.33	14 to 29	16	5			5.35	5	Available	None	No	
014-161-049-000	Corridor Mixed Use MX-C	24393.6	0.56	14 to 29	16	9			8.96	8	Planned	None	No	
014-161-015-000	Corridor Mixed Use MX-C	65340	1.50	14 to 29	16	24			24.00	21	Available	None	No	
014-161-014-000	Corridor Mixed Use MX-C	7500	0.17	14 to 29	16	3			2.75	2	Planned	None	Yes	
014-161-050-000	Corridor Mixed Use MX-C	122839.2	2.82	14 to 29	16	45			45.12	39	Available	None	No	
010-121-058-000	Corridor Mixed Use MX-C	7872	0.18	14 to 29	16	3			2.89	3	Available	None	No	
011-040-005-000	Corridor Mixed Use MX-C	579348	13.30	14 to 29	16	213			212.80	186	Planned	None	No	
011-040-004-000	Corridor Mixed Use MX-C	921294	21.15	14 to 29	16	338			338.40	296	Planned	None	No	
011-010-044-000	Corridor Mixed Use MX-C	217800	5.00	14 to 29	16	80			80.00	70	Planned	None	No	
011-010-043-000	Corridor Mixed Use MX-C	229125.6	5.26	14 to 29	16	84			84.16	74	Planned	None	No	
011-010-042-000	Corridor Mixed Use MX-C	229125.6	5.26	14 to 29	16	84			84.16	74	Planned	None	No	

011-010-041-000	Corridor Mixed Use MX-C	242193.6	5.56	14 to 29	16	89			88.96	78	Planned	None	No	
Neighborhood Mixed Use														
011-440-032-000	Neighborhood Mixed Use MX-N	202118.4	4.64	14 to 29	16	74			74.24	65	Planned	None	No	
011-440-030-000	Neighborhood Mixed Use MX-N	182080.8	4.18	14 to 29	16	67			66.88	59	Planned	None	No	
011-440-031-000	Neighborhood Mixed Use MX-N	87120	2	14 to 29	16	32			32.00	28	Planned	None	No	
008-360-028-000	Neighborhood Mixed Use MX-N	835045.2	19.17	14 to 29	16	307			306.72	268	Available	None	No	
Low-Density Residential R-L-12														
014-400-002-000	Low-Density Residential R-L-12	110206.8	2.53	1 to 3	2			5	5.06	3	Planned	None	No	Fargo Place
014-080-035-000	Low-Density Residential R-L-12	53579	1.23	1 to 3	2			2	2.46	1	Available	None	No	
014-400-025-000	Low-Density Residential R-L-12	14810.4	0.34	1 to 3	2			1	0.68	0	Available	None	No	Sierra Heights
014-080-051-000	Low-Density Residential R-L-12	385070.4	8.84	1 to 3	2			18	17.68	9	Planned	None	No	
014-400-016-000	Low-Density Residential R-L-12	20351	0.47	1 to 3	2			1	0.94	0	Available	None	No	Sierra Heights
009-040-042-000	Low-Density Residential R-L-12	32099	0.74	1 to 3	2			1	1.47	1	Available	None	No	Vintage Estates
009-040-002-000	Low-Density Residential R-L-12	32681	0.75	1 to 3	2			2	1.50	1	Available	None	No	
007-090-026-000	Low-Density Residential R-L-12	15682	0.36	1 to 3	2			1	0.72	0	Available	None	No	
010-320-115-000	Low-Density Residential R-L-12	181645.2	4.17	1 to 3	2			8	8.34	4	Planned	None	No	
014-400-033-000	Low-Density Residential R-L-12	50529.6	1.16	1 to 3	2			2	2.32	1	Available	None	No	
Low-Density Residential R-L-8														
007-040-042-000	Low-Density Residential R-L-8	10441	0.24	1 to 5	3			1	0.72	0	Available	None	No	Mission Park

007-480-013-000	Low-Density Residential R-L-8	10595	0.24	1 to 5	3			1	0.73	0	Available	None	No	Mission Park
007-480-014-000	Low-Density Residential R-L-8	10560	0.24	1 to 5	3			1	0.73	0	Available	None	No	Mission Park
007-480-015-000	Low-Density Residential R-L-8	10715	0.25	1 to 5	3			1	0.74	0	Available	None	No	Mission Park
007-480-024-000	Low-Density Residential R-L-8	11606	0.27	1 to 5	3			1	0.80	0	Available	None	No	Mission Park
007-480-029-000	Low-Density Residential R-L-8	11602	0.27	1 to 5	3			1	0.80	0	Available	None	No	Mission Park
008-022-018-000	Low-Density Residential R-L-8	8775	0.20	8 to 5	3			1	0.60	0	Available	None	No	
008-022-019-000	Low-Density Residential R-L-8	8775	0.20	8 to 5	3			1	0.60	0	Available	None	No	
008-022-020-000	Low-Density Residential R-L-8	8775	0.20	8 to 5	3			1	0.60	0	Available	None	No	
008-022-021-000	Low-Density Residential R-L-8	9401	0.22	9 to 5	3			1	0.65	0	Available	None	No	
008-410-043-000	Low-Density Residential R-L-8	648172.8	14.88	6 to 5	3			45	44.64	15	Planned	None	No	
008-410-044-000	Low-Density Residential R-L-8	84070	1.93	8 to 5	3			6	5.79	2	Available	None	No	
Low-Density Residential R-L-5										0				
007-010-031-000	Low-Density Residential R-L-5	6616764	151.90	1 to 10	4			608	607.60	152	Planned	None	No	
008-410-037-000	Low-Density Residential R-L-5	117176.4	2.69	1 to 10	4			11	10.76	3	Planned	None	No	
009-050-001-000	Low-Density Residential R-L-5	358498.8	8.23	1 to 10	4			33	32.92	8	Planned	None	No	
009-050-113-000	Low-Density Residential R-L-5	653400	15.00	1 to 10	4			60	60.00	15	Planned	None	No	
010-051-008-000	Low-Density Residential R-L-5	6250	0.14	1 to 10	4			1	0.57	0	Available	None	Yes	
010-081-019-000	Low-Density Residential R-L-5	6943	0.16	1 to 10	4			1	0.64	0	Available	None	Yes	
010-083-024-000	Low-Density Residential R-L-5	10450	0.24	1 to 10	4			1	0.96	0	Available	None	Yes	

010-091-014-000	Low-Density Residential R-L-5	10413	0.24	1 to 10	4			1	0.96	0	Available	None	Yes	
010-091-015-000	Low-Density Residential R-L-5	9466	0.22	1 to 10	4			1	0.87	0	Available	None	Yes	
010-480-069-000	Low-Density Residential R-L-5	54450	1.25	1 to 10	4			5	5.00	1	Planned	None	Yes	
010-490-021-000	Low-Density Residential R-L-5	32400	0.74	1 to 10	4			3	2.98	1	Available	None	Yes	
011-010-010-000	Low-Density Residential R-L-5	1694048	38.89	1 to 10	4			156	155.56	39	Planned	None	No	
011-040-007-000	Low-Density Residential R-L-5	919987.2	21.12	1 to 10	4			84	84.48	21	Planned	None	No	
011-040-017-000	Low-Density Residential R-L-5	3567564	81.90	1 to 10	4			328	327.60	82	Planned	None	No	Live Oak
011-040-019-000	Low-Density Residential R-L-5	4704480	108.00	1 to 10	4			432	432.00	108	Planned	None	No	Live Oak
011-100-065-000	Low-Density Residential R-L-5	35398	0.81	1 to 10	4			3	3.25	1	Available	None	Yes	Parkside
011-100-066-000	Low-Density Residential R-L-5	6925	0.16	1 to 10	4			1	0.64	0	Available	None	Yes	Parkside
011-110-016-000	Low-Density Residential R-L-5	1045440	24.00	1 to 10	4			96	96.00	24	Planned	None	Yes	Live Oak
011-110-021-000	Low-Density Residential R-L-5	420789.6	9.66	1 to 10	4			39	38.64	10	Planned	None	No	Live Oak
011-390-013-000	Low-Density Residential R-L-5	9400	0.22	1 to 10	4			1	0.86	0	Available	None	No	
011-420-034-000	Low-Density Residential R-L-5	326700	7.50	1 to 10	4			30	30.00	8	Planned	None	No	
011-420-036-000	Low-Density Residential R-L-5	108900	2.50	1 to 10	4			10	10.00	3	Planned	None	No	
011-420-037-000	Low-Density Residential R-L-5	235224	5.40	1 to 10	4			22	21.60	5	Planned	None	No	
011-440-014-000	Low-Density Residential R-L-5	1742400	40.00	1 to 10	4			160	160.00	40	Planned	None	No	
011-440-015-000	Low-Density Residential R-L-5	2395800	55.00	1 to 10	4			220	220.00	55	Planned	None	No	

012-290-029-000	Low-Density Residential R-L-5	20750	0.48	1 to 10	4			2	1.91	0	Available	None	Yes	
012-310-039-000	Low-Density Residential R-L-5	9800	0.22	1 to 10	4			1	0.90	0	Available	None	Yes	
012-310-043-000	Low-Density Residential R-L-5	15600	0.36	1 to 10	4			1	1.43	0	Available	None	Yes	
012-310-046-000	Low-Density Residential R-L-5	118918.8	2.73	1 to 10	4			11	10.92	3	Planned	None	Yes	
012-310-062-000	Low-Density Residential R-L-5	63866	1.47	1 to 10	4			6	5.86	1	Planned	None	Yes	
012-310-068-000	Low-Density Residential R-L-5	5880	0.13	1 to 10	4			1	0.54	0	Available	None	Yes	
012-321-002-000	Low-Density Residential R-L-5	9223	0.21	1 to 10	4			1	0.85	0	Available	None	Yes	
012-460-039-000	Low-Density Residential R-L-5	6098.4	0.14	1 to 10	4			1	0.56	0	Available	None	Yes	
014-080-078-000	Low-Density Residential R-L-5	191664	4.40	1 to 10	4			18	17.60	4	Planned	None	Yes	
014-161-041-000	Low-Density Residential R-L-5	11885	0.27	1 to 10	4			1	1.09	0	Available	None	Yes	
014-162-040-000	Low-Density Residential R-L-5	17000	0.39	1 to 10	4			2	1.56	0	Available	None	Yes	
014-171-011-000	Low-Density Residential R-L-5	86248.8	1.98	1 to 10	4			8	7.92	2	Planned	None	No	
014-171-012-000	Low-Density Residential R-L-5	86248.8	1.98	1 to 10	4			8	7.92	2	Planned	None	No	
014-171-041-000	Low-Density Residential R-L-5	87120	2.00	1 to 10	4			8	8.00	2	Planned	None	No	
014-171-042-000	Low-Density Residential R-L-5	86248.8	1.98	1 to 10	4			8	7.92	2	Planned	None	No	
014-171-049-000	Low-Density Residential R-L-5	15675	0.36	1 to 10	4			1	1.44	0	Available	None	No	
014-171-064-000	Low-Density Residential R-L-5	192535.2	4.42	1 to 10	4			18	17.68	4	Planned	None	Yes	
014-171-067-000	Low-Density Residential R-L-5	157687.2	3.62	1 to 10	4			14	14.48	4	Planned	None	Yes	

014-171-072-000	Low-Density Residential R-L-5	30492	0.70	1 to 10	4			3	2.80	1	Available	None	Yes	
014-171-074-000	Low-Density Residential R-L-5	8563	0.20	1 to 10	4			1	0.79	0	Available	None	No	
014-185-002-000	Low-Density Residential R-L-5	8219	0.19	1 to 10	4			1	0.75	0	Available	None	Yes	
014-185-003-000	Low-Density Residential R-L-5	8219	0.19	1 to 10	4			1	0.75	0	Available	None	Yes	
014-186-010-000	Low-Density Residential R-L-5	8160	0.19	1 to 10	4			1	0.75	0	Available	None	Yes	
014-472-001-000	Low-Density Residential R-L-5	60984	1.40	1 to 10	4			6	5.60	1	Planned	None	No	
014-473-006-000	Low-Density Residential R-L-5	100624	2.31	1 to 10	4			9	9.24	2	Planned	None	No	
014-830-002-000	Low-Density Residential R-L-5	213879.6	4.91	1 to 10	4			20	19.64	5	Planned	None	No	
014-830-003-000	Low-Density Residential R-L-5	212572.8	4.88	1 to 10	4			20	19.52	5	Planned	None	No	
Medium-Density Residential														
008-270-030-000	Medium-Density Residential RM	31012	0.71	7 to 20	9			6.41	6.41	5	Available	None	No	
008-360-015-000	Medium-Density Residential RM	217800	5.00	7 to 20	9			45.00	45.00	35	Planned	None	No	
008-460-004-000	Medium-Density Residential RM	14810.4	0.34	7 to 20	9			3.06	3.06	2	Available	None	No	
008-670-015-000	Medium-Density Residential RM	250470	5.75	7 to 20	9			51.75	51.75	40	Planned	None	No	
009-050-005-000	Medium-Density Residential RM	576734.4	13.24	7 to 20	9			119.16	119.16	93	Planned	None	No	
010-113-013-000	Medium-Density Residential RM	7112	0.16	7 to 20	9			1.47	1.47	1	Available	None	Yes	
010-121-022-000	Medium-Density Residential RM	11988	0.28	7 to 20	9			2.48	2.48	2	Available	None	Yes	

010-121-046-000	Medium-Density Residential RM	44428	1.02	7 to 20	9		9.18	9.18	7	Available	None	Yes	
010-121-047-000	Medium-Density Residential RM	12000	0.28	7 to 20	9		2.48	2.48	2	Available	None	Yes	
010-121-048-000	Medium-Density Residential RM	12000	0.28	7 to 20	9		2.48	2.48	2	Available	None	Yes	
010-132-025-000	Medium-Density Residential RM	12647	0.29	7 to 20	9		2.61	2.61	2	Available	None	Yes	
010-197-005-000	Medium-Density Residential RM	4873	0.11	7 to 20	9		1.01	1.01	1	Available	None	Yes	
010-199-005-000	Medium-Density Residential RM	9863	0.23	7 to 20	9		2.04	2.04	2	Available	None	Yes	
010-206-016-000	Medium-Density Residential RM	6100	0.14	7 to 20	9		1.26	1.26	1	Available	None	Yes	
010-206-025-000	Medium-Density Residential RM	6136	0.14	7 to 20	9		1.27	1.27	1	Available	None	Yes	
010-215-019-000	Medium-Density Residential RM	4882	0.11	7 to 20	9		1.01	1.01	1	Available	None	Yes	
010-215-020-000	Medium-Density Residential RM	5000	0.11	7 to 20	9		1.03	1.03	1	Available	None	Yes	
010-223-005-000	Medium-Density Residential RM	6705	0.15	7 to 20	9		1.39	1.39	1	Available	None	Yes	
010-224-009-000	Medium-Density Residential RM	4650	0.11	7 to 20	9		0.96	0.96	1	Available	None	Yes	
010-252-011-000	Medium-Density Residential RM	6300	0.14	7 to 20	9		1.30	1.30	1	Available	None	Yes	
010-272-011-000	Medium-Density Residential RM	3750	0.09	7 to 20	9		0.77	0.77	1	Available	None	Yes	

010-272-014-000	Medium-Density Residential RM	7409	0.17	7 to 20	9		1.53		1.53	1	Available	None	Yes	
010-282-013-000	Medium-Density Residential RM	9357	0.21	7 to 20	9		1.93		1.93	2	Available	None	Yes	
010-283-001-000	Medium-Density Residential RM	7500	0.17	7 to 20	9		1.55		1.55	1	Available	None	Yes	
011-010-014-000	Medium-Density Residential RM	69260	1.59	7 to 20	9		14.31		14.31	11	Planned	None	Yes	
011-010-017-000	Medium-Density Residential RM	130680	3.00	7 to 20	9		27.00		27.00	21	Planned	None	Yes	
011-010-019-000	Medium-Density Residential RM	85238	1.96	7 to 20	9		17.61		17.61	14	Planned	None	Yes	
011-380-001-000	Medium-Density Residential RM	6664	0.15	7 to 20	9		1.38		1.38	1	Available	None	No	
011-380-002-000	Medium-Density Residential RM	6755	0.16	7 to 20	9		1.40		1.40	1	Available	None	No	
011-380-003-000	Medium-Density Residential RM	6755	0.16	7 to 20	9		1.40		1.40	1	Available	None	No	
011-380-004-000	Medium-Density Residential RM	6755	0.16	7 to 20	9		1.40		1.40	1	Available	None	No	
011-380-008-000	Medium-Density Residential RM	43560	1.00	7 to 20	9		9.00		9.00	7	Available	None	No	
011-380-015-000	Medium-Density Residential RM	7933	0.18	7 to 20	9		1.64		1.64	1	Available	None	No	
011-380-027-000	Medium-Density Residential RM	13905	0.32	7 to 20	9		2.87		2.87	2	Available	None	No	
011-380-029-000	Medium-Density Residential RM	11761.2	0.27	7 to 20	9		2.43		2.43	2	Available	None	No	

011-380-031-000	Medium-Density Residential RM	43560	1.00	7 to 20	9		9.00	9.00	7	Available	None	No	
011-380-043-000	Medium-Density Residential RM	23778	0.55	7 to 20	9		4.91	4.91	4	Available	None	No	
011-420-031-000	Medium-Density Residential RM	208216.8	4.78	7 to 20	9		43.02	43.02	33	Planned	None	No	
011-420-033-000	Medium-Density Residential RM	421225.2	9.67	7 to 20	9		87.03	87.03	68	Planned	None	No	
012-115-006-000	Medium-Density Residential RM	7500	0.17	7 to 20	9		1.55	1.55	1	Available	None	Yes	
012-116-017-000	Medium-Density Residential RM	11250	0.26	7 to 20	9		2.32	2.32	2	Available	None	Yes	
012-124-007-000	Medium-Density Residential RM	7502	0.17	7 to 20	9		1.55	1.55	1	Available	None	Yes	
012-124-008-000	Medium-Density Residential RM	7500	0.17	7 to 20	9		1.55	1.55	1	Available	None	Yes	
012-125-003-000	Medium-Density Residential RM	13050	0.30	7 to 20	9		2.70	2.70	2	Available	None	Yes	
012-125-006-000	Medium-Density Residential RM	3750	0.09	7 to 20	9		0.77	0.77	1	Available	None	Yes	
012-125-020-000	Medium-Density Residential RM	11250	0.26	7 to 20	9		2.32	2.32	2	Available	None	Yes	
012-135-004-000	Medium-Density Residential RM	7500	0.17	7 to 20	9		1.55	1.55	1	Available	None	Yes	
012-135-008-000	Medium-Density Residential RM	4000	0.09	7 to 20	9		0.83	0.83	1	Available	None	Yes	
012-135-012-000	Medium-Density Residential RM	7500	0.17	7 to 20	9		1.55	1.55	1	Available	None	Yes	

012-161-012-000	Medium-Density Residential RM	6300	0.14	7 to 20	9		1.30		1.30	1	Available	None	Yes	
012-161-015-000	Medium-Density Residential RM	42088	0.97	7 to 20	9		8.70		8.70	7	Available	None	Yes	
012-161-049-000	Medium-Density Residential RM	63162	1.45	7 to 20	9		13.05		13.05	10	Planned	None	Yes	
012-161-050-000	Medium-Density Residential RM	21420	0.49	7 to 20	9		4.43		4.43	3	Available	None	Yes	
012-161-052-000	Medium-Density Residential RM	8400	0.19	7 to 20	9		1.74		1.74	1	Available	None	Yes	
012-161-053-000	Medium-Density Residential RM	12600	0.29	7 to 20	9		2.60		2.60	2	Available	None	Yes	
012-171-003-000	Medium-Density Residential RM	22480	0.52	7 to 20	9		4.64		4.64	4	Available	None	Yes	
012-172-020-000	Medium-Density Residential RM	19131	0.44	7 to 20	9		3.95		3.95	3	Available	None	Yes	
012-172-027-000	Medium-Density Residential RM	4650	0.11	7 to 20	9		0.96		0.96	1	Available	None	Yes	
012-172-037-000	Medium-Density Residential RM	7136	0.16	7 to 20	9		1.47		1.47	1	Available	None	Yes	
012-181-014-000	Medium-Density Residential RM	5995	0.14	7 to 20	9		1.24		1.24	1	Available	None	Yes	
012-191-003-000	Medium-Density Residential RM	16200	0.37	7 to 20	9		3.35		3.35	3	Available	None	Yes	
012-192-028-000	Medium-Density Residential RM	3750	0.09	7 to 20	9		0.77		0.77	1	Available	None	Yes	
012-192-029-000	Medium-Density Residential RM	3750	0.09	7 to 20	9		0.77		0.77	1	Available	None	Yes	

012-192-039-000	Medium-Density Residential RM	10000	0.23	7 to 20	9		2.07	2.07	2	Available	None	Yes	
012-201-001-000	Medium-Density Residential RM	13384	0.31	7 to 20	9		2.77	2.77	2	Available	None	Yes	
012-201-004-000	Medium-Density Residential RM	3920.4	0.09	7 to 20	9		0.81	0.81	1	Available	None	Yes	
012-202-002-000	Medium-Density Residential RM	7644	0.18	7 to 20	9		1.58	1.58	1	Available	None	Yes	
012-202-005-000	Medium-Density Residential RM	5000	0.11	7 to 20	9		1.03	1.03	1	Available	None	Yes	
012-211-009-000	Medium-Density Residential RM	7500	0.17	7 to 20	9		1.55	1.55	1	Available	None	Yes	
012-211-011-000	Medium-Density Residential RM	7500	0.17	7 to 20	9		1.55	1.55	1	Available	None	Yes	
012-211-013-000	Medium-Density Residential RM	7500	0.17	7 to 20	9		1.55	1.55	1	Available	None	Yes	
012-212-011-000	Medium-Density Residential RM	7500	0.17	7 to 20	9		1.55	1.55	1	Available	None	Yes	
012-212-019-000	Medium-Density Residential RM	3750	0.09	7 to 20	9		0.77	0.77	1	Available	None	Yes	
012-213-007-000	Medium-Density Residential RM	15600	0.36	7 to 20	9		3.22	3.22	3	Available	None	Yes	
012-221-010-000	Medium-Density Residential RM	8529	0.20	7 to 20	9		1.76	1.76	1	Available	None	Yes	
012-221-012-000	Medium-Density Residential RM	10000	0.23	7 to 20	9		2.07	2.07	2	Available	None	Yes	
012-221-017-000	Medium-Density Residential RM	16822	0.39	7 to 20	9		3.48	3.48	3	Available	None	Yes	

012-224-004-000	Medium-Density Residential RM	9240	0.21	7 to 20	9		1.91	1.91	1	Available	None	Yes	
012-224-025-000	Medium-Density Residential RM	10067	0.23	7 to 20	9		2.08	2.08	2	Available	None	Yes	
012-231-003-000	Medium-Density Residential RM	79318	1.82	7 to 20	9		16.39	16.39	13	Planned	None	Yes	
012-231-029-000	Medium-Density Residential RM	154460	3.55	7 to 20	9		31.91	31.91	25	Planned	None	Yes	
012-310-016-000	Medium-Density Residential RM	217627	5.00	7 to 20	9		44.96	44.96	35	Planned	None	Yes	
012-310-019-000	Medium-Density Residential RM	206038.8	4.73	7 to 20	9		42.57	42.57	33	Planned	None	Yes	
012-310-022-000	Medium-Density Residential RM	34848	0.80	7 to 20	9		7.20	7.20	6	Available	None	Yes	
012-310-023-000	Medium-Density Residential RM	71874	1.65	7 to 20	9		14.85	14.85	12	Planned	None	Yes	
012-310-041-000	Medium-Density Residential RM	22596	0.52	7 to 20	9		4.67	4.67	4	Available	None	Yes	
012-310-047-000	Medium-Density Residential RM	121532.4	2.79	7 to 20	9		25.11	25.11	20	Planned	None	Yes	
012-343-018-000	Medium-Density Residential RM	10083	0.23	7 to 20	9		2.08	2.08	2	Available	None	Yes	
012-343-028-000	Medium-Density Residential RM	7143	0.16	7 to 20	9		1.48	1.48	1	Available	None	Yes	
014-151-023-000	Medium-Density Residential RM	9526	0.22	7 to 20	9		1.97	1.97	2	Available	None	No	
014-151-033-000	Medium-Density Residential RM	6326	0.15	7 to 20	9		1.31	1.31	1	Available	None	No	

014-151-038-000	Medium-Density Residential RM	9000	0.21	7 to 20	9		1.86		1.86	1	Available	None	No	
014-152-015-000	Medium-Density Residential RM	43425	1.00	7 to 20	9		8.97		8.97	7	Available	None	Yes	
014-153-010-000	Medium-Density Residential RM	35719.2	0.82	7 to 20	9		7.38		7.38	6	Available	None	Yes	
014-153-011-000	Medium-Density Residential RM	142441.2	3.27	7 to 20	9		29.43		29.43	23	Planned	None	Yes	
High-Density Residential										0				
008-410-054-000	High-Density Residential RH	153766.8	3.53	14 to 29	16	56.48			56.48	25	Planned	None	No	
008-460-015-000	High-Density Residential RH	9001	0.21	14 to 29	16	3.31			3.31	1	Available	None	No	
008-460-016-000	High-Density Residential RH	9001	0.21	14 to 29	16	3.31			3.31	1	Available	None	No	
011-020-033-000	High-Density Residential RH	61419.6	1.41	14 to 29	16	22.56			22.56	10	Planned	None	No	
011-020-034-000	High-Density Residential RH	119354.4	2.74	14 to 29	16	43.84			43.84	19	Planned	None	No	
011-020-045-000	High-Density Residential RH	571071.6	13.11	14 to 29	16	209.76			209.76	92	Planned	None	No	
011-020-054-000	High-Density Residential RH	125888.4	2.89	14 to 29	16	46.24			46.24	20	Planned	None	No	
011-020-056-000	High-Density Residential RH	372438	8.55	14 to 29	16	136.80			136.80	60	Planned	None	No	
011-440-017-000	High-Density Residential RH	217800	5.00	14 to 29	16	80.00			80.00	35	Planned	None	No	
011-440-027-000	High-Density Residential RH	635976	14.60	14 to 29	16	233.60			233.60	102	Planned	None	No	
011-450-001-000	High-Density Residential RH	10748	0.25	14 to 29	16	3.95			3.95	2	Available	None	No	
011-450-002-000	High-Density Residential RH	9636	0.22	14 to 29	16	3.54			3.54	2	Available	None	No	

011-450-003-000	High-Density Residential RH	9635	0.22	14 to 29	16	3.54			3.54	2	Available	None	No	
014-230-090-000	High-Density Residential RH	98010	2.25	14 to 29	16	36.00			36.00	16	Planned	None	No	
014-670-081-000	High-Density Residential RH	75050	1.72	14 to 29	16	27.57			27.57	12	Available	None	No	
Office Residential										0				
008-294-008-000	Office Residential OR	20183	0.46	14 to 29	16	7.41			7.41	6	Available	None	No	
010-041-004-000	Office Residential OR	10125	0.23	14 to 29	16	3.72			3.72	3	Available	None	Yes	
010-183-006-000	Office Residential OR	6375	0.15	14 to 29	16	2.34			2.34	2	Available	None	Yes	
010-189-004-000	Office Residential OR	6250	0.14	14 to 29	16	2.30			2.30	2	Available	None	Yes	
010-189-005-000	Office Residential OR	6250	0.14	14 to 29	16	2.30			2.30	2	Available	None	Yes	
010-233-010-000	Office Residential OR	6216	0.14	14 to 29	16	2.28			2.28	2	Available	None	No	
010-236-005-000	Office Residential OR	10625	0.24	14 to 29	16	3.90			3.90	3	Available	None	No	
010-261-003-000	Office Residential OR	11250	0.26	14 to 29	16	4.13			4.13	4	Available	None	Yes	
010-261-004-000	Office Residential OR	7500	0.17	14 to 29	16	2.75			2.75	2	Available	None	No	
012-240-052-000	Office Residential OR	11532	0.26	14 to 29	16	4.24			4.24	4	Available	None	No	
012-271-014-000	Office Residential OR	10203	0.23	14 to 29	16	3.75			3.75	3	Available	None	No	
012-271-015-000	Office Residential OR	9110	0.21	14 to 29	16	3.35			3.35	3	Available	None	No	
012-271-036-000	Office Residential OR	9645	0.22	14 to 29	16	3.54			3.54	3	Available	None	No	
012-271-037-000	Office Residential OR	9645	0.22	14 to 29	16	3.54			3.54	3	Available	None	No	
012-272-005-000	Office Residential OR	6618	0.15	14 to 29	16	2.43			2.43	2	Available	None	Yes	

012-272-013-000	Office Residential OR	13763	0.32	14 to 29	16	5.06			5.06	4	Available	None	No	
012-272-014-000	Office Residential OR	9870	0.23	14 to 29	16	3.63			3.63	3	Available	None	Yes	
012-272-015-000	Office Residential OR	27690	0.64	14 to 29	16	10.17			10.17	9	Available	None	No	
012-272-017-000	Office Residential OR	1500	0.03	14 to 29	16	0.55			0.55	0	Available	None	Yes	
012-272-019-000	Office Residential OR	2200	0.05	14 to 29	16	0.81			0.81	1	Available	None	Yes	
012-272-021-000	Office Residential OR	2475	0.06	14 to 29	16	0.91			0.91	1	Available	None	Yes	
012-272-024-000	Office Residential OR	7824	0.18	14 to 29	16	2.87			2.87	3	Available	None	Yes	
012-272-027-000	Office Residential OR	5098	0.12	14 to 29	16	1.87			1.87	2	Available	None	Yes	
012-272-029-000	Office Residential OR	18135	0.42	14 to 29	16	6.66			6.66	6	Available	None	No	
012-272-031-000	Office Residential OR	10080	0.23	14 to 29	16	3.70			3.70	3	Available	None	Yes	
012-272-032-000	Office Residential OR	20720	0.48	14 to 29	16	7.61			7.61	7	Available	None	No	
012-272-033-000	Office Residential OR	23680	0.54	14 to 29	16	8.70			8.70	8	Available	None	No	
012-272-036-000	Office Residential OR	3316	0.08	14 to 29	16	1.22			1.22	1	Available	None	Yes	
012-272-038-000	Office Residential OR	3465	0.08	14 to 29	16	1.27			1.27	1	Available	None	Yes	
012-281-001-000	Office Residential OR	23004	0.53	14 to 29	16	8.45			8.45	7	Available	None	No	
012-281-007-000	Office Residential OR	13728	0.32	14 to 29	16	5.04			5.04	4	Available	None	No	
012-281-013-000	Office Residential OR	9146	0.21	14 to 29	16	3.36			3.36	3	Available	None	Yes	
012-281-026-000	Office Residential OR	9115	0.21	14 to 29	16	3.35			3.35	3	Available	None	No	

012-281-047-000	Office Residential OR	28342	0.65	14 to 29	16	10.41			10.41	9	Available	None	No	
012-281-048-000	Office Residential OR	37496	0.86	14 to 29	16	13.77			13.77	12	Available	None	No	
012-282-009-000	Office Residential OR	31150	0.72	14 to 29	16	11.44			11.44	10	Available	None	No	
012-282-030-000	Office Residential OR	7700	0.18	14 to 29	16	2.83			2.83	2	Available	None	Yes	
012-282-031-000	Office Residential OR	10175	0.23	14 to 29	16	3.74			3.74	3	Available	None	No	
012-282-032-000	Office Residential OR	21070	0.48	14 to 29	16	7.74			7.74	7	Available	None	No	
012-282-033-000	Office Residential OR	30100	0.69	14 to 29	16	11.06			11.06	10	Available	None	Yes	
012-282-039-000	Office Residential OR	21964	0.50	14 to 29	16	8.07			8.07	7	Available	None	Yes	
012-282-041-000	Office Residential OR	54712	1.26	14 to 29	16	20.10			20.10	18	Available	None	Yes	
012-282-049-000	Office Residential OR	15106	0.35	14 to 29	16	5.55			5.55	5	Available	None	Yes	
012-282-054-000	Office Residential OR	11900	0.27	14 to 29	16	4.37			4.37	4	Available	None	Yes	
012-282-055-000	Office Residential OR	31450	0.72	14 to 29	16	11.55			11.55	10	Available	None	Yes	
012-282-057-000	Office Residential OR	32542	0.75	14 to 29	16	11.95			11.95	10	Available	None	Yes	
012-282-059-000	Office Residential OR	62726	1.44	14 to 29	16	23.04			23.04	20	Available	None	Yes	
012-282-065-000	Office Residential OR	41590	0.95	14 to 29	16	15.28			15.28	13	Available	None	No	
012-282-079-000	Office Residential OR	12435	0.29	14 to 29	16	4.57			4.57	4	Available	None	Yes	
012-282-084-000	Office Residential OR	14565	0.33	14 to 29	16	5.35			5.35	5	Available	None	Yes	
						2719.97	825.07	2570.88	6115.93	3281				
						Lower Income	Moderate Income	Above Moderate Income	Total					

TABLE B. 4.1: CTY OF LEMOORE VACANT LAND INVENTORY

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly -Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
021-660-031-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	11.67	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	163			163
023-020-064-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	2.92	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	40			40
023-020-065-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	2	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	28			28
023-020-066-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	0.75	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	10			10
023-020-067-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	0.67	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	9			9
023-020-068-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	0.68	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	9			9

023-020-090-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	0.54	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	7			7
023-020-091-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	0.35	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	4			4
023-020-092-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	0.33	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	4			4
023-150-020-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	0.46	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	6			6
023-150-021-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	5.71	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	79			79
023-420-020-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	4.77	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	66			66
023-450-007-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	1.06	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	14			14
023-510-002-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	1.69	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	23			23

023-510-002-000	LOW DENSITY RESIDENTIAL	RLD	3	7	36.27	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		54	54	108
023-510-041-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	8.84	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	123			123
023-510-042-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	9.15	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant	128			128
020-011-001-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.3	Vacant	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
020-012-001-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-012-004-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.17	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-012-009-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.38	Vacant	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
020-013-010-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.09	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

020-013-013-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.17	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-022-004-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.14	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
021-360-070-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.3	Vacant	YES - Current	YES - City-Owned	Not Used in Prior Housing Element		1	1	2
020-031-030-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	1.53	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		5	5	10
021-100-061-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.38	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
021-100-062-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.38	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
023-650-001-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-005-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-006-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-007-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-650-008-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-009-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-010-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-011-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-012-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-013-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-014-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-015-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-016-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-017-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-018-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.18	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-019-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-020-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-021-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.25	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-020-011-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.27	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-130-001-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.09	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-150-044-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.21	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-150-045-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.24	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-150-047-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.23	Vacant	YES - Current	YES - City-Owned	Used in Prior Housing Element - Non-Vacant		1		1
023-510-073-000	LOW DENSITY RESIDENTIAL	RLD	3	7	7.82	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		12	11	23
023-480-043-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	10.84	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		38	37	75
023-660-001-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-002-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-003-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-004-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-660-005-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-006-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-007-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-008-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-009-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-010-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-011-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-012-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-013-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-014-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.24	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-015-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.24	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-016-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-017-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-018-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-660-019-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-020-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-050-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-051-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-052-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-053-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-054-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-055-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-056-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-057-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-058-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-059-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-060-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-061-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-660-062-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-063-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-064-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-065-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-066-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-011-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-068-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-069-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-070-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-071-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-072-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-073-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-074-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-075-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-670-059-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-060-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-061-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-062-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-063-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-064-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-040-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	12.8	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		45	44	89
023-670-039-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-038-000	LOW DENSITY RESIDENTIAL	RLD	3	7	38.16	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		57	57	114
023-670-038-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	10.43	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		37	36	73
023-510-069-000	MEDIUM DENSITY RESIDENTIAL	RMD	14	17	9.46	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element	132			132
023-510-070-000	LOW DENSITY RESIDENTIAL	RLD	3	7	5.03	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		8	7	15

023-510-071-000	LOW DENSITY RESIDENTIAL	RLD	3	7	7.81	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		12	11	23
023-510-073-000	LOW DENSITY RESIDENTIAL	RLD	3	7	7.82	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		12	11	23
023-660-023-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-024-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-025-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-026-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-027-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-028-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-029-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-030-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-031-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-032-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-033-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-660-034-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-660-045-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.28	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-014-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-015-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-016-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-017-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-018-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-019-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-020-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-021-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-022-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-023-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-024-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-025-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-026-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-670-027-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-028-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-029-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-030-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-031-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-032-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-033-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-034-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-035-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-036-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-037-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-038-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-039-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-040-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-670-041-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-042-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-043-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-044-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-045-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-046-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-047-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-048-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-049-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-050-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-051-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-052-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-053-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-054-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-670-055-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-056-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-057-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-670-058-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-001-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-002-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-003-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-004-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-005-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-006-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-007-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-008-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-009-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-010-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-680-011-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-012-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-013-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.26	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-014-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-015-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-016-000	LOW DENSITY RESIDENTIAL	RLD	3	7	1.06	Vacant	YES - Current	YES - City-Owned	Not Used in Prior Housing Element		2	1	3
023-680-017-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-018-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-019-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-020-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-021-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-022-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-023-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-024-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-680-025-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-026-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.24	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-027-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-028-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-029-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-030-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-031-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-032-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-033-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-034-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-035-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.24	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-036-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-037-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-038-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-680-039-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-040-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-041-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-042-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-043-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-044-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-045-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-046-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-047-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-048-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-049-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-050-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-051-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-052-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-680-053-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.3	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-054-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-680-055-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-590-012-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.24	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-590-013-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.23	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-590-014-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.24	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-590-015-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.25	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-590-016-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.27	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-590-017-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.28	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

023-590-018-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.29	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
023-590-019-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.3	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
023-590-020-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.31	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
023-430-018-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	9.98	Residential	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		35	34	69
024-390-046-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-047-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-048-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-049-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.11	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-050-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-051-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

024-390-052-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-053-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-054-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-055-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-056-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-057-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-058-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-059-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-060-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-061-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-062-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.08	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

024-390-063-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.07	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-064-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.07	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-065-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.07	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-066-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.06	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-067-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.07	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-068-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-069-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-070-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-071-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-072-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-073-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

024-390-074-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.1	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-075-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.08	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
024-390-076-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	0.09	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
020-113-048-000	LOW DENSITY RESIDENTIAL	RN	3	7	0.22	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
020-122-017-000	LOW DENSITY RESIDENTIAL	RN	3	7	1.23	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element			3	3
020-122-031-000	LOW DENSITY RESIDENTIAL	RN	3	7	0.33	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
020-122-037-000	LOW DENSITY RESIDENTIAL	RN	3	7	0.1	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
020-172-056-000	LOW DENSITY RESIDENTIAL	RN	3	7	0.91	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			2	2
020-183-001-000	LOW DENSITY RESIDENTIAL	RN	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			1	1

020-184-020-000	LOW DENSITY RESIDENTIAL	RN	3	7	0.45	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element			1	1
020-191-009-000	LOW DENSITY RESIDENTIAL	RN	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
020-192-019-000	LOW DENSITY RESIDENTIAL	RN	3	7	0.3	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
023-130-015-000	LOW DENSITY RESIDENTIAL	RN	3	7	0.77	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			2	2
023-130-016-000	LOW DENSITY RESIDENTIAL	RN	3	7	2.84	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			8	8
020-014-004-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-021-008-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.09	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
021-100-003-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.73	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2

021-110-008-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
021-110-009-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-320-005-000	LOW DENSITY RESIDENTIAL	RLD	3	7	12.03	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		18	18	36
023-320-005-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	3	7	2.84	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	8
021-260-018-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
021-260-025-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
021-260-035-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
021-260-036-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

021-260-044-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-045-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-046-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-047-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-048-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-049-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-050-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-051-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-052-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-053-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.18	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-260-054-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-460-012-000	LOW DENSITY RESIDENTIAL	RLD	3	7	1	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		2	1	3
021-560-001-000	LOW DENSITY RESIDENTIAL	RLD	3	7	20	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		30	30	60

021-570-002-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-003-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-004-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-005-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-006-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-007-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-008-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-009-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-010-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-011-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-012-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-013-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-014-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-015-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

021-570-016-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-017-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-018-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-019-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-020-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-021-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-022-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-023-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-024-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-025-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-026-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-027-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-028-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-029-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

021-570-030-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-031-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-032-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-033-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-034-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-035-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-036-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-037-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-038-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-039-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-044-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-045-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-046-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-047-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

021-570-048-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-049-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-050-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-051-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-052-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-053-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-054-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-055-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-056-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-057-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-058-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-059-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-060-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.18	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-061-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.27	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

021-570-062-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-063-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-064-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-065-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-066-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-067-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-068-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-069-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-070-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-079-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.12	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-080-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.22	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-081-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-082-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-085-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

021-570-086-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-570-087-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.13	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
021-610-042-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
021-620-005-000	LOW DENSITY RESIDENTIAL	RLD	3	7	1.82	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		3	2	5
021-620-007-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.91	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
021-620-013-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.25	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-010-013-000	LOW DENSITY RESIDENTIAL	RLD	3	7	2.21	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	6
023-010-014-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.8	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-010-015-000	LOW DENSITY RESIDENTIAL	RLD	3	7	2.34	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		4	3	7

023-010-016-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.44	Vacant	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-650-022-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-023-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-024-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-025-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-026-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-027-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-028-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-029-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-030-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-031-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.22	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-032-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1
023-650-033-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		1		1

023-650-034-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-035-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-036-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-037-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-040-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-041-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-044-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-045-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.18	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-650-049-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.14	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-020-062-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-040-058-000	LOW DENSITY RESIDENTIAL	RLD	3	7	43.78	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		66	65	131
023-070-012-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.22	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

023-070-013-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-070-014-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-130-030-000	LOW DENSITY RESIDENTIAL	RLD	3	7	3.93	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		6	5	11
023-130-038-000	LOW DENSITY RESIDENTIAL	RLD	3	7	5.57	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		8	8	16
023-150-006-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.92	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
023-150-009-000	LOW DENSITY RESIDENTIAL	RLD	3	7	2.67	Parking	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	8
023-150-024-000	LOW DENSITY RESIDENTIAL	RLD	3	7	4.36	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		7	6	13
023-150-029-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.5	Parking	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

023-150-033-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.23	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-150-037-000	LOW DENSITY RESIDENTIAL	RLD	3	7	1.98	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		3	2	5
023-150-049-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.94	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
023-150-055-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.95	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	2
023-170-001-000	LOW DENSITY RESIDENTIAL	RLD	3	7	9.74	Educational/institutional/religious	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		15	14	29
023-170-003-000	LOW DENSITY RESIDENTIAL	RLD	3	7	2.96	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	8
023-170-004-000	LOW DENSITY RESIDENTIAL	RLD	3	7	2.46	Residential	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		4	3	7
023-160-042-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-043-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-160-044-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-045-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-046-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-047-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-048-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-049-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-050-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-051-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-052-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-053-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.25	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-054-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.22	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-055-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.26	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-056-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-057-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-160-058-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.23	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-059-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-060-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-061-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-062-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-063-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-064-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-065-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-066-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-067-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-068-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-069-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-070-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-071-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.18	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1

023-160-072-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-073-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-160-074-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		1		1
023-360-023-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-360-025-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-360-036-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-360-051-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.21	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-060-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.18	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-061-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

023-390-062-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-063-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-064-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-065-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-066-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-067-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.24	Vacant	YES - Current	NO - Privately Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-068-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-069-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.17	Vacant	YES - Current	NO - Privately Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

023-390-070-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.18	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-071-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-072-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.18	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-073-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.23	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-074-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.22	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-075-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.22	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-076-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-077-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.16	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

023-390-078-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.25	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-079-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.26	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-080-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.25	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-081-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-390-082-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.2	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-480-006-000	LOW DENSITY RESIDENTIAL	RLD	3	7	21.85	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		33	32	65
023-480-037-000	LOW DENSITY RESIDENTIAL	RLD	3	7	5.02	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		8	7	15
023-480-038-000	LOW DENSITY RESIDENTIAL	RLD	3	7	12.48	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		19	18	37

023-510-055-000	LOW DENSITY RESIDENTIAL	RLD	3	7	12.39	Vacant	YES - Current	NO - Privately -Owned	Not Used in Prior Housing Element		19	18	37
023-530-013-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.26	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-530-014-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
024-340-041-000	LOW DENSITY RESIDENTIAL	RLD	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-025-001-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.06	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-025-021-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.22	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-025-022-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.22	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-031-014-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.17	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

020-113-034-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.4	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-113-035-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.76	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-113-038-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.25	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-122-011-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.33	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-122-042-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.19	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
020-132-016-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.11	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-020-055-000	LOW-MEDIUM DENSITY RESIDENTIAL	RN	3	7	0.53	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
023-080-007-000	VERY LOW DENSITY RESIDENTIAL	RVLD	1	3	1.42	Vacant	YES - Current	NO - Privately -Owned	Used in Two Consecutive Prior Housing Elements - Vacant			1	1

	TOTAL			463.71						1016	591	2452
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APPENDIX B - TABLE B 4.2 - CITY OF LEMOORE UNDER-UTILIZED LAND

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
023-100-002-000	VERY LOW DENSITY RESIDENTIAL	RVLD	1	3	0.76	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
023-150-002-000	VERY LOW DENSITY RESIDENTIAL	RVLD	1	3	5.56	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant			5	5
023-150-003-000	VERY LOW DENSITY RESIDENTIAL	RVLD	1	3	5	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant			5	5
023-150-041-000	VERY LOW DENSITY RESIDENTIAL	RVLD	1	3	7.32	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant			7	7
023-150-042-000	VERY LOW DENSITY RESIDENTIAL	RVLD	1	3	0.18	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
023-510-037-000	VERY LOW DENSITY RESIDENTIAL	RVLD	1	3	25.66	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant			25	25
023-020-096-000	LOW DENSITY RESIDENTIAL	RLD	3	7	1.77	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		3	2	5

021-240-040-000	HIGH DENSITY RESIDENTIAL	RHD	17	25	3.05	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	51			51
021-330-003-000	HIGH DENSITY RESIDENTIAL	RHD	17	25	12.2	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	207			207
021-350-003-000	HIGH DENSITY RESIDENTIAL	RHD	17	25	6.11	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	103			103
023-020-071-000	HIGH DENSITY RESIDENTIAL	RHD	17	25	2.78	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	47			47
023-020-073-000	HIGH DENSITY RESIDENTIAL	RHD	17	25	3.56	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	60			60
020-041-003-000	MIXED USE	DMX-2	12	17	2.34	Commercial	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	28			28
020-041-003-000	MIXED USE	DMX-1	14	20	0.85	Commercial	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	11			11
020-053-003-000	MIXED USE	DMX-1	14	20	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	2			2

020-053-015-000	MIXED USE	DMX-1	14	20	0.26	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	3			3
020-062-008-000	MIXED USE	DMX-1	14	20	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	2			2
020-092-027-000	MIXED USE	DMX-1	14	20	0.14	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	1			1
020-101-006-000	MIXED USE	DMX-1	14	20	0.17	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	2			2
020-043-009-000	MIXED USE	DMX-2	12	17	0.08	Vacant	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	1			1
020-061-001-000	MIXED USE	DMX-2	12	17	0.46	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	5			5
020-061-002-000	MIXED USE	DMX-2	12	17	0.37	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	4			4
020-023-005-000	MIXED USE	DMX-2	12	17	0.18	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	2			2
020-023-006-000	MIXED USE	DMX-2	12	17	0.17	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	2			2
023-480-040-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	12.15	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		43	42	85

023-480-039-000	LOW-MEDIUM DENSITY RESIDENTIAL	RLMD	7	12	13.79	Vacant	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element		48	48	96
	TOTAL				105.25						94	136	230

APPENDIX B - TABLE B 5 - COUNTY OF KINGS LAND USE INVENTORY

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
011-440-010-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	2	4	12.6	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13	12	25
011-440-010-000	VERY HIGH DENSITY RESIDENTIAL	RM-1.5	24	29	3.67	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	88			88
016-140-065-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	1.41	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	15			15
017-070-054-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	0.53	Vacant	YES - Current	YES - County-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	5			5
017-310-009-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	6.91	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	76			76
017-070-060-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	1			1
017-070-062-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	1			1

										Housing Elements - Vacant				
017-070-059-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	0.65	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	7			7
042-142-014-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	1.47	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	16			16
042-112-009-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	0.53	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	5			5
042-134-014-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	1			1
042-149-008-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	1.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	13			13
042-134-001-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1
042-122-022-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1
042-122-038-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2
026-162-004-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	2.61	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28			28

026-161-002-000	HIGH DENSITY RESIDENTIAL	RM-2	11	24	3.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	34			34
017-080-039-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-080-023-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-100-025-000	MEDIUM HIGH DENSITY	RM-3	7	11	16.52	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		115		115
011-440-007-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	4.98	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		10	9	19
011-440-007-000	MEDIUM HIGH DENSITY	RM-3	7	11	3.31	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		23		23
042-115-022-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-145-016-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-145-012-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
026-120-039-000	MEDIUM HIGH DENSITY	RM-3	7	11	4.61	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		32		32

026-131-044-000	MEDIUM HIGH DENSITY	RM-3	7	11	4.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		30		30
026-131-034-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.67	Agricultural/open space	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		4		4
026-161-020-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
026-161-019-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
026-161-018-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2
026-161-017-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2
026-120-043-000	MEDIUM HIGH DENSITY	RM-3	7	11	7.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		49		49
026-120-042-000	MEDIUM HIGH DENSITY	RM-3	7	11	0.3	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2

017-110-028-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-280-046-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	10.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		21	21	42
017-040-019-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.44	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-070-015-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-070-007-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-070-011-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-070-040-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-070-027-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-100-012-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	15.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		30	30	60
017-330-001-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.31	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-002-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-003-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-004-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-005-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-330-006-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-007-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-008-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-009-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-010-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-011-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-012-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-013-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-014-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-015-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-016-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-017-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-018-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-019-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-330-020-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-021-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-022-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-023-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-024-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-025-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-026-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-027-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-028-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-029-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-030-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-031-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-032-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-033-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-330-034-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-035-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-036-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-037-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-330-038-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-020-061-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.31	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
017-020-064-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.8	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
017-310-012-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	6.39	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13	12	25
017-310-012-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	7.98	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		16	15	31
042-148-008-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

017-320-023-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-024-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-025-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-026-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-027-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-028-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-029-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-030-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-031-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-032-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-033-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-034-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-035-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-036-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-320-037-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-038-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-039-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-040-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-041-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-042-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-043-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-044-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-045-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-046-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-047-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-320-048-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-010-046-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	2.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	8

017-020-065-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.7	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
017-020-068-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	1.88	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		4	3	7
011-480-127-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
011-480-128-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
016-140-062-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	2.03	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	8
016-293-014-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
016-293-015-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
016-294-007-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

016-294-004-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
016-294-015-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
016-293-013-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.31	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
026-390-001-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-114-018-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-114-017-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-114-016-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.04	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-114-006-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

042-391-016-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
038-240-098-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	7.56	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		15	15	30
042-119-006-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-142-003-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-143-002-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-111-005-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.45	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-112-031-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-112-026-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

042-112-033-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-112-040-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
042-113-023-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
026-141-019-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
026-120-061-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.42	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
026-120-061-000	LOW DENSITY RESIDENTIAL	R-1-20	1	2	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1
026-132-016-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	6.85	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		14	13	27
002-252-007-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
002-253-009-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

014-251-022-000	MEDIUM DENSITY RESIDENTIAL	R-1-8	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
014-251-039-000	MEDIUM DENSITY RESIDENTIAL	R-1-8	4	7	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
014-251-018-000	MEDIUM DENSITY RESIDENTIAL	R-1-8	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
014-251-027-000	MEDIUM DENSITY RESIDENTIAL	R-1-8	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
014-251-016-000	MEDIUM DENSITY RESIDENTIAL	R-1-8	4	7	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
014-186-018-000	MEDIUM DENSITY RESIDENTIAL	R-1-8	4	7	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
016-171-084-000	MEDIUM DENSITY RESIDENTIAL	R-1-8	4	7	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1
016-172-016-000	MEDIUM DENSITY RESIDENTIAL	R-1-8	4	7	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1

016-182-014-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
016-182-039-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
016-182-040-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
016-182-041-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
016-182-007-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
016-183-021-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
016-183-034-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
016-183-037-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1

016-181-026-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
026-161-016-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
023-040-050-000	LOW DENSITY RESIDENTIAL	R-1-20	1	2	10.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			10	10
009-150-024-000	LOW DENSITY RESIDENTIAL	R-1-20	1	2	0.73	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-150-005-000	LOW DENSITY RESIDENTIAL	R-1-20	1	2	0.92	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-150-028-000	LOW DENSITY RESIDENTIAL	R-1-20	1	2	0.62	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-050-007-000	LOW DENSITY RESIDENTIAL	R-1-20	1	2	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-050-008-000	LOW DENSITY RESIDENTIAL	R-1-20	1	2	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-050-014-000	LOW DENSITY RESIDENTIAL	R-1-20	1	2	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior			1	1

										Housing Elements - Vacant				
005-050-013-000	LOW DENSITY RESIDENTIAL	R-1-20	1	2	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
011-430-013-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.01	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1
017-280-022-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	4	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4
017-280-017-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.03	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
017-280-018-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.02	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-050-041-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.67	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-060-051-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-060-037-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1

034-060-002-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.03	Agricultural/open space	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-080-013-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.03	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-080-034-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.92	Residential	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-080-031-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.92	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-101-018-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.96	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-101-027-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.4	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-102-017-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.48	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-102-025-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.48	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1

034-102-019-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.48	Residential	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-160-017-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.89	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
034-160-016-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.94	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
044-120-021-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	4.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4
034-101-007-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.5	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
016-042-075-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.45	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
007-030-008-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			10	10
016-043-044-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.42	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1

016-150-019-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
016-160-071-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	2.49	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2
016-160-062-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	3.02	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3
009-050-030-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	8.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8
009-050-031-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.67	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
011-420-014-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
011-430-001-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.86	Residential	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
021-050-009-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2

021-050-007-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.75	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
024-063-030-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	8.43	Agricultural/open space	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8
024-064-032-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	11.25	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			11	11
009-160-009-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-160-028-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
017-170-042-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.74	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1
002-251-015-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.91	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-080-017-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.49	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-130-002-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.61	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior			1	1

										Housing Elements - Vacant				
005-030-013-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	50.15	Vacant	YES - Current	NO - Privately- Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			50	50
005-030-012-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	4.17	Vacant	YES - Current	NO - Privately- Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4
005-090-005-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.51	Vacant	YES - Current	NO - Privately- Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
004-261-029-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.12	Vacant	YES - Current	YES - State- Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
004-261-028-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	4.63	Vacant	YES - Current	NO - Privately- Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4
004-270-016-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.73	Vacant	YES - Current	YES - State- Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
023-040-022-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	2.89	Vacant	YES - Current	NO - Privately- Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2

017-300-012-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	3.83	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3
009-120-005-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	11.65	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			11	11
009-090-017-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-004-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.17	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-002-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-003-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-001-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-014-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1

005-100-013-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-012-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-009-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.74	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-007-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.32	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-008-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-006-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
005-100-005-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-120-006-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1

005-050-035-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.22	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-160-016-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-160-015-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-160-014-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-160-051-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-160-050-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.2	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-160-032-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.26	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-160-021-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.44	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1

009-160-020-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.7	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
009-160-048-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	1.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
004-270-006-000	VERY LOW DENSITY RESIDENTIAL	RR	1	1	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1
017-310-008-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	42.18	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			84	84
017-310-012-000	LOW MEDIUM DENSITY RESIDENTIAL	R-1-12	2	4	7.98	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			15	15
017-310-012-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	6.62	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13	13	26
017-350-096-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-034-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-035-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-036-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior		1		1

										Housing Element				
017-350-037-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-038-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-039-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-040-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-041-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-042-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-043-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-044-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-045-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-046-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-047-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-048-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-049-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-350-050-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-051-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-052-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-053-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-054-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-055-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-056-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-057-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-060-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-061-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-062-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-063-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-064-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-065-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-350-066-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-067-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-068-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-069-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-070-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-071-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-072-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-073-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-074-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-075-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-076-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-077-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-078-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-079-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-650-080-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-081-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-082-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-083-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-084-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-650-085-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-001-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-002-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-003-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-004-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-005-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-006-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-007-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-008-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-350-009-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-010-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-011-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-012-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-013-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-014-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-015-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-016-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-017-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-018-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-019-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-020-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-021-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-022-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-350-023-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-024-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-025-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-026-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-027-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-028-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-029-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-030-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-031-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-096-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-058-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-059-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-086-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-087-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-350-088-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-089-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-090-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-091-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-092-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-093-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-094-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-350-095-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-001-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-002-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-003-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-004-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-005-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-006-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1

017-340-007-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-008-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-009-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-010-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-011-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-012-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
017-340-013-000	MEDIUM DENSITY RESIDENTIAL	R-1-6	4	7	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1
Total					439.82						294	641	463	1398



APPENDIX C: COUNTY OF KINGS

(UNINCORPORATED)

2024 – 2032 Housing Element

Draft - July 2024

Prepared By:

**Realty Planners Group
Fallbrook, California**

APPENDIX C: Public Participation Summary

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Housing Needs Survey Questions

The following is a Housing Needs Survey prepared by county staff and shared to the cities of Avenal, Corcoran, Lemoore, and Hanford for public participation with comments received by November 27th, 2023.

Housing Needs Survey 6th Cycle Housing Element Update November 2023

1. Do you live or work in Kings County? (Select all that apply.)
 - a. Live in Kings County
 - b. Work in Kings County
 - c. Live and work in Kings County
 - d. Business owner in Kings County
 - e. Interested in Kings County housing issues
 - f. Neither
2. How long have you lived in Kings County?
 - a. Less than 1 year
 - b. 1-5 years
 - c. 6-10 years
 - d. 10-19 years
 - e. 20+ years
 - f. I do not live in Kings County
3. What's your living situation?
 - a. Own
 - b. Rent
 - c. Live with family or friends
 - d. Unhoused
 - e. Other: _____
4. What is your age?
 - a. Under 17
 - b. 18-24
 - c. 25-34
 - d. 35-44
 - e. 45-64
 - f. 65-74
 - g. 75+
5. What is your race/ethnicity?
 - a. White/Caucasian

- b. Hispanic/Latino
 - c. Black/African Ancestry
 - d. Asian/Asian Ancestry
 - e. Native American or Indigenous
 - f. Middle Eastern
 - g. Two or more races
 - h. I prefer not to say
6. What is your total annual income?
- a. Up to \$35,000
 - b. \$35,000 to \$56,000
 - c. \$56,000 to \$72,000
 - d. \$72,000 to \$87,000
 - e. \$87,000 to \$97,000
 - f. \$97,000 or more
 - g. Prefer not to answer
7. What percentage of your income is spent on housing costs (including mortgage or rent and utilities, property tax, and homeowners insurance)?
- a. Less than 30% of income
 - b. Between 30-50% of income
 - c. More than 50% of income
 - d. Does not apply
8. Select the top 3 housing priorities for Kings County.
- a. Increase the amount of housing that is affordable for moderate-, low-, and very low-income residents
 - b. More senior housing
 - c. Market-rate apartments
 - d. Code enforcement
 - e. Temporary housing for displaced families
 - f. Create programs to help existing homeowners stay in their homes
 - g. Make it easier to build in Kings County
 - h. Improve substandard housing conditions
 - i. Increase homeownership opportunities for moderate-, low-, and very low-income residents
 - j. Target efforts to address inequities in the housing market, including discrimination in renting
 - k. Other: _____
9. How well does your current housing meet your needs?
- a. I am satisfied with my housing
 - b. My unit is in bad condition, and I cannot afford to make the needed repairs
 - c. I am unable to house additional family members

- d. My unit is substandard or in bad condition, and I need my landlord to respond
 - e. I would like to downsize, but I am unable to find a smaller unit
 - f. My unit needs improvements to make it easier to live with a disability
 - g. None of the above
 - h. Other: _____
10. What are the preferred types of homes you would like to see built in Kings County?
- a. Single-family homes
 - b. Homes targeted for a specific purpose or population, including seniors, persons with disabilities, farm employees, permanent supportive housing (for people experiencing homelessness, transitional housing, etc.)
 - c. Townhomes
 - d. Mixed-income housing
 - e. Low-density Multi-family housing (duplexes, triplexes, quadplexes)
 - f. Higher-density Multi-family housing (15+ units)
 - g. Accessory Dwelling Units (ADUs)/Junior Accessory Dwelling Units (JADUs)
 - h. Other: _____
11. There is insufficient housing in my community for (please select all that apply).
- a. Single individuals
 - b. Families with children
 - c. Low-income households
 - d. Older adults (seniors, elderly)
 - e. Persons with disabilities
 - f. I don't know
 - g. Other: _____
12. Please identify the top barrier to affordable housing.
- a. Limited availability of affordable units
 - b. Quality of affordable housing does not meet my standards
 - c. Lack of resources
 - d. Long waitlists
 - e. Cost of buying a home
 - f. Income limits on affordable housing
 - g. Senior living, both assisted and independent
 - h. Other: _____
13. Are there strategies to meet housing needs that you believe Kings County should consider?
14. Please share any other comments you have related to housing in Kings County.

Kings County Stakeholder List

The following is list of Kings County Stakeholders prepared by the county May 26th, 2023.

LISA LEWIS
KINGS COUNTY BEHAVIORAL HEALTH
1400 W. LACEY BLVD.
HANFORD, CA 93230

KETTLEMAN CITY CSD
PO BOX 66
KETTLEMAN CITY, CA 93239

ARMONA COMMUNITY SERVICES DISTRICT
PO BOX 486
ARMONA, CA 93202

HOME GARDEN CSD
1677 2ND PLACE
HANFORD, CA 93230

STRATFORD PUD
19681 RAILROAD AVENUE
PO BOX 85
STRATFORD, CA 93266

JULIETA MARTINEZ
KINGS COUNTY ECONOMIC DEVELOPMENT CORP.
124 N. IRWIN STREET
HANFORD, CA 93230

CAROLINE FERRELL
CENTER ON RACE, POVERTY & THE ENVIRONMENT
1012 JEFFERSON STREET
DELANO, CA 93215

HOUSING AUTHORITY OF KINGS COUNTY
670 SOUTH IRWIN STREET
HANFORD, CA 93230

NANETTE VILLAREAL
KINGS UNITED WAY
125 W. 7TH ST
HANFORD, CA 93230

TODD BARLOW
KINGS COUNTY OFFICE OF EDUCATION
1144 W. LACEY BLVD.
HANFORD, CA 93230

CORCORAN EMERGENCY AID
PO BOX 393
CORCORAN, CA 93212

KINGS COUNTY ACTION ORGANIZATION
JEFF GARNER
1130 N. 11TH AVE
HANFORD, CA 93230

LEMOORE CHRISTIAN AID
224 N. LEMOORE AVE.
LEMOORE, CA 93245

KINGS COUNTY COMMISSION ON AGING
BOBBIE WARSTON
10953 14TH AVE
ARMONA, CA 93202

APPENDIX C: COUNTY OF KINGS

THE SALVATION ARMY
LT. SHANNON BROWN
380 E. IVY STREET
HANFORD, CA 93230

KINGS PARTNERSHIP FOR CHILDREN
GABRIELA RODRIGUEZ
PO BOX 682
HANFORD, CA 93232

CHURCH OF THE SAVIOUR, SOUP KITCHEN
CAROLE FARRIS
519 NORTH DOUTY STREET
HANFORD, CA 93230

TACHI-YOKUT TRIBE
PO BOX 8
LEMOORE, CA 93245

SELF HELP ENTERPRISES
TOM COLLISHAW
PO BOX 6520
VISALIA, CA 93290

HABITAT FOR HUMANITY
BOB HUGHES
PO BOX 848
VISALIA, CA 93279

KINGS COUNTY VETERANS SERVICES
SCOTT HOLWELL
1400 W. LACEY BLVD., LAW BLDG #4
HANFORD, CA 93230

KINGS REHABILITATION CENTER
409 E HANFORD ARMONA RD
HANFORD, CA 93230

CYNTHIA ECHAVARRIA BARUCH
COMMUNITY PLANNER & LIAISON OFFICER
750 ENTERPRISE AVENUE
NAS LEMOORE, CA 93246

JIMMY HOOK
AGRICULTURAL COMMISSIONER
680 N. CAMPUS DR. SUITE B
HANFORD, CA 93230

CORCORAN JOURNAL
1040 WHITLEY AVE.
CORCORAN, CA 93212

HANFORD SENTINEL
300 W. 6TH ST
HANFORD, CA 93230

KEVIN ROBERTSON
KINGS COUNTY FARM BUREAU
870 GREENFIELD AVENUE
HANFORD, CA 93230

CALIFORNIA RURAL LEGAL ASSISTANCE
3747 E. SHIELDS AVE
FRESNO, CA 93726

CENTRAL VALLEY CHRISTIAN HOUSING DEVELOPMENT
2222 W. SUNNYSIDE AVE
VISALIA, CA 93277

AMERICAN RED CROSS
208 WEST MAIN STREET SUITE B
VISALIA, CALIFORNIA 93291

APPENDIX C: COUNTY OF KINGS

KINGS COMMUNITY ACTION ORGANIZATION EMERGENCY SVCS
1130 N. 11TH AVE
HANFORD, CALIFORNIA 93230

CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS
FRANK RUIZ
311 N. DOUTY ST.
HANFORD, CALIFORNIA 93230

TERRI KING
KINGS COUNTY ASSOCIATION OF GOVERNMENTS
339 W. D STREET, SUITE B
LEMOORE, CA 93245

UNITED CEREBRAL PALSY OF CENTRAL CALIFORNIA
606 WEST SIXTH STREET
HANFORD, CALIFORNIA 93230

MICHELLE BROWN
MAIN STREET HANFORD
219 W. LACEY BLVD
HANFORD, CA 93230

MIGUEL PEREZ
KINGS TULARE HOMELESS ALLIANCE
PO BOX 1742
VISALIA, CA 93279

REFUGE ARMONA
PO BOX 1921
HANFORD, CA 93232

ANGIE DOW
KINGS AREA REGIONAL TRANSPORT
610 W 7TH ST
HANFORD, CA 93230

WENDY OSIKAFO
KINGS COUNTY HUMAN SERVICES AGENCY
1400 W. LACEY BLVD.
HANFORD, CA 93230

CASA OF KINGS COUNTY
101 N. IRWIN ST. SUITE 110B
HANFORD, CA 93230

KINGS COUNTY HOMELESSNESS COLLABORATIVE
1400 W. LACEY BLVD.
HANFORD, CA 93230

CENTRAL VALLEY REGIONAL CENTER
CHRISTINA SCOTT
5441 W. CYPRESS AVE.
VISALIA, CA 93277

GOLDEN EAGLE PANTRY
WEST HILLS COLLEGE LEMOORE
555 COLLEGE AVE.
LEMOORE, CA 93245

CITY OF AVENAL
KAO NOU YANG
919 SKYLINE BLVD.
AVENAL, CA 93204

CITY OF CORCORAN
KEVIN TROMBORG
832 WHITLEY AVE
CORCORAN, CA 93212

CITY OF HANFORD
JASON WATERS
317 N DOUTY ST
HANFORD, CA 93230

APPENDIX C: COUNTY OF KINGS

CITY OF LEMOORE
KRISTIE BALEY
711 W. CINNAMON DR
LEMOORE, CA 93245

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY
CHUCK KINNEY
1400 W. LACEY BLVD.
HANFORD, CA 93230

KINGS GOSPEL MISSION
PO BOX 1124
HANFORD, CA 93230

Kings County Notice of Public Workshops

The following are copies of Kings County Public notices prepared regarding the proposed 2024-2032 Housing Element Update and Fair Housing Analysis.

**COUNTY OF KINGS
NOTICE OF PLANNING COMMISSION MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS**

NOTICE IS HEREBY GIVEN that the County of Kings, California, will conduct a Public Workshop on Monday, November 6, 2023, at 7:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis. Each jurisdiction within Kings County (Kings County unincorporated and the Cities of Avenal, Corcoran, Hanford, and Lemoore) will conduct a Public Workshop for the Housing Element Update and the Fair Housing Analysis, as follows:

- **City of Hanford** – Joint Study with City Council & Planning Commission on Monday, November 6, 2023, at 4:00 pm, located in the City Hall-Training Room, 319 N. Douty St., Hanford, CA 93230
- **Kings County unincorporated** – Planning Commission & Public Workshop on Monday, November 6, 2023, at 7:00 pm, located in the Multi-Purpose Room, 1400 W. Lacey Blvd., Administration Building #1, Hanford, CA 93230
- **City of Lemoore** – City Council & Public Workshop on Tuesday, November 7, 2023, at 5:30 pm, located in the City Council Chambers, 429 C Street, Lemoore, CA 93245
- **City of Avenal** – Town Hall Meeting on Wednesday, November 8, 2023, at 6:00 pm, located in Avenal Theater, 233 E. Kings St., Avenal, CA 93204
- **City of Corcoran** – Planning Commission & Public Workshop on Monday, November 20, 2023, at 5:30 pm, located in City Council Chambers, 1015 Chittenden Ave., Corcoran, CA 93212

The Housing Element, a part of each jurisdiction's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the County's & Cities' housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the Housing Element. The Workshop will provide participants with an opportunity to provide comments and to be involved in the plan-making process. Each jurisdiction (through its consultants) will answer any questions and record the public comments received at a meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the Kings County Community Development Agency at the number noted below.

Any person unable to attend the meeting may submit written comments to the Executive Secretary, Chanda Jackson, of the Kings County Community Development Agency, 1400 W. Lacey Blvd., Building #6, Hanford, CA 93230, or by email at Chanda.jackson@co.kingss.ca.us.

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY

/s/ Chuck Kinney
Chuck Kinney, Zoning Administrator

Publish: October 27, 2023

City of Avenal Public Notice

The following a notice of Town Hall Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

**CITY OF AVENAL
NOTICE OF TOWN HALL MEETING ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Avenal Theater
Address: 233 E. Kings St., Avenal, CA 93204**

NOTICE IS HEREBY GIVEN that the City of Avenal, California, will conduct a Public Workshop on Wednesday, November 8, 2023 at 6:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Avenal's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Avenal's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

City/County Clerk
City/County of _____ (Name)

City of Corcoran Public Notice

The following a notice of Planning Commission Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

**CITY OF CORCORAN
NOTICE OF PLANNING COMMISSION MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Corcoran City Council Chambers
Address: 1015 Chittenden Ave., Corcoran, CA 93212**

NOTICE IS HEREBY GIVEN that the City of Corcoran, California, will conduct a Public Workshop on Monday, November 20, 2023 at 5:30 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Corcoran's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Corcoran's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

City/County Clerk
City/County of _____ (Name)

City of Hanford Public Notice

The following a notice of Planning Commission Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

**CITY OF HANFORD
NOTICE OF JOINT STUDY
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Hanford City Hall-Training Room
Address: 319 N. Douty St., Hanford, CA 93230**

NOTICE IS HEREBY GIVEN that the City of Hanford, California, will conduct a Public Workshop on Monday, November 6, 2023 at 4:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Hanford's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Hanford's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

City/County Clerk
City/County of _____ (Name)

City of Lemoore Public Notice

The following a notice of Planning Commission Meeting for the Proposed 2024-2032 General Plan Housing Element Update & Fair Housing Analysis.

**CITY OF LEMOORE
NOTICE OF CITY COUNCIL MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS
Location: Lemoore City Council Chambers
Address: 429 C Street, Lemoore, CA 93245**

NOTICE IS HEREBY GIVEN that the City of Lemoore, California, will conduct a Public Workshop on Tuesday, November 7, 2023 at 5:30 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the City of Lemoore's General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the City of Lemoore's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element. The Workshop will provide the participants an opportunity to provide comments and to be involved in the plan-making process. The City (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the (City/County Clerk) at the number noted below.

Any person unable to attend the meeting may submit written comments to the (City/County Clerk) of the (City of /County of) _____ (Name), (address), or by email at _____ or by fax at _____.

Posted and published: _____.

City/County Clerk
City/County of _____ (Name)

Additional Flyers and Communications

The following is a Kings County Planning Commission Meeting & Public Workshops Notice as well as Flyers for the event in English and Spanish.

**NOTICE OF PLANNING COMMISSION MEETING
& PUBLIC WORKSHOP ON THE PROPOSED
2024-2032 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS**
Location: Administration Building #1 – Multi-Purpose Room
Address: Kings County Government Center, 1400 W. Lacey Blvd., Hanford, CA 93230

NOTICE IS HEREBY GIVEN that the County of Kings, California, will conduct a Public Workshop on Monday, November 6, 2023, at 7:00 pm to receive input from the public on the proposed 2024-2032 Housing Element Update and the Fair Housing Analysis.

The Housing Element, a part of the 2035 Kings County General Plan, is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, thereby affirmatively furthering fair housing policies and programs. The update will cover the County's housing policies, goals and objectives for the planning period ending in 2032. In addition, the Housing Element will also include a fair housing analysis concerning fair housing enforcement, integration and segregation patterns and trends, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs in the city, and displacement risks.

Public Participation in the preparation of the Housing Element is a very important component of the planning process. The primary purpose of the Workshop is to receive the maximum public participation from citizens and stakeholders in the preparation of the Housing Element. The Workshop will provide the participants with an opportunity to provide comments and to be involved in the plan-making process. The County (through its consultants) will answer any questions and record the public comments received at the meeting. A Spanish interpreter will be present at the meeting.

Any person with impairment pursuant to the American Disabilities Act ("ADA") who needs special accommodation for the Public Hearing or needs further information, please call the Kings County Community Development Agency at the number noted below.

Any person unable to attend the meeting may submit written comments to the Executive Secretary, Chanda Jackson, of the Kings County Community Development Agency, 1400 W. Lacey Blvd., Building #6, Hanford, CA 93230, or by email at Chanda.jackson@co.kings.ca.us.

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY

/s/ Chuck Kinney

Chuck Kinney, Zoning Administrator

Publish: October 27, 2023

COUNTY OF KINGS PUBLIC WORKSHOP

2024-2032 Housing Element Update & Fair Housing Analysis

***PLEASE COME TO SHARE YOUR
THOUGHTS AND COMMENTS ABOUT THE
HOUSING NEEDS WITHIN KINGS COUNTY***



Date: Monday, November 6, 2023

Time: 7:00 pm

Location: Multi-Purpose Room

Kings County Government Center

1400 Lacey Blvd., Administration Building #1

Hanford, CA 93230

For more information, please call the Kings County
Community Development Agency at (559) 852-2670.



CONDADO DE KINGS TALLER PUBLICO

2024-2032 Actualización del Elemento de Vivienda y Análisis de Vivienda Justa

***POR FAVOR VENGA A COMPARTIR SUS
PENSAMIENTOS Y COMENTARIOS SOBRE LAS
NECESIDADES DE VIVIENDA DENTRO DEL CONDADO
DE KINGS***



Fecha: Miércoles, 6 de Noviembre 2023

Comienza: 7:00 pm

Ubicación: Sala multipropósito

Kings County Government Center

1400 Lacey Blvd., Administration Building #1

Hanford, CA 93230

Para obtener más información, llame a la Agencia de
Desarrollo Comunitario del Condado de Kings al (559) 852-2670.



Community Workshop PowerPoint Presentations

The following are PowerPoint Presentations for each jurisdiction conducted for the public by consultant and county staff during public workshops.



APPENDIX 1: COUNTY OF KINGS

(UNINCORPORATED)

FAIR HOUSING ANALYSIS

Draft - July 2024

Prepared By:

**Realty Planners Group
Fallbrook, California**

APPENDIX 1: COUNTY OF KINGS (UNINC.) FAIR HOUSING ANALYSIS

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Local Assessment of Fair Housing

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Kings, Government Code Section 65583 (c) (10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. This section is organized by fair housing topics strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the County of Kings identified factors that contribute to fair housing issues.

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. 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. 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 (DOF), approximately 150,000 people lived in Kings County as of January 2015, with approximately 13,500 of those housed within the three state prison facilities. 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.

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 section also 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.

¹ California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach

Community Meetings

State law requires local governments to make a diligent effort to achieve public participation in three formal community meetings to initiate 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 diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process. Spanish-language materials were available, and Spanish translation was made available by request.

The public participation process for this Housing Element involved five major stages:

1. Public workshops and meetings in each of the four cities and the Kings unincorporated County during the preparation of the Draft Housing Element.
2. Prior to submittal of the first draft to California Department of Housing and Community Development (HCD), the local government must make the draft available for public comment for 30 days and if any comments were received, take at least 10 business days to consider and incorporate public comments.
3. Publication of the Draft Housing Element and subsequent review by the HCD.
4. Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element.
5. 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.

To meet the requirements of state law, the County of Kings completed the public outreach at both the local level and as part of the regional Kings County Multi-Jurisdictional Housing Element effort to encourage community involvement. These efforts included:

- Regional Project Website
- Stakeholder Consultations and Focus Groups
- Study Sessions with the Planning Commission and Board of Supervisors
- Community Workshops
- Community Survey

Regional efforts included community workshops, consultations, and a community survey, all of which are discussed in detail in **Appendix C – Public Participation Summary**

Community Workshops

A Kings County 2024-2032 Housing Element & Fair Housing Analysis Public Workshop was held on November 6th, 2023 at 7:00 PM during a Planning Commission meeting. During the workshop presentation county staff and consultants provided a description of the Housing Element adoption process. Consultants and county staff also provided a description of the Fair Housing Analysis process as well as a timeline for adoption. At each workshop, the community was prompted to provide feedback to the prompts listed below

- Questions from the participants at the workshop
- What are the housing challenges facing the County?
- What opportunities are available to the County to support housing needs?
- What should the top five priorities be?
- Fair Housing issues, complaints and recommendations.

The floor was then opened for public comment after consultant and county staff presentation.

At the City of Hanford, a public workshop took place during a joint City Council/Planning Commission meeting on November 6th, 2023 at 4:00 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process. Consultants and city staff also provided a description of the Fair Housing Analysis process as well as a timeline for adoption.

At the City of Lemoore, a public workshop took place during a City Council meeting on November 7th, 2023 at 5:30 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process and timelines for adoption. Consultants and city staff also provided information on 6th cycle RHNA allocations as well as a timeline for HCD certification.

At the City of Avenal, a public workshop took place during a Town Hall meeting on November 8th, 2023 at 6:00 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process and timelines for adoption. Consultants and city staff also provided information on RHNA allocations as well as a timeline for adoption.

At the City of Corcoran, a public workshop took place during a Planning Commission meeting on November 20th, 2023 at 5:30 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process and timelines for adoption. Consultants and city staff also provided information on 6th cycle RHNA allocations as well as a timeline for HCD certification.

List of Community Workshops

<u>Jurisdiction</u>	<u>Date</u>	<u>Format</u>
City of Hanford	November 6 th 2023 at 4:00 PM	Joint City Council/Planning Commission Meeting
Kings County	November 6 th , 2023 at 7:00 PM	Planning Commission Meeting
City of Lemoore	November 7 th , 2023 at 5:30 PM	Planning Commission Meeting
City of Avenal	November 8 th , 2023 at 6:00 PM	Town Hall Meeting
City of Corcoran	November 20 th , 2023 at 5:30 PM	Planning Commission Meeting

Fair Housing Issues

Patterns of Integration and Segregation

Income Distribution

The Tax Credit Allocation Committee (TCAC) and HCD Opportunity Maps help identify areas within the community, particularly in an area as vast as the unincorporated county, that provide stronger access to economic, environmental, or educational opportunities for residents or, conversely, provide more limited access to opportunities. This opportunity mapping can help highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. Segregation is defined as the separation or isolation of a race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealings between persons or groups, by separate educational facilities, or by other discriminatory means.

As seen in Figure 1, most of the unincorporated Kings County is designated as Moderate resource, or area of High Segregation and Poverty towards the south. However, in the unincorporated county there exists a combination of moderate, low, resource designations and High segregation and poverty towards the south near the city of Avenal. The areas north of the city of Hanford seem to contain the highest resources. The areas of the unincorporated county near the Tule River are abundant with moderate resource designations. 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 DOF, Kings County had a total population of 152,486 in 2020; however, about 10% of that is represented by persons in group quarters, primarily the state prisons and Naval Air Station Lemoore. Thus, Table 1 presents the household population of King County at approximately 137,000 in 2020. 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. Given that much of the unincorporated county has maintained a steady population for the past 30 years without much variation seeing merely a change by 6% when compared to the entire county whose household population has grown by more than 50% as seen in table. There has been a decline in population observed in unincorporated Kings County. Overall, according to DOF², Kings County is projected to reach approximately 153,400 by 2030, an increase of 12% over the 2020 estimate.

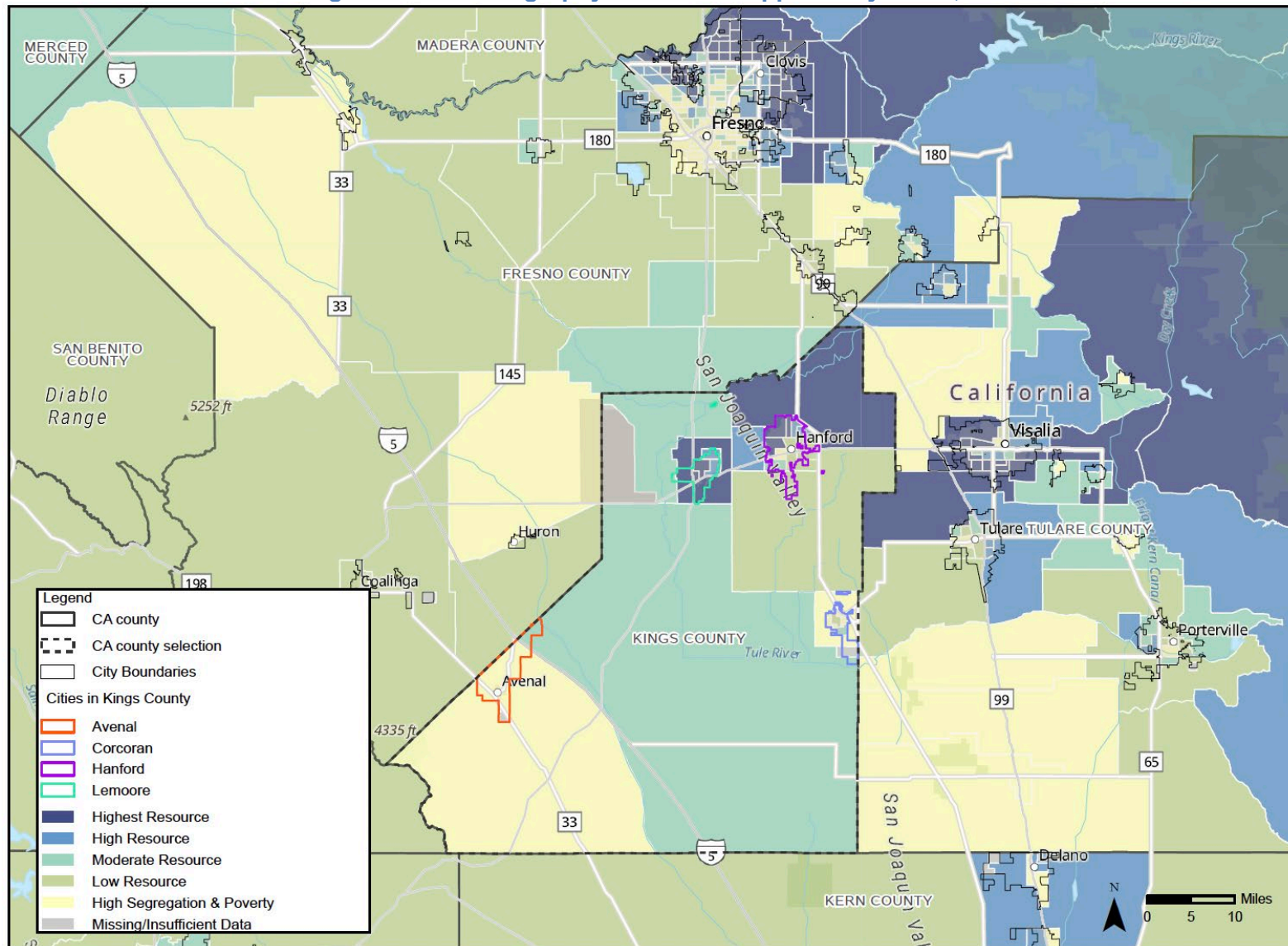
² California, Department of Finance, P-4 Report, Population Projections for California Counties 2015-2030, March 2015

Table 1: Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
Unincorporated	32,122	31,271	32,165	30,074	2,048	6.40%
County Totals	89,469	109,332	131,402	136,964	47,495	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air station Lemoore) ; Sources: Census 1990, 2000, 2010; Cal.DOF, , E5 and E8 Population and Housing Estimates.

Figure 1: COG Geography TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

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. The median household income for the entire County was reported as \$48,133.

In general, median household income by census tract reflect those patterns in adjacent tracts within incorporated communities (see Figure 2). In many cases, tracts with particularly high or low median incomes that include incorporated areas also extend into the unincorporated county, making it difficult to determine whether median household income for the tract reflects incomes for residents within or outside of the incorporated areas, although residential areas within incorporated jurisdictions are typically denser, indicating that data on these tracts may more accurately reflect conditions for residents of the incorporated jurisdiction. Most of the unincorporated county has median incomes between \$30,000 and \$87,500 (state median income). 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

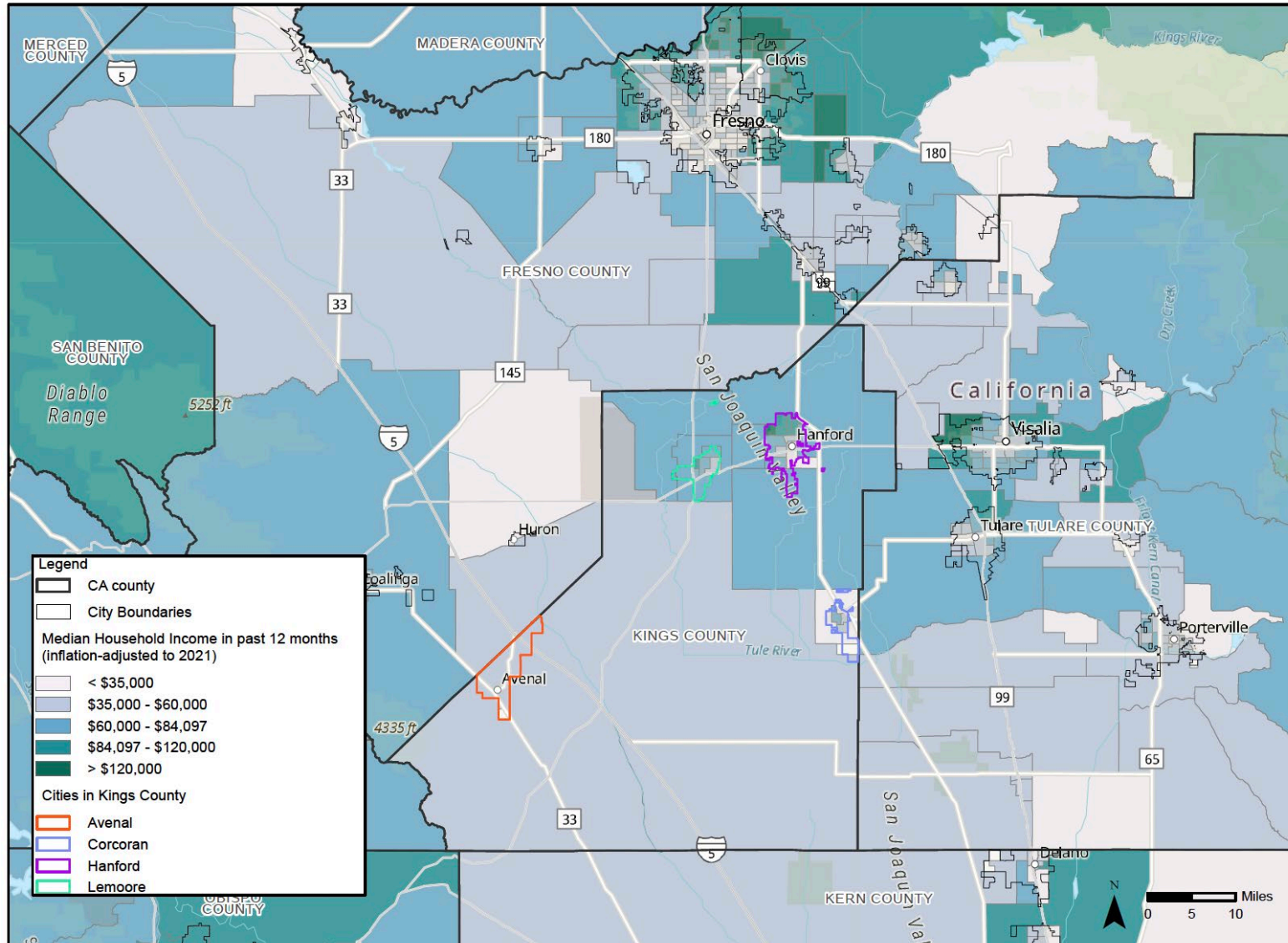
Table 2 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half (55%) of renter households were in the lower-income category. In the incorporated county more than 60% of owners belonged to the moderate-income category while the renters were mostly distributed in the moderate income and lower income categories. As witnessed at the county and city levels, renters experience a higher proportion of lower-income households.

Extremely Low-Income Households

In 2006 state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) 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. As Table 1A-2 below shows, the unincorporated Kings County has about 6.5% of extremely low-income category owners and 14% percent of extremely low-income category renters.

SECTION 1A: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 2: Local Median Income (ACS, 2017-2021) - TRACT



Source: California Department of Housing and Community Development. ACS 5yr estimates (2017-2021). Updated: March 2023.

Table 2: Household Income Distribution by Tenure

Income Category	Uninc.	Kings County
Owners		
<= 30%	6.50%	5.50%
>30% to <=50%	9.10%	7.30%
>50% to <=80%	10.70%	11.00%
>80% to <=100%	7.80%	8.60%
>100%	65.70%	67.50%
Total	100.00%	100.00%
Renters		
<= 30%	14.10%	17.70%
>30% to <=50%	13.30%	14.60%
>50% to <=80%	26.50%	22.80%
>80% to <=100%	10.50%	11.40%
>100%	35.40%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

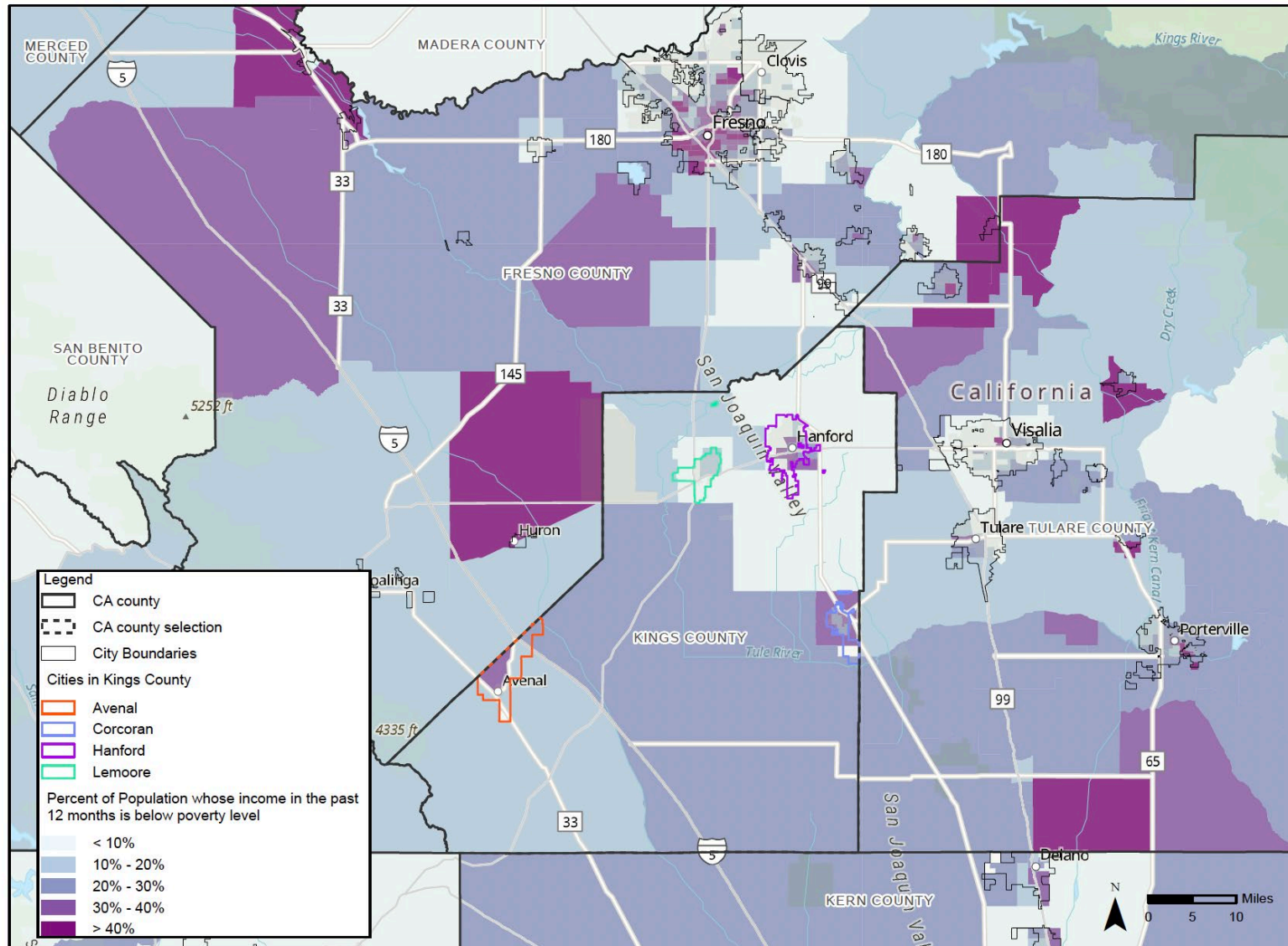
Data from the U.S. Census Bureau indicates that from 2010 to 2020, median monthly housing costs in the unincorporated areas of Kings County rose from \$960 to \$1,094, a 14.0% increase, which is less than the 19.8% increase seen statewide in California. The median household income in unincorporated Kings County was \$61,556, lower than the state median of \$78,672. Additionally, 11.2% of households in these areas lived below the poverty level, which is slightly better than Kings County's overall rate of 13.1%, yet still above California's 9.0% rate.

In 2021, Kings County experienced varying levels of poverty across different regions. Census tracts as seen in Figure 3 in many areas revealed poverty rates reaching up to 30%, particularly pronounced in certain regions. The northern areas around Hanford generally displayed poverty rates below 10%, indicating a lower prevalence of poverty compared to other areas. In contrast, areas near Corcoran exhibited the highest poverty tract, with rates oscillating between 20 and 30%. Meanwhile, the southern regions near Avenal experienced poverty rates in the range of 10 to 20%. The overall poverty rate for Kings County stood at 16.4%, marking a 2.19% increase from the previous year. The median household income in 2021 was reported at \$63,267, showing a growth of 2.78% from the previous year.

The total number of individuals living in poverty in Kings County in 2021 was 24,295, reflecting a fluctuating trend in poverty levels over the preceding years, with the numbers being 19,874 in 2020, 21,840 in 2019, and even higher at 25,481 in 2018 and 24,810 in 2017. According to American Community Survey data from 2017 to 2021, 17.7% of persons in Kings County were in poverty. These statistics underscore the diverse economic landscape of Kings County, where certain areas exhibit significantly higher poverty rates, highlighting the need for targeted socioeconomic interventions.

SECTION 1A: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 3: Poverty Status (ACS, 2017-2021) – TRACT



Racial and Ethnic Characteristics

In unincorporated areas of Kings County, a rich tapestry of cultural and ethnic diversity is evident. Nearly half of the population, 49.30%, identifies as not Hispanic or Latino, with the largest subgroup being White, comprising 36.30%. This is followed by a notable Black or African American presence, accounting for 5.10%, and smaller, yet significant, communities of American Indian/Alaska Native and Asian, each representing 2.40%. The Native Hawaiian/Pacific Islander group, although smaller at 0.20%, along with those identifying with other races or multiple races (3.00%), add to the mosaic of ethnicities. In contrast, the Hispanic or Latino population, encompassing individuals of various racial backgrounds, forms a slight majority at 50.70%. This demographic shift highlights the area's vibrant Hispanic or Latino heritage, which plays a pivotal role in shaping the cultural landscape of the region.

Table 3: Race and Ethnicity

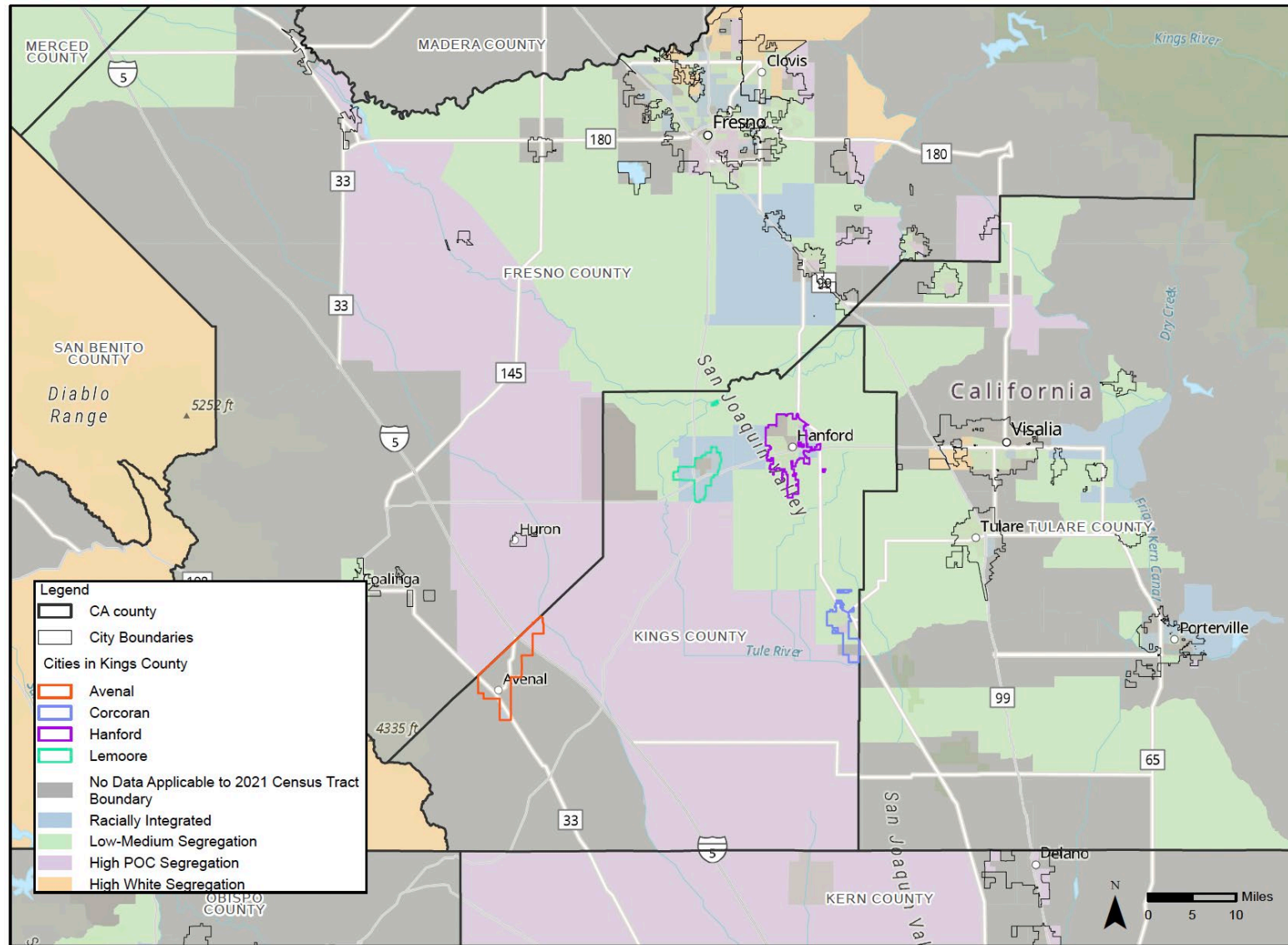
Racial /Ethnic Group	Unincorporated Kings County	Kings County
Not Hispanic or Latino	49.30%	45.10%
White	36.30%	31.60%
Black or African American	5.10%	5.90%
American Indian/ Alaska Native	2.40%	0.80%
Asian	2.40%	3.60%
Native Hawaiian /Pacific Islander	0.20%	0.10%
Other races or 2+ races	3.00%	3.20%
Hispanic or Latino (any race)	50.70%	54.90%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

As shown in Figure 4, there are variations in the local racial demographics and the segregations. In the unincorporated Kings County, there does not appear to be the existence of High-White segregation. While their areas surrounding Lemoore are racially integrated, most of the areas in the northern and eastern regions have Low-medium segregation. While central and southern areas have high POC White segregation. While this corresponds with the HCD opportunity map as the areas with moderate resources seems to have High POC segregation.

In Figure 5 there are also RCAAs found in the unincorporated county northeast of the county near the City of Hanford and the rest of the county is mapped as not a RCAA. The RCAAs generally coincide with TCAC/HCD highest-resource areas and/or relatively higher-income parts of the unincorporated county.

Figure 4: Local Racial Demographics



Source: California Department of Housing and Community Development (HUD); OBI, 2020

Familial Status

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults. Table 1A-5 displays household composition by community as reported by the Census ACS 2015-2020. Families comprised approximately 78% of all households within Kings County. Countywide, the proportion of single households (male and females living alone) was approximately 17%.

Table 4: Household Characteristics

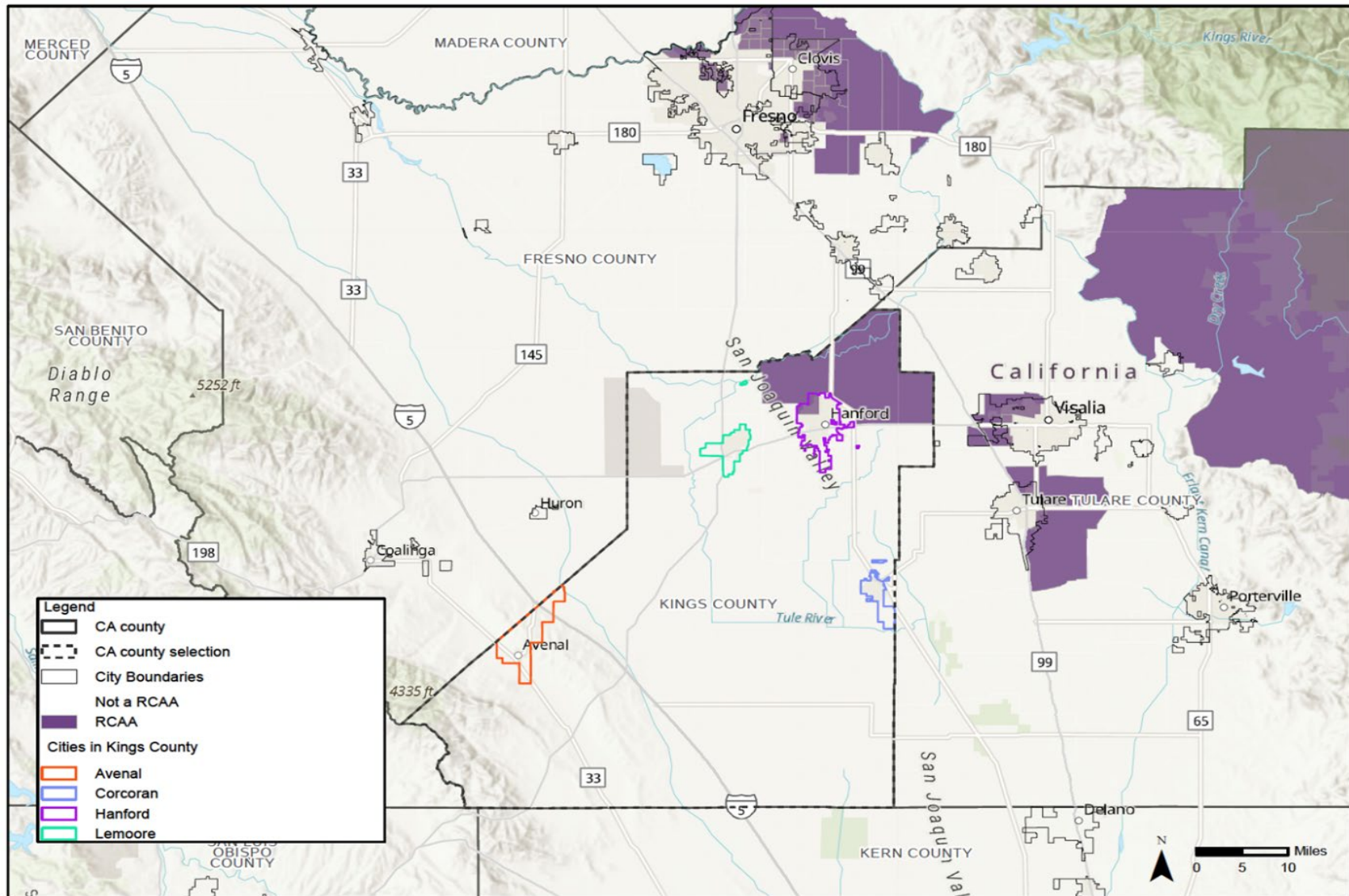
Age Group	Unincorporated Kings County	Kings County
Total Households	9,244	43,604
Family Households	81.90%	78.30%
With own children under 18 years	43.50%	41.30%
Married/Cohabiting Couples	68.20%	61.20%
With own children under 18 years	37.30%	32.20%
Male Householder, no spouse/partner present	13.60%	16.20%
With own children under 18 years	1.80%	2.40%
Living Alone	6.50%	8.30%
Age 65+	1.80%	2.50%
Female Householder, no spouse/partner present	18.20%	22.60%
With own children under 18 years	4.40%	6.80%
Living Alone	8.10%	8.80%
Age 65+	4.70%	4.70%
Nonfamily Households	18.10%	21.70%
Average Household Size	NA	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

In both areas, a significant portion of households have children under 18 years. In the unincorporated Kings county, this is slightly higher (43.50%) than in Kings County as a whole (41%). Many households in unincorporated areas are headed by married or cohabiting couples (68%), which is higher than in the broader county (61%). Among these, a substantial proportion (37%) have children under 18, indicating a prevalence of traditional nuclear families. Male householder households without a spouse or partner present in unincorporated area is around 13.6 % compared to the overall county (16%). Within this group, a smaller fraction, 1.80% in unincorporated Kings County and 2.40% in Kings County, have children under 18, indicating a presence of single-father households. The data also sheds light on female-headed households without a spouse or partner, which make up a significant 18% in unincorporated Kings County and an even higher 22.6% in Kings County. Among these, 4.40% in the unincorporated area and 6.80% in the broader county have children under 18, underscoring the challenges faced by single mothers. Additionally, the proportion of individuals living alone is significant, with 6.50% in unincorporated Kings County and 8.30% in Kings County. This includes a notable percentage of the elderly (aged 65 and above), accounting for 1.80% and 2.50% respectively.

SECTION 1A: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 5: Local RCAAs



Source: American Community Survey (ACS), 2015-2019. Updated: March, 2021

Familial Status

Female householder households without a spouse or partner are also less common in unincorporated areas. These households often face challenges, particularly in terms of resource access and opportunities, especially for children in single-parent, female-headed households. In Figure 6, it's seen that northern parts of the county that contain cities of Hanford and Lemoore have less than 20% of households with children that are headed by a female single parent. While it's 20-40% in the rest of the county. The distribution of single-parent, female-headed households correlate with TCAC/HCD opportunity areas designations, indicating that areas with lower resources and higher segregation and poverty have higher rates of such households.

Table 5: Household type by tenure

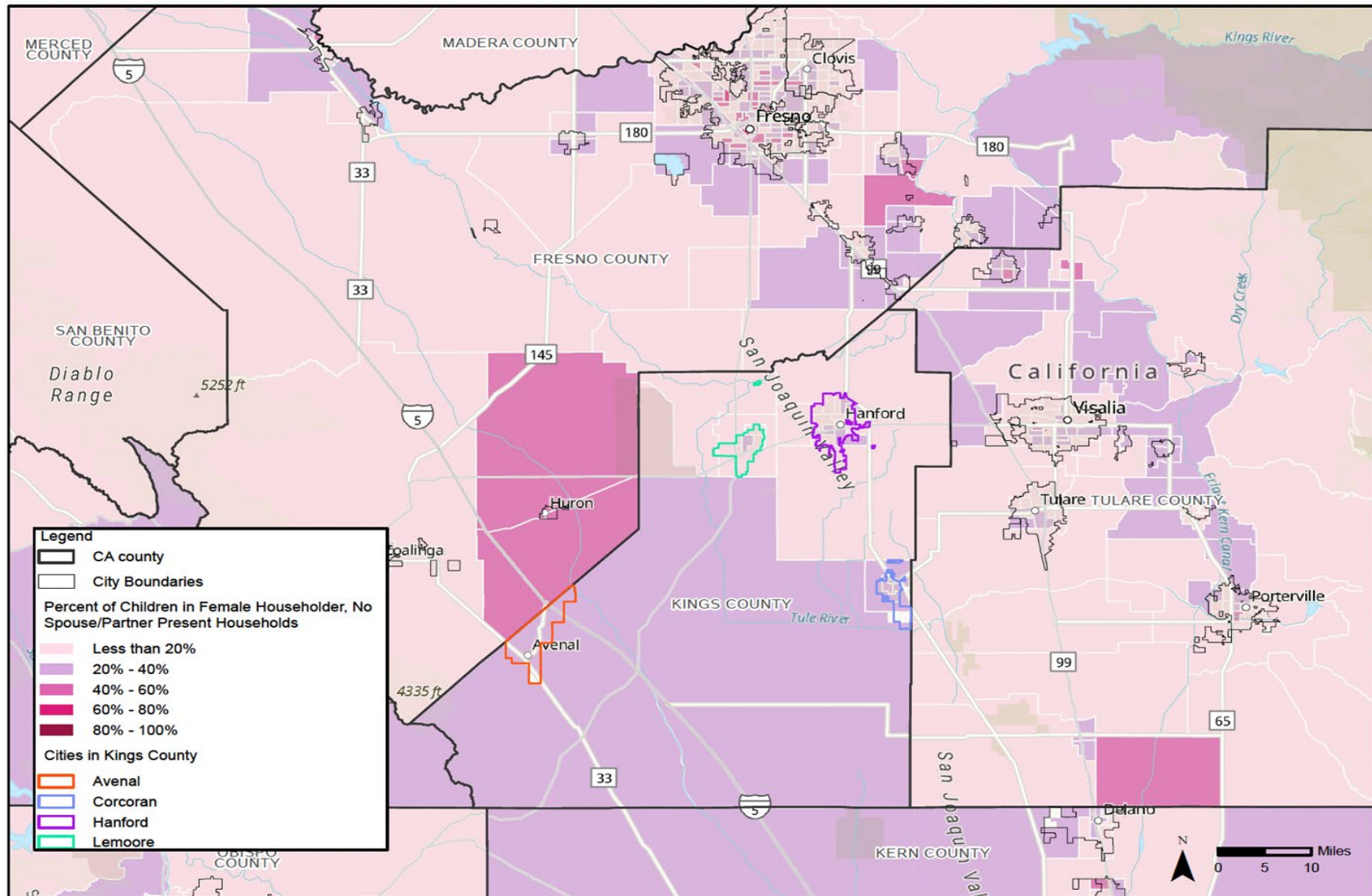
Household Type	Unincorporated Kings County		Kings County	
	HH	%	HH	%
Total Households	9,244		43,604	
Family households:	7,575	81.90%	34,155	78.30%
Owner	3,428	37.10%	18,997	43.60%
Renter	4,147	44.90%	15,158	34.80%
Married-couple family:	5,801	62.80%	23,236	53.30%
Owner	2,698	29.20%	14,704	33.70%
Renter	3,103	33.60%	8,532	19.60%
Male householder no wife present:	693	7.50%	3,653	8.40%
Owner	306	3.30%	1,499	3.40%
Renter	387	4.20%	2,154	4.90%
Female householder no husband present:	1,081	11.70%	7,266	16.70%
Owner	424	4.60%	2,794	6.40%
Renter	657	7.10%	4,472	10.30%
Nonfamily households:	1,669	18.10%	9,449	21.70%
Owner	870	9.40%	4,371	10.00%
Renter	799	8.60%	5,078	11.60%

Source: Census ACS 2016-2020, Table B25007

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 17% of all households in Kings County. State law recognizes that these households face challenges due to a combination of income level, childcare expenses, and housing availability. As shown in Table A1-6, the proportion of female-headed households range from about 12% in the unincorporated areas. Notably, across all jurisdictions, the data reveals that a higher percentage of female-headed households are renters rather than homeowners. This trend is indicative of the economic challenges and housing affordability issues faced by these households. Additionally, the table illustrates that in unincorporated Kings County, out of the total 9,244 households, a significant majority, about 82%, are family households. This breakdown of household types and tenures, including the specific focus on female-headed households, provides a comprehensive overview of the diverse household compositions and housing situations in these regions, highlighting the need for tailored policy interventions and support services.

SECTION 1A: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 6: Single-Parent Female-Headed Households with Children



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021. Updated: March 2023.

Disability Rates and Services

Due to the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.³

As presented in Table 1A-7, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 41% of total seniors reported one or more types of disability. At the local level, the proportion of seniors reporting some type of physical disability ranged from 37% in unincorporated areas to as high as 63% in the City of Avenal. The most common type of disability among seniors was having ambulatory difficulty. Developmental Disabilities as defined by federal law; “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the

³ Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

SECTION 1A: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 7: Population with a Disability

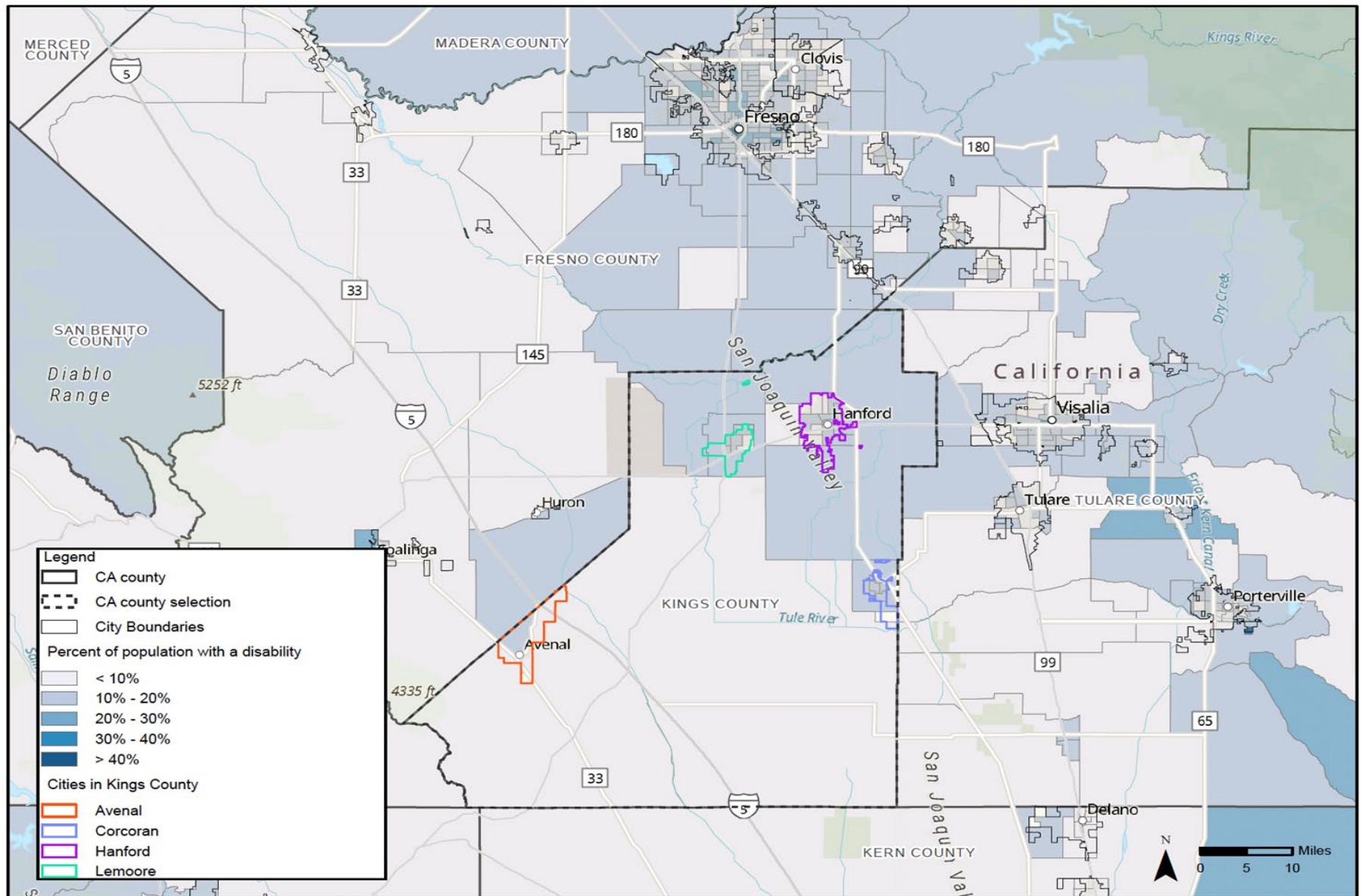


Table 6: Percentages of Persons with Disability Types in Unincorporated & Kings County

Disability Type by Age	Unincorporated		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	223	2.30%	1,498	3.70%
With a hearing difficulty	58	0.60%	193	0.50%
With a vision difficulty	30	0.30%	480	1.20%
With a cognitive difficulty	163	1.70%	890	2.20%
With an ambulatory difficulty	12	0.10%	127	0.30%
With a self-care difficulty	28	0.30%	219	0.50%
Population 18 to 64 years w/disability	1,927	11.40%	8,357	10.70%
With a hearing difficulty	528	3.10%	1,632	2.10%
With a vision difficulty	310	1.80%	1,354	1.70%
With a cognitive difficulty	504	3.00%	3,009	3.80%
With an ambulatory difficulty	993	5.90%	4,087	5.20%
With a self-care difficulty	310	1.80%	1,424	1.80%
With an independent living difficulty	628	3.70%	3,094	4.00%
Population 65 years and over w/disability	1,126	36.50%	6,179	40.80%
With a hearing difficulty	596	19.30%	2,657	17.60%
With a vision difficulty	190	6.20%	1,265	8.40%
With a cognitive difficulty	300	9.70%	1,458	9.60%
With an ambulatory difficulty	605	19.60%	3,807	25.10%
With a self-care difficulty	185	6.00%	1,500	9.90%
With an independent living difficulty	411	13.30%	2,659	17.60%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County). CVRC provides diagnosis, evaluation, and case management services. The 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.

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.

Table 7: Persons with Developmental Disabilities Receiving Services by Residential Type 2021

City/Community (Zip Code)	Home of Parent /Family /Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster /Family Home	Other	Total Res
Armona (Uninc.) (93202)	52	<11	0	0	<11	0	>52
Kettleman (Uninc.) (93239)	14	<11	0	0	0	0	>14
Lemoore Station (Uninc.) (93246)	<11	0	0	0	0	0	>0
Stratford (Uninc.) (93266)	<11	<11	0	0	0	0	>0

Source: CA Dept. of Developmental Services, 2021

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.

Access to Opportunity

Transit Mobility

Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

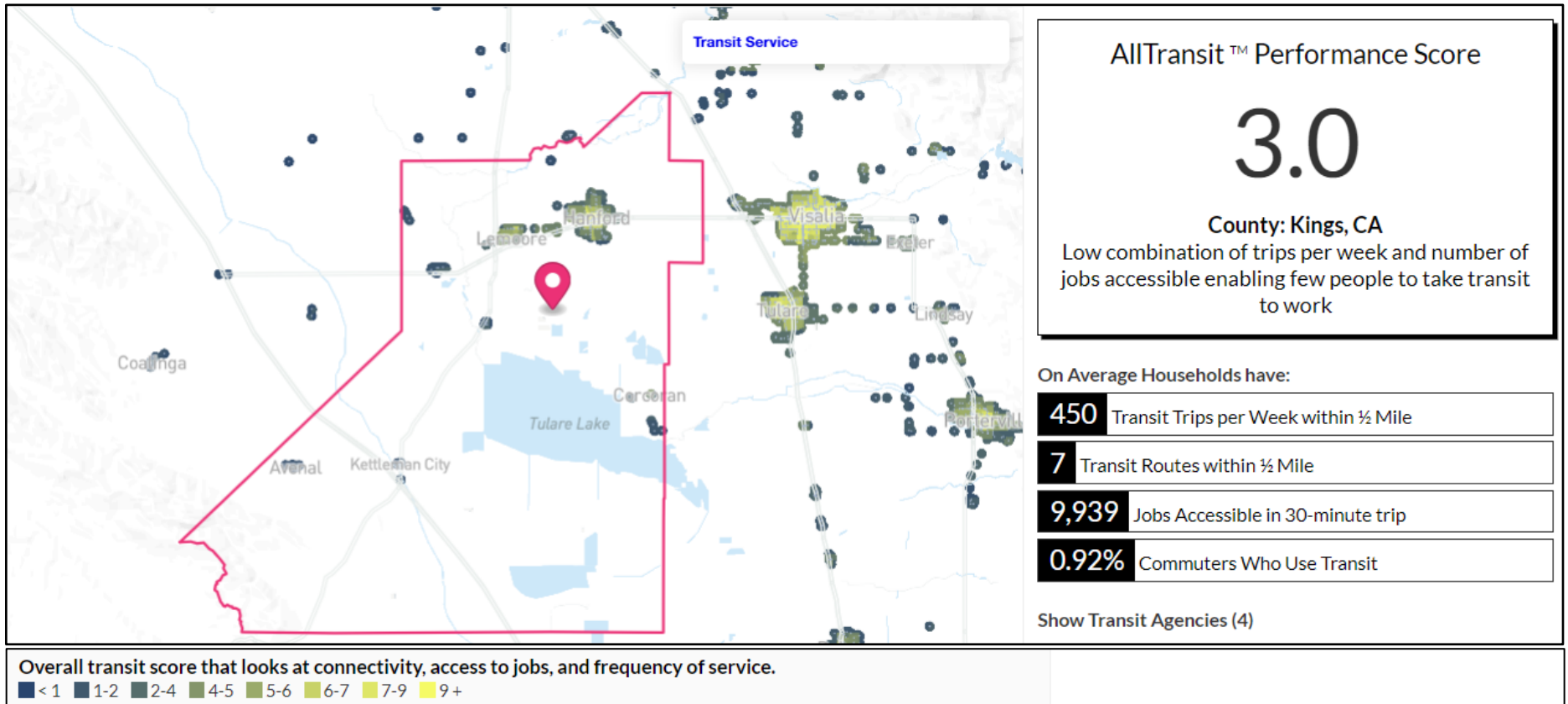
There is a need to plan for and address the mobility needs of the County's growing population. Public Transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCPTA) and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). Kings Area Regional Transit (KART) is Kings County's public transportation provider. KART provides public transit service Monday through Friday and limited service on Saturdays. KART provides transportation services to the cities of Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, and Stratford. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 504 W. 7th Street Hanford, California, west of the AMTRAK station in Downtown Hanford.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a

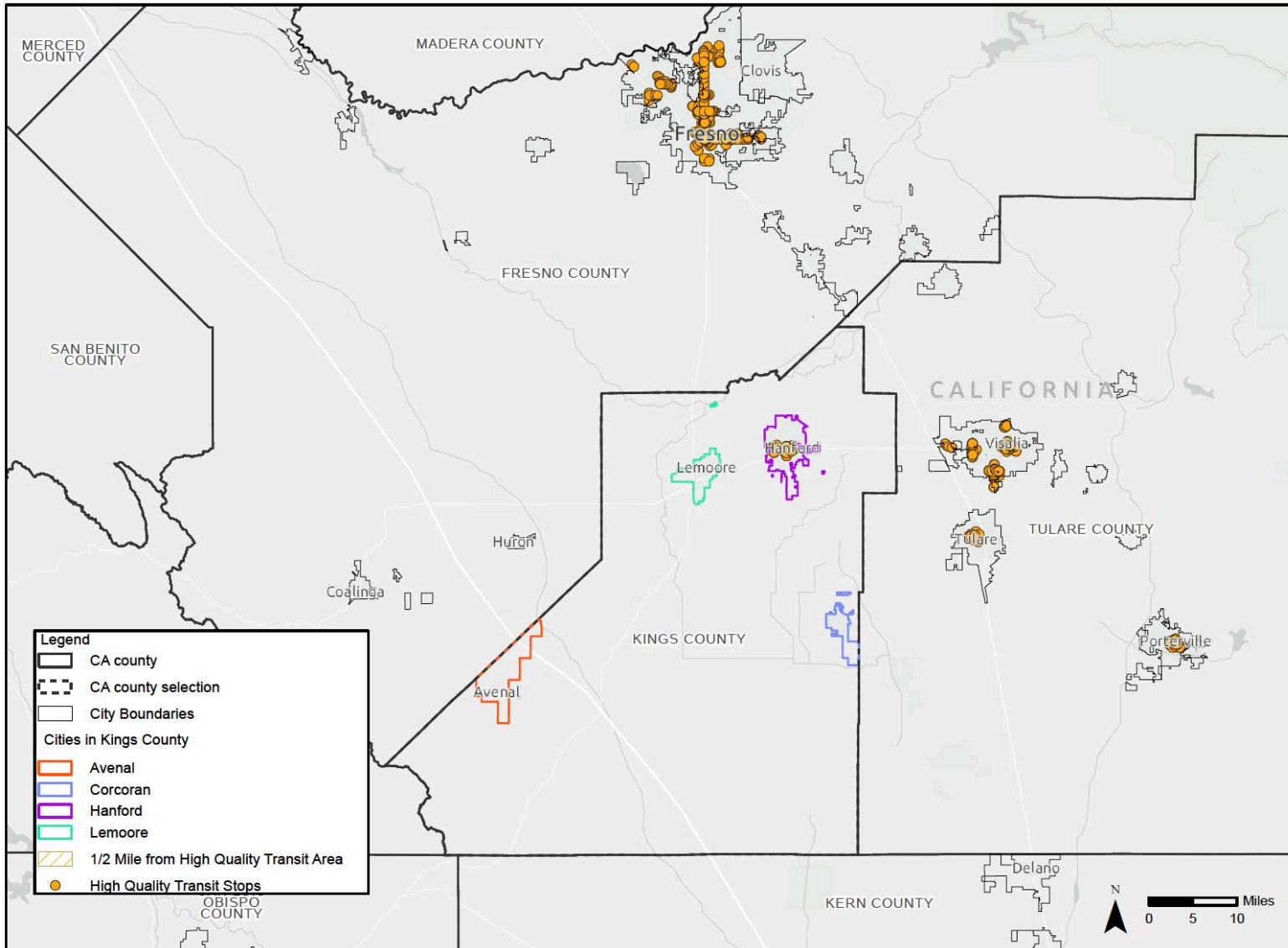
scale of 0 to 10, with 10 being complete transit connectivity. Figure 1A-8 depicts Kings County's AllTransit Performance score, including metrics representing average household transit access. Kings County's overall score is 3.0, demonstrating "low" connectivity. It is important to note that this score is for Kings County as a whole, including incorporated areas, as AllTransit does not provide a score just for unincorporated county areas. Kings County's score is consistent with comparable counties, which are typified by rural and semi-rural communities. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

As is shown in Figure 9, many high quality transit stops in terms of facilities, accessibility and frequency of services are concentrated in the city Hanford while they seem to be lacking in the other cities and unincorporated areas. It's also evident that the connectivity is focused on moving people within cities rather than between cities. Most unincorporated areas in the central areas of Kings County are not served by transit, except for the Hanford area. Based on the information in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

Figure 8: Kings County All Transit Performance Score



Source: AllTransit.cnt.org, 2022

Figure 9: Kings County High quality transit stops and transit area (1/2 mile)

Source: Caltrans, 2022. U.S.; Department of Housing and Urban Development (HUD), Updated 2022.

Housing Mobility

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 8 details housing tenure and vacancies in Kings County and incorporated communities according to the Census ACS 2016-2020 estimates. 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 8: Household Tenure and Vacancy Rates

Housing Type	Unincorporated Kings County		Kings County	
	Units	%	Units	%
Occupied housing units	9,244	91.10%	43,604	94.20%
Owner-occupied housing units	4,298	42.40%	23,368	50.50%
Avg. HH size of owner-occupied units	N/A		3.12	
Renter-occupied housing units	4,946	48.80%	20,236	43.70%
Avg. HH size of renter-occupied units	N/A		3.17	
Vacant housing units	898	8.90%	2,663	5.80%
For rent	112	1.10%	446	1.00%
Rented, not occupied	25	0.20%	140	0.30%
For sale only	108	1.10%	426	0.90%
Sold, not occupied	70	0.70%	194	0.40%
For seasonal or occasional use	45	0.40%	54	0.10%
All other vacant	538	5.30%	1,403	3.00%
Homeowner vacancy rate	N/A		1.80%	
Rental vacancy rate	N/A		2.10%	
Total housing units	10,142	100.00%	46,267	100.00%

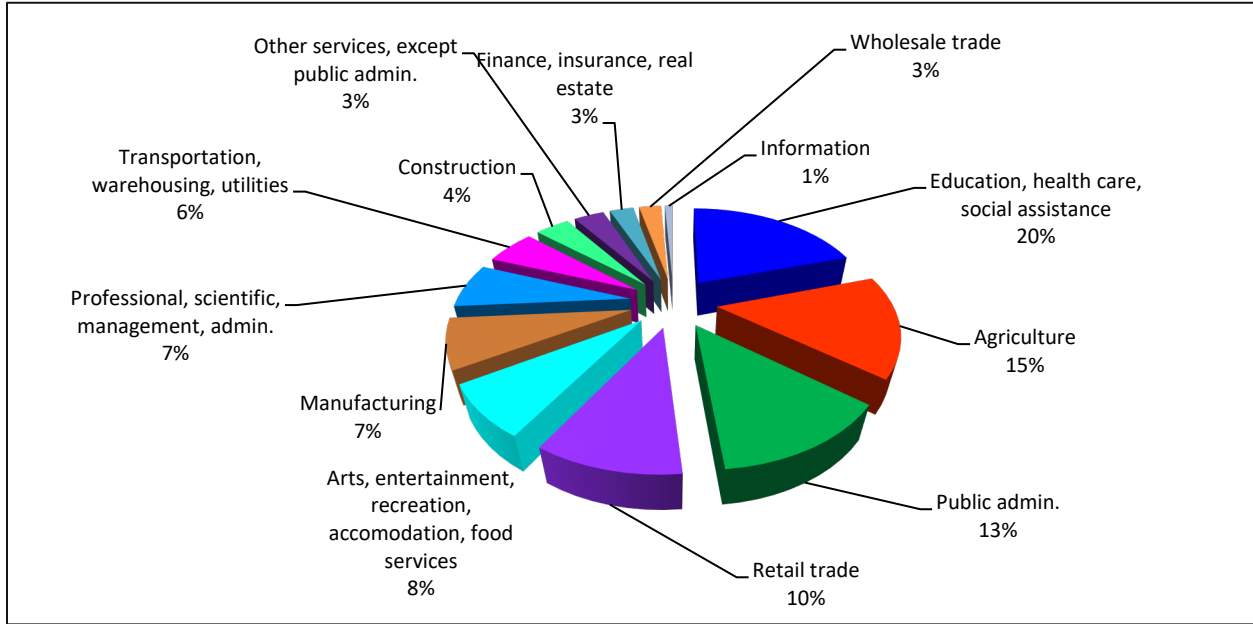
Source: Census, ACS 2016-2020, Tables DP04 and B25004

The balance between owner-occupied and rental housing, along with vacancy rates, shapes the housing market dynamics. For instance, areas with high owner occupancy and low vacancy rates may see property values appreciating, while areas with high rental vacancy rates might experience stagnating or declining property values. The demand exceeds the supply, driving up rental costs, which can disproportionately affect lower-income residents and contribute to housing insecurity. According to the census, the housing vacancy rate in Kings County was 1.8% among homeowner units and 2.1% for rental units. The proportion of renter-occupied housing units is higher in unincorporated Kings County (48.80%) compared to Kings County (43.70%). However, the vacancy rate varied among communities and was not available for most of unincorporated Kings County.

Employment Opportunities

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.

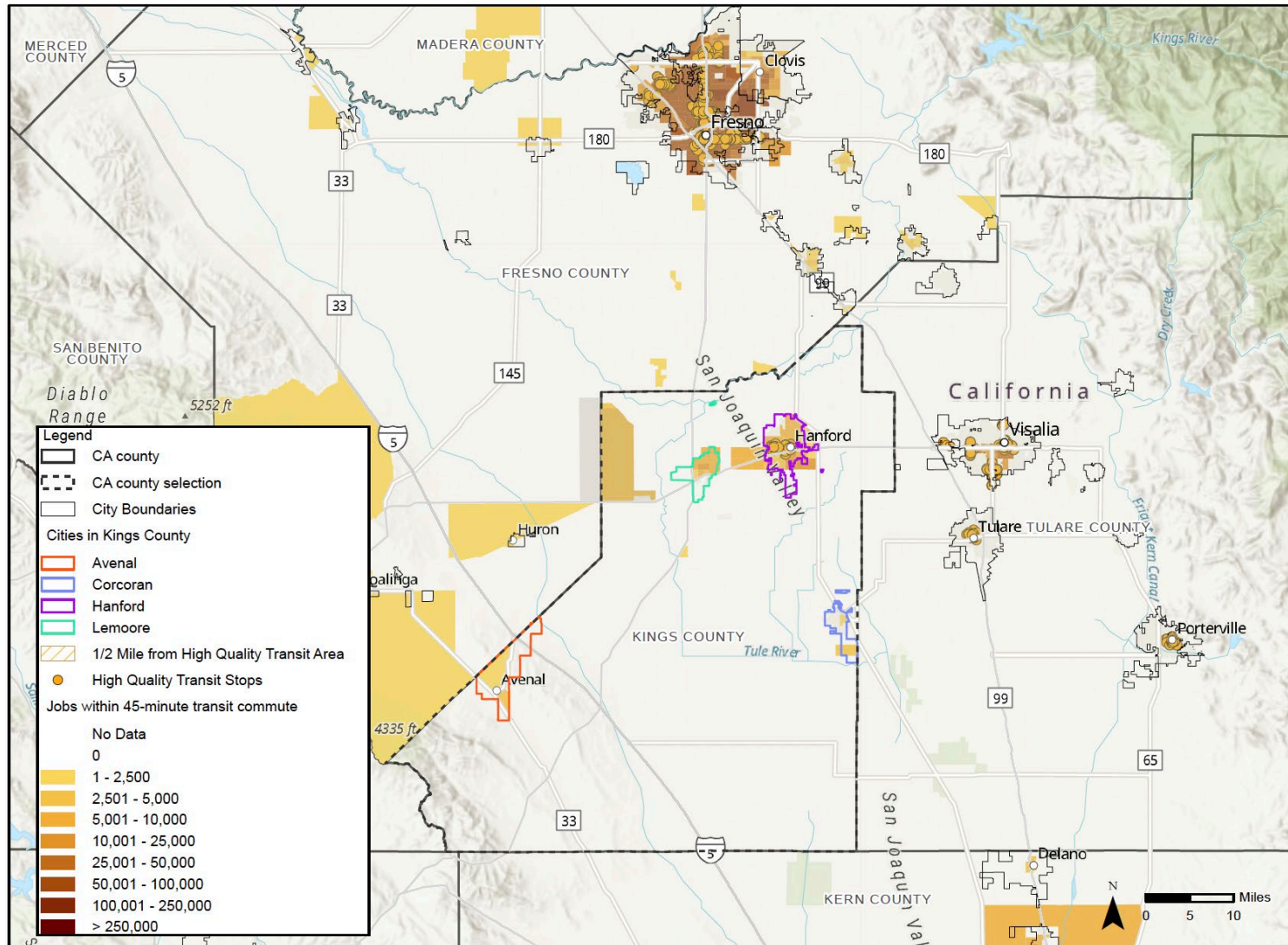
Figure 10: Employment by Industry of Kings County Workforce



Source: Census ACS 2016-2020, Table DP03

Kings County supports a diversified economy as illustrated in Figure 10. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce. Kings County's civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County's unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%. Historically, agriculture has played a key role in Kings County's economy. Agriculturally oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production with an annual gross value of \$2.5 billion. According to the Kings County 2022 Annual Agricultural Crop Report, milk remains the County's leading commodity, followed by pistachios (second) and cotton (third). With climate change and the long-term severe drought as well as the 2023 wet winter/spring, it is uncertain to what extent future water supplies will affect agriculture.

Figure 11: High Quality transit stops and transit area (1/2 Mile) & Jobs within 45-minute transit commute.



Sources: Caltrans, 2022; Smart Locations Database, 2018.

Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances. Table 1A-10 shows that over one-third (37%) of the County's workforce aged 16 years and older who do not work at home travel less than 15 minutes to work and another 32% of workers travel 15-30 minutes to work. The average time to work for countywide workers was 23 minutes.

Table 9: Travel Time to Work

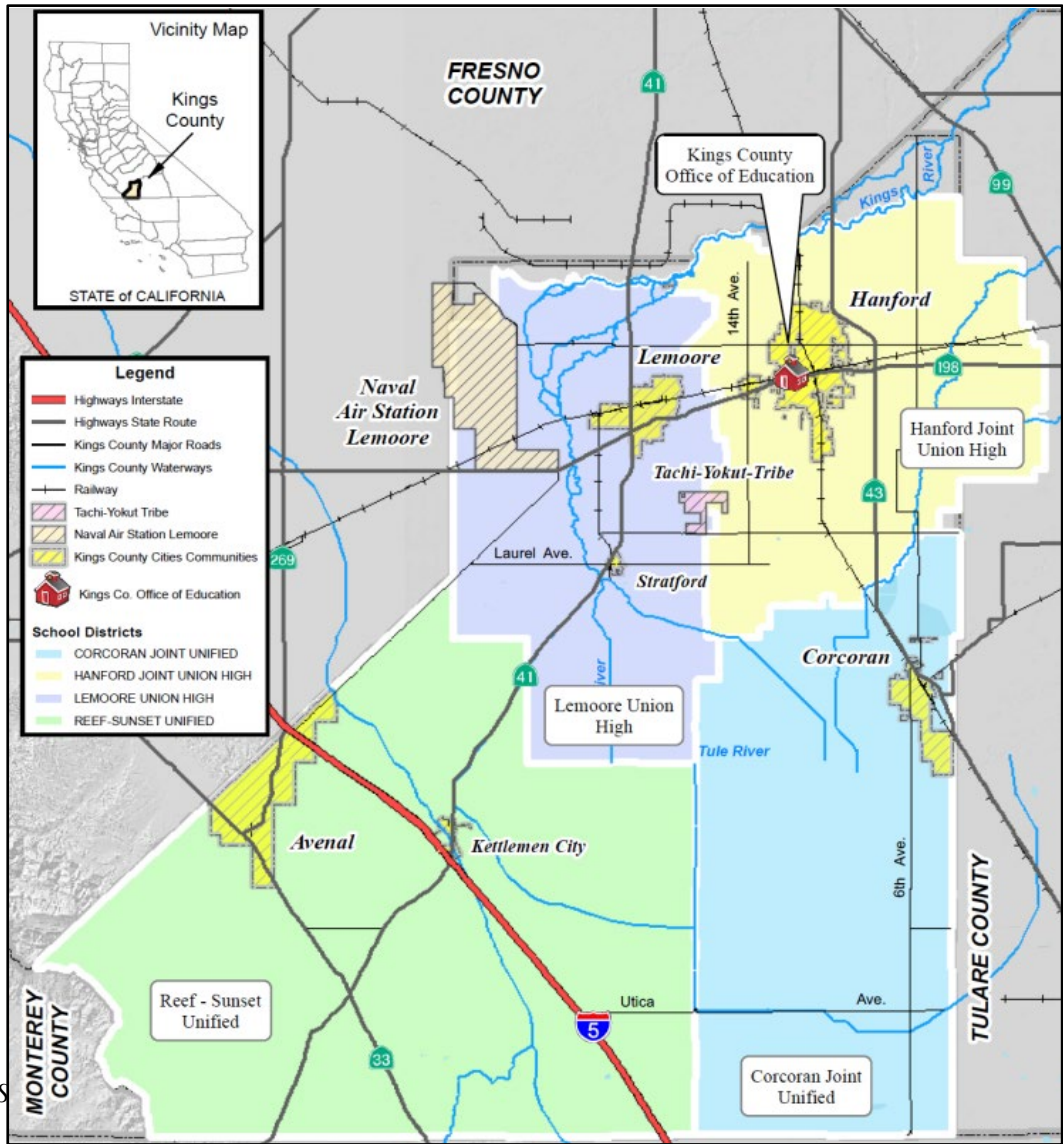
Travel Time to Work	Unincorporated Kings County	Kern County
Less than 15 minutes	35.80%	36.80%
15-30 minutes	37.40%	32.00%
30 to 59 minutes	22.50%	25.10%
60 or more minutes	4.30%	6.10%
Average Travel Time	NA	23 min.

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

Educational Opportunities

The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. According to the Kings County office of education as of Oct 2021 there are a total of 19,429 students enrolled in elementary schools and about 8,179 students in high schools across the county as per data submitted by the districts. Figure 1A-11 below shows some of the school districts in Kings County.

Figure 12: School districts in Kings County



Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for unincorporated county areas, suggesting relatively adverse environmental conditions throughout the county. (see Figure 1A-12). According to OEHHA, except for some of the smaller tracts in the center of the cities of Hanford, Lemoore, and Corcoran the rest of the areas have scores above the 90th percentile. The environmental conditions in Kings County likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas resulting from air pollution and other contaminants.

The primary indicators leading to the high environmental scores as reported by OEHHA's CalEnviroScreen vary across the county, but include ozone, particulate matter (PM)_{2.5}, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and PM_{2.5}, forms of pollution generated by car traffic and industrial uses, score higher throughout the county. In the unincorporated county areas, pesticide use, groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of Kings County is Senate Bill (SB) 535-qualifying disadvantaged communities excluding areas around Lemoore, north of Hanford and some tracts in Corcoran. This indicates that the unincorporated county areas represent an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated. In Kings County, while large pieces of including land just outside Lemoore and Corcoran, are classified by the Federal Emergency Management Agency at a high-risk for flooding, Hanford is not according to a map released by the Kings County Office of Emergency Services. Flood zones include Zone AO, AE, AH, and A, which indicate the depth of the 1.0% annual chance of flooding, and areas with a 0.2% annual chance of flooding (Figure 1A-13). Lemoore and the Island District have many large swaths of land classified as high or moderate risk. West of Highway 41 along West Industry Avenue is one of the large swaths of high-risk land. North of town, at the intersection of Grangeville Boulevard and Highway 41 is another area classified as high risk. Corcoran is surrounded by both high-risk and flooded land to the west, south and north. The area inside city limits is largely not classified as high-risk, but the area just south of the city near Highway 43 is described by the map as flooded. Hanford on the other hand has only a minor risk of flooding.

Figure 13: CalEnviroScreen 4.0 & high-quality transit stops (Transit area ½ mile)

Source: Caltrans, 2022; OEHHA, 2021.

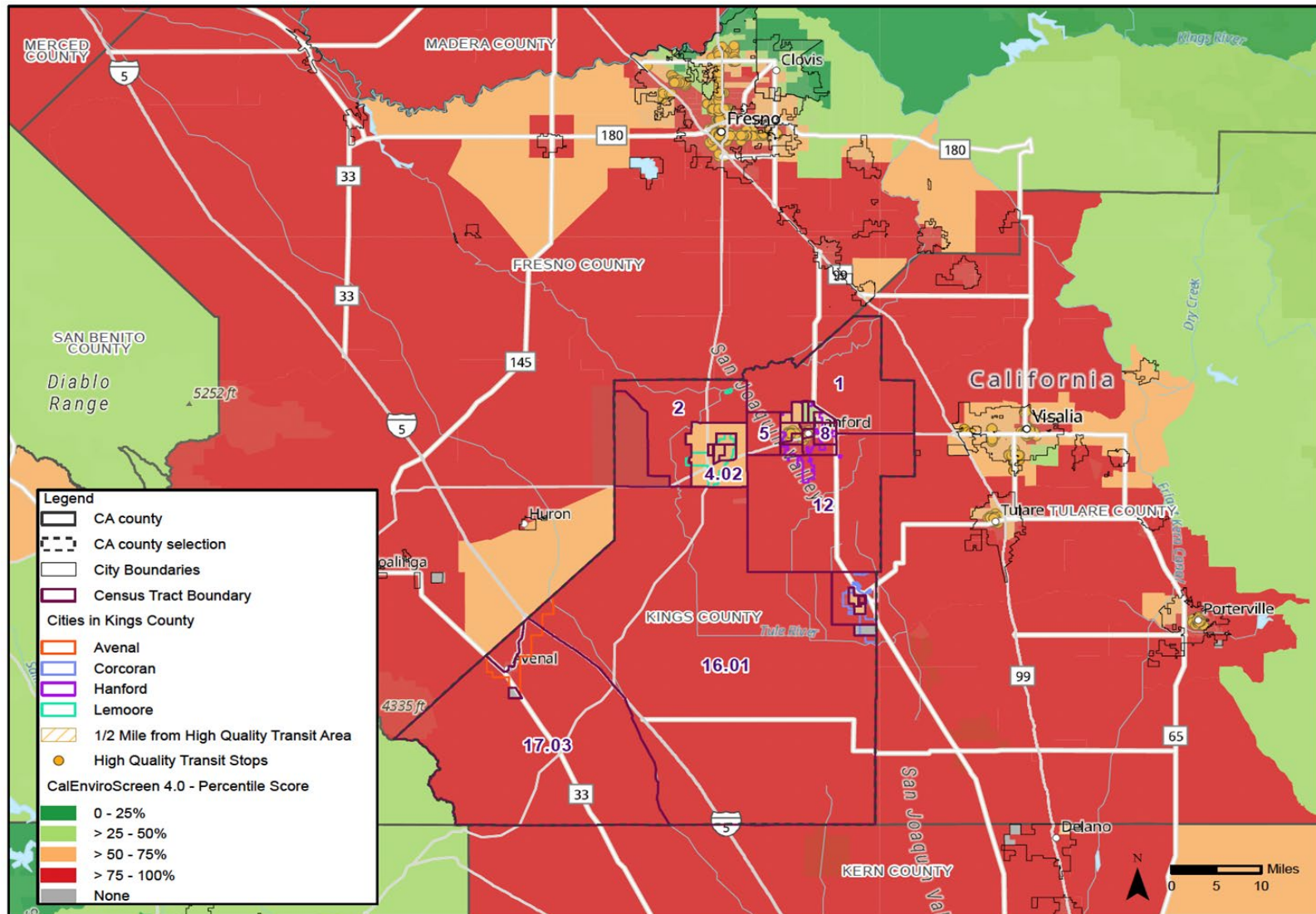
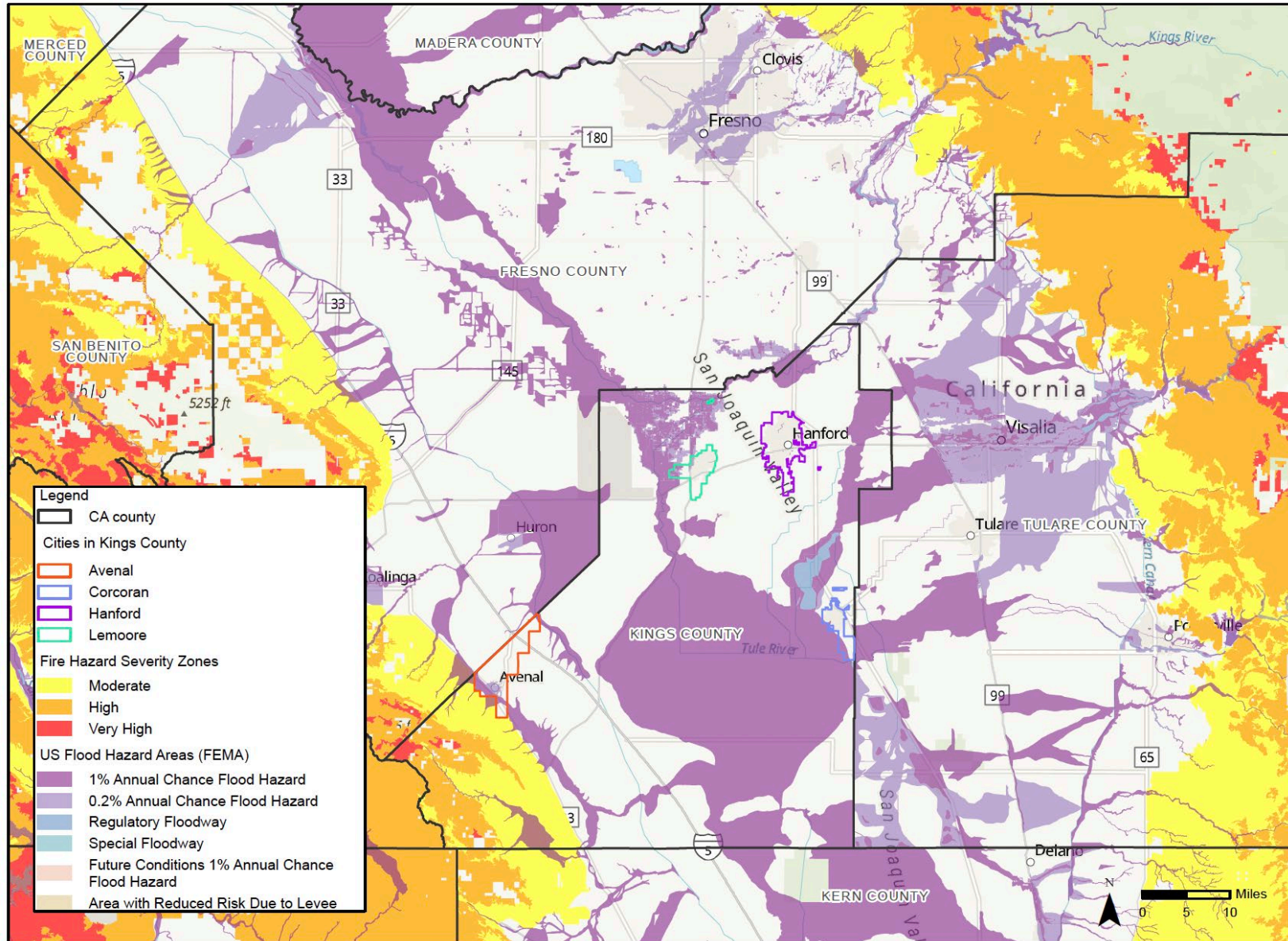


Figure 14: Flood Hazard Zones



Source: Federal Emergency Management Agency (FEMA), 2022; OEHHA, 2021; CalFire, updated 2023.

Disproportionate Housing Need and Displacement Risk
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 adequate income for housing.

Table 10 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, approximately 12% of renters and 5% of owners reported more than one person per room resulting in overcrowding. Severe overcrowding among owners was 1.2%, while that for renters was 3.5%.

Within unincorporated areas, overcrowding is less than that of the County as a whole. For instance, overcrowding was 4.9% and 10.2% for owners and renters, respectively. Severe overcrowding was in the unincorporated areas by tenancy was not pronounced (2.6% and 2.8% for owners and tenants, respectively).

Overall, the difference between renters and owner overcrowding was more pronounced for the City of Corcoran where 20% were renters and 9% were owners. Avenal showed the highest percentage of total households (renters and owners) living in overcrowded conditions at 17%, followed by Corcoran at 15%, while the countywide percentage was 8% in 2020.

Table 10: Overcrowding by Tenure

Occupants per Room	Unincorporated Kings	Kings County
Total households	9,244	43,604
Owner occupied:	4,298	23,368
0.50 or less	62.90%	60.70%
0.51 to 1.00	32.10%	34.20%
1.01 to 1.50	2.30%	3.90%
1.51 to 2.00	2.40%	0.70%
2.01 or more	0.20%	0.50%
Renter occupied:	4,946	20,236
0.50 or less	38.60%	39.70%
0.51 to 1.00	51.20%	48.10%
1.01 to 1.50	7.40%	8.70%
1.51 to 2.00	2.60%	2.90%
2.01 or more	0.20%	0.60%

Source: Census ACS 2016-2020, Table B25014

Overpayment

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

As shown in Table 11, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more rental households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

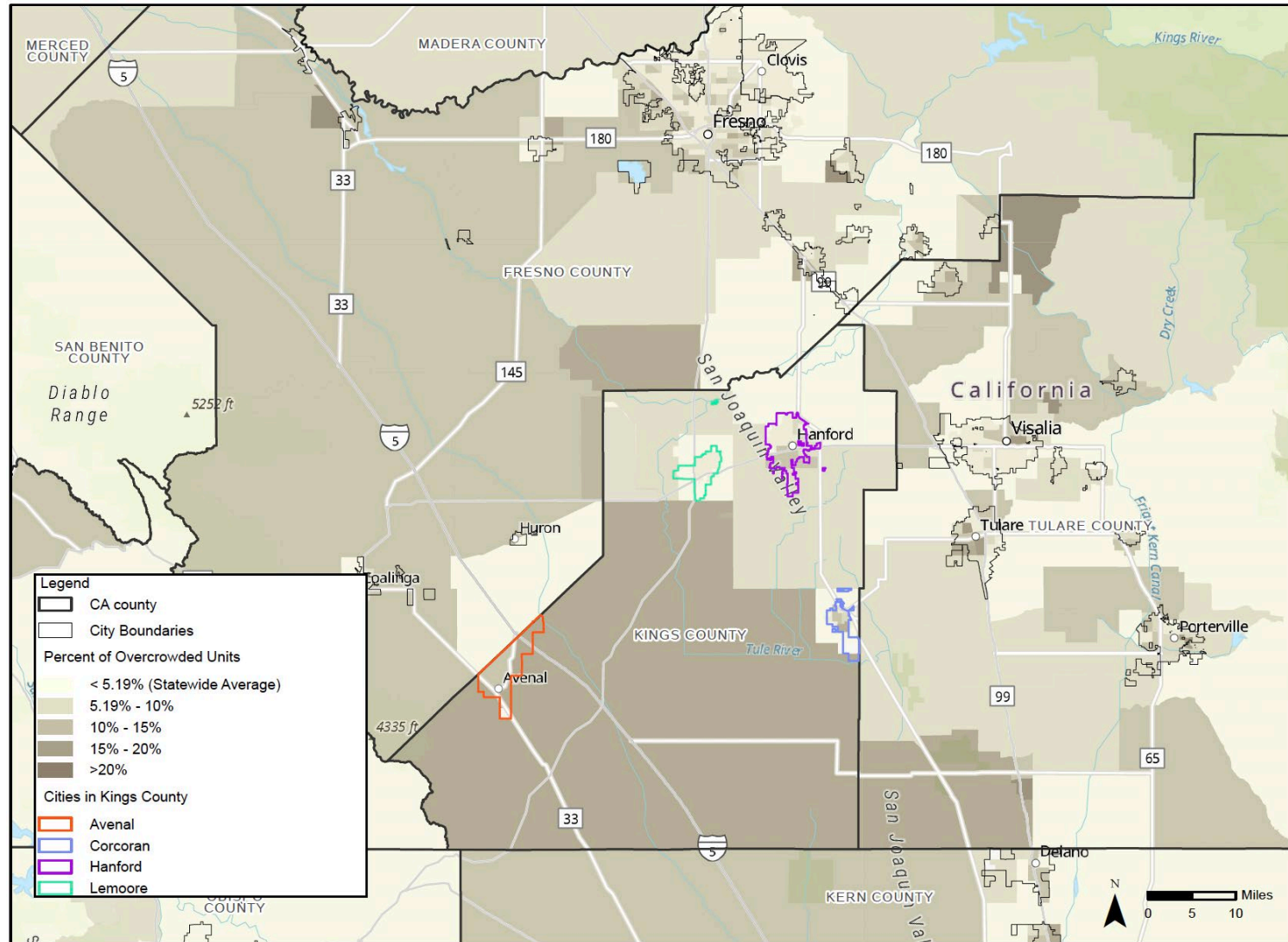
Table 11: Household Overpayment by Tenure

Income Category	Unincorporated Kings	Kings County
Owners		
<= 30%	84.60%	79.00%
>30% to <=50%	72.20%	68.60%
>50% to <=80%	35.50%	48.30%
>80% to <=100%	10.30%	32.80%
>100%	5.80%	7.40%
Total	20.50%	22.50%
Renters		
<= 30%	78.30%	79.30%
>30% to <=50%	66.00%	78.30%
>50% to <=80%	56.80%	57.00%
>80% to <=100%	35.10%	22.50%
>100%	5.50%	6.40%
Total	40.50%	43.20%

Source: HUD CHAS data based on Census ACS 2014-2018

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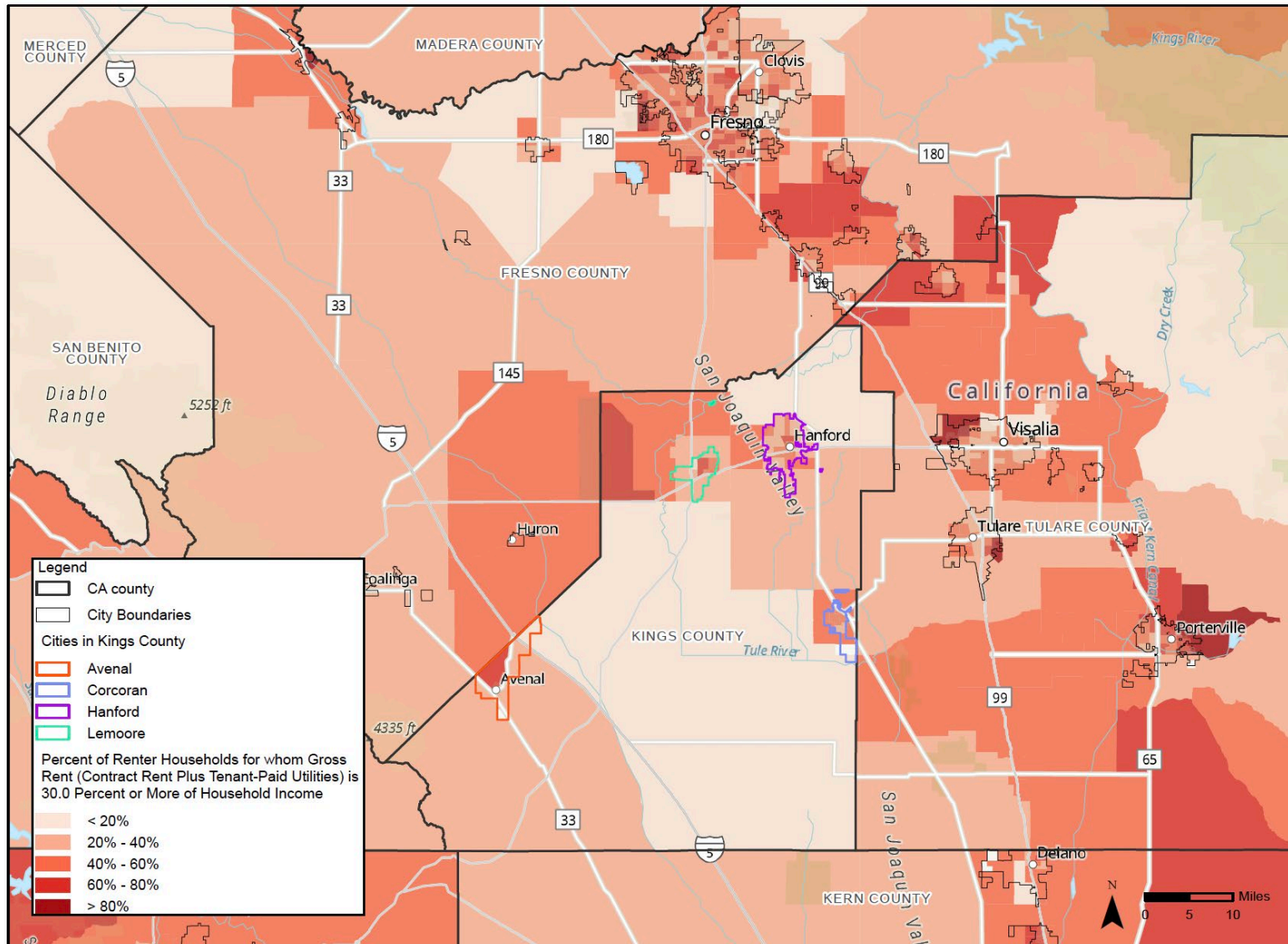
Figure 15: Overcrowding in Kings County



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

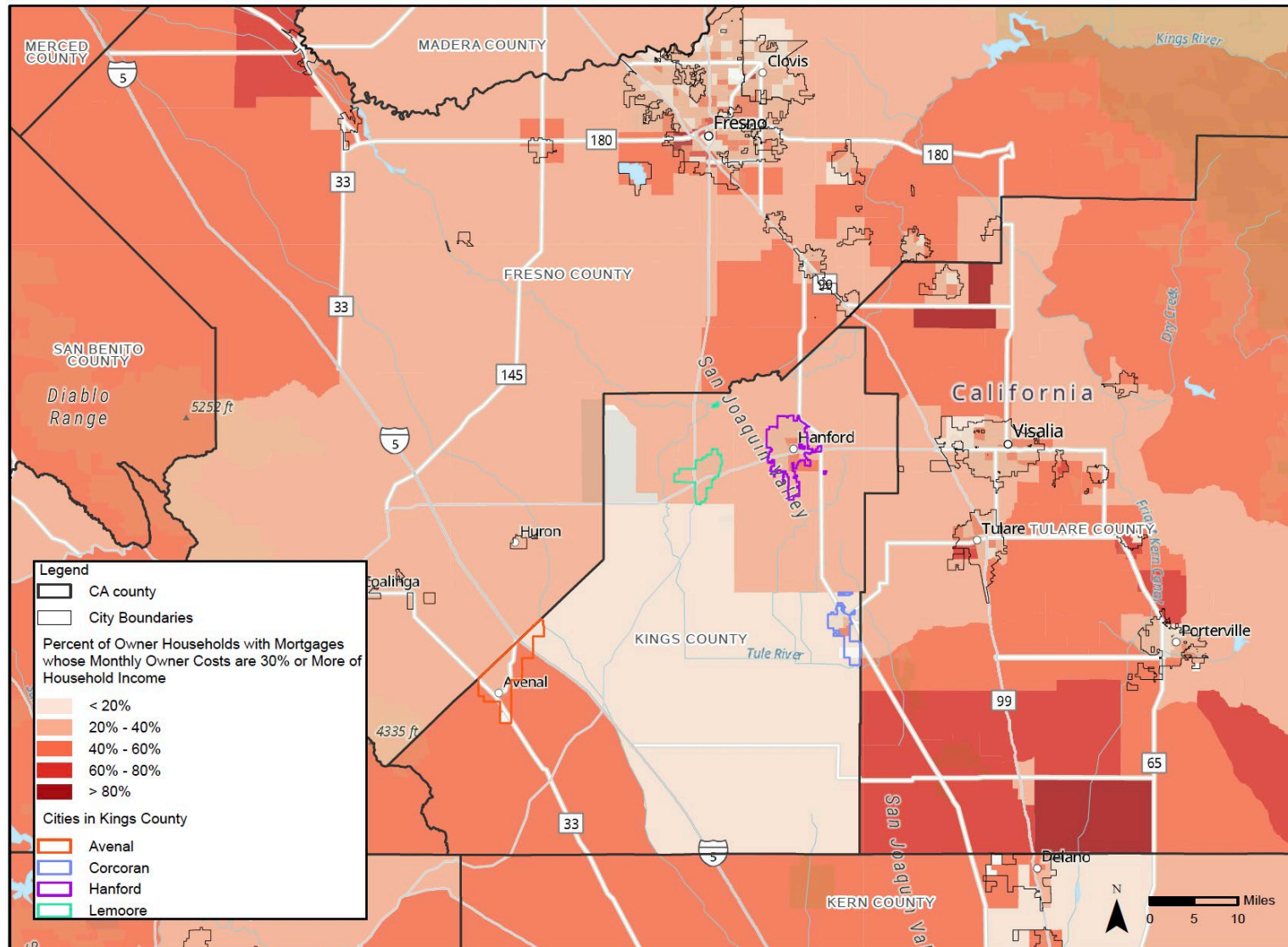
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Figure 16: Overpayment by renters (ACS, 2017-2021) – Tract Level



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Figure 17: Percentage of Homeowners Overpaying



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Homelessness

In Homelessness is often the result of multiple 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. To address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time (PIT) survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Table 12: Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	17
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Based on the 2022 PIT survey, the following portrait of the 313 homeless individuals counted in Kings County included:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability.
- 12% suffer from substance abuse problems.
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25

In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and homeless or in a car.

Table 2-29 presents the 2022 PIT homeless counts for the four cities and unincorporated areas of the County. The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by unincorporated areas with 24 homeless individuals. Avenal had

the lowest count with four homeless individuals.

Table 13: Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	126	98	78%
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	27	24	89%
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	64	57	89%
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	15	14	93%
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	103	103	100%

Source: Kings Tulare Homeless Alliance, 2023

Table 13 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County. 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/supportive 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. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

Farmworkers

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, 92% of the total land area in the County is devoted to farmland. Table 2-24 shows the County's top three leading agricultural products in 2022 were milk (\$999 million), pistachios (\$228 million), and cotton (\$192 million).

Recent Census data in Table 1A-14 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Table 1A-15 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Table 14: Leading Agricultural Crops, Kings County

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Table 15: Leading Agricultural Crops, Kings County

Crop	Rank	Value
Milk	1	\$999,866,000
Pistachios	2	\$228,785,000
Cotton	3	\$192,811,000
Tomatoes, Processed	4	\$177,492,000
Cattle & Calves	5	\$151,274,000
Almonds, Total	6	\$132,323,000
Corn, Silage	7	\$123,941,000
Alfalfa, Hay	8	\$67,540,000
Wheat, Silage	9	60,112,000
Plums	10	\$55,245,000

Source: Kings County, Dept. of Agriculture, 2022 Crop Report, September 2023

Table 16: Agricultural Employment by Jurisdiction

Source: Census ACS 2016-2020, Table DP-3

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately \$12.⁴ This is equivalent to approximately \$25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

The nature of agricultural work also affects the specific housing needs of farm workers. 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

⁴ <https://migration.ucdavis.edu/rmn/blog/post/?id=2805>

generally need temporary housing only for the workers themselves.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the California 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. Additionally, most farm owners/managers hire most of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

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) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans.

Table 17: Hired Farm Labor-Workers, Kings County

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

Source: USDA, 2017 Census of Agriculture

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. In 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 farm workers.

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level.

The EDR provides three layers of displacement information. The “Overall Displacement” map layer shows the number of income groups experiencing any displacement risk. The dark red tracts (2 income groups), our models estimate displacement (Elevated, High, or Extreme) for two income groups. In the light orange tracts categorized as “Probable”, one or all three income groups had to have been categorized as “Probable Displacement”. In figure 1A-17 it could be observed that all the cities in the county and the southern western region are at predominant risk of At-Risk displacement. "At risk of displacement" refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics.

According to the Urban Displacement Project's Estimated Displacement Risk (EDR) model for California, displacement risk is determined by evaluating census tract characteristics that are strongly correlated with a net loss of low-income renter populations. Essentially, a high displacement risk suggests that more low-income households are leaving a neighborhood than moving in, often due to factors like affordability, development pressures, or changes in the housing market.

Figure 18: Estimated displacement risk – Overall displacement by tract

Legend

- CA county
- City Boundaries
- Cities in Kings County
 - Avenal
 - Corcoran
 - Hanford
 - Lemoore
- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

Map Labels: MERCED COUNTY, MADERA COUNTY, FRESNO COUNTY, SAN BENITO COUNTY, Kings River, Dry Creek, California, Fresno, Clovis, Hanford, Visalia, Tulare, TULARE COUNTY, Kern County, Porterville, Delano, Avenal, Coalinga, Huron, San Joaquin Valley, Tule River, San Joaquin Valley, Kern County, OBISPO COUNTY, 5, 33, 180, 145, 99, 65, 198, 5252 ft, 4335 ft, 0 5 10 Miles, N.

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Constraints

NOTE: The following analysis of the existing governmental constraints is based on the assumption that the pending update of the Zoning Ordinance will be adopted ahead of the adoption of the Housing Element and analyzes any constraints that would exist following the adoption of the update. Should the adoption of the update be delayed until after the adoption of the Housing Element, the County commits to making the zoning updates specified in Program 20. Pending changes are identified with footnotes.

Land Use Controls

General Plan Designations and Zoning Districts

The following Figures 19 – 26 provide General Plan corresponding Zoning designations for the incorporated cities of Kings County

Analysis

The County of Kings General Plan contains a number of land use designations that are implemented by zoning districts to support and facilitate residential development. The following table illustrates the type and intensity of residential development allowed through the County's General Plan and Zoning maps and documents. The Agricultural and Resource categories, which permit residential in a more ancillary fashion at densities of one unit per 20 or 40 acres, are not listed below.

In addition to the range of residential units that are allowed in the designations outlined in the table, the County allows planned unit developments (PUDs) in areas designated as residential. A PUD may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A PUD may be located in any area designated and zoned for residential use upon the granting of a use permit in accordance with the provisions of the Zoning Ordinance.

Processing and Permit Procedures

Analysis

The Public Works Department and the Community Development Agency are responsible for application intake, permit issuance, plan checking, and inspection services for public and private projects. The Department provides public counter services, subdivision processing, various entitlements associated with development, and engineering and technical staff support to commercial and residential projects. Working in tandem, the primary objective is expeditious review and approval of all development projects. County staff encourages applicants to contact them prior to completing applications, particularly for large projects. This allows permitting and zoning issues to be discussed by the applicant and staff, resulting in more efficient processing.

The development approval process in the County is governed by three levels of decision-making bodies: The Community Development Agency (and its Director), the Planning Commission, and the Board of Supervisors. As shown in Tables 1A-28 and 29, single- and multi-family development applications are

typically permitted by right, subject only to review and issuance by County staff (the staff planner assigned to review the application) for compliance with development standards. A limited number of residential uses require Director Review and Approval (DRA), which extends the review and approval process from staff planners to include the Director of the Community Development Agency. Under the DRA process, the Director is the final approval body, but may defer action and refer the permit or approval application to the Commission for final determination if significant opposition is expressed by the public, except in the case of a Reasonable Accommodation.

Additional review involving the Planning Commission only occurs for a limited set of residential uses and zones, such as mobile home and manufactured housing community parks. Recent legislation enacted (signed into law in September 2022) through Senate Bill 6 (SB 6) and Assembly Bill 2011 (AB 2011), residential development shall be permitted on property zoned for commercial (office or retail) use through the year 2033. Under the provisions of SB 6, the County can require discretionary review while under the provisions of AB 2011, the County must allow residential by right. However, under the provisions of AB 2011, there are additional requirements for parcel location and affordability in order to qualify for by right ministerial review. Through the implementation of Program 20, the County will update its Zoning Ordinance to be consistent with state law regarding the approval of residential development in commercial zones.

The Board of Supervisors are only involved when there is a request for a formal amendment to the General Plan, Zoning Map, or Zoning Ordinance (including specific plans); development agreements; or when there is an appeal of the Planning Commission's decision (such as a request for a variance).

Senate Bill 330

The County recently established a procedure to address SB 330. The requisite development review and preliminary application processes outlined in Senate Bill 330 are codified in the County's code.¹⁸

Senate Bill 35

The County recently established a project approval streamlining process to address Senate Bill 35¹⁹. Projects are eligible for ministerial review if they satisfy the following criteria:

- Project is a multifamily housing development consisting of two or more units.
- Project dedicates either 10% or 50% of units affordable to 80% of average median income (AMI)
- Project site is on land zoned for residential or mixed-use residential use.
- Project site is on land in an urbanized area where 75% of the perimeter of site is developed.
- Project is consistent with objective zoning and design review standards.

¹⁸ As part of its pending Zoning Code update the County will add additional discussion of the SB 330 preliminary application process to its code. If the update is not adopted prior to the adoption of the Housing Element, the County commits to making these revisions as part of Program 20.

¹⁹ As part of its pending Zoning Code update the County will establish a streamlined approval process for projects eligible under Senate Bill 35 and codify this process within its Zoning Code. If the update is not adopted prior to the adoption of the Housing Element, the County commits to making these revisions as part of Program 20.

- Project site is not located on or in any of the following: (1) coastal zone, (2) prime farmland, or farmland of statewide importance, (3) wetlands, (4) within a very high fire severity zone, (5) a hazardous waste site, (6) within a delineated earthquake fault zone, (7) within a flood plain, (8) within a floodway, (9) identified for conservation in an adopted natural community conservation plan, (10) habitat for protected species or (11) lands under conservation easement.
- Project does not propose demolition of (1) housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate-, low-, or very low-income, or (2) housing subject to rent or price control, or (3) housing occupied by tenants within the past 10 years.

Review of Past Accomplishments

Per California Government Code Section 65588, “Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.”

Progress Toward Meeting The RHNA

Each jurisdiction in California is responsible for accommodating its share of the region’s housing needs. The process of determining each jurisdiction’s share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from December 31, 2015, to December 31, 2023. The County of Kings was assigned a RHNA of 2,722 units, divided into four income categories:

- Very Low-Income (less than 50% of the Area Median Income)
- Low-Income (50 to 80% of the Area Median Income)
- Moderate-Income (80 to 120% of the Area Median Income)
- Above Moderate-Income (greater than 120% of the Area Median Income)

Table 18: Progress Towards Meeting RHNA

Kings County Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1.1 Code Enforcement The County's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities,	County Building Inspection Division	General Fund	Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	A lack of funding eliminated the code enforcement officer position. The building staff handled code enforcement and continued working with property owners to remedy issues. Code Enforcement Cases by Year: 2015 – 2 cases 2016 – 4 cases 2017 – 11 cases 2018 – 4 cases 2019 – 14 cases 2020 – 11 cases 2021 – 2 cases 2022 – 7 cases 2023 – 10 cases	County to continue Code Enforcement Program to improve the quality of housing and ensure that the character and quality of neighborhoods and housing are maintained
1.2 Housing Rehabilitation Program County will provide housing repairs and rehabilitation loans to lower-income households, including very-low- and extremely-low-income persons.	Community Development Department and Self-Help Enterprises	CDBG; HOME; CAL-HOME	Continue to provide between 6 to 12 loans to lower income households per year. Continue to market the program through brochures at the public counter. (Timeline: ongoing)	Promoted property owner awareness and interest in available residential rehabilitation programs through the city website and print media in public buildings. Zero loans for \$0 were provided. The Housing Rehabilitation program was discontinued in 2014 due to lack of funding.	County to continue Housing Rehabilitation Program with loans for housing repairs and rehabilitation loans to lower income households, including very low and extremely low-income persons.
1.3 Preservation of At-Risk Affordable Housing and	Community Development Department	General Fund	County to work with interested agencies and community	General Plan and Development Code updated to redesignate mobile home parks	County to continue the program and further review General Plan and

SECTION 1A-5: REVIEW OF PAST ACCOMPLISHMENTS

Mobile Home Parks			organisations to preserve at risk units by monitoring their status and ensuring property tenant notification prior to project conversion. Timeline-ongoing	from R-1 to MHP to ensure that manufactured and factory-built housing on permanent foundations are permitted subject to the same standards as apply to conventional housing. Wien Manor expires in 2027.	Development Code to ensure preservation of at-Risk Affordable Housing and Mobile Home Parks.
1.4 Adequate Sites	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet the County's housing needs allocation. Timeline – throughout the planning cycle	The County achieved 711 units out of the RHNA allocation of 818 units in the last planning period. 2015 – 29 units 2016 – 4 units 2017 – 17 units 2018 – 23 units 2019 – 59 units 2020 – 88 units 2021 – 144 units 2022 – 227 units 2023 – 120 units	Housing element to identify adequate sites in the unincorporated County to meet the regional housing needs allocation of 561 units (66 extremely low, 66 very low, 89 low, 106 moderate and 234 above moderate income affordability)
1.5 First Time Homebuyer Program	Community Development Agency and Self-Help Enterprises	HOME, CDBG, CalHOME, & BEGIN	–Provide 10 to 15 loans annually. Timeline – throughout the planning period.	The County provided 55 loans for a total of \$3,304,763 to 38 Kings County residents from 2015 – 2023. Loan amounts by program: CDBG - \$1,684,912 CalHOME - \$524,742 HOME - \$592,603 BEGIN - \$348,990 Other - \$154,516	County to continue to apply for CDBG and HOME funds to provide assistance to first-time homebuyers.

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1.6 Section 8 Rental Assistance Program	Kings County Housing Authority	Department of Housing and Urban Development	Support the Housing Authority's Section 8 program by promoting the program via the County website and brochures at County offices. Timeline – throughout the planning period.	The Kings County Housing Authority continued to provide Section 8 Rental Assistance Program assistance for extremely-low and very-low income households that spend more than 30% of income on rent.	County to continue to participate in the Section 8 Assistance Program to provide rental subsidies to extremely-low and very-low income households that spend more than 30% of their income on rent.
1.7 Foster Youth Transitional Program	Community Development Agency and Kings County Housing Authority	General Fund	Continue to support the Housing Authority in the provision of transitional homes for foster youth. Timeline – throughout the planning period.	The Hanford Boys' Home no longer exists, but the County continued to support the Lemoore Girls' Home for aged-out foster care.	The County will continue the program and review the need for program enhancement.
1.8 Emergency Shelters and Transitional/ Supportive Housing	Community Development Agency	General Fund	Amend the Development 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	The Development Code permits emergency shelters in the PF zone subject only to a ministerial Site Plan review, consistent with SB2. Also allows emergency shelters by CUP in the R-1 and RM zones. The Development Code allows transitional or supportive housing for up to 6 persons by right in all residential zones. On December 21, 2021, the Kings County Community Development Agency approved Site Plan Review No. 21-20 to convert an existing 22-unit motel to SRO/apartments for transitional/supportive housing for homeless.	The County will continue support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families.

SECTION 1A-5: REVIEW OF PAST ACCOMPLISHMENTS

			individuals and families. Timeline – throughout the planning period		
1.9 Density Bonus Program	Community Development Agency	General Fund	Continue to implement the density bonus ordinance to assist development of affordable housing. Timeline – throughout the planning cycle	Local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. Density Bonus by Year: 2023 – 5 units 2022 – 11 units 2021 – 1 unit 2020 – 1 unit 2019 – 0 units 2018 – 0 units 2017 – 3 units 2016 – 0 units 2015 – 0 units Total: 21 units	The County will continue to work with developers to facilitate the use of density bonus in line with State requirements.
1.10 Farmworker and Employee Housing	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers	General Fund	Continue to support farmworker housing as follows: 1. Amend the Development Code to incorporate §17021.5 and §17021.6 of the Health and Safety Code 2. Assist interested developers by identifying sites and	The County also facilitated renovation of a former motel into temporary and/or long-term, permanent agricultural employee housing for 24 farmworker families. Conditional Use Permit No. 02-13 was approved by the Kings County Planning Commission on April 7, 2003, but the project was not developed and the permit has since expired. The County has a 40-unit farm labor complex in Kettleman City that houses 70-100 farm laborers.	The County to continue to facilitate the construction of farmworker housing on an annual basis

SECTION 1A-5: REVIEW OF PAST ACCOMPLISHMENTS

			supporting funding applications. 3. Provide, to the extent feasible, regulatory incentives. Timeline – annual and throughout the planning period		
1.11 Housing for Persons with Disabilities	Community Development Agency	General Fund	Continue to facilitate the provision of community care facilities and housing for persons with disabilities. Timeline – throughout the planning period	County ensured that there are no significant constraints with its zoning code, permit processing and building codes to support provision of housing for persons with disabilities	The County will continue to: 1. Permit small licensed community care facilities (6 or fewer persons) by-right in all residential zones and larger community care facilities serving more than 6 persons by CUP in all residential zones; and 2. Implement the reasonable accommodation ordinance (Zoning Code Sec. 2208).
1.12 Promote Equal Housing Opportunities	Community Development Agency	General Fund	Continue to facilitate the provision of fair housing information to residents of Kings County. Timeline – throughout the planning period	The County referred fair housing questions and complaints to the Human Rights/Fair Housing Commission in Fresno. Information on fair housing was posted in public offices and on the County website.	The County will continue to refer fair housing questions and complaints to the Human Rights/Fair Housing Commission in Fresno and post fair housing information in public offices and on the website.

SECTION 1A-5: REVIEW OF PAST ACCOMPLISHMENTS

1.13 Assist Affordable Housing Development	Community Development Agency and affordable housing providers/ developers	Local, state and federal funds	Seek applicable grants for affordable housing, provide an inventory of housing sites to interested developers, and continue to pursue housing production and rehabilitation with nonprofit housing organizations. Timeline – apply for funding annually and implement throughout the planning period	The County promoted 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.	The County will continue supporting affordable housing, units, especially for very-low- and extremely-low-income household units., by seeking applicable grants and facilitating such developments with developers
1.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction	Community Development Agency and housing developers	General Fund	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	The Community Development Agency offers expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code	The County to continue to incentivize energy conservation and reduction of greenhouse gases and particulate matters by facilitating compliance with California Green Building Standards Code through expedited plan check/permit processing

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			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. Timeline – throughout the planning period		
1.15 Weatherization and Energy Efficient Home Improvements	Community Development Agency	General Fund	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems. Timeline – throughout the planning period	The County refers lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for weatherization and energy efficiency improvements.	The County will continue to facilitate provision of financial assistance to qualifying households for weatherization and energy efficiency improvements.
1.16 Single Room Occupancy (SRO) Housing	Community Development Agency	General Fund	Address the needs of extremely-low-income persons through SRO housing.	On December 21, 2021, the Kings County Community Development Agency approved Site Plan Review No. 21-20 to convert an existing 22-unit motel to SRO/apartments for transitional/supportive housing for homeless. The Kings County Development Code has been updated to comply with ADU law	The County will continue to encourage development of SRO housing and will also encourage Accessory Dwelling Units

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				and to encourage the construction of Accessory Dwelling Units.	
1.17 Promote Fair and Balanced Fee Structures	Community Development Agency	No funding required	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. Timeline – throughout the planning period and reviewed periodically	The County is in the process of updating the public facility impact fees.	The County will continue 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.

Efforts to Address Special Housing Needs

Progress Towards Meeting Housing Element Programs

Table 17 summarizes the programs from the 2016-2024 5th cycle Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in Action Plan for the 2024-2032 6th cycle Housing Element.

The vast majority of the county's Housing Programs designed to address fair housing will be implemented on an ongoing basis, with annual progress reports and programs evaluations to ensure they are achieving the city's objectives

At Risk Analysis

Local Knowledge Analysis

The analysis should address all components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity) and should focus on race, income, and overall access to opportunity. The analysis should address trends and incorporate local data and knowledge and other relevant factors.

Sites Analysis

This section provides a review of available vacant sites in unincorporated Kings County that would allow for and facilitate production of the city's regional share of housing as required by State Law. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Kings County. The following issues are addressed:

- a. Future Housing Needs Including Segregation/Integration
- b. R/ECAPs and RCAAs
- c. Access to Opportunity
- d. Disproportionate Housing Needs
- e. Sites Inventory Findings

To determine where the county has sufficient land to accommodate its share of regional housing needs for all income groups, the county must identify "adequate sites." Under the State law (California Government Code section 65583[c][1], adequate sites are those with appropriate zoning in and development standards, with service and facilities, needed to facilitate and encourage the development of housing for all income levels.

Assembly Bill 686 (*AB 686*) has introduced a duty to affirmatively further fair housing into California state law. AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA, but also considers whether the identified sites serve the purpose of

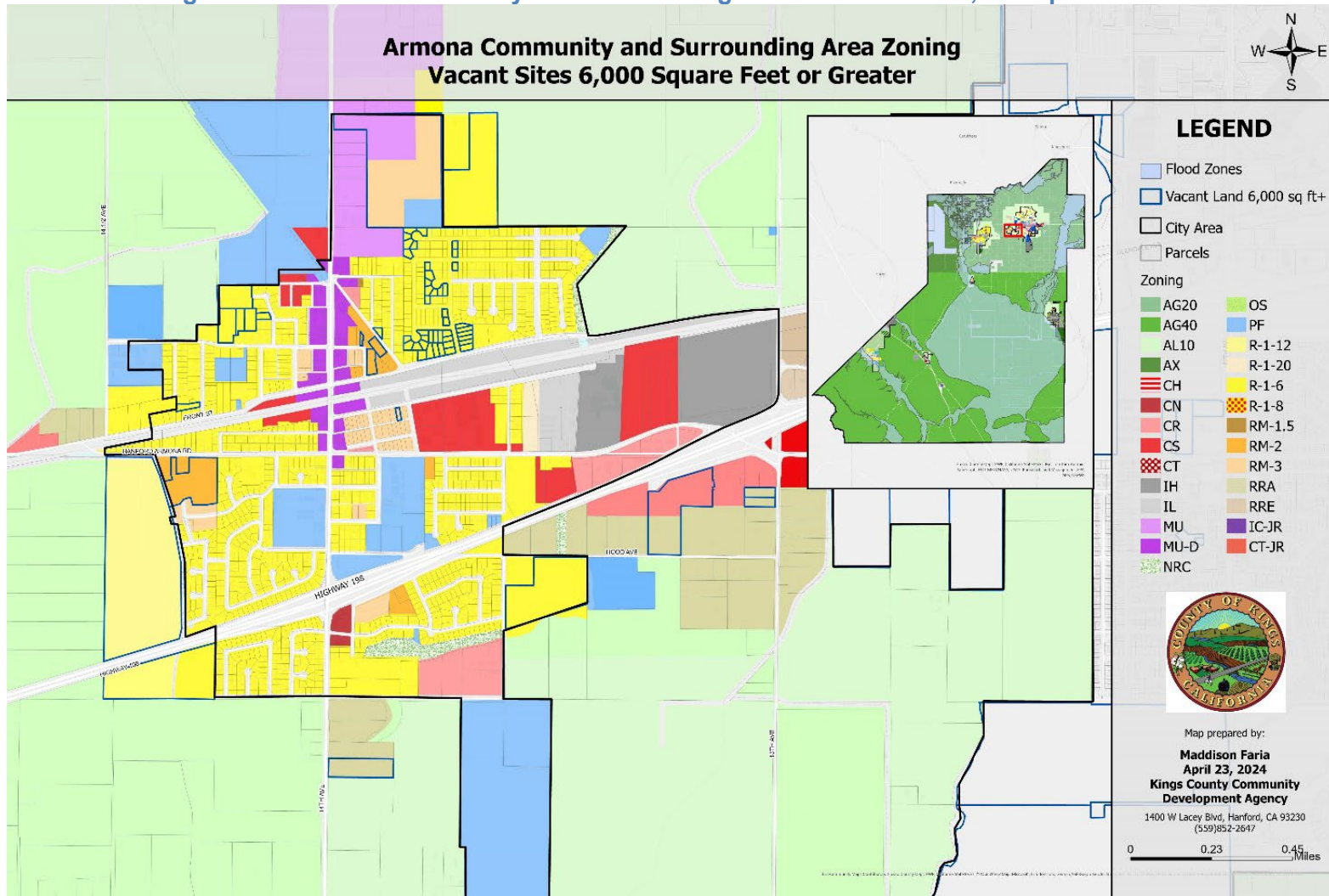
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replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing and consider how the development of new affordable housing options can promote patterns of equality and inclusiveness.

An important part of the AFFH analysis is looking at where the site inventory is directing housing growth and how that will replace segregated living patterns with integrated and balanced living patterns and convert any racially or ethnically concentrated areas that may exist into areas of opportunity for households at all income levels. The following Figures 27 -38 are Vacant Sites for areas surrounding the incorporated areas of Kings County by block group and or Zoning designation.

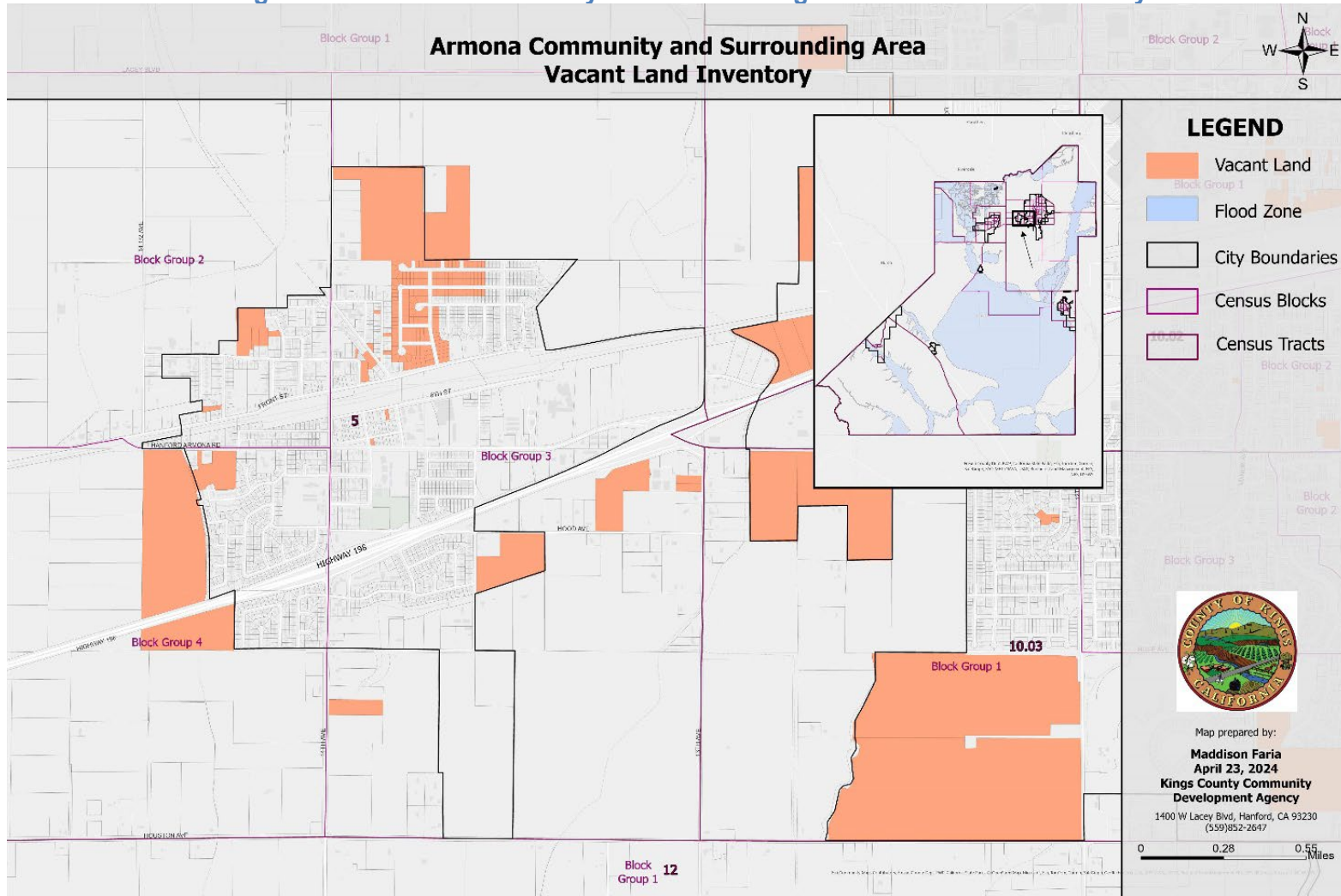
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Figure 19: Armona Community and Surrounding Area Vacant Sites 6,000 sq ft or Greater



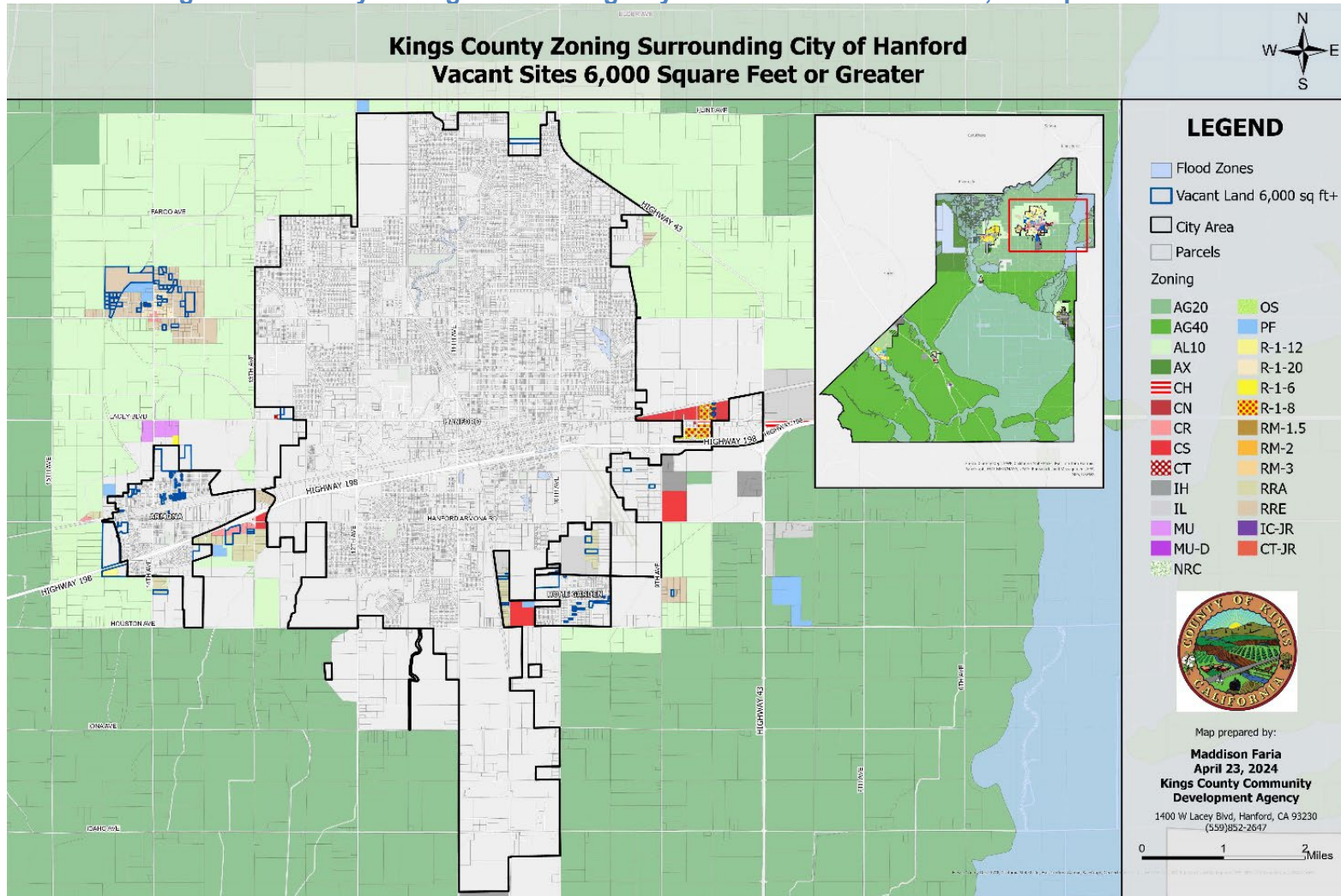
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Figure 20: Armona Community and Surrounding Area Vacant Land Inventory



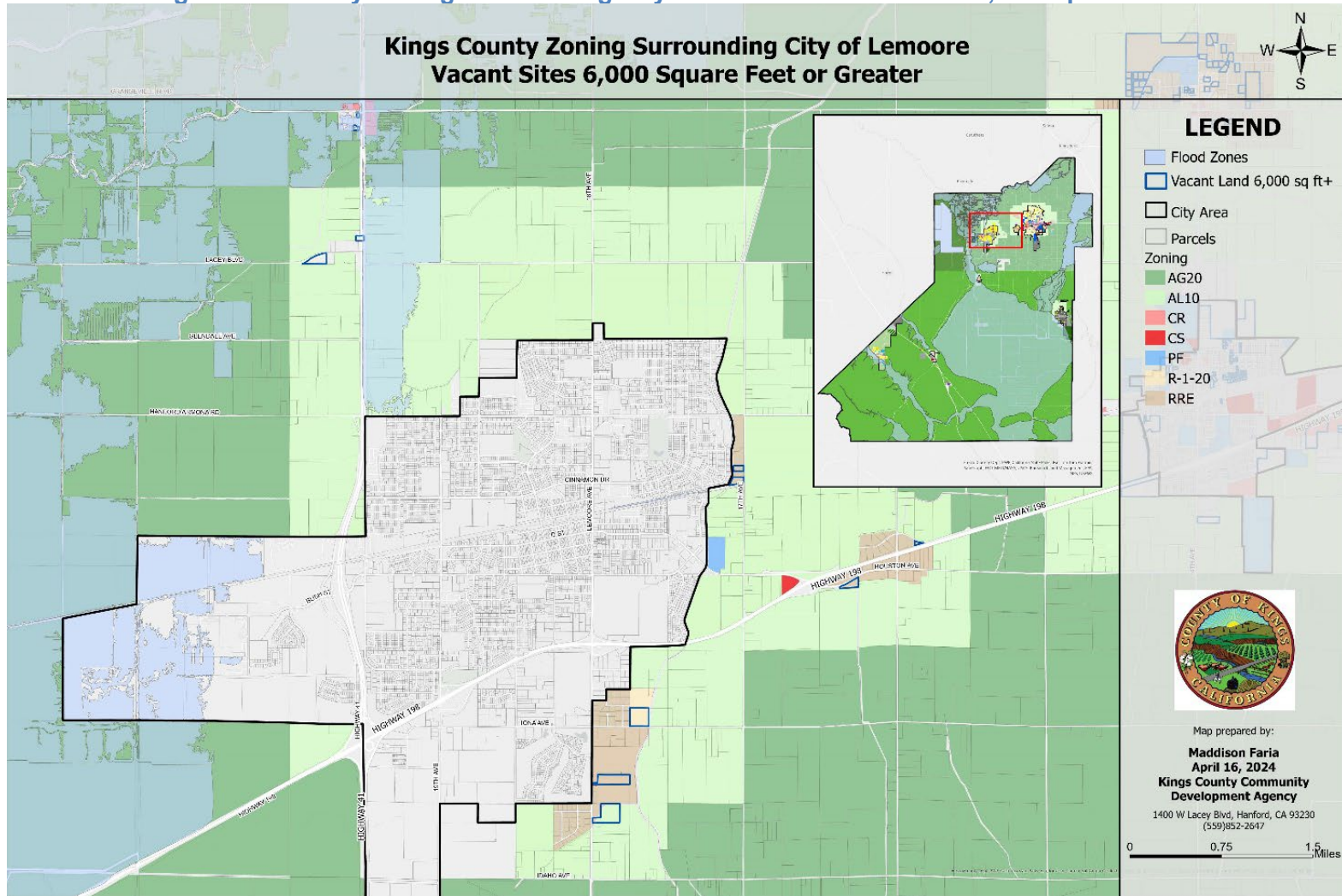
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Figure 21: County Zoning Surrounding City of Hanford Vacant Sites 6,000 sq ft or Greater



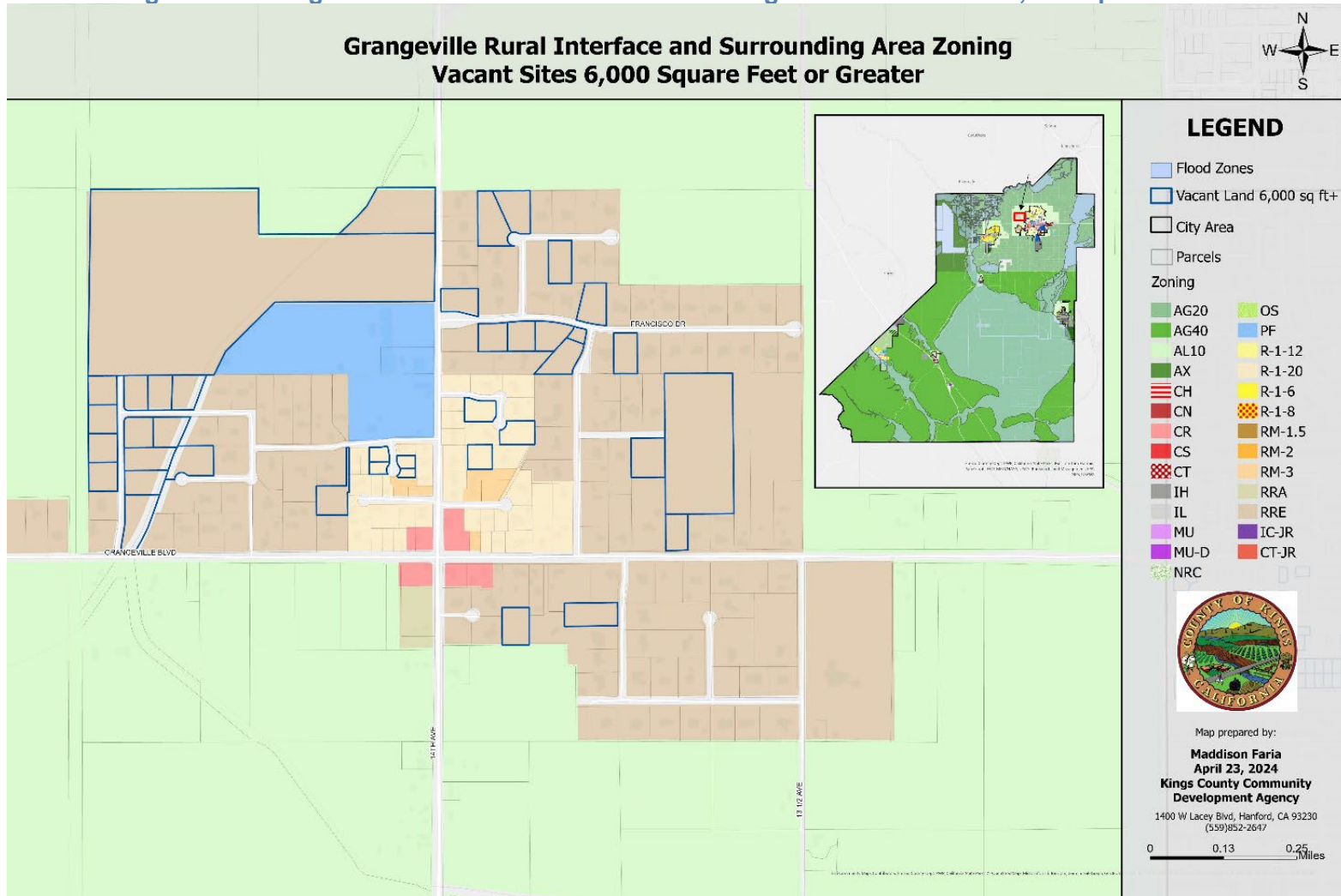
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Figure 22: County Zoning Surrounding City of Lemoore Vacant Sites 6,000 sq ft or Greater



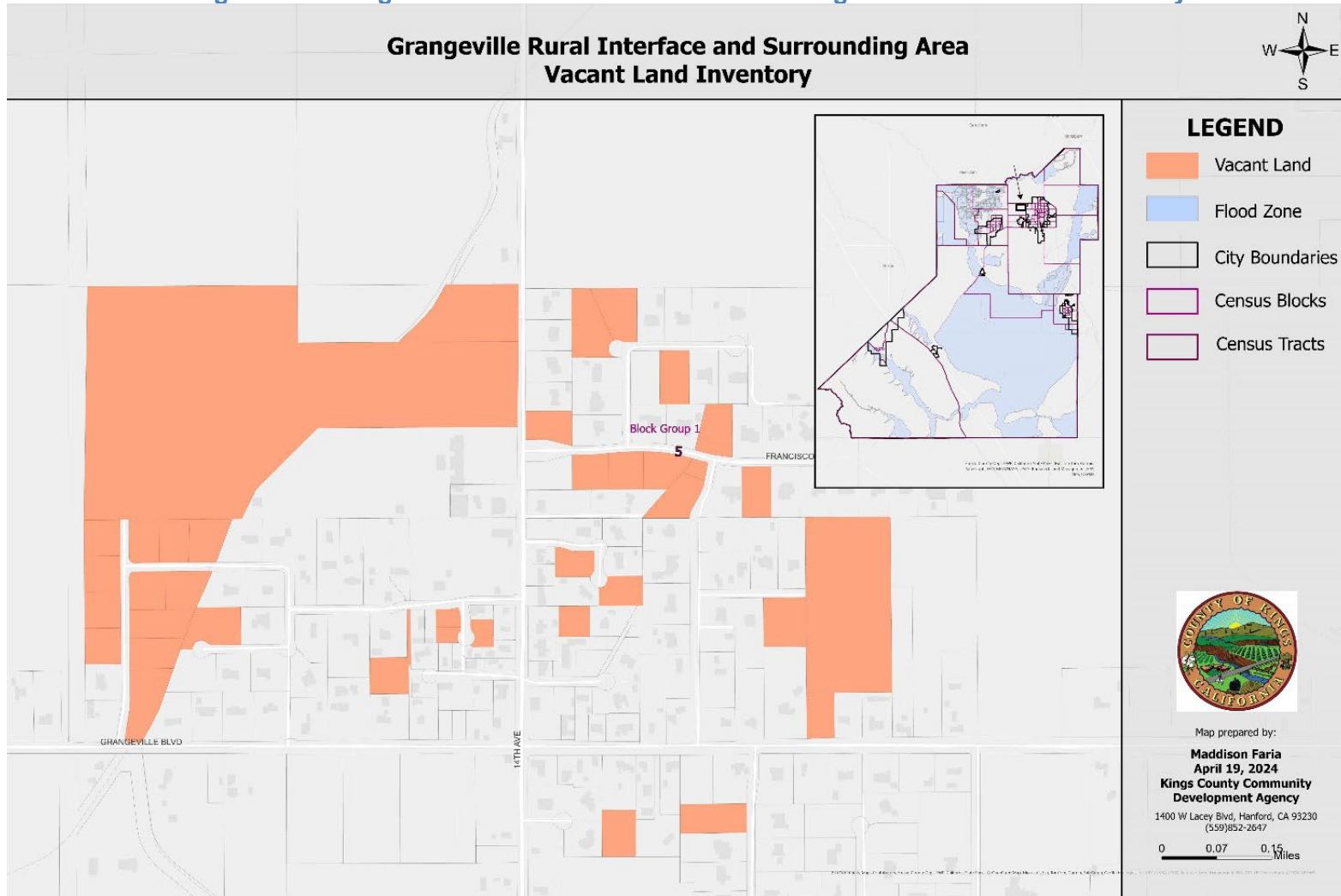
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Figure 23: Grangeville Rural Interface and Surrounding Area Vacant Sites 6,000 sq ft or Greater



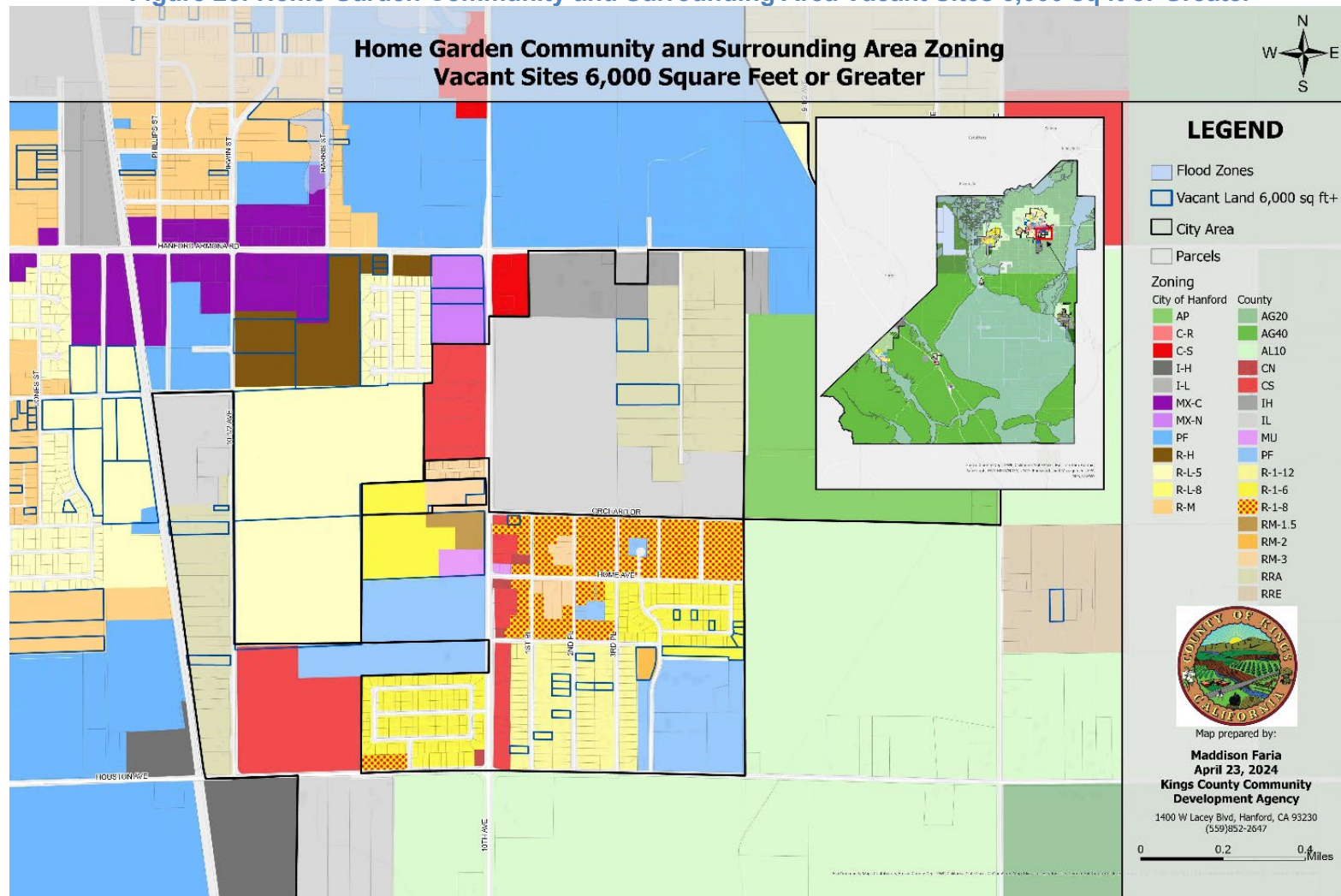
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Figure 24: Grangeville Rural Interface and Surrounding Area Vacant Land Inventory



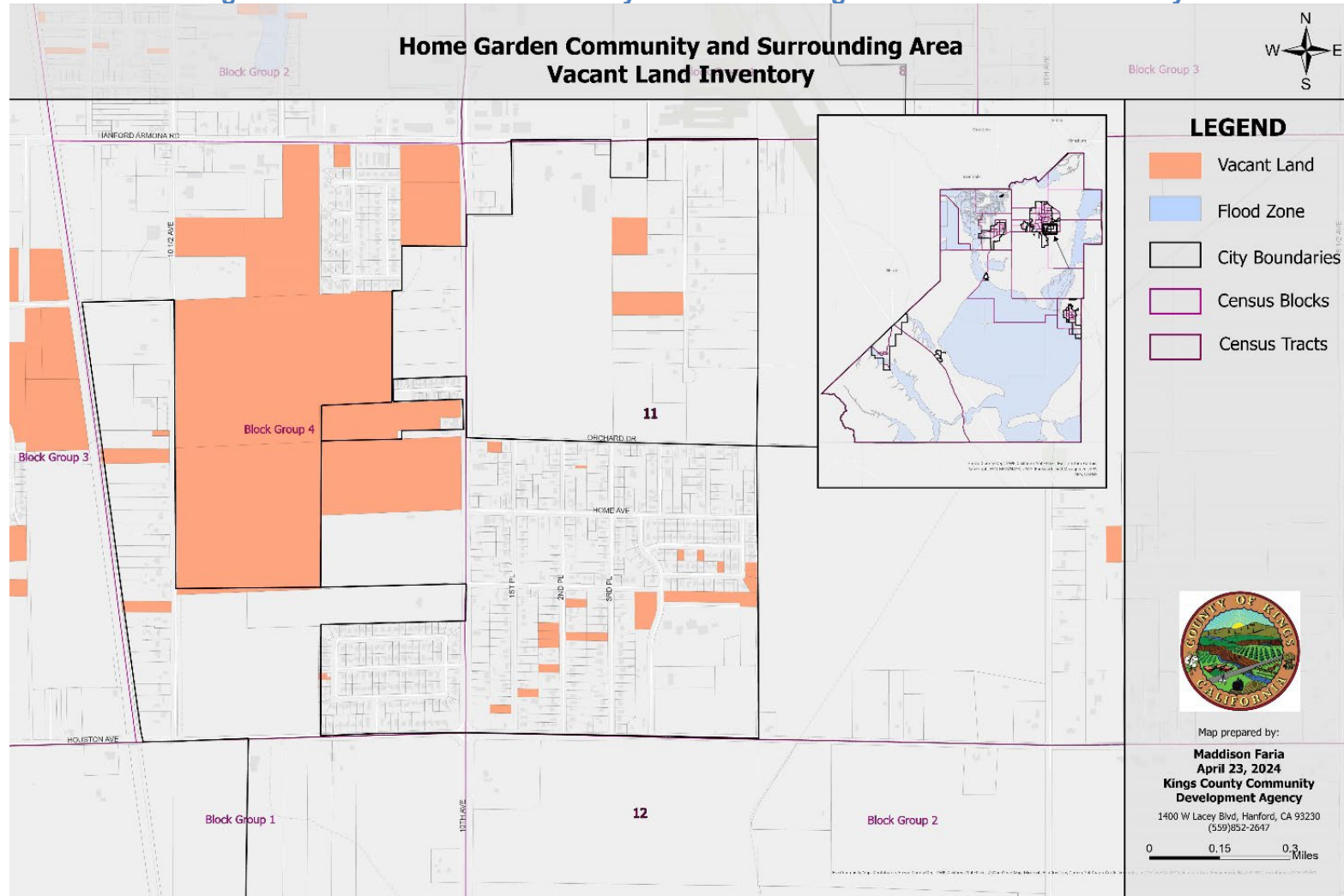
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Figure 25: Home Garden Community and Surrounding Area Vacant Sites 6,000 sq ft or Greater



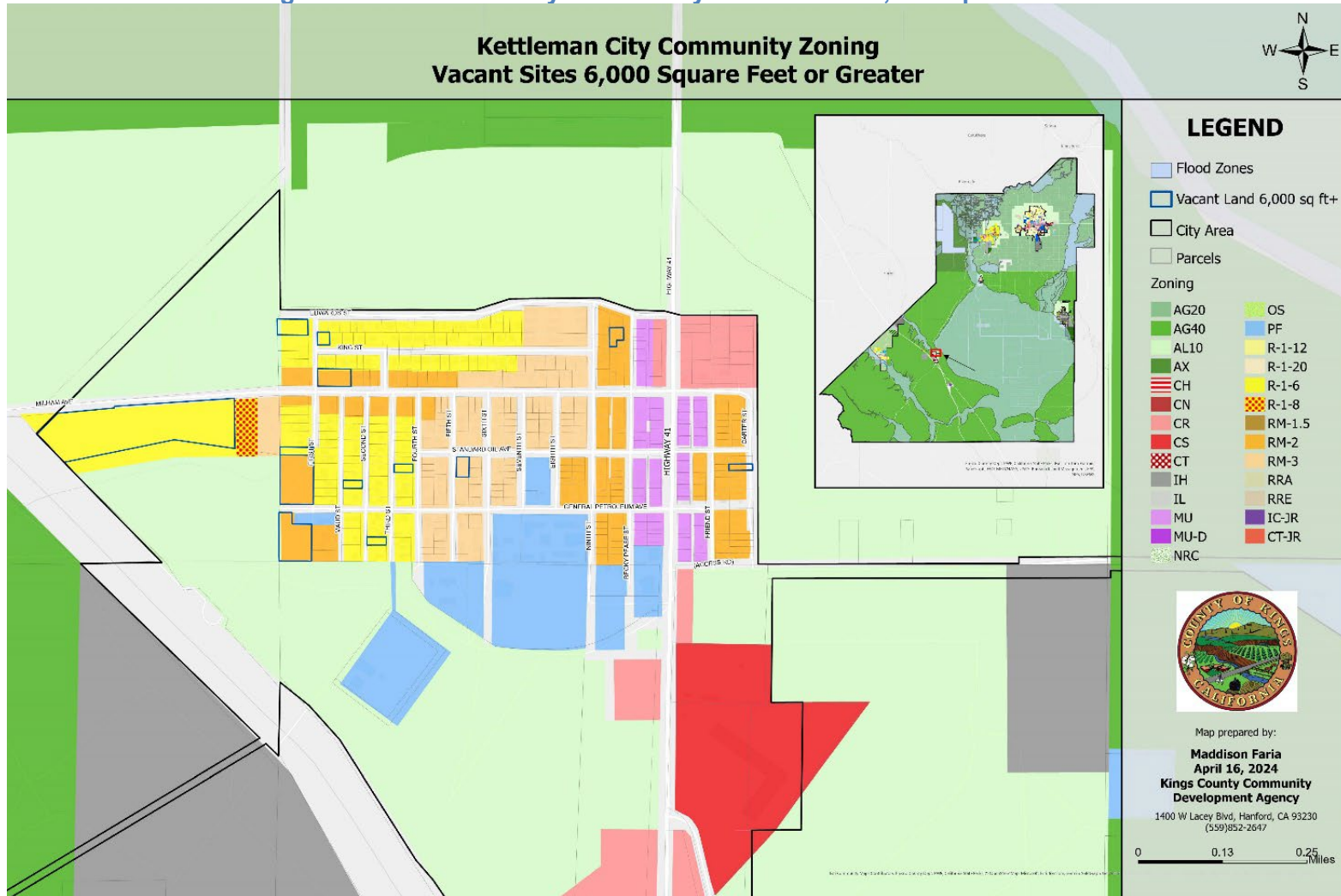
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Figure 26: Home Garden Community and Surrounding Area Vacant Land Inventory



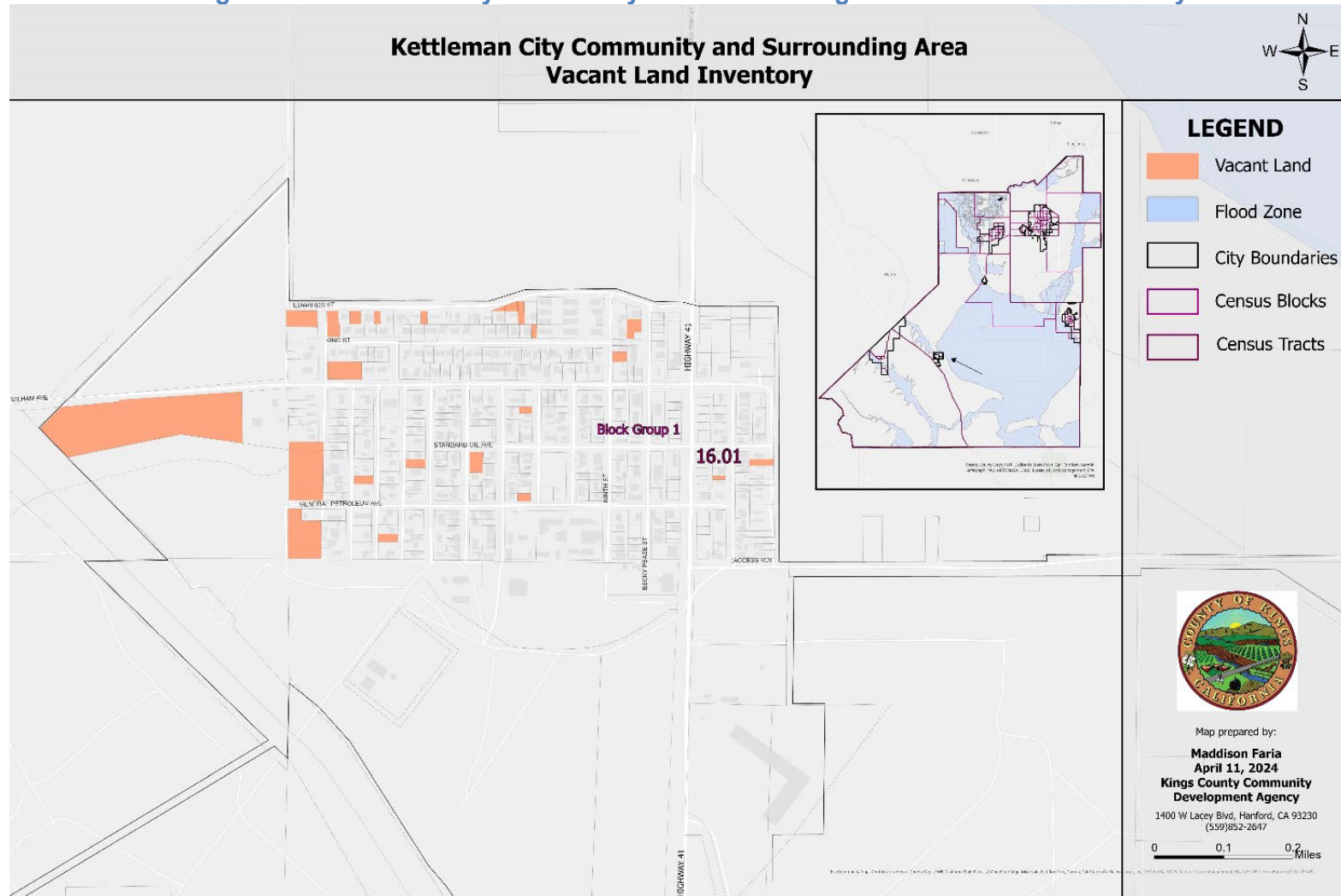
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Figure 27: Kettleman City Community Vacant Sites 6,000 sq ft or Greater



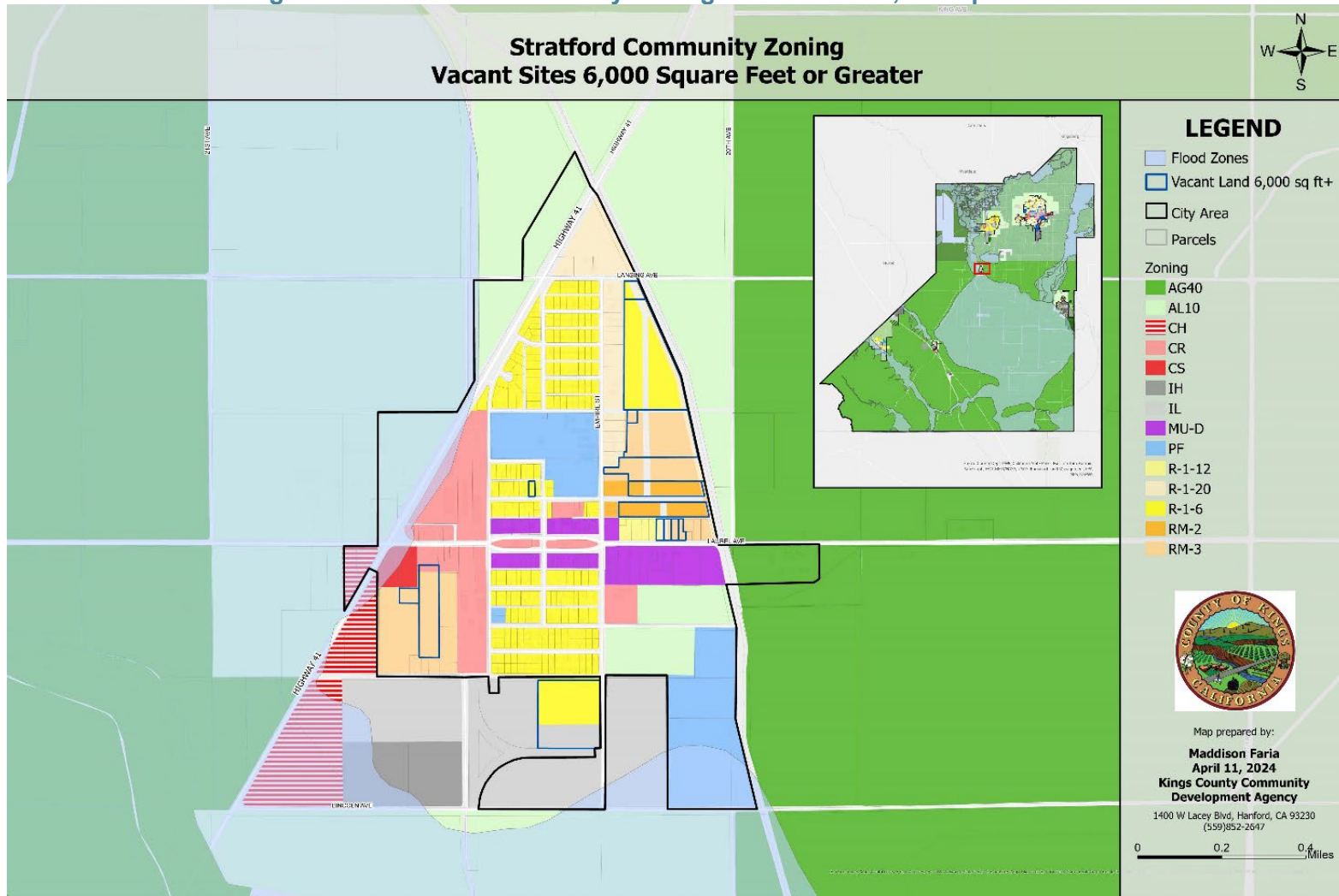
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Figure 28: Kettleman City Community and Surrounding Area Vacant Land Inventory



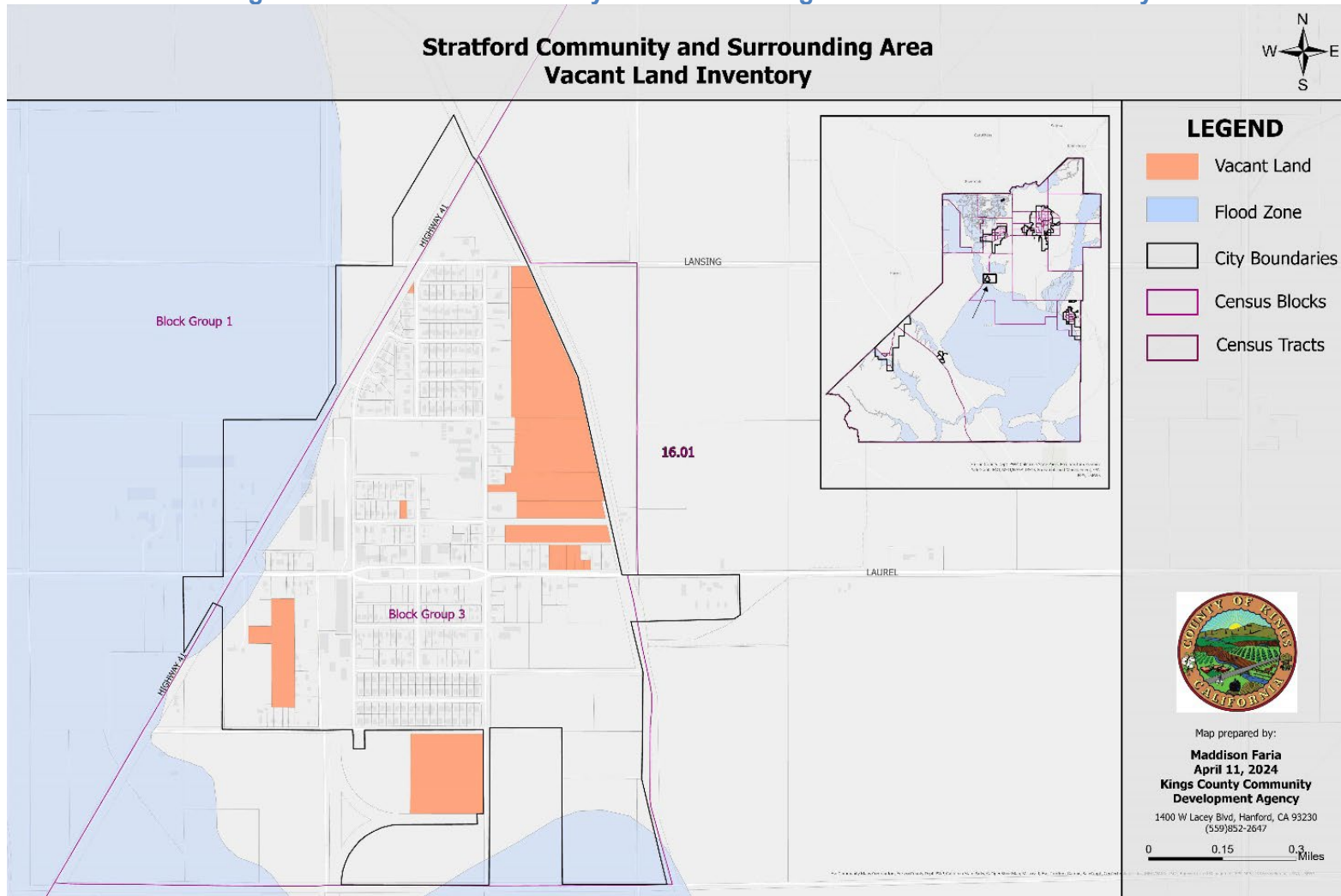
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Figure 29: Stratford Community Zoning Vacant Sites 6,000 sq ft or Greater



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Figure 30: Stratford Community and Surrounding Area Vacant Land Inventory



SUMMARY

Additionally, State law requires that planning for housing be coordinated and integrated with the Regional Transportation Plan (RTP). To achieve this requirement, the RHNA plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS). In September 2022, KCAG adopted the 2022 RTP/SCS update, which incorporates assumptions for housing and employment growth that affect future transportation needs. To achieve the RHNA consistency requirement, this RHNA used the same RTP assumptions for future housing development from the present (2022) to the RTP/SCS 2050 horizon year.

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 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.

Future Housing Needs including Segregation/Integration

Kings County’s future housing needs as projected in the Kings County jurisdiction for the 2024-2032 period. The planning period indicates a need for 561 units. The total housing needs include 66 units for extremely low-income (approx. 11.76% of the RHNA Very Low-Income allocation), 66 units for very low-income, 89 units for low-income, 106 units for moderate-income, and 234 units for above moderate-income. Housing for lower-income households represents 23.5% of the above housing needs.

Table 19: Kings RHNA 2024-2032 by Income Level

Jurisdiction	Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
Unincorporated Kings	66	66	89	106	234	561
Kings County Total	1,128	1,129	1,672	1,753	3,747	9,429
Percentage (Uninc.)	11.76%	11.76%	15.86%	18.89%	41.71%	100%

Note: Workers included those 16 years and over who did not work from home.

Table 3 in the Housing Element shows the demographic trends of different racial/ethnic categories within Kings County between 2000 and 2020. During this period, the population of unincorporated Kings County decreased by –3.8 percent, however, a reduction of population in the last decade between 2010 and 2020 was 6.5 percent. Unincorporated Kings County Hispanic population was 46.7 percent of the total population in the year 2010. By 2020, the Hispanic population comprise of 50.7 percent of the population. The changing ethnic characteristics of a community, coupled with shifting in age composition, lead to changes in household composition and ensuing housing needs. The percentage of population that are White residents decreased from

42.2% in 2010 to 36.3 % in 2020.

The County has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. Unincorporated Kings County has some differences compared to Kings County as a whole. Unincorporated Kings County has a smaller percentage of renters that are extremely low-income households (14.1%) compared to Kings County as a whole (17.7%). The City of Hanford (19.1%), City of Corcoran (25%), and the City of Avenal (34%) had a higher share of renters that are extremely low-income households. Those same jurisdictions also had higher percentage of multi-family units that ranged from 2-4 units and that had 5+ units, as seen on Table 4. Figure 1. COG Geography TCAC/HCD Opportunity Areas, 2023, shows that the southeast portion of the county contains high segregation and poverty.

The county also has a significant need for dependent care and support systems for young children and youth, farm worker housing and housing appropriate for large families.

The Kings County Community Development Agency will include stakeholders and community-based organizations to advise the county on developing and implementing various Housing Element programs. The Kings County Community Development Agency will actively participate in the county's efforts prioritize and implement the following strategies:

1. Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRRP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc.
2. Implement the following Housing Programs:
 - Program 5.1 - Code Enforcement Program
 - Program 5.2 - Housing Rehabilitation Program
 - Program 5.3 - Preservation of At-Risk Affordable Housing
 - Program 5.4 - Adequate Sites
 - Program 5.5 - First-Time Homebuyer Program
 - Program 5.6 - Section 8 Rental Assistance
 - Program 5.7 - Foster Youth Transitional Program
 - Program 5.8 - Emergency Shelters and Transitional/Supportive Housing
 - Program 5.9 - Mobile Home/Manufactured Housing
 - Program 5.10 - Farmworker and Employee Housing
 - Program 5.11 - Housing for Persons with Disabilities
 - Program 5.12 - Promote Equal Housing Opportunities
 - Program 5.13 - Assist Affordable Housing Development
 - Program 5.14 - Energy Conservation and Greenhouse Gas/Particulate Matter Reduction

- Program 5.15 - Weatherization and Energy-Efficient Home Improvements
 - Program 5.16 - Single Room Occupancy (SRO) Housing
 - Program 5.17 - Promote Fair and Balanced Fee Structures
 - Program 5.18 – Preservation of At-Risk Affordable Housing
 - Program 5.19 – Ensure the General Plan and Zoning Ordinance is in Compliance with State Laws
3. Foster partnerships with non-profit affordable housing developers and experts within the community-based organization’s membership.
 4. Engage the community by “getting the word out” on key community planning meetings, informing the public on available housing programs, and translating affordable housing-related materials.

R/ECAPS

According to the HCD AFFH Dataset, there is RCAA in the northeast corner of Kings County (Figure 5). The Housing Plan includes programs to encourage diversity and support housing needs in the city.

RCAAs

There is no census tract in the county that fits the criteria of income of \$125,000 and a population that is 80 percent or more White, and therefore the incorporated county has no RCAAs.

The distribution of RHNA sites in the county will therefore, not exacerbate racially/ethnically concentrated areas of poverty or racially concentrated areas of affluence. The majority of new dwelling units will be added on land designated for MDR development.

Access to Opportunity

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents’ mobility and access to ‘high resource’ neighborhoods. The County largely consists of census tracts that are considered moderate to highest resource areas (see Figure 31) and therefore the county must look to areas with moderate levels of resources to accommodate new development. The county has distributed its RHNA sites throughout these areas. The new residential and mixed-use development in the identified areas will help to create more housing affordable to households at lower income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for Kings County. Taken together, new residential and mixed-use development in the identified areas will help to diversify the land use pattern and improve the conditions of these census tracts by providing greater housing choice and a broader range of goods and services, bringing new residential development closer to transit and jobs, and otherwise supporting community revitalization.

The General Plan land use map and zoning ordinance identify those areas of the county that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are a necessary tool to promote and ensure a healthy, compatible, and high-quality living environment. Unincorporated Kings County has 411 acres designated for residential use, 16.2 percent of the acreage in Kings County designated for residential use. The Zoning Ordinance allows for single-family districts and multi-family districts. Existing density bonus ordinance allows a developer to request a density bonus of up

to 35 percent over the maximum density that is allowed by the zone in which the project is located if the developer agrees to reserve a certain percentage of the units as available to lower income households and/or senior citizens.

A relatively small but important component of the housing market is represented by mobile homes. According to DOF 2020 estimates, Kings County had approximately 1,900 mobile homes, with almost one-half located in unincorporated, rural areas.

Sites Inventory Findings

The distribution of RHNA sites across the community will help to improve the opportunities and outcomes throughout the County. Furthermore, the RHNA sites will allow for development at densities needed to stimulate affordable housing development. Figure 31 depicts 461 potential new units by zone, with MDR receiving 461 moderate- and above-income range units.

POTENTIAL NEW DWELLING UNITS BY ZONE

Table 20 Potential New Dwelling Units by Zone

General Plan	Zone	Acres	Potential New Units by Income		
			Lower	Moderate and Above	Total
KINGS COUNTY (unincorporated)					
VLDR/LDR	R-1-20/RR/R-1-12	247		250	250
MDR	RM-3/R-1-6/R-1-8	142		461	461
HDR/Mixed	RM-1.5/RM-2	22	175		175
Sub-Total		411	175	711	886
TOTAL		2540.2	3617	7859	11,376

Table 21 Census-Tract-wise Resource Opportunities

Characteristics	Census Tract 2	Census Tract 4.02	Census Tract 4.03
Figure 1 TCAC/HCD Opportunity Areas	Moderate Resource	Highest Resource	High Resource
Figure 2 Local Median Income	\$60,000 - \$84, 097	\$60,000 - \$84,097	\$60,000 - \$84,097
Figure 3 Poverty Status	10% - 20%	< 10%	10% - 20%
Figure 4: Local Racial Demographics	Low-Medium Segregation	Racially Integrated	Racially Integrated
Figure 5: Local RCAAs	Not a RCAA	Not a RCAA	Not a RCAA
Figure 6:			

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Single Parent Female Headed Households with Children	Less than 20%	Less than 20%	Less than 20%
Figure 7: Population with a Disability	10% - 20%	10% - 20%	10% - 20%
Figure 8: Jobs Within 45-Minute Transit Commute		1-2,500	
Figure 13: CalEnviroScreen 4.0	> 50% - 75%	> 50% - 75%	> 50% - 75%
Figure 14: Flood Hazard Zones	1% Annual Chance Flood Hazard	Western portions identified as .02% or 1% Annual Chance Flood Hazard	No identified flood hazard
Figure 15: Overcrowded Units	5.19% - 10%	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)
Figure 15: Severely Overcrowded Units	< 2.5%	< 2.5%	2.5%-6.5%
Figure 16: Overpayment by Renters	40% - 60%	20%-40%	20%-40%
Figure 17: Percentage of Homeowners Overpaying	20%-40%	20%-40%	20%-40%
Figure 18: Estimated Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk

Appendix B, Table B 5 reflects that the sites identified to meet the City's RHNA are at all income levels. The RHNA sites are generally accommodated throughout the County administered areas (See Figures 19 through 38) and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or LMI households. For these reasons, the city finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter.

Further, an emphasis on increasing access in primarily single-family neighborhoods through ADUs, SB 9 units, and alternative housing types as discussed in the Housing Plan will increase opportunities in areas where single family neighborhoods coincide with higher-than-average income levels, areas of opportunity, and lower diversity.

Identification of Contributing Factors and Fair Housing Priorities & Goals

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory.

The County supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities. Based on the issues identified in this Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

After considering these issues and FHEA recommendations, the County has identified in Table 22 potential contributing factors to fair housing issues in unincorporated Kings County and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Element.

Table 22: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limitations in local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.	Existing low-density residential development under general plan and zoning code Gap between low density and medium density and high-density classification	High	Program 5.13 Assist Affordable Housing Development: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards,
Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	Limitations in zoning code and density classifications Permission of pre-approved design, and development standards	High	Program 5.13 Assist Affordable Housing Development: 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.

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			Programs 5.6 Section 8 Rental Assistance Program 5.8 Emergency Shelters and Transitional/Supportive Housing Program 5.9 Mobile/Manufactured Housing), Program 5.10 Farmworker and Employee Housing Program 5.11 Housing for Persons with Disabilities Program 5.16 SRO Housing
Funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.	Ensuring funding is available for marginalized and distressed community	High	Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRRP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc. Program 5.5 First-Time Homebuyer Program Program 5.6 Section 8 Rental Assistance Program 5.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction

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			5.15 Weatherization and Energy-Efficient Home Improvements
Provide guidance for site selection of affordable housing developments.	Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 561 units	High	Program 5.4 Zoning for Adequate Sites: Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.
Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.	Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	Program 5.12 Promote Equal Housing Opportunities
Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	Code enforcement	High	Program 5.1 Code Enforcement, 5.2 Housing Rehabilitation Program,
Prioritize basic infrastructure improvements like water, sewer, and streetlights.	Ensuring availability of basic infrastructure to proposed development of lower-income households	High	Program 5.17 Promote Fair and Balanced Fee Structures
Disproportionate Housing Needs, including Overpayment and Substandard Housing	Ongoing need for affordable housing Need for assistance with monthly housing costs Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs Need for targeted housing revitalization strategies	Medium	Program 5.6 Section 8 Rental Assistance Program 5.17 Foster Youth Transitional Program Program 5.8 Emergency Shelters and Transitional/Supportive Housing Program 5.10 Farmworker and Employee Housing 5.11 Housing for Persons with Disabilities Program 5.16 Single Room

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			Occupancy (SRO) Housing
Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.	Limitations in zoning code and density classifications Approval process	Medium	Program 5.13 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,
Displacement Risk	Land use and zoning laws Displacement of residents due to economic pressures	Medium	Program 5.3 Preservation of At-Risk Affordable Housing





APPENDIX 2: CITY OF AVENAL

FAIR HOUSING ANALYSIS

Draft – July 2024

Prepared By:

**Realty Planners Group
Fallbrook, California**

APPENDIX 2: CITY OF AVENAL

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Local Assessment of Fair Housing

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Kings, Government Code Section 65583 (c) (10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. This section is organized by fair housing topics to address the identified issues which are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the County of Kings identified factors that contribute to fair housing issues.

The AFFH analysis must contain the following:

1. Outreach
2. Assessment of Fair Housing
 - a. Key Data and Background Information
 - b. Fair Housing Enforcement and Outreach Capacity
 - c. Integration and Segregation Patterns and Trends
 - d. Racially or Ethnically Concentrated Areas of Poverty
 - e. Disparities in Access to Opportunity
 - f. Disproportional Housings Needs
 - g. Displacement Risk
3. Sites Inventory
4. Identification

¹ California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach

a) Public Participation

State law requires local governments to make a diligent effort to achieve public participation in three formal community meetings to initiate 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 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 further chapters.

b) City of Avenal Website

City of Avenal website (<https://www.cityofavenal.com/212/Community-Development>) serves as the main conduit of information for individuals who can access material online. The website is regularly updated to reflect ongoing community input opportunities, advertise draft housing element, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Housing Element Workshops
- Notices of Public Hearing
- Links to Housing Element and other planning documents

c) General Multi-Lingual Advertisements

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element (including fair housing analysis). These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The city has prepared workshop flyers (in English and Spanish), and sent emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish.

d) Community Meeting

At the City of Avenal, a public workshop took place during a Town Hall meeting on November 8th, 2023 at 6:00 PM. During the workshop presentation city staff and consultants provided a description of the Housing Element adoption process and timelines for adoption. Consultants and city staff also provided information on RHNA allocations as well as a timeline for adoption.

Assessment of Fair Housing Issues

This section provides an overview of available federal, state, and local data to analyze fair housing issues in the City of Avenal. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Avenal, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing. The following issues are addressed:

- a) Key Data and Background Information
- b) Fair Housing Enforcement and Outreach Capacity
- c) Integration and Segregation Patterns and Trends
- d) Racially or Ethnically Concentrated Areas of Poverty
- e) Disparities in Access to Opportunity
- f) Disproportionate Housing Needs
- g) Displacement Risk

A) Key Data and Background Information

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. 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. 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. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture. The County's transportation network has played a key role in its economic development.

Avenal has a proud agricultural heritage and is the largest pistachio grower and processor. Wonderful Pistachios employs a majority of Avenal's agricultural labor. They are a major community partner that has invested in the city including building a pre-school. Before that, the discovery of oil in the early 1900s transformed Avenal into a boomtown and the Standard Oil Company invested in the community including a hospital and theater. In the 1950s, the oil money and Avenal's growth started to dwindle. Then in the 1970's, the California Aqueduct project was completed and the agricultural sector grew. Today, the City of Avenal aims to be a caring community that provides an oasis of opportunities for all to prosper.

Table 1 provides data on the growth of the household population in Avenal and Kings County over a thirty-year period. In Avenal, the household population increased, starting from 5,505 in 1990 and rising to 9,406 by 2020. This growth represents an addition of 3,901 persons, or a 70.9% increase in population over three decades. Comparatively, Kings County also experienced population growth, but at a much slower rate, 53.1%. This data highlights that Avenal's population growth significantly outpaced that of the overall county, marking it as a key area of demographic change within Kings County. This rate of growth is significantly higher than the overall growth rate in Kings County during the same period. The county's household population grew from 89,469 in 1990 to 136,964 in 2020, an increase of 47,495 persons or 53.10%. The data highlights Avenal's notable population growth, which outpaced the average growth rate in Kings County.

Table 1: Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
Avenal	5,505	7,973	9,082	9,406	3,901	70.9%
County Totals	89,469	109,332	131,402	136,964	47,495	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air station Lemoore) ; Sources: Census 1990, 2000, 2010; Cal.DOF, , E5 and E8 Population and Housing Estimates.

The City of Avenal evaluated the 5th Cycle Housing Program Evaluation for 2016 to 2023. The following are some of its accomplishments:

- Program 1.2. Housing Rehabilitation Program: Continued to provide 6-12 loans to lower income households per year.
- Program 1.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks: Updated the General Plan and Zoning Ordinance to redesignate mobile home parks from R-1 to MHP to ensure that manufactured and factory-built housing on permanent foundations are permitted. It also monitors 317 affordable units and identified Wien Manor as expiring in 2027.
- Program 1.5 Infill Development: The City provides an inventory of infill sites that are adequately served by infrastructure and suitable for residential development.
- Program 1.13 Emergency Shelters and Transitional/Supportive Housing: Updated the Zoning Ordinance to permit emergency shelters in the High Density Multi-Family Residential (R-3) zone by right which is located by social services.
- Program 1.17 Energy Conservation: The City worked with Pacific Gas & Electric to provide homeowners and renters with energy audits and resources to obtain low energy products such as lights and insulation.

The City supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities. Some of the recommendations include:

Use the data and findings in the FHEA document to guide local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents:

- 1) Actively seek funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.
- 2) Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.
- 3) Consider new technologies and/or products such as modular housing construction to reduce costs and increase access to housing.

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- 4) Prioritize basic infrastructure improvements like water, sewer, and street lights.
- 5) Support acquisition and rehabilitation programs to combat vacant or blighted properties.
- 6) Use the FHEA data and the opportunity indices to help guide site selection of affordable housing developments.
- 7) Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.
- 8) Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.

The availability of adequate and affordable housing to meet the needs of current and future 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.

B) Fair Housing Enforcement Outreach Capacity

Equal access to housing is fundamental to each person being able to meet essential needs and to pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the governments of the United States and the State of California have both established fair housing as a right protected by law. Federal fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws are built upon the federal laws and add marital status, ancestry, source of income, sexual orientation, and “any arbitrary factor” as protected categories under the laws. Many factors in the public and private domains impede equal access to housing or fair housing choice. Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. To affirmatively promote equal housing opportunity, a community must work to remove or mitigate impediments to fair housing choice. The City of Avenal is dedicated to providing fair housing opportunities to all residents and to ensure that all applicable laws are complied with throughout the city

The City of Avenal provides resources and programs to address fair housing concerns. Below is a table that discusses laws and compliance regarding fair housing. Further discussion of programs is found in the Kings County Multi-Jurisdictional Housing Element and in the Contributing Factors section of this AFFH report.

Table 2: City of Avenal Fair Housing Compliance

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics. The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage	The city complies with employment requirements through strict enforcement of hiring practices and regular training of hiring managers and human resources staff. All development projects with City funding are required to comply with FEHA.

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	lenders, among others – from discriminating against tenants or homeowners based on protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings. Avenal supports the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment and cooperates with the State in the development of the Assessment of Fair Housing.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluation and funding decisions.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the city continually reviews its development standards and to ensure they facilitate an objective and equitable review of applicable projects. XX
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under	Compliance is achieved through the implementation of a fair and equitable development review process which is administered consistent with the Excessive Subdivision Standards Act.

	other provisions of law to permit a developer to construct such housing. b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

C) Integration and Segregation Patterns And Trends

To inform priorities, policies, and actions, an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when

compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Avenal that experience the highest levels of segregation. Minorities are often concentrated in impoverished areas and lack access to resources such as jobs, educational opportunities, life services and face other disadvantages.

Racial Demographics

The racial and ethnic composition of Avenal and Kings County, as indicated by the Census ACS 2016-2020 data, presents a distinct demographic profile. In Avenal, a significant majority of the population, 87.0%, identifies as Hispanic or Latino, which is notably higher than the percentage in Kings County at 54.90%. This indicates a strong Hispanic or Latino presence in Avenal's community. The non-Hispanic or Latino population in Avenal is comparatively smaller, at 13.0%, which is significantly lower than the 45.10% in Kings County. Breaking this down further, only 8.4% of Avenal's population is White (non-Hispanic or Latino), in contrast to Kings County's 31.60%. Similarly, other racial groups such as Black or African American, American Indian/Alaska Native, Asian, Native Hawaiian/Pacific Islander, and those identifying as other races or with two or more races, have a lesser representation in Avenal compared to Kings County.

Table 3: Race and Ethnicity

Racial /Ethnic Group	Avenal	Kings County
Not Hispanic or Latino	13.0%	45.10%
White	8.4%	31.60%
Black or African American	3.3%	5.90%
American Indian/ Alaska Native	0.4%	0.80%
Asian	0.3%	3.60%
Native Hawaiian /Pacific Islander	0.1%	0.10%
Other races or 2+ races	0.5%	3.20%
Hispanic or Latino (any race)	87.0%	54.90%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

From the span of 2000 to 2020, the Hispanic or Latino of Any Race population count increased by 19.4%. There was a larger increase of the Hispanic or Latino of Any Race population between 2000-2010 than there was between 2010 to 2020. The inverse took place with the White Alone Non-Hispanic between 2000 to 2020, however the 41.1% percentage decrease is more significant. There is an extremely significant drop in the Black or African American Alone Non-Hispanic from 2000 to 2020. In 2000, there were 1,808 individuals which dropped by a few hundred in 2010. Then from 2010 to 2020, there was a large drop from 1,540 to 102 individuals. In the span of 20 years, that is a 94.3% decrease.

Table 4: Population by Race by Hispanic Origin Over Time (Simplified)

	2000	2010	2020
Hispanic or Latino of Any Race	9,667	11,130	11,545
White Alone Non-Hispanic	2,923	2,387	1,721
Black or African American Alone Non-Hispanic	1,808	1,540	102
American Indian and Alaska Native Alone Non-Hispanic	79	82	76
Asian Alone Non-Hispanic	54	102	83
Native Hawaiian and Other Pacific Islander Alone Non-Hispanic	2	4	13
Some Other Race Non-Hispanic	26	197	37
Two or More Races Non-Hispanic	115	63	119

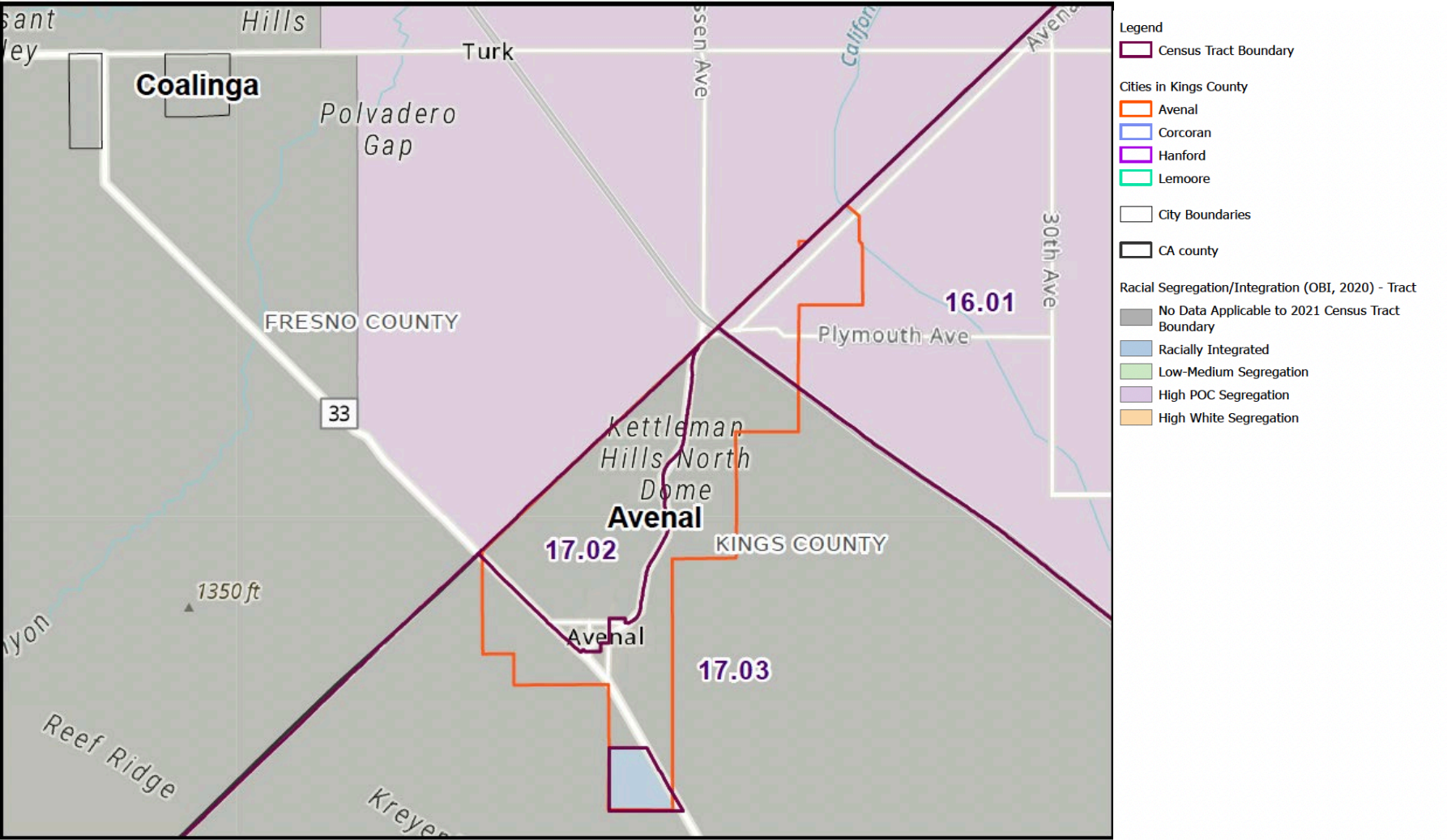
Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer Table for Census 2020.

According to Figure 1, there is not sufficient data for the majority of the City of Avenal. Only a small portion is within census tract 17.02 which is identified as High POC Segregation. Census tract 9818 lacks data for a lot of other categories in this report but this small area is identified as Racially Integrated. It is notable that this area is the where the Avenal State Prison is located.

Gini Index

The Gini index is a measure of the extent to which the distribution of income among families/households within a community deviates from a perfect equal distribution. The scale is from 0 to 1, with 0 representing perfect equality and 1 representing the highest possible level of inequality. Gini coefficient for California is 0.49 while Kings County has a Gini index is 0.41. The City of Avenal is lower than both jurisdictions at .351. Therefore, of the three jurisdictions, the City of Avenal performs marginally better in terms of equality.

Figure 1: Local Racial Demographics



Source: California Department of Housing and Community Development (HUD); OBI, 2020

Income Distribution

The City of Avenal consists of 4 census tracts and has the smallest population, 9,406 individuals, compared to the other incorporated cities in Kings County.

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.

According to the ACS 2016-2020 Table S1901 the median household income for the entire County was reported as \$61,556. In general, the City of Avenal's median household income is below the county average at \$49,781 according to the Census ACS 2016-2020 Table S1901. As seen in Figure 2, the City of Avenal's median income is between \$35,000 and \$60,000 (state median income) with a small portion towards the southern tip consisting of income below \$35,000.

Avenal's workforce consists of a larger proportion of individuals that participate in "blue-collar" jobs such as farming, construction, extraction, manufacturing, production, transportation, and material moving compared to other jurisdictions such as Hanford and Lemoore with more "white collar jobs". Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using 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 5 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half (55%) of renter households were in the lower-income category. In the City of Avenal, more than 60% of owners belonged to the moderate-income category while more than 80% of the renters were mostly distributed in the moderate income and lower income categories. As witnessed at the county and city levels, renters experience a higher proportion of lower-income households.

Table 5: Household Income Distribution by Tenure

Income Category	Avenal	Kings County
Owners		
<= 30%	7.9%	5.50%
>30% to <=50%	6.9%	7.30%
>50% to <=80%	20.4%	11.00%
>80% to <=100%	10.6%	8.60%
>100%	54.2%	67.50%
Total	100.00%	100.00%
Renters		
<= 30%	34.0%	17.70%
>30% to <=50%	19.3%	14.60%
>50% to <=80%	29.1%	22.80%
>80% to <=100%	2.9%	11.40%
>100%	15.2%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

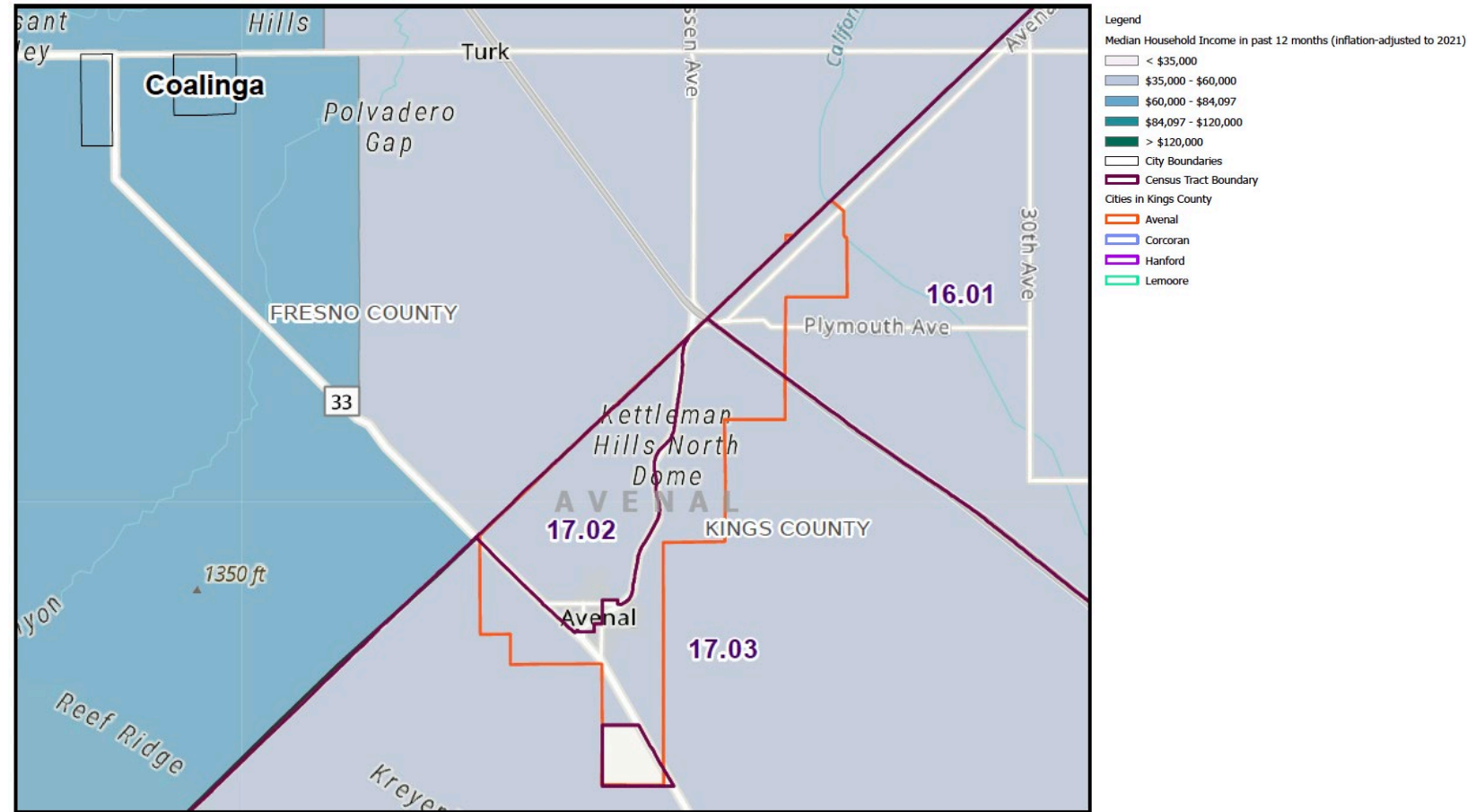
At the city level, Avenal and Corcoran had higher percentages of lower-income owner and renter households than those in Hanford and Lemoore. As shown in Table 5, 35% of Avenal owner households and 82% of renter households are in the lower income category. Data from the U.S. Census Bureau, specifically the ACS16-20 (5-Year Estimates), Table B25105 titled "Median Monthly Housing Costs Over Time" provides a comparative snapshot of the changes in housing costs over a decade for the City of Avenal, Kings County, and the state of California. In 2010, the median monthly housing cost in Avenal was \$669, which rose to \$768 in 2015 and then to \$840 in 2020, marking a 25.6% increase over ten years. Kings County saw a rise from \$960 in 2010 to \$978 in 2015, reaching \$1,094 by 2020, which is a 14.0% increase. In comparison, California's median housing costs started at \$1,409 in 2010, slightly increased to \$1,419 in 2015, and jumped to \$1,688 by 2020, resulting in a 19.8% rise. These figures indicate that while Avenal experienced the highest percentage increase in housing costs, it remains substantially lower in absolute terms compared to the county average and significantly lower than the state average.

Table 6: Median Household Income by Race or Hispanic Origin

	City of Avenal	Kings County	California
White Alone Non-Hispanic	\$68,052	\$74,918	\$90,496
Black Or African American Alone Non-Hispanic		\$56,076	\$54,976
American Indian And Alaska Native Alone Non-Hispanic		\$44,842	\$60,182
Asian Alone Non-Hispanic		\$80,530	\$101,380
Native Hawaiian And Other Pacific Islander Alone Non-Hispanic		\$98,864	\$81,682
Some Other Race Alone Non-Hispanic	\$50,768	\$47,592	\$59,287
Two Or More Races Non-Hispanic	\$82,111	\$72,188	\$76,733
Hispanic Or Latino of Any Race	\$48,783	\$49,373	\$62,330

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Figure 2: Local Median Income (ACS, 2017-2021) – TRACT



Source: California Department of Housing and Community Development. ACS 5yr estimates (2017-2021). Updated: March 202

Poverty Status

In 2021, Kings County, California, experienced varying levels of poverty across different regions. As seen in Figure 3, the City of Avenal consists of census tracts with poverty rates that reach up to 30% - 40% in the central areas while the borders of the county have poverty rates at around 10% - 20% with a small portion towards the northern end consisting of poverty rates around 20% - 30%.

According to the American Community Survey data from 2017 to 2021, 17.7% of persons in Kings County were in poverty. These statistics underscore the diverse economic landscape of Kings County, where certain areas exhibit significantly higher poverty rates, highlighting the need for targeted socioeconomic interventions.

Table 7: Total Households in Poverty

	City of Avenal	Percent	Kings County	Percent	California	Percent
Income Below Poverty Level	565	23.7%	4,464	13.1%	806,599	9.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Table 8: Percent of Households in Poverty Over Time

	2010	2015	2020
Income in the Past 12 Months Below Poverty Level	1,215	596	565
Total Households	2,953	1,888	2,380
Percent of Households in Poverty	41.1%	31.6%	23.7%
Percent Change		-36.1%	26.1%

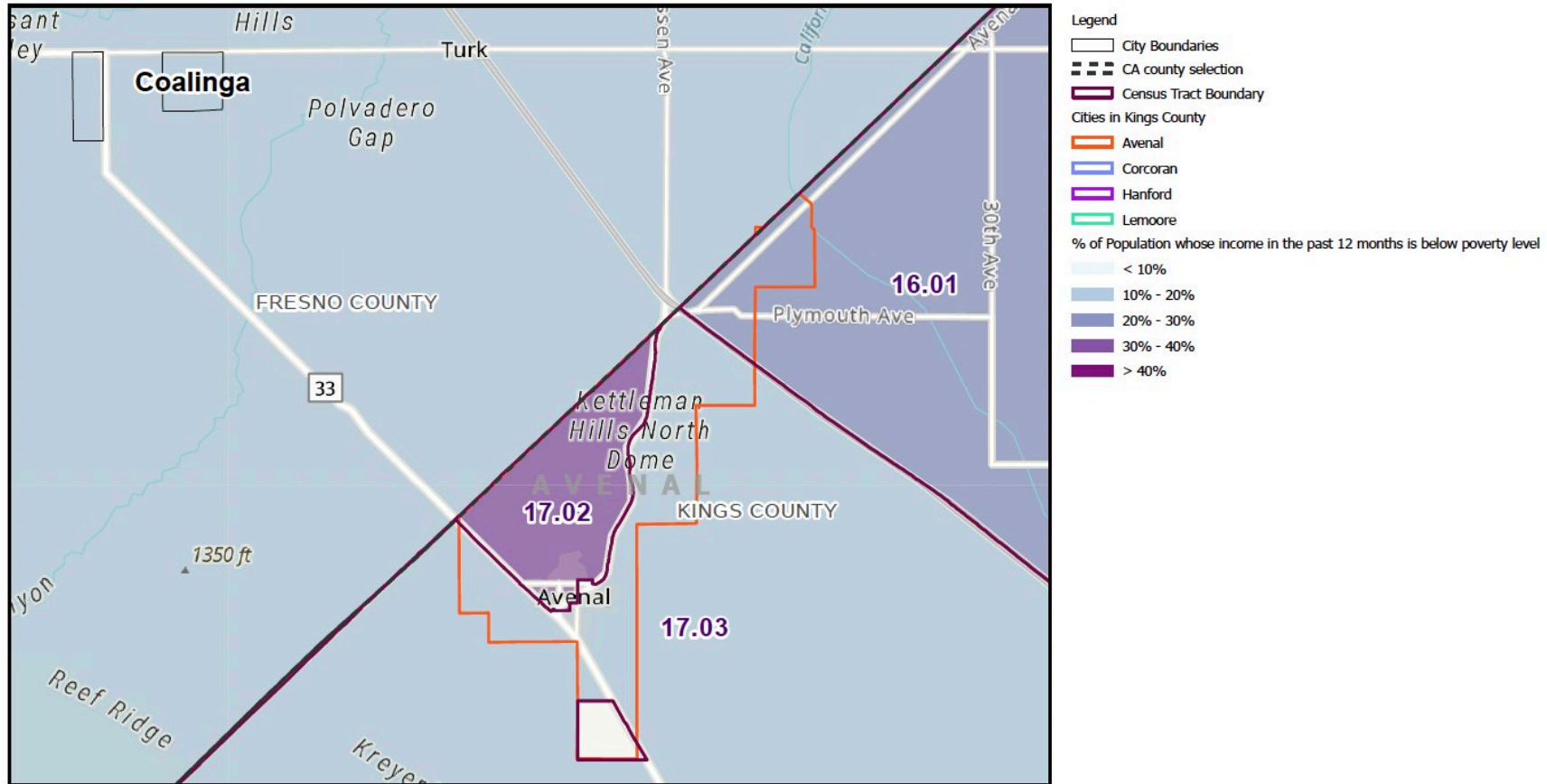
Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Extremely Low-Income Households

In 2006, state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) 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. As Table 9 below shows, the City of Avenal consists of about 7.9% of extremely low-income category owners and 34% percent of extremely low-income category renters, significantly higher than the County average.

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Figure 3: Poverty Status (ACS, 2017-2021) – TRACT



Source: California Department of Housing and Community Development. American Community Survey (ACS), 2017-2021.

Table 9: Extremely Low Income Households Overpaying by Tenure (City)

	Owner Occupied	Percent	Renter Occupied	Percent	Total	Percent
Cost Burden > 30%	70	82.4%	340	81.9%	410	82.0%
Cost Burden >50%	35	41.2%	280	67.5%	315	63.0%
Total Extremely Low Income Households	85		415		500	

Source: US Housing and Urban Development, CHAS 2014-18 (5-Year Estimates)

Familial Status

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

Table 10 displays household composition by community as reported by the Census ACS 2016-2020. Avenal has 2,752 households, whereas Kings County has 43,604 households. Family households are prevalent in both areas, forming 86.5% of households in Avenal and 78.30% in Kings County.

A little over half of family households have children under 18 years. Married or cohabiting couples are a significant portion of households in both regions, though slightly more predominant in Kings County. In Avenal, 39.6% of these couples have children under 18, higher than that in Kings County. Proportion of single male householders (15.5%) are less than single female householders (22.2%). Nonfamily households, which include singles and unrelated individuals living together, constitute 13.5% compared to 21.7% in the County.

Overall, the average household size in Avenal is 3.74, higher than the County average of 3.14. These figures provide insight into the varied household compositions in Avenal, highlighting differences in family size, marital status, and the presence of children compared to the broader Kings County area.

As depicted in Table 12, larger households with 5 or more persons in Avenal is 33%, compared to 19.1% in the County and 13.7% in California.

As seen in Table 11, family households in Avenal consist of 86.5%, while non-family households are around 13.5%. Among family households, 40.2% own their homes, while 46.3% are renters. Among nonfamily households 7.2% own their homes, while 6.3% are renters. Among female householders with no husband present, only 6.1% own a house, while 11.2% rent a house, which is more or less similar to the data for the County.

Table 10: Household Characteristics

Age Group	Avenal	Kings County
Total Households	2,752	43,604
Family Households	86.5%	78.30%
With own children under 18 years	55.0%	41.30%
Married/Cohabiting Couples	62.4%	61.20%
With own children under 18 years	39.6%	32.20%
Male Householder, no spouse/partner present	15.5%	16.20%
With own children under 18 years	2.4%	2.40%
Living Alone	6.4%	8.30%
Age 65+	1.4%	2.50%
Female Householder, no spouse/partner present	22.2%	22.60%
With own children under 18 years	13.0%	6.80%
Living Alone	5.6%	8.80%
Age 65+	3.4%	4.70%
Nonfamily Households	13.5%	21.70%
Average Household Size	3.74	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

Table 11: Household type by tenure

Household Type	Avenal		Kings County	
	HH	%	HH	%
Total Households	2,752		43,604	
Family households:	2,380	86.5%	34,155	78.30%
Owner	1,107	40.2%	18,997	43.60%
Renter	1,273	46.3%	15,158	34.80%
Married-couple family:	1,604	58.3%	23,236	53.30%
Owner	844	30.7%	14,704	33.70%
Renter	760	27.6%	8,532	19.60%
Male householder no wife present:	299	10.9%	3,653	8.40%
Owner	94	3.4%	1,499	3.40%
Renter	205	7.4%	2,154	4.90%
Female householder no husband present:	477	17.3%	7,266	16.70%
Owner	169	6.1%	2,794	6.40%
Renter	308	11.2%	4,472	10.30%
Nonfamily households:	372	13.5%	9,449	21.70%
Owner	199	7.2%	4,371	10.00%
Renter	173	6.3%	5,078	11.60%

Source: Census ACS 2016-2020, Table B25007

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Table 12: Households by Size

	City of Avenal	Percent	Kings County	Percent	California	Percent
Total:	2,752		43,604		13,103,114	
Family Households:	2,380	86.5%	34,155	78.3%	8,986,666	68.6%
2-Person Household	346	12.6%	9,940	22.8%	3,209,170	24.5%
3-Person Household	694	25.2%	7,998	18.3%	2,054,635	15.7%
4-Person Household	431	15.7%	7,984	18.3%	1,945,127	14.8%
5-Person Household	567	20.6%	4,886	11.2%	1,006,126	7.7%
6-Person Household	226	8.2%	2,216	5.1%	433,324	3.3%
7-Or-More Person Household	116	4.2%	1,131	2.6%	338,284	2.6%
Nonfamily Households:	372	13.5%	9,449	21.7%	4,116,448	31.4%
1-Person Household	328	11.9%	7,439	17.1%	3,114,819	23.8%
2-Person Household	20	0.7%	1,652	3.8%	774,224	5.9%
3-Person Household	24	0.9%	242	0.6%	135,683	1.0%
4-Person Household	0	0.0%	34	0.1%	59,938	0.5%
5-Person Household	0	0.0%	82	0.2%	19,730	0.2%
6-Person Household	0	0.0%	0	0.0%	6,805	0.1%
7-Or-More Person Household	0	0.0%	0	0.0%	5,249	0.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11016

Table 13: Tenure by Household Size

	City of Avenal	Percent	Kings County	Percent	California	Percent
Total Occupied Housing Units	2,752		43,604		13,103,114	
Total Large Households (5 or More Persons)	909	33.0%	8,315	19.1%	1,809,518	13.7%
5-Person Household	567	20.6%	4,968	11.4%	1,025,856	7.8%
6-Person Household	226	8.2%	2,216	5.1%	440,129	3.3%
7-or-More Person Household	116	4.2%	1,131	2.6%	343,533	2.6%
Owner-Occupied	1,306	47.5%	23,368	53.6%	7,241,318	55.3%
1-Person Household	155	5.6%	3,694	8.5%	1,416,913	10.8%
2-Person Household	237	8.6%	7,071	16.2%	2,403,865	18.3%
3-Person Household	239	8.7%	4,338	9.9%	1,235,833	9.4%
4-Person Household	201	7.3%	4,161	9.5%	1,182,987	9.0%
5-Person Household	276	10.0%	2,443	5.6%	567,528	4.3%
6-Person Household	101	3.7%	1,113	2.6%	238,866	1.8%
7-or-More Person Household	97	3.5%	548	1.3%	195,326	1.5%
Renter-Occupied	1,446	52.5%	20,236	46.4%	5,861,796	44.7%
1-Person Household	173	6.3%	3,745	8.6%	1,697,906	13.0%
2-Person Household	129	4.7%	4,521	10.4%	1,579,529	12.1%
3-Person Household	479	17.4%	3,902	8.9%	954,485	7.3%
4-Person Household	230	8.4%	3,857	8.8%	822,078	6.3%
5-Person Household	291	10.6%	2,525	5.8%	458,328	3.5%

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6-Person Household	125	4.5%	1,103	2.5%	201,263	1.5%
7-or-More Person Household	19	0.7%	583	1.3%	148,207	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

Female Headed Households

Female householder households without a spouse or partner are also less common in unincorporated. These households often face challenges, particularly in terms of resource access and opportunities, especially for children in single-parent, female-headed households. In Table 11, it's seen that almost all of the City of Avenal consists of 17.3% of households with children that are headed by a female single parent. The distribution of single-parent, female-headed households correlate with TCAC/HCD opportunity areas designations, indicating that areas with lower resources and higher segregation and poverty have higher rates of such households.

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 16.7% of all households in Kings County. State law recognizes that these households face challenges due to a combination of income levels, childcare expenses, and housing availability. As shown in Table 14, the proportion of female-headed households is 17.3% in the City of Avenal. Notably, across all jurisdictions, the data reveals that a higher percentage of female-headed households are renters rather than homeowners. This trend is indicative of the economic challenges and housing affordability issues faced by these households. Avenal has a total of 2,752 households, significantly fewer than Kings County's 43,604. In Avenal, a notably high 86.5% of these households are family households, which is greater than Kings County's 78.3%. This breakdown of household types and tenures, including the specific focus on female-headed households, provides a comprehensive overview of the diverse household compositions and housing situations in these regions, highlighting the need for tailored policy interventions and support services.

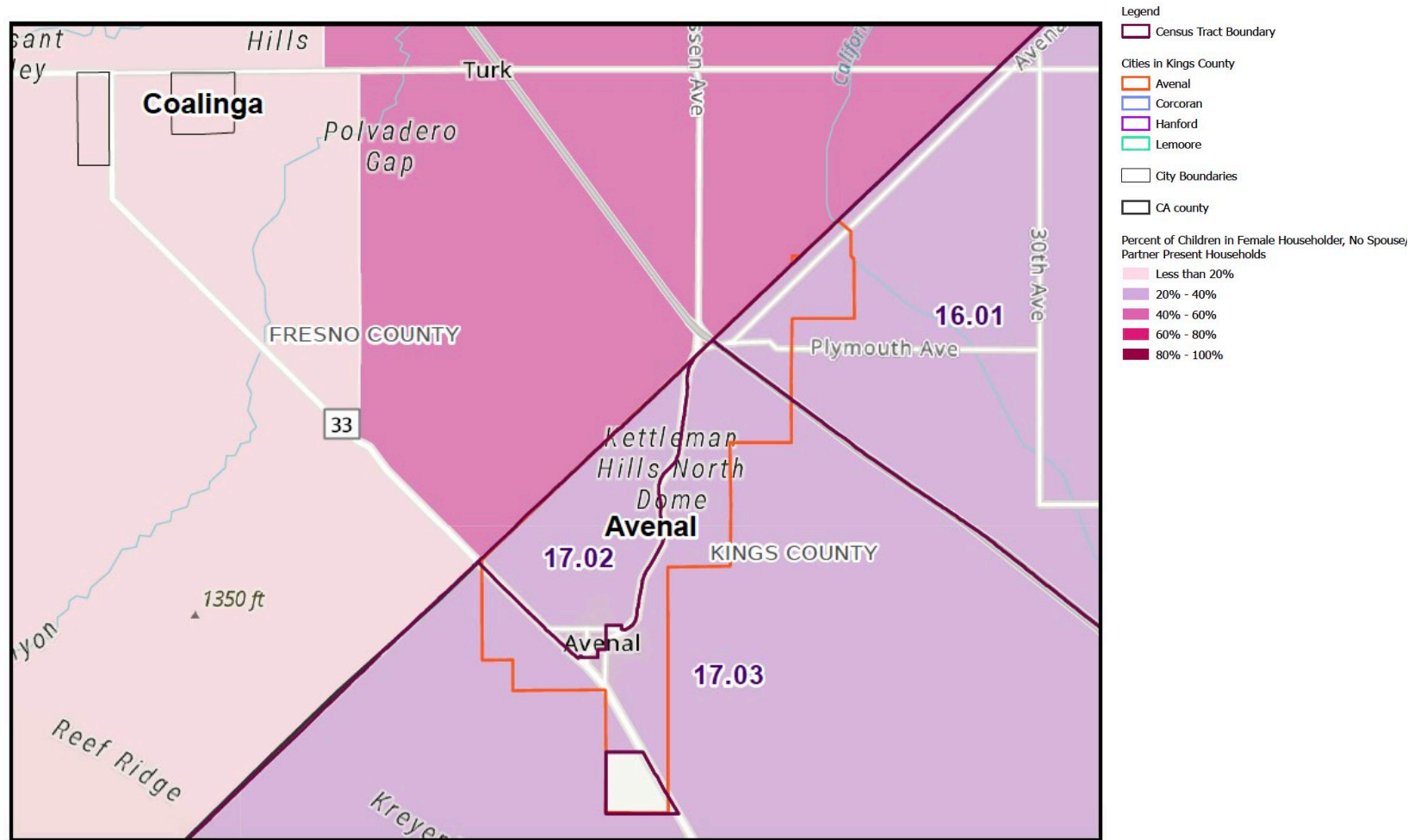
Table 14: Female-Headed Households

	City of Avenal	City of Avenal	Kings County	Kings County	California	California
Female Householder, No Spouse Or Partner Present	610		9,847		3,430,426	
Living Alone	153	25.1%	3,825	38.8%	1,722,600	50.2%
With Own Children Under 18 Years	357	58.5%	2,963	30.1%	615,734	17.9%
With Relatives, No Own Children Under 18 Years	80	13.1%	2,812	28.6%	858,959	25.0%
With Only Nonrelatives Present	20	3.3%	247	2.5%	233,133	6.8%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

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Figure 4: Single-Parent Female-Headed Households with Children



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021. Updated: March 2023.

Seniors

Seniors, defined as 65 years or older, comprise 23.1% of the population. In comparison, that proportion is 21.9% Kings County and 19.4% in California. Typically, senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. In the last decade, there has not been much of a shift in rates of ownership and renting among seniors in Kings County and California. However, there is a dramatic shift in Avenal’s seniors owning their household. In 2010, 63.2% of seniors owned their household. In 2020, 93.1% of Avenal’s seniors own their home which is much higher than the general proportion of owners in Avenal, 45.4%.

The median household income in Avenal is \$49,781. Around 42.8% of seniors make more than the median income which influences housing choice and ownership.

It is important to note that disabilities are most common among senior citizens. Approximately 62.6% of the population that has one or more types of disability in Avenal are seniors. It is interesting to note that in California the proportion is much lower, 40.8%. See further discussion about housing needs for people with disabilities below, in the Disability Rates and Services section.

Table 15: Population by Age Groups (Total)

	City of Avenal	City of Avenal	Kings County	Kings County	California	California
Total:	13,033		151,090		39,346,023	
Under 5 Years	1,105	8.5%	11,461	7.6%	2,409,082	6.1%
5 to 17 Years	2,905	6.9%	10,646	7.0%	2,431,647	6.2%
18 to 24 Years	1,187	11.2%	12,534	8.3%	2,597,443	6.6%
25 to 34 Years	2,599	4.2%	6,282	4.2%	1,518,469	3.9%
35 to 44 Years	2,059	3.6%	4,049	2.7%	1,029,603	2.6%
45 to 54 Years	1,419	0.8%	2,572	1.7%	545,047	1.4%
55 to 64 Years	1,114	1.5%	2,456	1.6%	540,872	1.4%
65 to 74 Years	416	3.2%	7,544	5.0%	1,608,717	4.1%
75 to 84 Years	229	10.9%	13,278	8.8%	3,084,036	7.9%
85 Years And Over	0	9.0%	12,210	8.1%	2,923,877	7.4%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

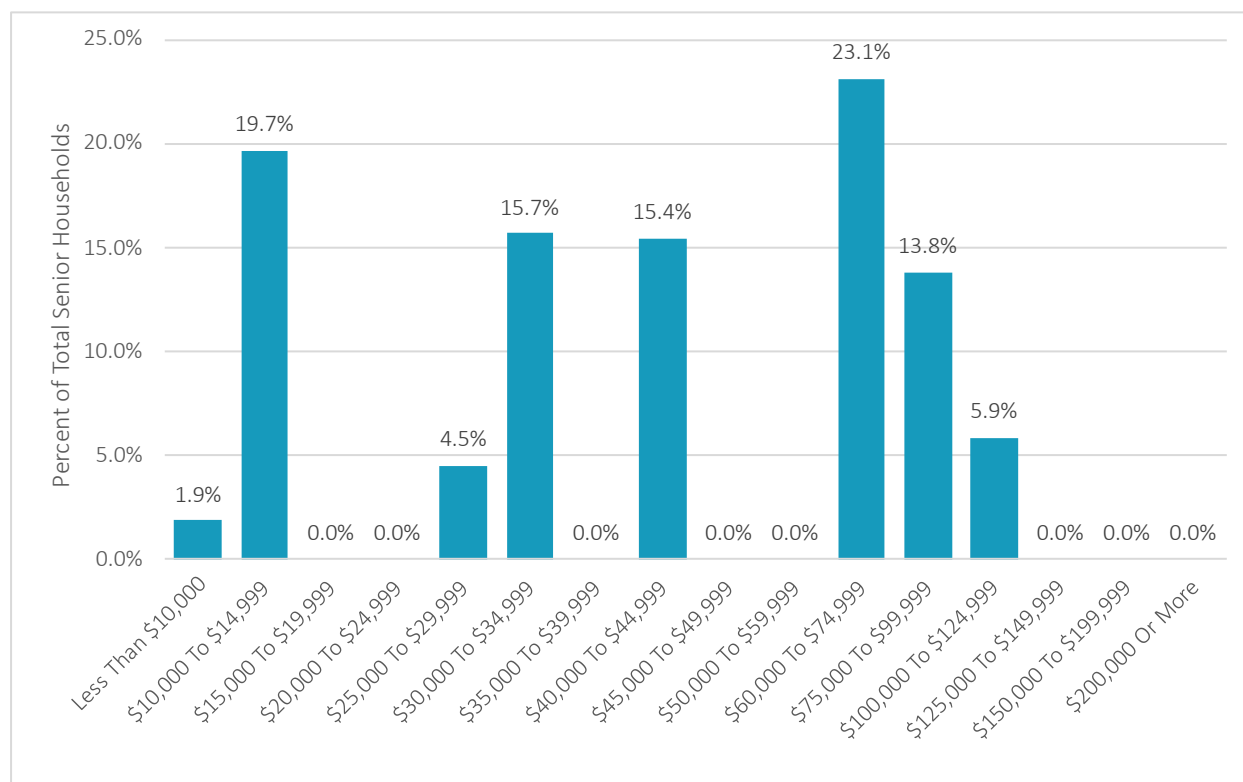
Table 16: Senior Households by Tenure Over Time

	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied
	2010	2010	2015	2015	2020	2020
City of Avenal	156.00	268.00	118.00	227	26	350
City of Avenal	36.8%	63.2%	34.2%	65.8%	6.9%	93.1%
Kings County	1,654.00	5,193.00	1,815.00	5,586	2,258	6,917
Kings County	24.2%	75.8%	24.5%	75.5%	24.6%	75.4%
California	605,590.00	1,764,836.00	737,696.00	2,005,660	858,161	2,340,689
California	25.5%	74.5%	26.9%	73.1%	26.8%	73.2%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25007

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Senior (65 Years and Older) Households by Household Income (2020)



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19037

Disability Rates and Services

Due to the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.²

As presented in Table 17, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 40.8% of total seniors in Kings County reported one or more types of disability. At the local level, in the City of Avenal, the proportion of seniors reporting some type of physical disability is high at 62.6%. The most common type of disability among seniors was having ambulatory difficulty. Developmental Disabilities as defined by federal law; “developmental disability” means a severe, chronic

² Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

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disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table 17: Percentage of Persons with Disability Type by Age

Disability Type by Age	Avenal		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	61	1.5%	1,498	3.70%
With a hearing difficulty	0	0.0%	193	0.50%
With a vision difficulty	0	0.0%	480	1.20%
With a cognitive difficulty	61	1.5%	890	2.20%
With an ambulatory difficulty	0	0.0%	127	0.30%
With a self-care difficulty	0	0.0%	219	0.50%
Population 18 to 64 years w/disability	419	7.4%	8,357	10.70%
With a hearing difficulty	142	2.5%	1,632	2.10%
With a vision difficulty	84	1.5%	1,354	1.70%
With a cognitive difficulty	22	0.4%	3,009	3.80%
With an ambulatory difficulty	171	3.0%	4,087	5.20%
With a self-care difficulty	0	0.0%	1,424	1.80%
With an independent living difficulty	22	0.4%	3,094	4.00%
Population 65 years and over w/disability	392	62.6%	6,179	40.80%
With a hearing difficulty	94	15.0%	2,657	17.60%
With a vision difficulty	115	18.4%	1,265	8.40%
With a cognitive difficulty	86	13.7%	1,458	9.60%
With an ambulatory difficulty	278	44.4%	3,807	25.10%

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With a self-care difficulty	51	8.1%	1,500	9.90%
With an independent living difficulty	109	17.4%	2,659	17.60%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County. CVRC provides diagnosis, evaluation, and case management services. The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 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.

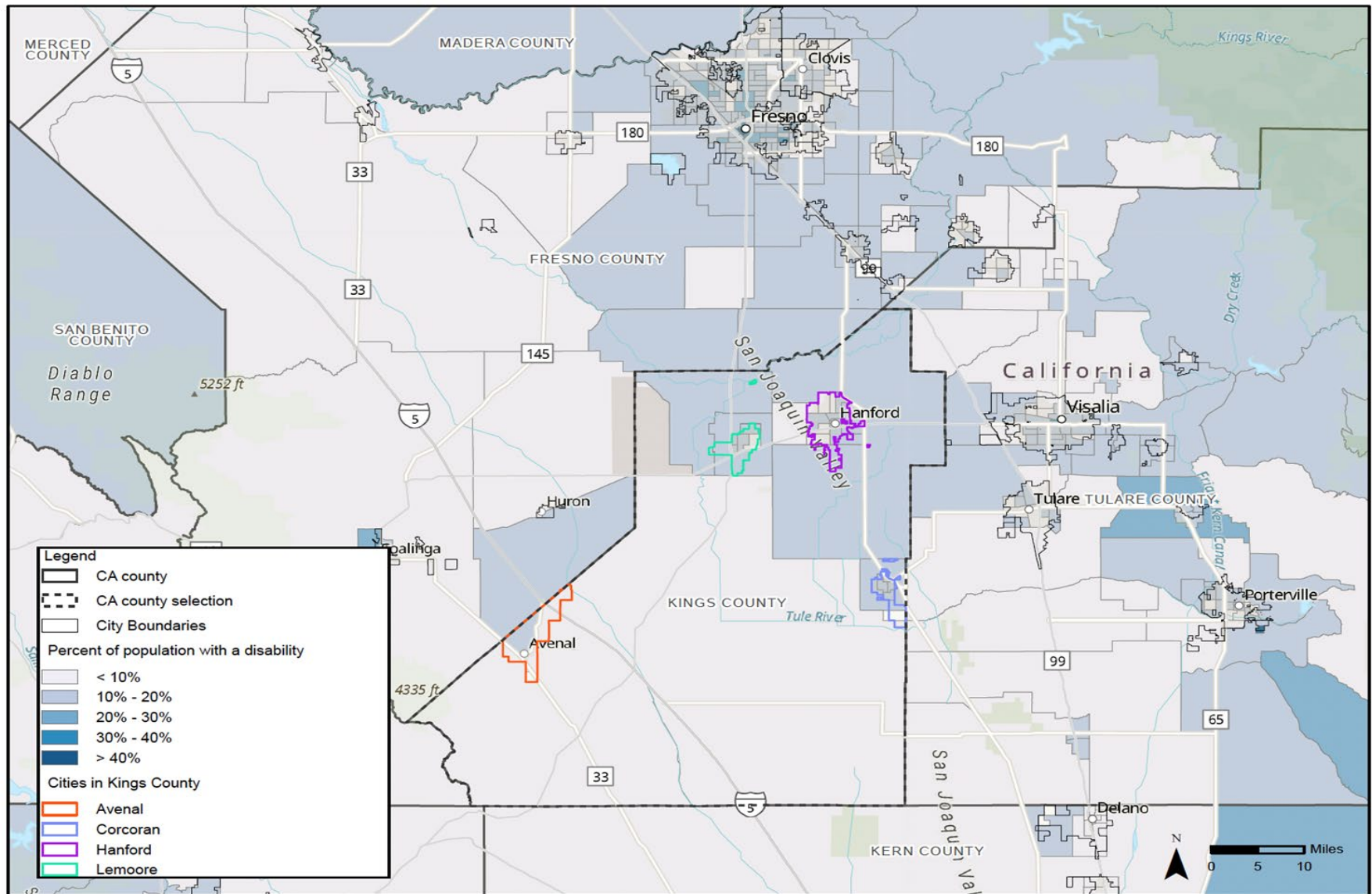
The City's Program 1.15 Housing for Persons with Disabilities continues to facilitate reasonable accommodation in housing for persons with disabilities and expedite developmental applications like residential care facilities.

Table 18: DDS Data on People with Developmental Disabilities - Age

	City of Avenal	Kings County	State
00-17 yrs	79	758	192,384
18+ yrs	29	485	185,353
Total Population	108	1,243	377,737

Source: DDS Quarterly Consumer Report, December 2021

Figure 5: Population with a Disability



D) Racially or Ethnically Concentrated Areas of Poverty

To better understand fair housing, HUD uses the designation **Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)** which requires:

- a non-white population of 50 percent or more in a metropolitan or micropolitan area, or a non-white population of 20 percent or more outside of these areas.
- extreme poverty, defined as census tracts with either 40 percent or more of individuals living at or below the poverty line or with a poverty rate of three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Of the 4 census tracts in the City of Avenal, all the census tracts are identified as R/ECAP apart from census tract 9818.

HCD has a designation called **Racial Concentration of Areas of Affluence (RCAA)** which is also based on two factors:

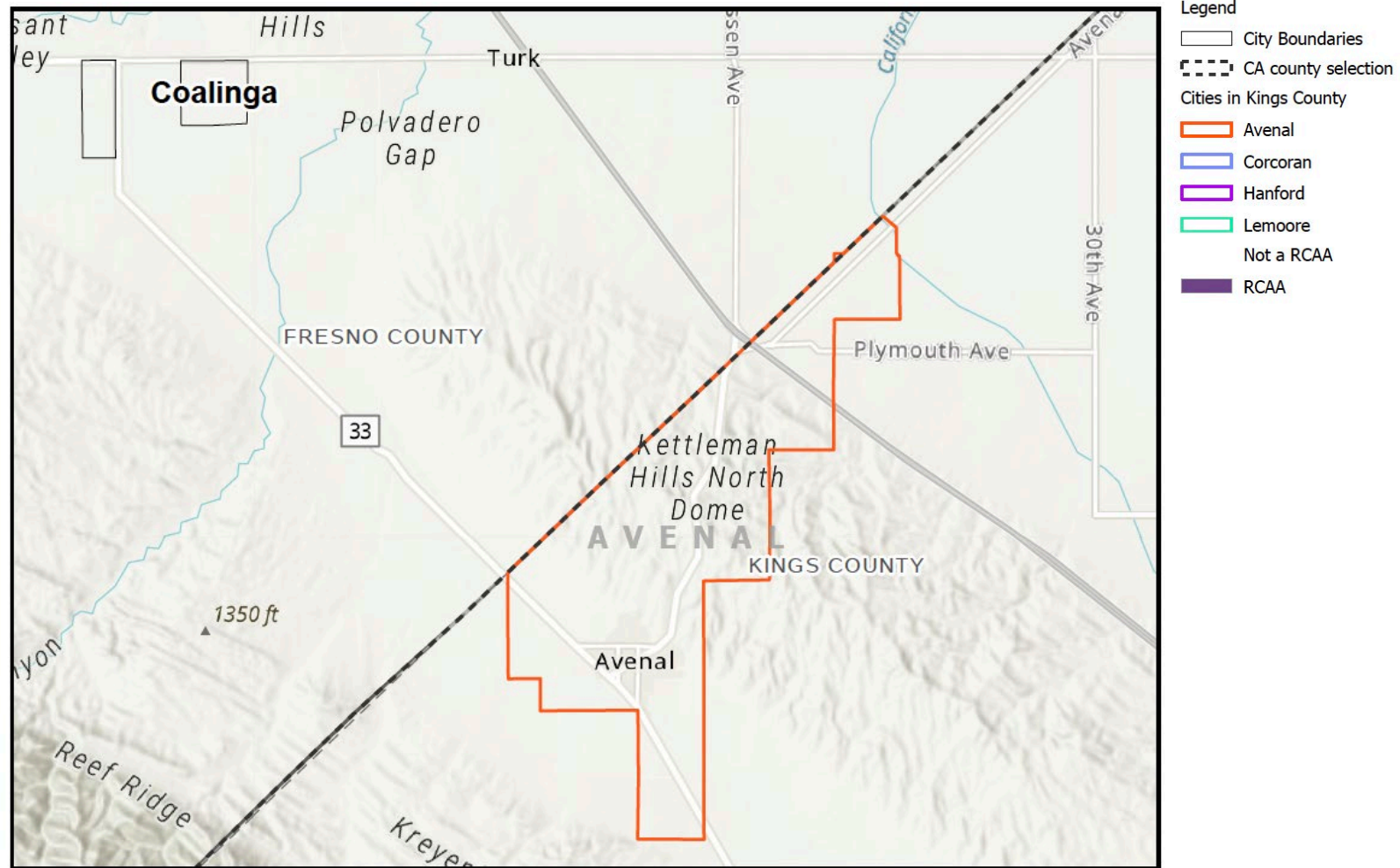
- A location quotient based on the percentage of white, non-Hispanic or Latino population in the census tract compared to the average percentage of total white population for the COG region.
- If the median income for the census tract is greater than 1.5 times the COG median income or State median income, whichever is lower.

In Figure 6, it is noted that there are no Racially Concentrated Areas of Affluence (RCAAs) identified in the City of Avenal. Typically, RCAAs are found in areas that align with the highest-resource zones as determined by the Tax Credit Allocation Committee (TCAC) and Housing and Community Development (HCD), or in relatively higher-income parts of unincorporated counties.

As seen on the Median Household Income by Race or Hispanic Origin table, there is a lack of data but there is some available. Avenal's median income is \$49,781. The White Alone Non-Hispanic demographic earns \$68,052 while the Hispanic or Latino of Any Race earns \$48,783, approximately \$20,000 less.

The City of Avenal has programs to help ensure fair housing opportunities like Program 1.8 First Time Homebuyer Program which provides home ownership opportunities to new low-income homebuyers. It provides up to \$130,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Program 1.9 Section 8 Rental Assistance 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.

Figure 6: Local RCAAs



Source: American Community Survey (ACS), 2015-2019. Updated: March, 2021

E) Disparities in Access to Opportunity

The Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators in 2017.

It uses economic and education indicators that include the following:

- Percentage of population with income above 200% of federal poverty line
- Percentage of adults with a bachelor's degree or above,
- Percentage of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Value of owner-occupied units
- Percentage of 4th graders who meet or exceed math proficiency standards
- Percentage of 4th graders who meet or exceed literacy standards
- Percentage of high school cohort that graduated on time
- Percentage of students not receiving free or reduced-price lunch

The TCAC/HCD Opportunity Maps help to identify areas within the community that provide stronger access to economic, environmental, or educational opportunities for residents or, conversely, provide more limited access to opportunities. The information from this mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas.

Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$27,750 annually for a family of four in 2022).

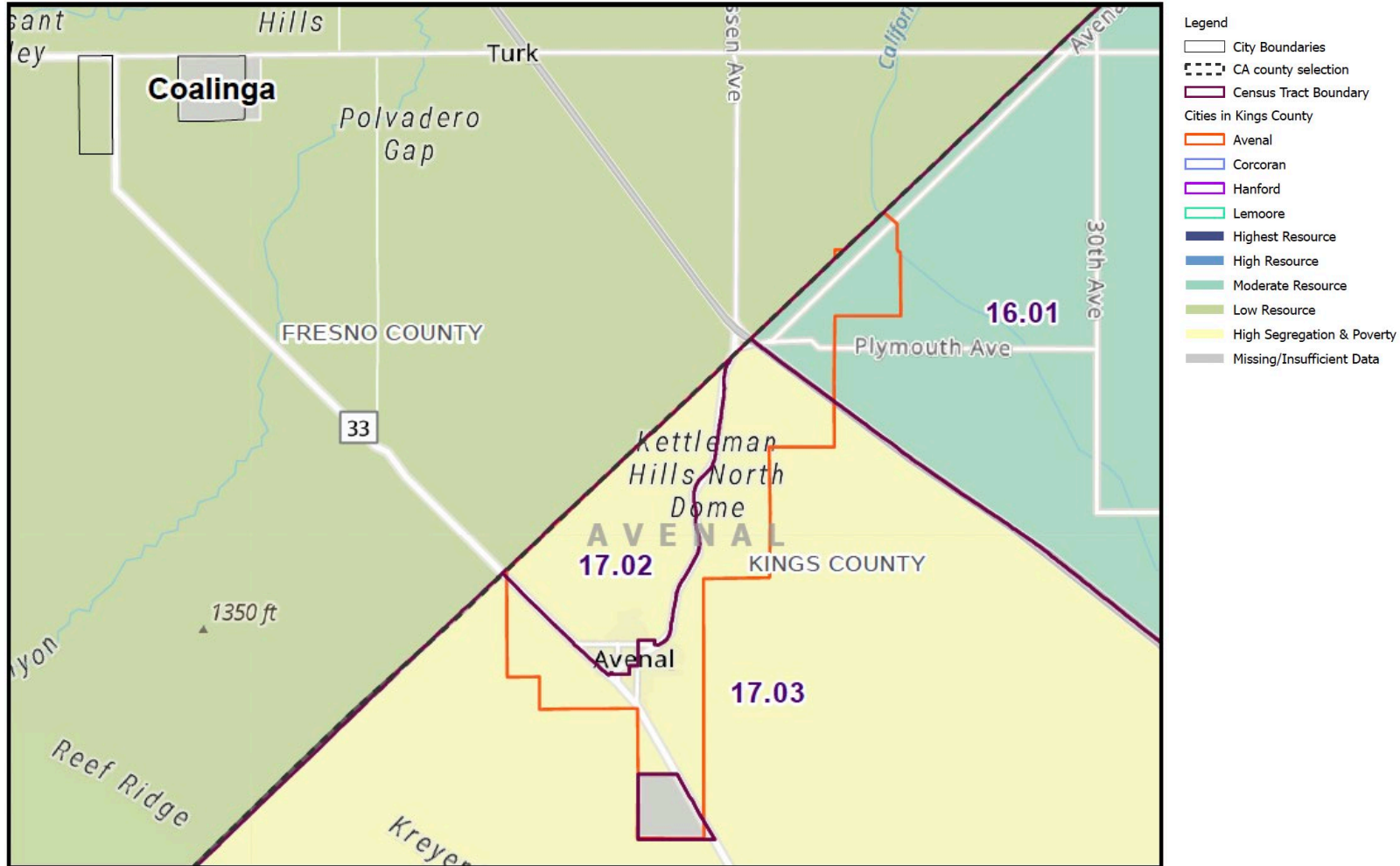
As seen in Figure 7, Avenal in Kings County, with its predominant high segregation and poverty and some moderate-resource areas in the north is part of a broader regional challenge. The neighboring Fresno area is characterized as low resource, while other adjacent areas in Kings County bordering Avenal share similar issues of high segregation and poverty. This regional landscape underscores the necessity for a

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comprehensive and collaborative approach to socio-economic development.

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Figure 7: COG Geography TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

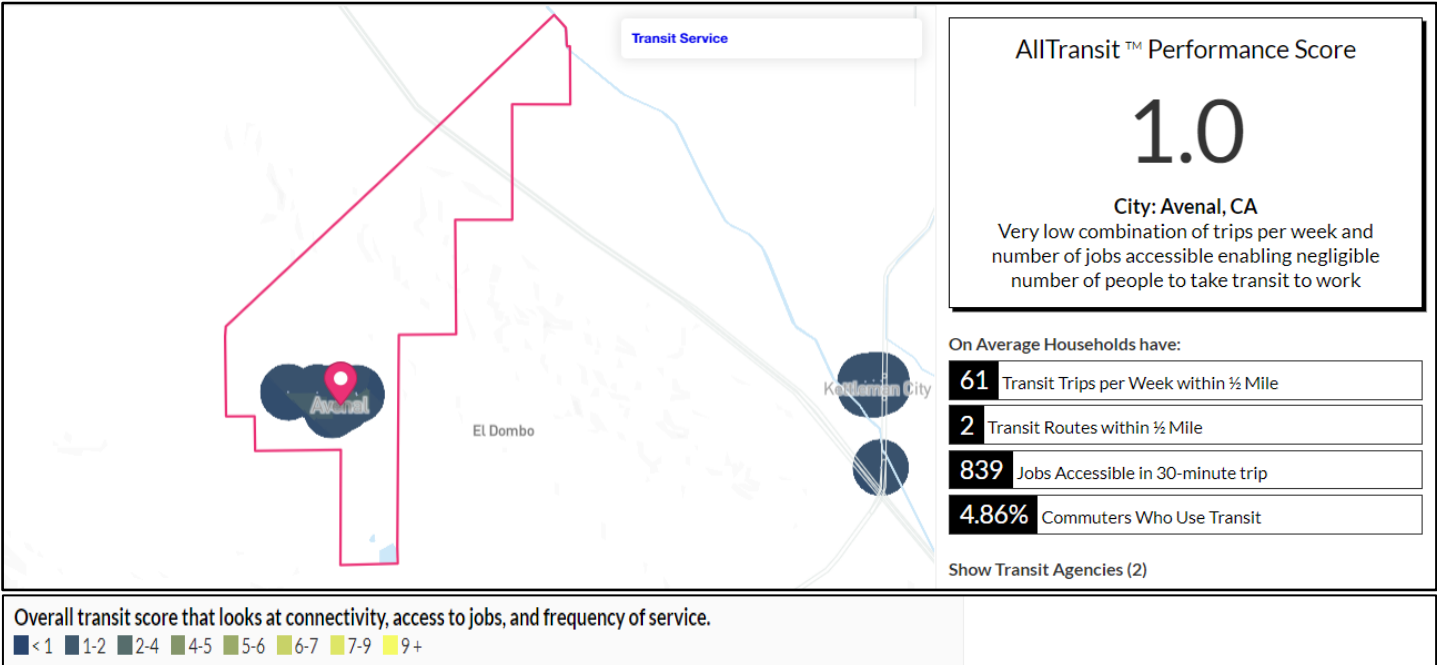
Transit Mobility

Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. The County needs to plan for and address the mobility needs of the county's growing population. Public transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCAPTA) and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). Kings Area Regional Transit (KART) is Kings County's public transportation provider. KART provides public transit service Monday through Friday and limited service on Saturdays. KART provides transportation services to the cities of Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, and Stratford. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 504 W. 7th Street Hanford, California, west of the AMTRAK station in Downtown Hanford.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. Figure 8 depicts the city of Avenal's AllTransit Performance score, including metrics representing average household transit access. Avenal's overall score is 1.0, demonstrating "very low" connectivity. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in the unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

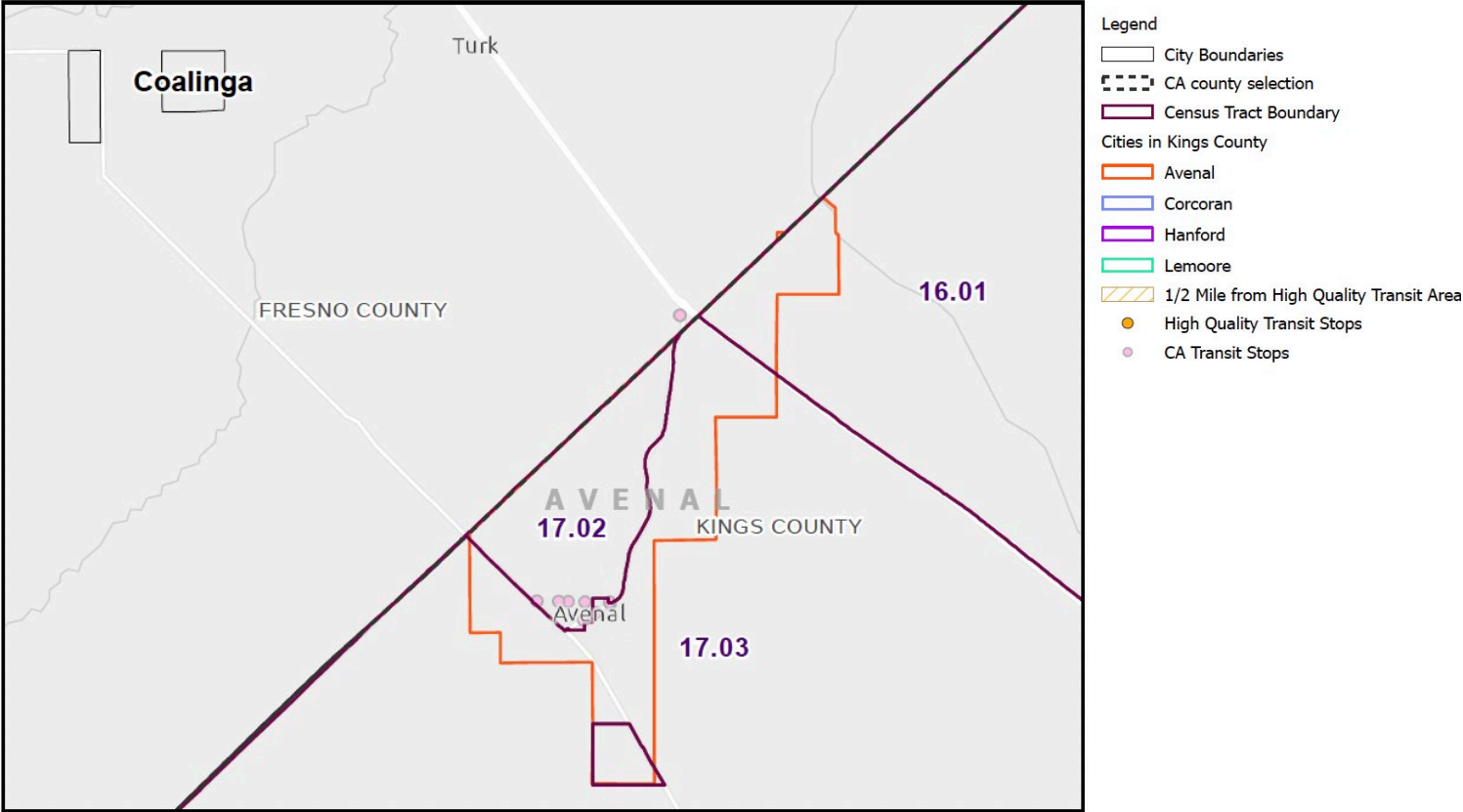
As seen in Figure 9, high quality transit stops in terms of facilities, accessibility and frequency of services are not present in the City of Avenal. Public transit usage for commuters is extremely low at 4.86%. This indicates a lack of reliance on or availability of robust public transit options in the area. The data suggests that most residents likely depend on other means of transportation for their daily commute and activities. This low usage of public transit in Avenal aligns with the general challenges faced in ensuring accessible and efficient public transportation in smaller cities and rural areas. It is also evident that the connectivity is focused on moving people within cities rather than between cities. Based on the information in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

Figure 8: Kings County All Transit Performance Score



Source: AllTransit.cnt.org, 2022

Figure 9: Kings County High quality transit stops and transit area (1/2 mile)

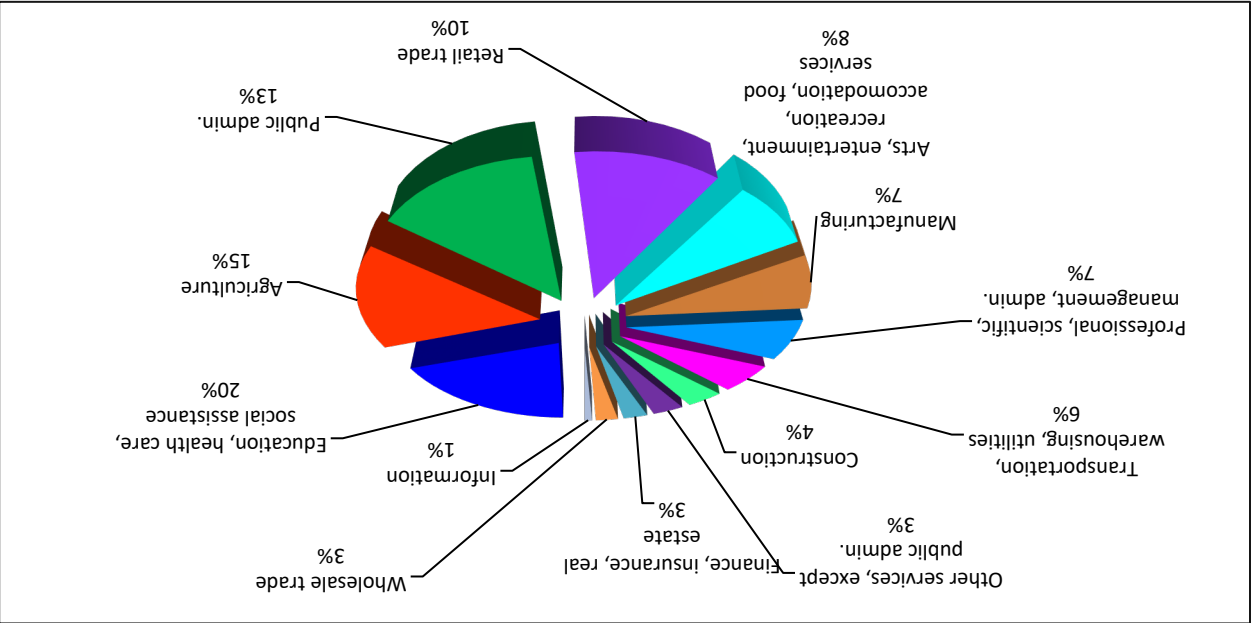


Source: Caltrans, 2022. U.S.; Department of Housing and Urban Development (HUD), Updated 2022.

Employment Opportunities

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.

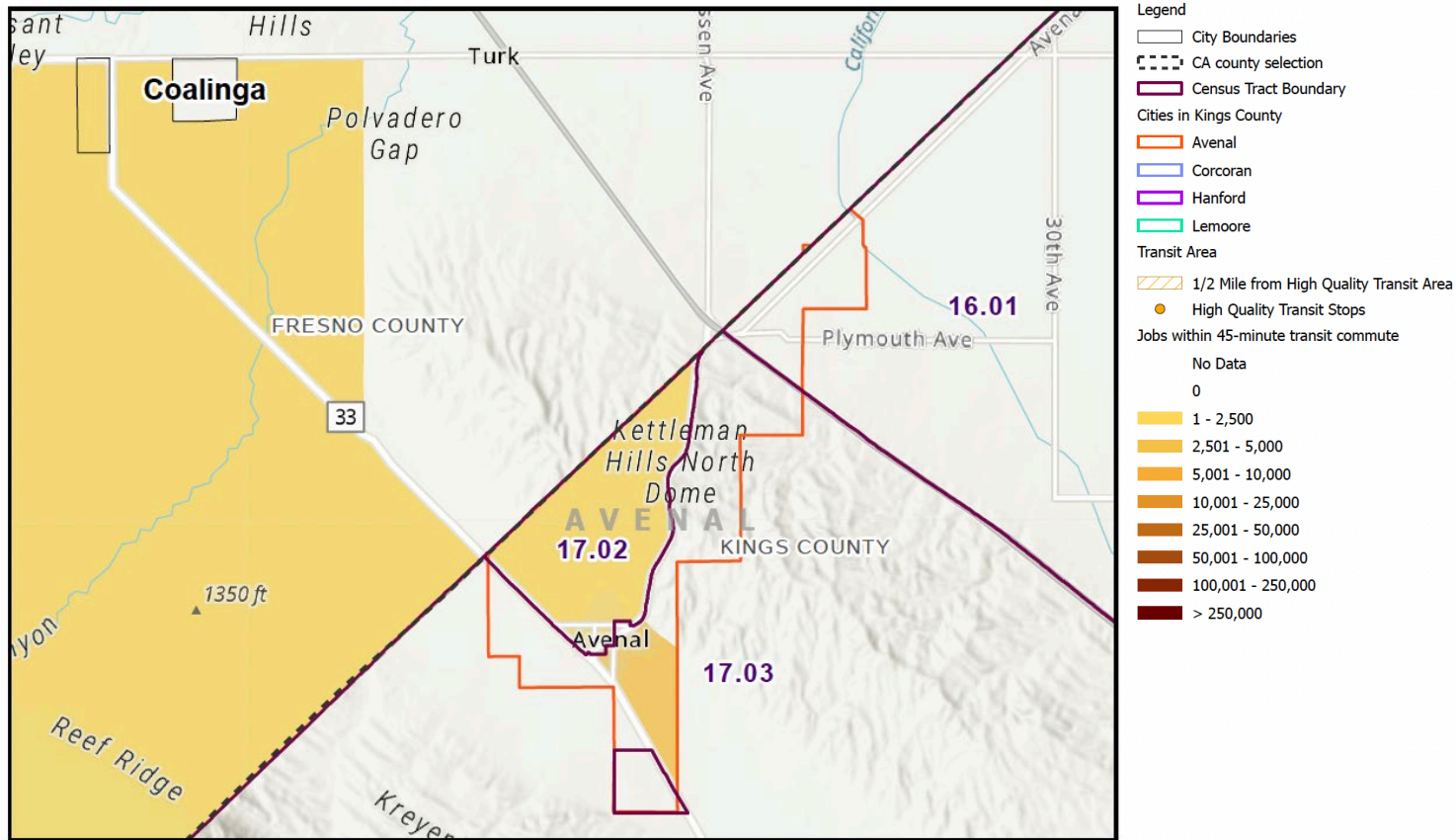
Figure 10: Employment by Industry of Kings County Workforce



Source: Census ACS 2016-2020, Table DP03

Kings County supports a diversified economy as illustrated in Figure 10. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce. Kings County’s civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County’s unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%. Historically, agriculture has played a key role in Kings County’s economy. Agriculturally oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production with an annual gross value of \$2.2 billion. According to the Kings County 2022 Annual Agricultural Crop Report, milk remains the County’s leading commodity, followed by pistachios (second) and cotton (third). With climate change and the long-term severe drought as well as the 2023 wet winter/spring, it is uncertain to what extent future water supplies will affect agriculture.

Figure 11: High Quality transit stops and transit area (1/2 Mile) & Jobs within 45-min Transit Commute.



Sources: Caltrans, 2022; Smart Locations Database, 2018.

Farmworkers

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 farmland. Table 8 shows the County’s top three leading agricultural products in 2022 were milk (\$999 million), pistachios (\$228 million), and cotton (\$192 million).

Recent Census data in Table 20 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Table 19 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Table 19: Leading Agricultural Crops, Kings County

Crop	Rank	Value
Milk	1	\$999,866,000
Pistachios	2	\$228,785,000
Cotton	3	\$192,811,000
Tomatoes, Processed	4	\$177,492,000
Cattle & Calves	5	\$151,274,000
Almonds, Total	6	\$132,323,000
Corn, Silage	7	\$123,941,000
Alfalfa, Hay	8	\$67,540,000
Wheat, Silage	9	\$60,112,000
Plums	10	\$55,245,000

Source: Kings County, Dept. of Agriculture, 2022 Crop Report, September 2023

Table 20: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately \$12.³. This is equivalent to approximately \$25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

The nature of agricultural work also affects the specific housing needs of farm workers. 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.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the California 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. Additionally, most farm owners/managers hire most of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

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) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through

³ <https://migration.ucdavis.edu/rmn/blog/post/?id=2805>

homeownership assistance and rehabilitation loans.

Table 21: Hired Farm Labor-Workers, Kings County

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

Source: USDA, 2017 Census of Agriculture

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. In Lemoore the farmworker population is significantly smaller, although many farmworkers also access standard homeownership and/or rehabilitation loans.

Avenal's Program 1.14 Farmworker and Employee Housing has various objectives including an inventory of suitable sites for farmworker housing with the update of the Land Use Element, assisting interested developers with supporting funding applications for affordable housing, and more.

Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances. Table 23 in the city of Avenal 20.8% workforce aged 16 years and older who do not work at home travel less than 15 minutes to work and another 32% of workers travel 15-30 minutes to work. The average time to work for countywide workers was 36 minutes which is relatively higher than by 10 minutes than the other cities.

Table 22: Travel Time to Work

Travel Time to Work	Avenal	Kings County
Less than 15 minutes	20.8%	36.80%
15-30 minutes	19.7%	32.00%
30 to 59 minutes	35.8%	25.10%
60 or more minutes	23.6%	6.10%
Average Travel Time	36 min.	23 min.

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

Table 23: Work Locations of City/County Resident Workers

Travel Time to Work	Avenal	Kings County
Number of Resident Workers (Age 16 and over)	3,423	56,560
Work in Same City/County)	18.6%	75.6%
Work Outside of City/County	81.4%	24.1%
Total	100%	100%

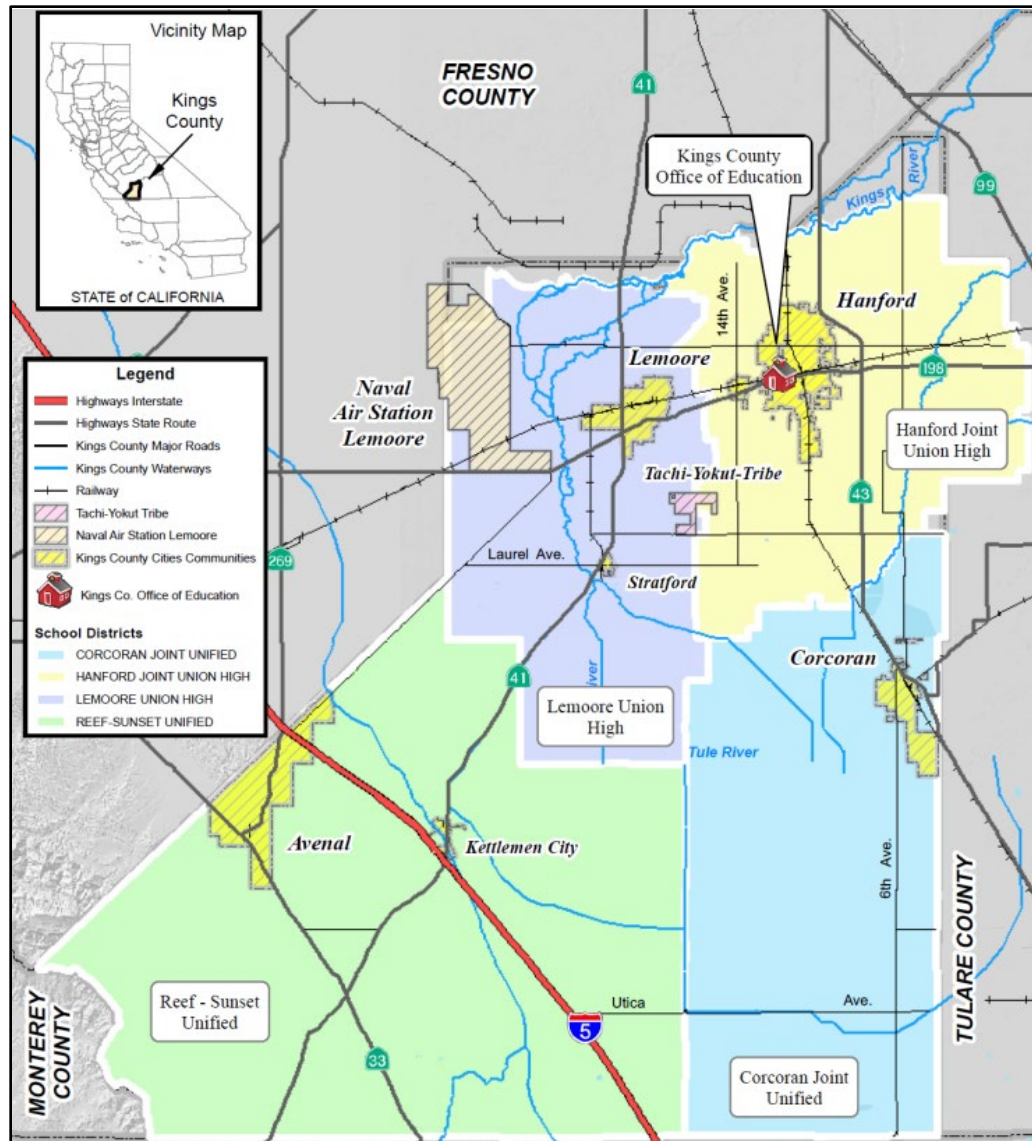
Note: Workers included those 16 years and over who did not work from home.; Source: Census ACS 2016-2020 Table S0801

Educational Opportunities

The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. According to the Kings County office of education as of Oct 2021 there are a total of 19,429 students enrolled in elementary schools and about 8,179 students in high schools across the county as per data submitted by the districts. Figure 12 below shows some of the school districts in Kings County.

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 12: School districts in Kings County



Source: Kings County, Cal EM

Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for the unincorporated county, suggesting relatively adverse environmental conditions throughout the county. (see Figure 13). According to OEHHA, except for some of the smaller tracts in the center of the cities of Hanford, Lemoore, and Corcoran the rest of the areas have scores above the 90th percentile. The environmental conditions in Kings County likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas resulting from air pollution and other contaminants.

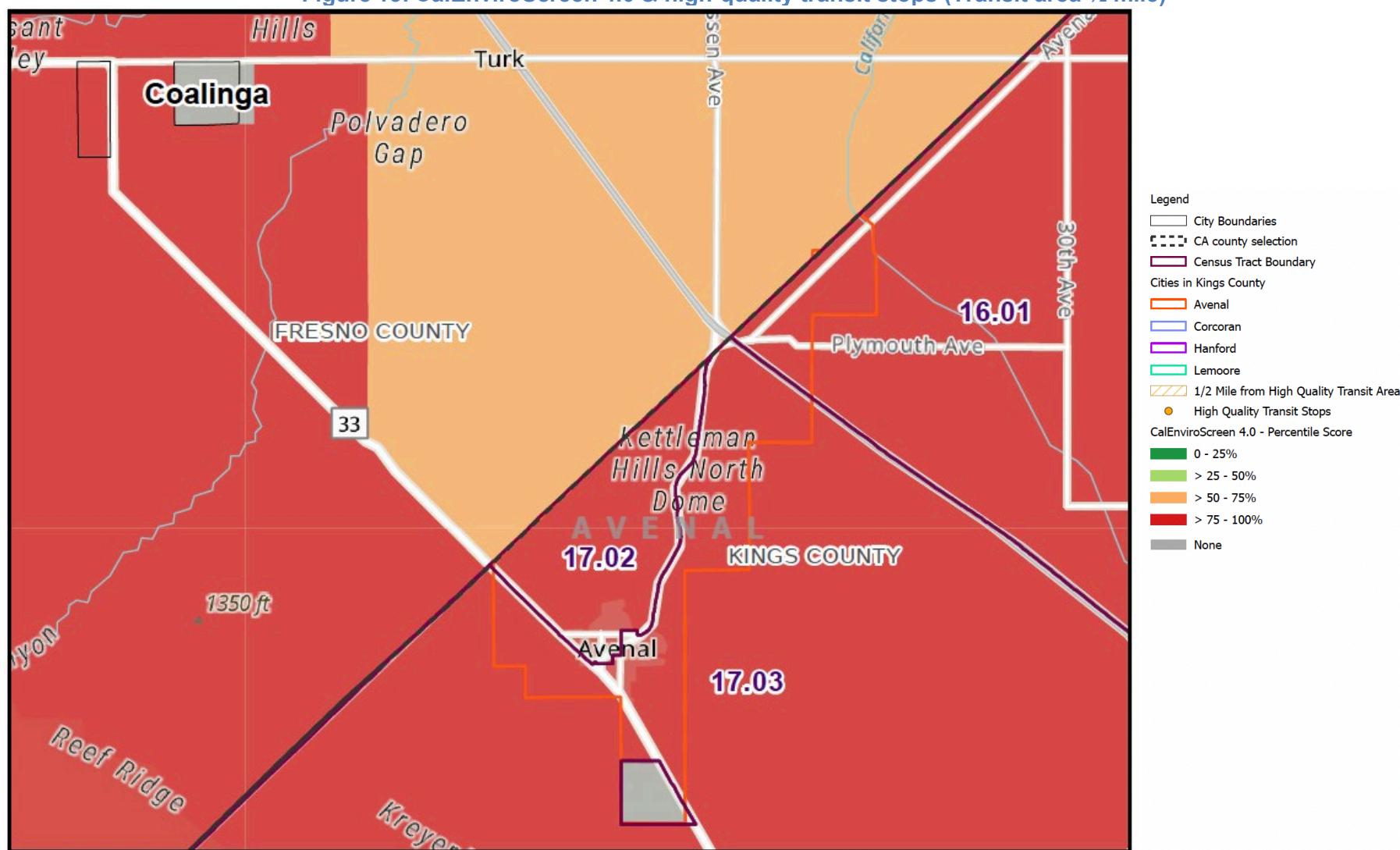
The primary indicators leading to the high environmental scores as reported by OEHHA's CalEnviroScreen vary across the county, but include ozone, particulate matter (PM)_{2.5}, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and PM_{2.5}, forms of pollution generated by car traffic and industrial uses, score higher throughout the county. In the unincorporated county, pesticide use, groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of Kings County is Senate Bill (SB) 535-qualifying disadvantaged communities excluding areas around Lemoore, north of Hanford and some tracts in Corcoran. This indicates that the unincorporated county represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

In figure 13 the high CalEnviroScreen scores of 75-100% across most of Avenal and its neighboring zones indicate significant environmental and socio-economic challenges. These high scores typically reflect higher pollution burdens, greater exposure to environmental hazards, and vulnerabilities linked to socio-economic factors. In contrast, the northwestern region of Avenal, with scores between 50 and 75%, suggests relatively lower but still notable environmental and socio-economic concerns. This disparity within the city highlights the need for targeted interventions in areas with higher scores to address pollution and socio-economic vulnerabilities.

Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated.

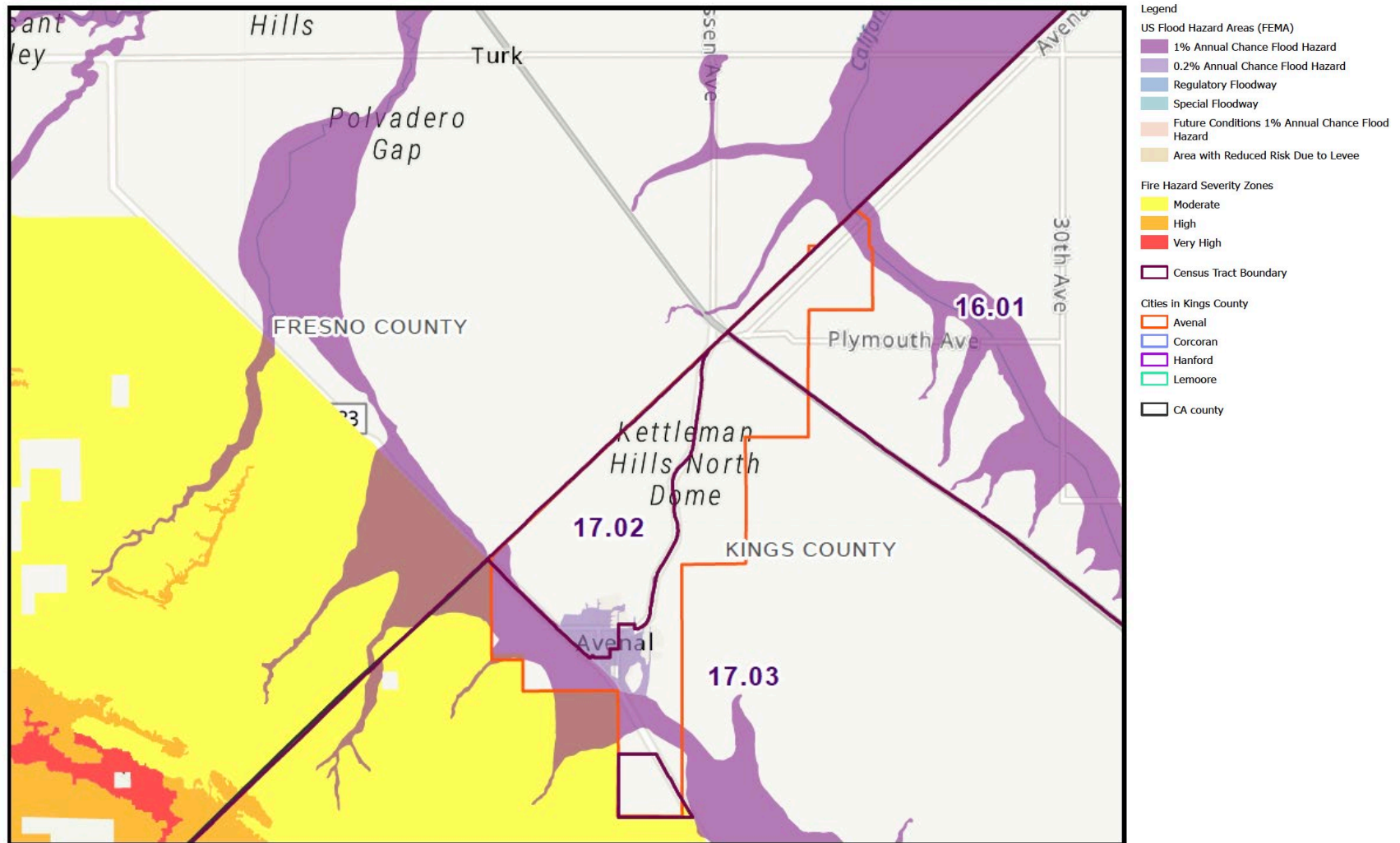
While there isn't clear flooding information specifically for Avenal, the neighboring areas exhibit a moderate fire hazard severity. Additionally, these surrounding regions show a scattered presence of areas with a 1% chance of flooding. This suggests a varied environmental risk profile in areas adjacent to Avenal, encompassing both fire and minimal flood risks.

Figure 13: CalEnviroScreen 4.0 & high-quality transit stops (Transit area ½ mile)



Source: Caltrans, 2022; OEHH, 2021.

Figure 14: Flood Hazard Zones



Source: Federal Emergency Management Agency (FEMA), 2022; OEHHA, 2021; CalFire, updated 2023.

F) Disproportionate Housing Needs

Housing Mobility

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 24 details housing tenure and vacancies in Kings County and incorporated communities according to the Census ACS 2016-2020 estimates. 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 24: Household Tenure and Vacancy Rates

Housing Type	Avenal		Kings County	
	Units	%	Units	%
Occupied housing units	2,752	95.6%	43,604	94.20%
Owner-occupied housing units	1,306	45.4%	23,368	50.50%
Avg. HH size of owner-occupied units	3.81		3.12	
Renter-occupied housing units	1,446	50.2%	20,236	43.70%
Avg. HH size of renter-occupied units	3.69		3.17	
Vacant housing units	126	4.4%	2,663	5.80%
For rent	77	2.7%	446	1.00%
Rented, not occupied	-	0.0%	140	0.30%
For sale only	21	0.7%	426	0.90%
Sold, not occupied	-	0.0%	194	0.40%
For seasonal or occasional use		0.0%	54	0.10%
All other vacant	28	1.0%	1,403	3.00%
Homeowner vacancy rate	1.6%		1.80%	
Rental vacancy rate	5.1%		2.10%	
Total housing units	2,878	100.0%	46,267	100.00%

Source: Census, ACS 2016-2020, Tables DP04 and B25004

The housing tenure and vacancy data for Avenal and Kings County, based on the Census ACS 2016-2020, reflect distinct housing patterns. Avenal has a high rate of occupied housing units at 95.6%, slightly higher than Kings County's 94.2%. In Avenal, the split between owner-occupied (45.4%) and renter-occupied (50.2%) units is even, with a notable average household size that is larger in owner-occupied units. The vacancy rate in Avenal stands at 4.4%, with a higher proportion of units for rent compared to Kings County. The rental vacancy rate in Avenal is significantly higher than in Kings County, indicating a possible surplus of available rental properties or challenges in the rental market.

Housing Typology

The City of Avenal has 2,878 housing units and a population of 3,901 according to Table 1. From 1990 to 2020, Avenal's population has increased by 70.9%. As seen in Table 25, the number of housing units in Avenal increased by 62% over the span of 30 years.

Avenal has not kept up with the project housing needs over time. However, it has implemented density bonuses for developers. The amount of 5+ units increased from 2010 to 2020; 433 units to 516 units, close to a 20% increase. Notably, building permit authorization data is available for 2019 and the City of Avenal did not have 5+ unit structures on record.

Close to half of Avenal's housing stock is 3-bedroom units, followed by 2-bedroom units, and then 4-bedroom units. Studio and 1-bedroom units make up 3.5% of the housing stock. In 2010, Avenal had 31 units of 5+ bedrooms; in 2020, there are 0 recorded 5+ bedroom units. As seen on Table XX, Avenal consists of 12.6% of 2-person family households and 11.9% of 1-person nonfamily households, for a total of 24.5%. These two households' housing needs can be met well by studio and 1-bedroom units but there are only 3.5% of those units within Avenal's housing stock. There may be units where multiple 2-person family or 1-person nonfamily households are sharing housing units for affordability, thus removing larger units off the market for larger family households. Therefore, additional studio and 1-bedroom units should be incentivized.

In contrast, Avenal has a larger share of large households, 5 or more people, compared to Kings County and California; large households make up 33% of Avenal's households. Large households make up 19.1% of Kings County households and 13.7% of California households. Housing needs for these households can be met well by 4+ bedroom units. However, they only make up 12.4% of Avenal's housing stock.

Table 25: Total Housing Units Over Time

	1980	1990	2000	2010	2020
Total Units	1,311	1,776	2,061	2,410	2,878
Percent Change		35.47%	16.05%	16.93%	19.42%

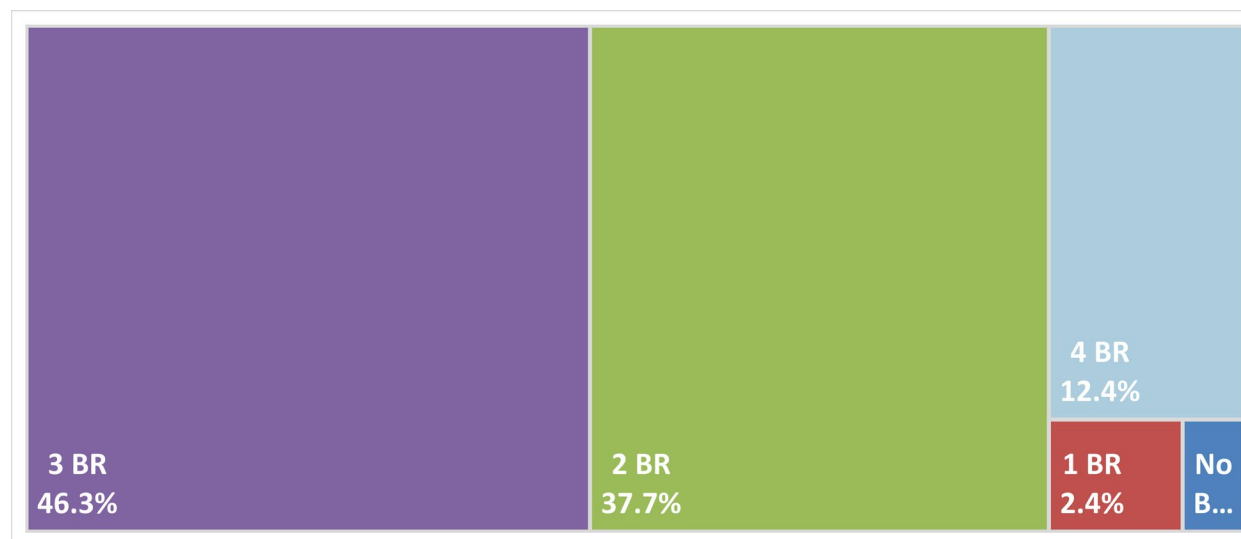
Source: U.S. Census Bureau, Census 1980(STF1:T65), 1990(STF1:H1), 2000(SF1:H1); ACS 16-20 (5-year Estimates), Table B2001

Table 26: Total Housing Units by Type Over Time

	2010	Percent	2015	Percent	2020	Percent
Total	3,513		2,314		2,878	
1, Detached	2,178	62.0%	1,466	63.4%	1,860	64.6%
1, Attached	118	3.4%	32	1.4%	86	3.0%
2	221	6.3%	75	3.2%	48	1.7%
3 or 4	409	11.6%	310	13.4%	215	7.5%
5 to 9	366	10.4%	209	9.0%	258	9.0%
10 to 19	0	0.0%	57	2.5%	177	6.2%
20 to 49	19	0.5%	10	0.4%	0	0.0%
50 or More	48	1.4%	24	1.0%	81	2.8%
Mobile Home	154	4.4%	131	5.7%	153	5.3%
Boat, RV, Van, Etc.	0	0.0%	0	0.0%	0	0.0%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25024

Total Housing Units by Number of Bedrooms (2020)



Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25041

Table 27: Building Permits by Number of Structures Authorized

Number of Structures Authorized	City of Avenal	City of Avenal	Kings County	Kings County	California	California
One Housing Unit	17	100.0%	300	98.7%	56,085	94.6%
Two Housing Units	0	0.0%	1	0.3%	1,210	2.0%
Three and Four Housing Units	0	0.0%	0	0.0%	470	0.8%
Five or More Housing Units	0	0.0%	3	1.0%	1,512	2.6%

Source: U.S. Census Bureau, Building Permits Survey 2019, Table AD:T2

Table 28: Total Occupied Housing Units by Year Built

	City of Avenal	Percent	Kings County	Percent	California	Percent
Total:	2,752		43,604		13,103,114	
2014 Or Later	74	2.7%	1,414	2.7%	294,667	2.2%
2010 To 2013	28	1.0%	1,057	1.0%	234,646	1.8%
2000 To 2009	683	24.8%	7,557	24.8%	1,432,955	11.0%
1990 To 1999	422	15.3%	8,348	15.3%	1,448,367	11.1%
1980 To 1989	349	12.7%	6,287	12.7%	1,967,306	15.1%
1970 To 1979	479	17.4%	6,621	17.4%	2,290,081	17.5%
1960 To 1969	277	10.1%	4,424	10.1%	1,740,922	13.3%
1950 To 1959	103	3.7%	3,156	3.7%	1,767,353	13.5%
1940 To 1949	132	4.8%	2,122	4.8%	763,029	5.8%
1939 Or Earlier	205	7.4%	2,618	7.4%	1,163,788	8.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036

Local Median Housing Costs

In the City of Avenal, the median monthly housing costs is \$840. For the wider Kings County, the median cost is higher at \$1,094. In contrast, California's median is significantly higher at \$1,688. From 2010 to 2020, the City of Avenal’s median monthly housing cost increased by 25.6%, compared to Kings County at 14%. California’s rate of increase is more than double Hanford’s rate at 19.8%. The City of Avenal saw the highest percentage increase in median housing costs compared to Hanford, Lemoore, and Corcoran which experienced increases of less than 10%.

In Avenal, the median monthly owner cost with a mortgage as a percentage of household income is 15.1% and 9% for those homeowners without a mortgage. The percentage that renters spend is much higher at 29.1% which is just shy of the acceptable standard to spend on housing, one third of income. However, as seen below, overcrowding and overpayment is an issue in Avenal. It is important to note that these figures are medians. The following sections provide further context of fair and affordable housing by analyzing overcrowding, overpayment, and homelessness.

Table 29: Median Monthly Housing Costs Over Time

	2010	2015	2020	Percent Change (2010 to 2020)
City of Avenal	\$669	\$768	\$840	25.6%
Kings County	\$960	\$978	\$1,094	14.0%
California	\$1,409	\$1,419	\$1,688	19.8%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Table B25105

Table 30: Median Monthly Housing Costs by Tenure as a Percentage of Household Income in the Past 12 Months

	2010	2015	2020
Median Gross Rent	33.0%	36.9%	29.1%
Median Selected Monthly Owner Costs - Total	18.0%	27.6%	13.7%
Median Selected Monthly Owner Costs - Units with a Mortgage	22.7%	30.6%	15.1%
Median Selected Monthly Owner Costs - Units without a Mortgage	10.0%	10.0%	9.0%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Tables B25071, B25092

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 adequate income for housing.

Table 31 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, 12% of renters and 5% of owners reported more than one person per room. The difference between renters and owner overcrowding on the overall

where Avenal showed the highest percentage of total households (renters and owners) living in overcrowded conditions at 17 in 2020.

Table 31: Overcrowding by Tenure

Occupants per Room	Avenal	Kings County
Total households	2,752	43,604
Owner occupied:	1,306	23,368
0.50 or less	36.0%	60.70%
0.51 to 1.00	48.9%	34.20%
1.01 to 1.50	15.2%	3.90%
1.51 to 2.00	0.0%	0.70%
2.01 or more	0.0%	0.50%
Renter occupied:	1,446	20,236
0.50 or less	21.6%	39.70%
0.51 to 1.00	60.2%	48.10%
1.01 to 1.50	13.8%	8.70%
1.51 to 2.00	4.4%	2.90%
2.01 or more	0.0%	0.60%

Source: Census ACS 2016-2020, Table B25014

The overcrowding data for Avenal and Kings County, based on the Census ACS 2016-2020, reveals a higher incidence of overcrowding in Avenal compared to the broader county. In Avenal, only 36.0% of owner-occupied households have 0.50 or fewer occupants per room, significantly lower than Kings County's 60.7%. For renter-occupied households, the situation is more severe in Avenal, with 21.6% at 0.50 or fewer occupants per room, compared to 39.7% in Kings County. Overcrowding beyond 20% is prevalent in Avenal, especially in its predominant tracts, with 2.5-2.6% of units being severely overcrowded. In contrast, the upper regions of Avenal experience less overcrowding, with 5.19-10% of crowded units and less than 2.5% severely overcrowded units.

Overpayment

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

As shown in Table 32, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more rental households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 32: Household Overpayment by Tenure

Income Category	Avenal	Kings County
Owners		
<= 30%	82.4%	79.00%
>30% to <=50%	86.7%	68.60%
>50% to <=80%	6.8%	48.30%
>80% to <=100%	17.4%	32.80%
>100%	0.0%	7.40%
Total	15.7%	22.50%
Renters		
<= 30%	81.9%	79.30%
>30% to <=50%	68.1%	78.30%
>50% to <=80%	52.1%	57.00%
>80% to <=100%	0.0%	22.50%
>100%	0.0%	6.40%
Total	56.1%	43.20%

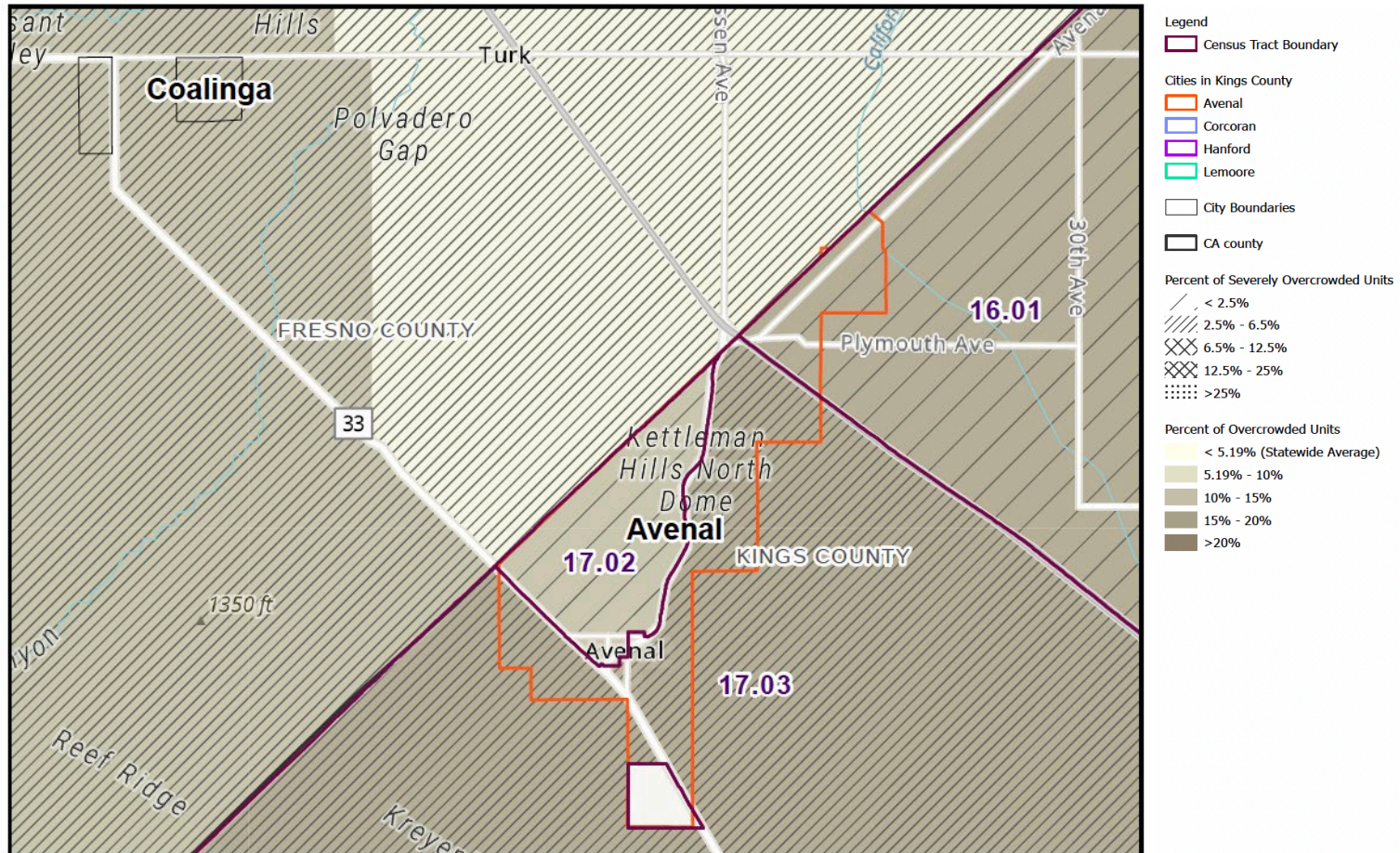
Source: HUD CHAS data based on Census ACS 2014-2018

Figures 16 and 17, based on HUD data, highlight the patterns of housing cost overpayment in Avenal. Renters on the city's edges face relatively lower overpayment rates, ranging between 20-40%, and even lesser, below 20%, at the northernmost tip. In contrast, homeowners on the edges experience higher overpayment, between 40 and 60%. Central areas of Avenal show a moderate overpayment rate for homeowners, ranging from 20 to 40%. This data suggests a geographical variation in housing affordability within Avenal, with differing financial burdens for renters and homeowners across the city.

Avenal's Program 1.10 Affordable Housing Assistance implements various strategies to continue the construction of affordable housing. The City seeks applicable grants from state 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, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income households 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.

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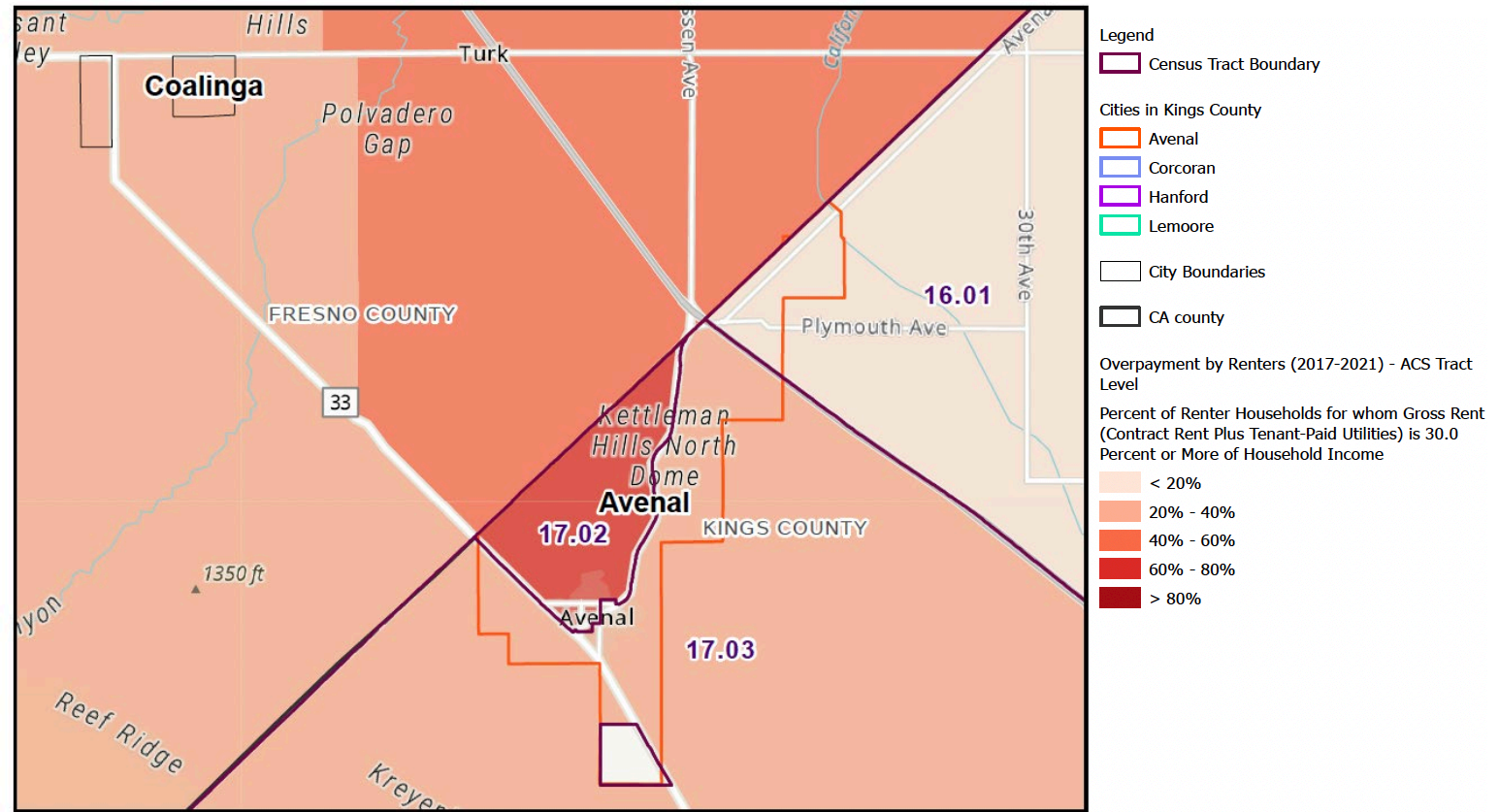
Figure 15: Overcrowding in Kings County



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

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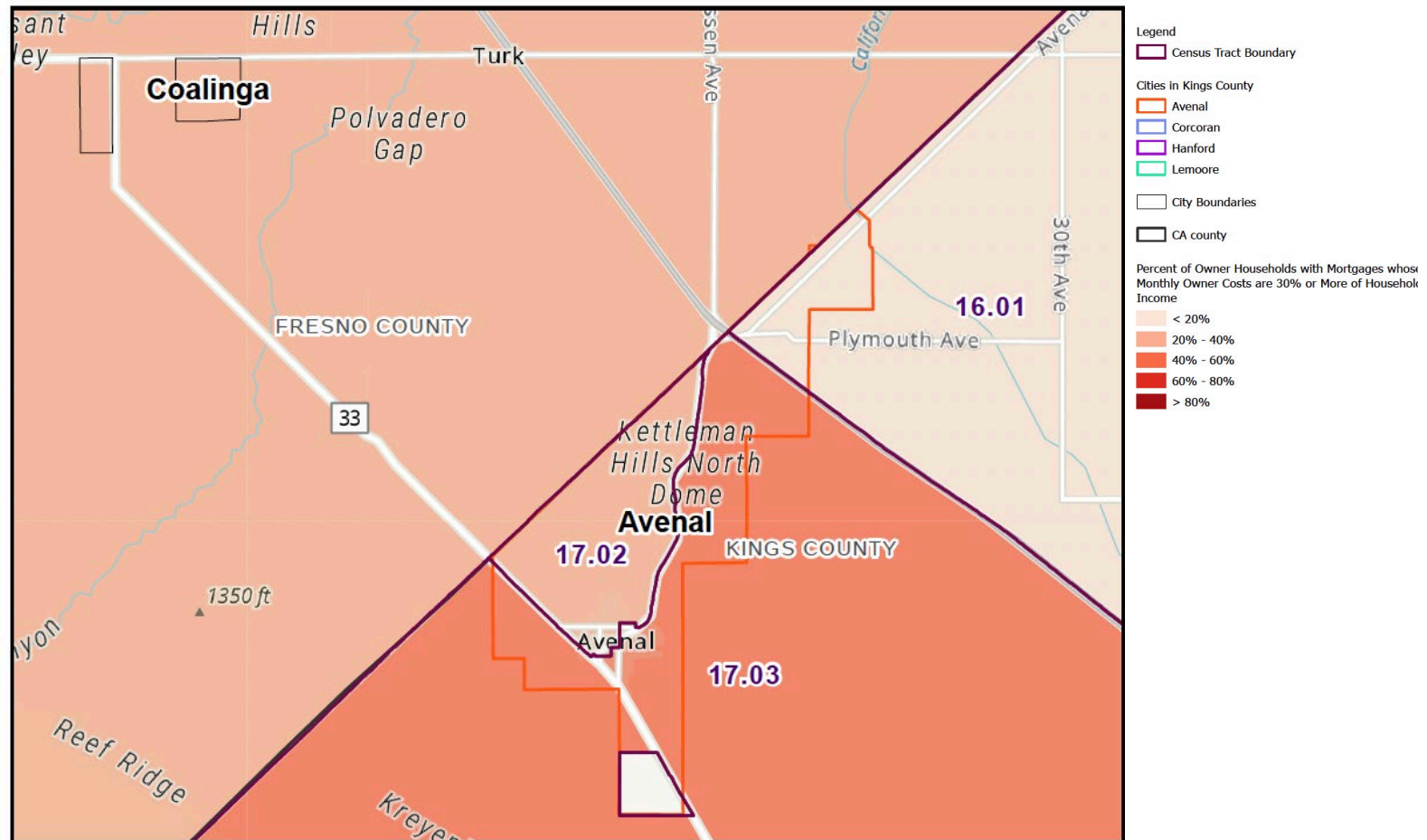
Figure 16: Overpayment by renters (ACS, 2017-2021) – Tract Level



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

APPENDIX 2: CITY OF AVENAL

Figure 17: Percentage of Homeowners Overpaying



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Homelessness

Homelessness is often the result of multiple 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. To address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time (PIT) survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Table 33: Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	17
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Based on the 2022 PIT survey, the following portrait of the 313 homeless individuals counted in Kings County included:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability.
- 12% suffer from substance abuse problems.
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25

In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and homeless or in a car.

Table 33 presents the 2022 PIT homeless counts for the four cities and unincorporated areas of the County. The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by the unincorporated area with 24 homeless individuals. Avenal had the lowest count with four homeless individuals.

Table 34: Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	126	98	78%
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	27	24	89%
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	64	57	89%
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	15	14	93%
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	103	103	100%

Source: Kings Tulare Homeless Alliance, 2023

Table 34 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County. 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/supportive 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. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

Avenal Program 1.13 Emergency Shelters and Transitional/Supportive Housing objective is to continue the establishment of emergency shelters and transitional/supportive housing. Avenal permits emergency shelters in the High-Density Multi-Family Residential (R-3) zone. Transitional/supportive housing is permitted as a residential use subject to the same regulations that apply to other residential uses of the same type, in the same zone, consistent with state law.

Displacement Risk

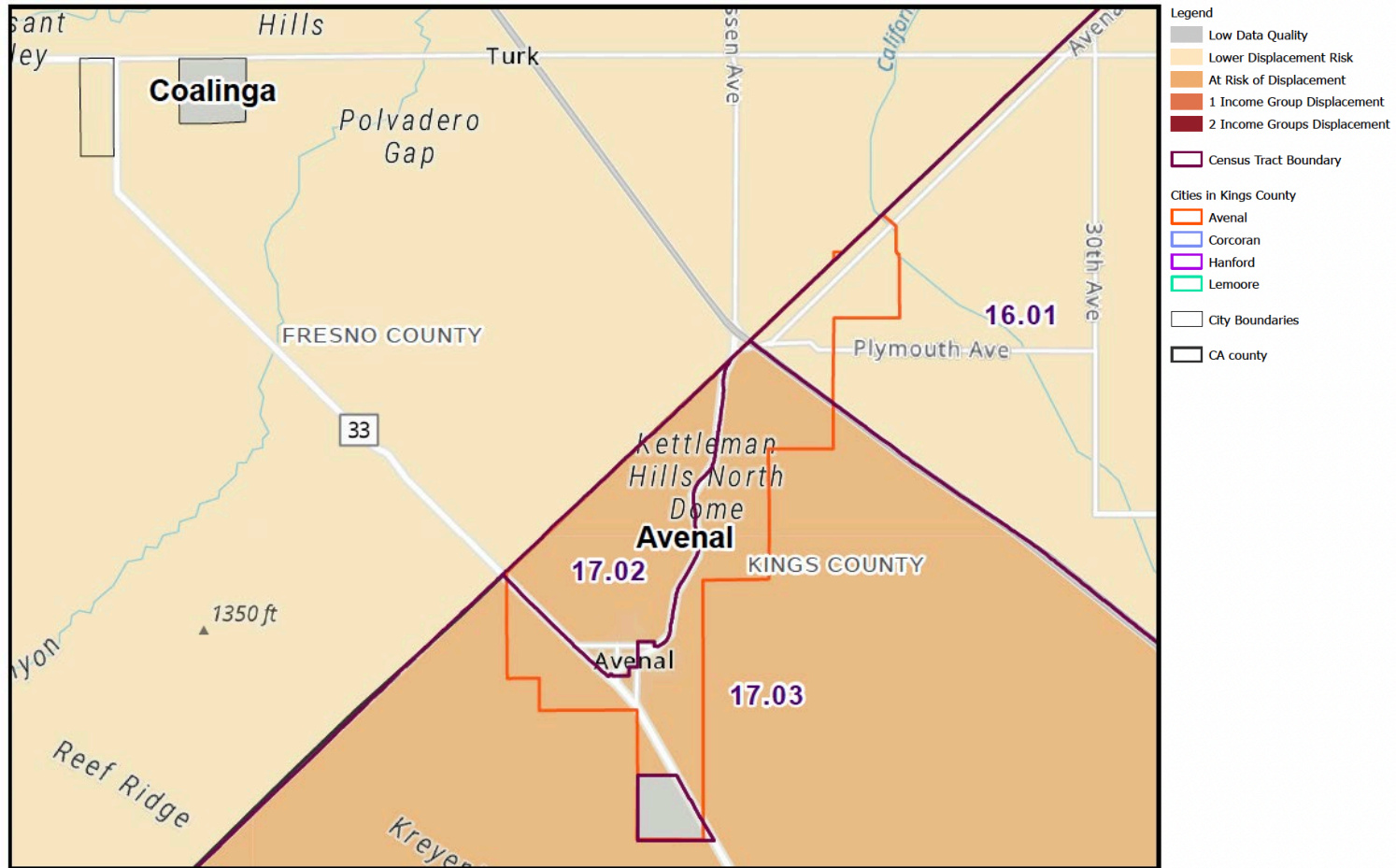
The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level.

The EDR provides three layers of displacement information. The “Overall Displacement” map layer shows the number of income groups experiencing any displacement risk. The dark red tracts (2 income groups), our models estimate displacement (Elevated, High, or Extreme) for two income groups. In the light orange tracts categorized as “Probable”, one or all three income groups had to have been categorized as “Probable Displacement”. In figure 18 it could be observed the city of Avenal is "At risk of displacement" refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics.

According to the Urban Displacement Project's Estimated Displacement Risk (EDR) model for California, displacement risk is determined by evaluating census tract characteristics that are strongly correlated with a net loss of low-income renter populations. Essentially, a high displacement risk suggests that more low-income households are leaving a neighborhood than moving in, often due to factors like affordability, development pressures, or changes in the housing market.

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 18: Estimated displacement risk – Overall displacement by tract



Source: California Department of Housing and Community Development (HUD), UCB – Urban Displacement Project, 2022

Sites Analysis

This section provides a review of available vacant sites in the City of Avenal that allows and facilitates production of the city’s regional share of housing as required by State Law. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in the City of Avenal. The following issues are addressed:

- a. Future Housing Needs Including Segregation/Integration
- b. R/ECAPs and RCAAs
- c. Access to Opportunity
- d. Disproportionate Housing Needs
- e. Sites Inventory Findings

To determine where the county has sufficient land to accommodate its share of regional housing needs for all income groups, the county must identify “adequate sites.” Under the State law (California Government Code section 65583[c][1], adequate sites are those with appropriate zoning in and development standards, with service and facilities, needed to facilitate and encourage the development of housing for all income levels.

Assembly Bill 686 (*AB 686*) has introduced a duty to affirmatively further fair housing into California state law. AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA, but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing and consider how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Additionally, State law requires that planning for housing be coordinated and integrated with the Regional Transportation Plan (RTP). To achieve this requirement, the RHNA plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS). In September 2022, KCAG adopted the 2022 RTP/SCS update, which incorporates assumptions for housing and employment growth that affect future transportation needs. To achieve the RHNA consistency requirement, this RHNA used the same RTP assumptions for future housing development from the present (2022) to the RTP/SCS 2050 horizon year.

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 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.

a) ***Future Housing Needs including Segregation/Integration***

The City of Avenal's 6th Cycle RHNA projects future housing need for the planning period 2024-2032 as 277 units; the City of Avenal's 5th Cycle RHNA determined a need for the planning period 2014-2024 as 679 units. The average rate of production to reach 679 units over ten years is approximately 68 units a year. The average rate of production to reach 277 units over 8 years is approximately 35 units a year. Therefore, in the past decade, the City of Avenal has created an environment more conducive to housing production.

Table 35: Kings RHNA 2024-2032 by Income Level

Jurisdiction	Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
City of Avenal	24	24	37	55	137	277
Kings County Total	1,128	1,129	1,672	1,753	3,747	9,429
Percentage	11.76%	11.76%	15.86%	18.89%	41.71%	100%

The City of Avenal has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income.

The City of Avenal's population in 2020 was approximately 9,406 individuals, the least populous jurisdiction compared to the City of Hanford, City of Lemoore, City of Corcoran, and unincorporated Kings County. The City of Avenal's population was 9,082 in 2010, indicating just a 3.6% increase. That increase is smaller than in the City of Lemoore and Hanford. The Hispanic population was 71.8% in 2010 and increased to 87% in 2020. The Kings County Hispanic population average sits at 54.9%. The City of Avenal is significantly more Hispanic than Kings County as a whole. It is also significantly more Hispanic compared to the City of Hanford, City of Lemoore, and City of Corcoran where the proportion of the Hispanic population is generally between 40% - 70%. The White population decreased from 15.4 % in 2010 to 8.4 % in 2020. The next significant group in Avenal is the Black or African American population at 3.3%.

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. The City of Avenal faces some unique challenges than Kings County as a whole in terms of household and area characteristics. It has higher rates of poverty and segregation with some of the highest amounts of overpayment by renter households. The City of Avenal, although it has a small population in comparison to other jurisdictions in Kings County, has a large share of farmworkers. Farmworkers constitute 45% of the total workforce in the City of Avenal. The next largest share of farmworkers within the total workforce in a jurisdiction in Kings County is the City of Corcoran at 30%. The City of Lemoore has the smallest share of farmworkers in their total workforce, at 6%. These populations have unique needs that existing systems does not serve well so targeted efforts and programs are required to make an impact.

The City of Avenal will continue to work with Kings County Community Development Agency to develop and implement various Housing Element programs. They will actively participate in the City's efforts to prioritize and implement the following strategies:

1. Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRRP), United States Department

of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc.

2. Implement the following Housing Programs:

- Program 1.1 - Code Enforcement
- Program 1.2 - Housing Rehabilitation Program
- Program 1.3 - Preservation of At-Risk Affordable Housing and Mobile Home Parks
- Program 1.4 - Adequate Sites
- Program 1.5 - Infill Development
- Program 1.6 - Density Bonus Program
- Program 1.7 - Regulatory and Financial Assistance
- Program 1.8 - First Time Homebuyer Program
- Program 1.9 - Section 8 Rental Assistance
- Program 1.10 - Affordable Housing Assistance
- Program 1.11 - Special Needs Housing for Seniors and Persons with Disabilities
- Program 1.12 – Accessory Dwelling Units
- Program 1.13 – Emergency Shelters and Transitional/Supportive Housing
- Program 1.14 - Farmworker and Employee Housing
- Program 1.15 - Housing for Persons with Disabilities
- Program 1.16 - Promote Equal Housing Opportunities
- Program 1.17 - Energy Conservation
- Program 1.18 - Update and Amend the General Plan and Zoning Ordinance in Compliance with State Laws

3. Foster partnerships with non-profit affordable housing developers and experts within the community-based organization's membership.

4. Engage the community by “getting the word out” on key community planning meetings, informing the public on available housing programs, and translating affordable housing-related materials and interpreting at community workshop in Spanish. The city will arrange for provisions of Spanish translation materials and provide interpreters at community workshops.

b) R/ECAPS and RCAAs

HUD has developed a census tract-based definition to assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs). R/ECAP is defined as a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to the HCD AFFH Dataset, census tracts 17.02 and 17.03 are identified as R/ECAPs. This is not surprising since Figure 7: COG Geography TCAC/HCD Opportunity Areas also identify census tracts 17.02 and 17.03 as High Segregation and Poverty.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation more fully in the United States⁵. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). According to the HCD AFFH Dataset, there is no RCAA's in the City of Avenal.

The distribution of RHNA sites throughout the city will therefore not exacerbate racially/ethnically concentrated areas of poverty or racially concentrated areas of affluence. These vacant sites have potential to exceed the Kings County RHNA projections.

c) Access to Opportunity

The City of Avenal has a mix of resource area types. The central and southern parts of the City of Avenal, census tracts 17.02 and 17.03 are High Segregation and Poverty areas. The northern section, or census tract 16.01, is a moderate resource area. Much of the City of Avenal's development occurs in census tract 17.02 and 17.03 because the northern areas have geologic conditions with higher slopes. In turn, the RHNA sites are concentrated in census tract 17.02 and 17.03. New residential and mixed-use development in these identified areas will help to create more housing affordable to households at lower income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for people to both live and work in the City of Avenal.

According to Figure 15, census tract 17.03 is the area with the most overcrowded and severely crowded units. Renters are most overburdened by housing payments in census tract in 17.02 while homeowners are most overburdened by payment in census tract 17.03. It is interesting to note in the income category of >30% to <=50%, 86.7% of homeowners overpaid for housing compared to 68.6% in Kings County overall. averages. Across all income categories, renters were more overburdened at 56.1% in comparison to 43.2% in Kings County. Additionally, across all income categories, homeowners in the City of Avenal, 15.7%, were less overburdened by housing payments than homeowners in across Kings County, 22.5%.

The General Plan land use map and zoning ordinance identify those areas of the city that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are a necessary tool to promote and ensure a healthy, compatible, and high-quality living environment. The Zoning Ordinance allows for a wide range of residential uses, with densities ranging from 1 unit per 6,000 square feet in lower density residential areas and one unit per 2,000 square feet in the higher density multi-family zones. Existing density bonus ordinance allows a developer to request a density bonus of up to 35 percent over the maximum density that is allowed by the zone in which the project is located if the developer agrees to reserve a certain percentage of the units as

available to lower income households and/or senior citizens. A program has been added to amend the Density Bonus Ordinance to be compatible with new changes in law, as applicable. Some of these changes remove zoning barriers for “shared housing” projects and areas with “very low vehicle travel” which can help to reduce overcrowding rates and improve housing choice for residents in the City of Avenal.

d) Disproportionate Housing Needs

The 6th Cycle RHNA projects the City of Avenal’s future housing needs at 227 units; the City of Avenal’s 5th Cycle RHNA determined a need for 639 units.

The total housing needs include 24 units for extremely low-income, 24 units for very low-income, 37 units for low-income, 55 units for moderate-income, and 137 units for above moderate-income. The need for lower income units totals 85 units while the need for moderate and above housing units totals 192 units. Housing for lower income households represents 30.7% of projected housing needs.

Figure 19 shows the vacant lots in the City of Avenal. The total number of units that could be accommodated in the City of Avenal during the 2024-32 planning period are 314 lower income housing units and 2,172 moderate and above-moderate income housing units. Available land can support 2,636 housing units which can exceed RHNA allocation requirements.

The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices for current and future residents. With a broader range of housing options, housing will become more affordable across the community, which should lessen the housing cost burden, particularly for renters in the City of Avenal.

Table 36: Potential New Dwelling Units by Zone

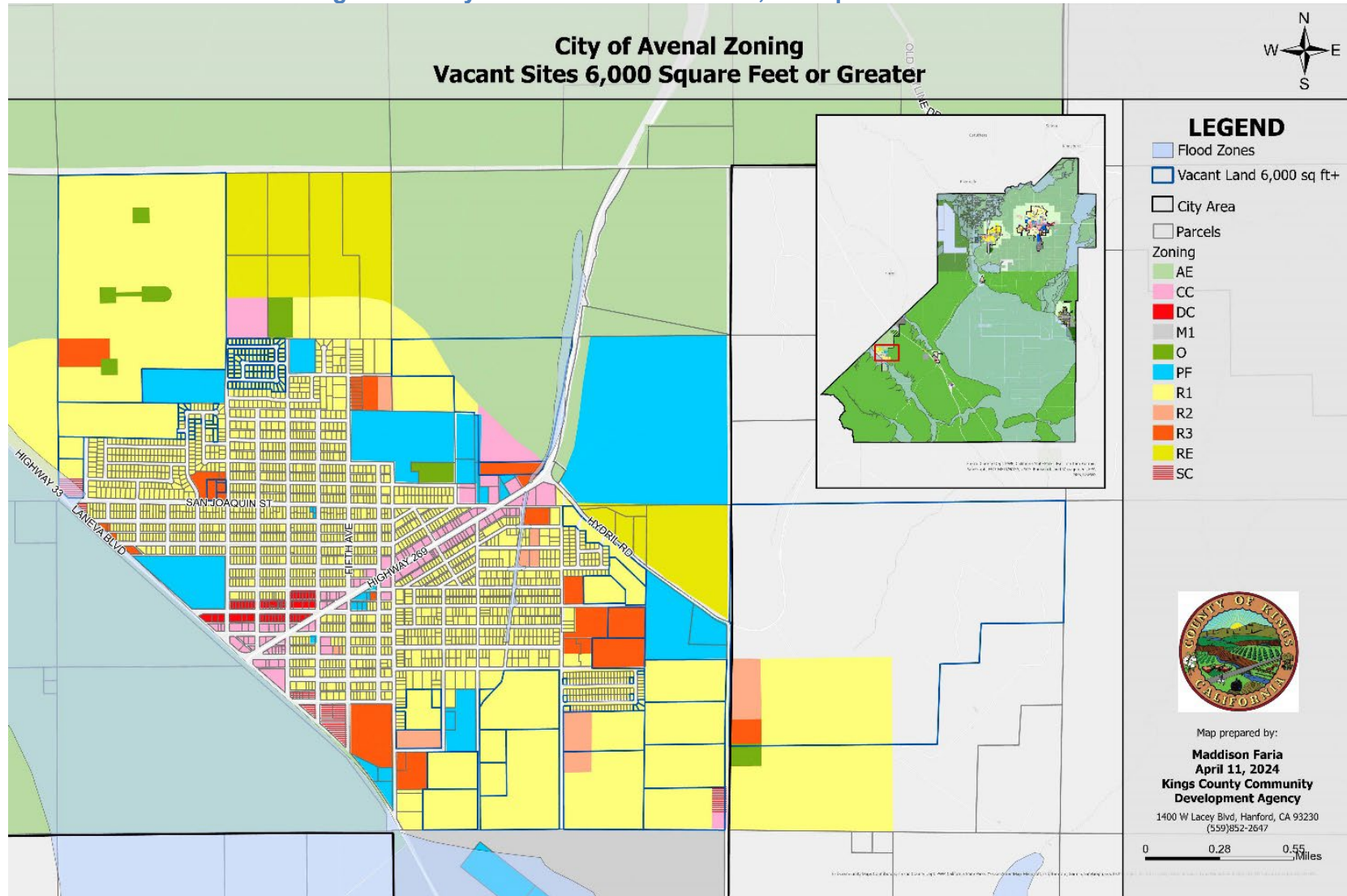
General Plan	Zone	Acres	Potential New Units by Income		
			Lower	Moderate and Above	Total
AVENAL					
LDR	R-1	519		2172	2172
MLDR	R-2	25		250	250
MDR	R-3	22.7	314		314
Sub-Total		566.7	314	2422	2636

e) Sites Inventory Findings

The distribution of RHNA sites in High Poverty and Segregation areas, census tract 17.02 and 17.03 the community will help to improve the opportunities and outcomes throughout the City of Avenal. Furthermore, the RHNA sites will allow for development at densities needed to stimulate affordable housing development. All residential zones in the city allow accommodation of low-income housing units, like ADUs and JADUs, provided that the structures containing the units meet all development standards specified under the zoning ordinance.

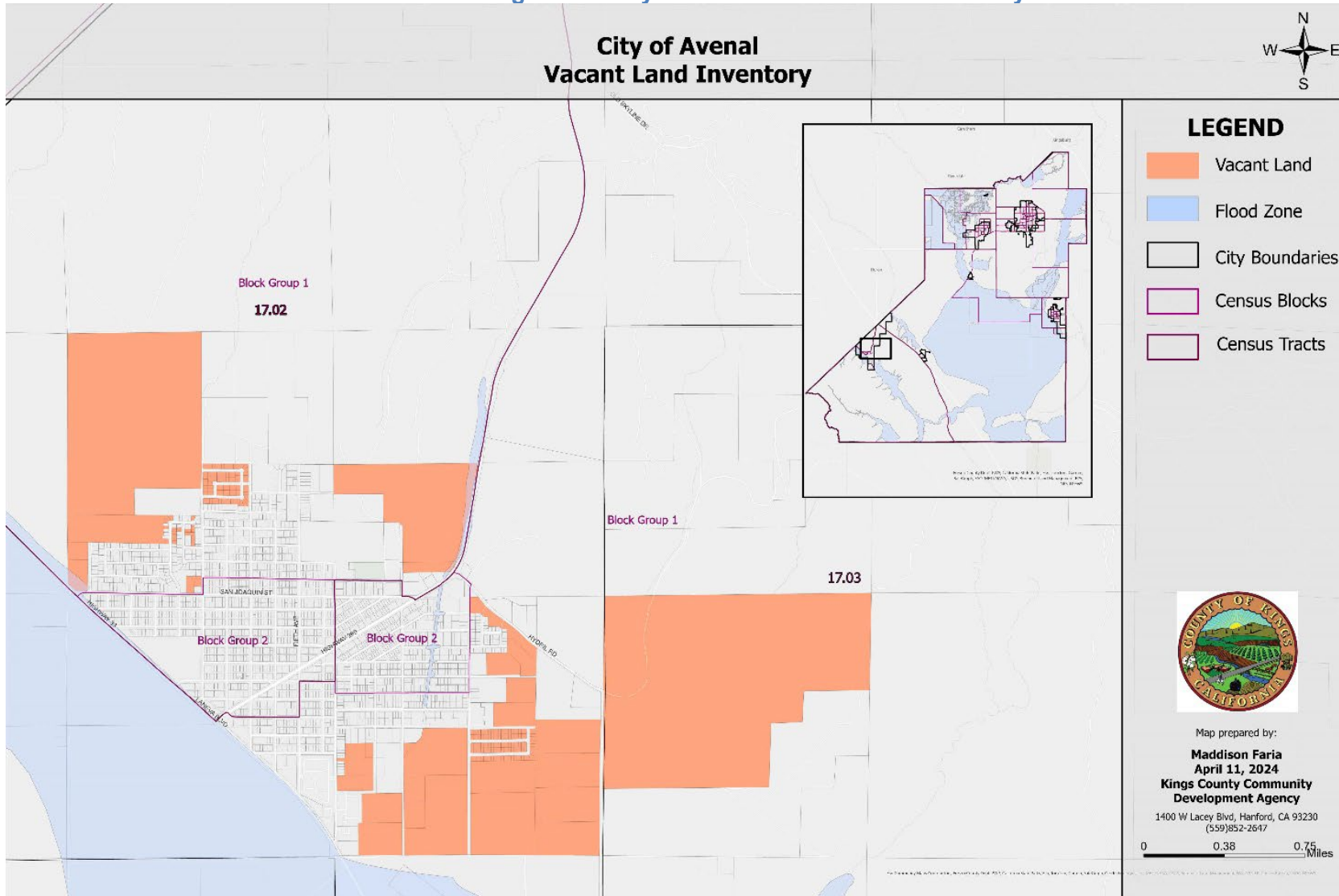
SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 19: City of Avenal Vacant Sites 6,000 Square Feet or Greater



SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 20: City of Avenal Vacant Land Inventory



Census Tract 16.01

The only area identified as a Moderate Resource in the City of Avenal. It is also an area identified as High POC Segregation. All the census tracts in the City of Avenal are in the highest percentile bracket of the CalEnviroScreen 4.0 score that measures environmental hazard risk. One of the disadvantages of this area is that it does not provide access to employment opportunities within a 45 minute commute.

This area indicates higher elevation which creates barriers to development. There are no vacant sites identified in census tract 16.01, according to Figure 1A-18.

Census Tract 17.02

This census tract is identified as an area with High Segregation and Poverty. This census tract has the highest rates of poverty and overpayment by renters in the City of Avenal. All the census tracts in the City of Avenal are in the highest percentile bracket of the CalEnviroScreen 4.0 score that measures environmental hazard risk. A portion of the census tract is in the 1% Annual Chance Flood Hazard.

The majority of the vacant land in census tract 17.02 is outside of the 1% Annual Chance Flood Hazard. The sites accommodate lower density housing production.

Census Tract 17.03

This census tract is identified as an area with High Segregation and Poverty. This census tract has a higher percentage of overpayment by owners compared to renters. It also has the highest rates of overcrowded and severely overcrowded units. All the census tracts in the City of Avenal are in the highest percentile bracket of the CalEnviroScreen 4.0 score that measures environmental hazard risk.

The majority of the vacant land in census tract 17.03 is outside of the 1% Annual Chance Flood Hazard. There are more sites in this census tract that accommodate higher density housing production.

Census Tract 9818

There is not much data available for census tract 9818. This census tract consists of the Avenal State Prison. There are no vacant sites identified in this census tract.

Note: Single parent female headed households with children are not concentrated in any one census tract in the City of Avenal.

Summary:

The City of Avenal's RHNA sites are generally concentrated in census tract 17.02 and 17.03. These areas do have a higher concentration of segregation and poverty. For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation are appropriate to affirmatively further fair housing by providing more housing choice.

Table 37: Characteristics by City of Avenal Census Tracts

Characteristics	Census Tract 16.01	Census Tract 17.02	Census Tract 17.03	Census Tract 9818
Figure 1A-1 TCAC/HCD Opportunity Areas	Moderate Resource	High Segregation & Poverty	High Segregation & Poverty	N/A
Figure 1A-2: Local Median Income	\$35,000 - \$60,000	\$35,000 - \$60,000	\$35,000 - \$60,000	N/A
Figure 1A-3: Poverty Status	20% - 30%	30% -40%	10% - 20%	< 10%
Figure 1A-4: Local Racial Demographics	High POC Segregation	N/A	N/A	Racially Integrated
Figure 1A-5: Local RCAAs	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA
Figure 1A-6: Single Parent Female Headed Households with Children	20% - 40%	20% - 40%	20% - 40%	N/A
Figure 1A-7: Population with a Disability	< 10%	10% - 20%	< 10%	< 10%
Figure 1A-10: Jobs Within 45-Minute Transit Commute	0	1 – 2,500 1-2,500	A small portion to the south has 1 – 2,500	0
Figure 1A-12: CalEnviroScreen 4.0	75% - 100%	75% - 100%	75% - 100%	N/A
Figure 1A-13: Flood Hazard Zones and Fire Hazard Severity Zones	Small north portion contain 1% Annual Chance Flood Hazard	Southern portions contain 1% Annual Chance Flood Hazard	Southern portions contain 1% Annual Chance Flood Hazard	No identified flood hazard
	No Identified Risk	No Identified Risk	No Identified Risk	No Identified Risk
Figure 1A-14: Overcrowded Units	10%-15%	5.19% - 10%	10%-15%	N/A
Figure 1A-14: Severely Overcrowded Units	< 2.5%	< 2.5%	2.5%-6.5%	N/A
Figure 1A-15: Overpayment by Renters	< 20%	40% - 60%	20%-40%	N/A
Figure 1A-16: Overpayment by Homeowners	20%-40%	< 20%	20%-40%	N/A
Figure 1A-17: Estimated Displacement Risk	At Risk Displacement	At Risk Displacement	At Risk Displacement	N/A

Contributing Factors

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory.

The County supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities.

Based on the issues identified in this Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

After considering these issues and FHEA recommendations, the County has identified in Table 20 potential contributing factors to fair housing issues in unincorporated Kings County and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Plan.

Table 38: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limitations in local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.	Existing low-density residential development under general plan and zoning code Gap between low density and medium density and high-density classification	High	Program 1.10 Assist Affordable Housing: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards
Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	Limitations in zoning code and density classifications Permission of pre-approved design, and development standards	High	Programs 1.9 Section 8 Rental Assistance Program 1.13 Emergency Shelters and Transitional/Supportive Housing Program 1.14 Farmworker and Employee Housing

SECTION 1A-6: PUBLIC OUTREACH AND ENGAGEMENT

			Program 1.11 Special Needs Housing for Seniors and Persons with Disabilities
Funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.	Ensuring funding is available for marginalized and distressed community	High	Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc. Program 1.8 First-Time Homebuyer Program Program 1.9 Section 8 Rental Assistance Program 1.17 Energy Conservation
Provide guidance for site selection of affordable housing developments.	Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 2,985 units	High	Program 1.4 Adequate Sites: Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.
Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.	Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	Program 1.16 Promote Equal Housing Opportunities

SECTION 1A-6: PUBLIC OUTREACH AND ENGAGEMENT

Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	Code enforcement	High	Program 1.1 Code Enforcement 1.2 Housing Rehabilitation Program,
Prioritize basic infrastructure improvements like water, sewer, and streetlights.	Ensuring availability of basic infrastructure to proposed development of lower-income households	High	Program 1.4 Adequate Sites
Disproportionate Housing Needs, including Overpayment and Substandard Housing	Ongoing need for affordable housing Need for assistance with monthly housing costs Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs Need for targeted housing revitalization strategies	Medium	Program 1.9 Section 8 Rental Assistance Program 1.13 Emergency Shelters and Transitional/Supportive Housing Program 1.14 Farmworker and Employee Housing 1.11 Special Needs Housing for Seniors and Persons with Disabilities
Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.	Limitations in zoning code and density classifications Approval process	Medium	Program 1.10 Affordable Housing Assistance
Displacement Risk	Land use and zoning laws Displacement of residents due to economic pressures	Medium	Program 1.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks



Kings County • Lemoore • Corcoran • Hanford • Avenal • Kings (Unincorporated)



APPENDIX 3: CITY OF CORCORAN

FAIR HOUSING ANALYSIS

Draft - July 2024

Prepared By:

**Realty Planners Group
Fallbrook, California**

APPENDIX 3: CITY OF CORCORAN

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Local Assessment of Fair Housing

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Kings, Government Code Section 65583 (c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. This section is organized by fair housing topics. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the County of Kings identified factors that contribute to fair housing issues.

The AFFH analysis must contain the following:

1. Outreach
2. Assessment of Fair Housing
 - a. Key Data and Background Information
 - b. Fair Housing Enforcement and Outreach Capacity
 - c. Integration and Segregation Patterns and Trends
 - d. Racially or Ethnically Concentrated Areas of Poverty
 - e. Disparities in Access to Opportunity
 - f. Disproportional Housing Needs
 - g. Displacement Risk
3. Sites Inventory

¹ California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

4. Identification

Outreach

a) Public Participation

State law requires local governments to make a diligent effort to achieve public participation in three formal community meetings to initiate 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 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.

b) City Of Corcoran Website

City of Corcoran's website (https://cityofcorcoran.ca.gov/departments/community_development/index.php) serves as the main conduit of information for individuals who can access material online. The website is regularly updated to reflect ongoing community input opportunities, advertise draft housing element, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Housing Element Workshops (Spanish and English)
- Notices of public hearing
- Links to Housing Element and other planning documents

c) General Multi-Lingual Advertisements

The City utilizes a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element (including fair housing analysis). These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The city has prepared workshop flyers (in English and Spanish), and sent emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish.

d) Community Meeting

The City of Corcoran held a Planning Commission on November 20, 2023 at 5:30 pm. Members of the community did not attend the meeting. The Planning Commission discussed several topics on zoning, city's obligations to build, and whether the city could force a developer to build affordable housing.

Assessment of Fair Housing Issues

This section provides an overview of available federal, state, and local data to analyze fair housing issues in the City of Corcoran. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Hanford, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing. The following issues are addressed:

- a) Key Data and Background Information
- b) Fair Housing Enforcement and Outreach Capacity
- c) Integration and Segregation Patterns and Trends
- d) Racially or Ethnically Concentrated Areas of Poverty
- e) Disparities in Access to Opportunity
- f) Disproportionate Housing Needs
- g) Displacement Risk

a) Key Data and Background Information

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. 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. 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. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture. The County's transportation network has played a key role in its economic development.

The City of Corcoran, incorporated in 1914, is situated in the San Joaquin Valley and is near the Tulare Lake Basin, one of the most fertile regions in the world. It is connected to one of the largest irrigated farming operations in the world, J.G. Boswell Company. Its primary crops are Pima cotton, alfalfa hay, tomatoes, and wheat. Another major industry in Corcoran is the state prison. It incarcerates approximately 12,000 prisoners and employs around 3,500 individuals. The City and community leaders are continuing to push for additional industries to diversify the local economic base.

According to the California Department of Finance (DOF), Table 1, the data illustrates the population growth in the city of Corcoran and Kings County over a 30-year period from 1990 to 2020. In Corcoran, the household population increased from 8,309 in 1990 to 13,525 in 2020, marking a substantial rise of 5,216 persons, or a 62.8% increase. This growth rate is notably higher than the overall growth in Kings County, which saw its population rise from 89,469 in 1990 to 136,964 in 2020, an increase of 47,495 persons or 53.10%. These figures highlight a significant population expansion in Corcoran, outpacing the county's average growth rate over the same period.

Table 1: Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
Corcoran	8,309	9,539	12,573	13,525	5,216	62.80%
County Totals	89,469	109,332	131,402	136,964	47,495	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air station Lemoore) ; Sources: Census 1990, 2000, 2010; Cal.DOF, , E5 and E8 Population and Housing Estimates.

The City of Corcoran evaluated the 5th Cycle Housing Program Evaluation for 2014 to 2024. The following highlight some of its accomplishments:

The availability of decent and affordable housing to meet the needs of current and future 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.

b) Fair Housing Enforcement Outreach Capacity

Equal access to housing is fundamental to each person being able to meet essential needs and to pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the governments of the United States and the State of California have both established fair housing as a right protected by law. Federal fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws are built upon the federal laws and add marital status, ancestry, source of income, sexual orientation, and “any arbitrary factor” as protected categories under the laws. Many factors in the public and private domains impede equal access to housing or fair housing choice. Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. To affirmatively promote equal housing opportunity, a community must work to remove or mitigate impediments to fair housing choice. The City of Corcoran is dedicated to providing fair housing opportunities to all residents and to ensure that all applicable laws are complied with throughout the city

The City of Corcoran provides resources and programs to address fair housing concerns. Below is a table that discusses laws and compliance regarding fair housing. Further discussion of programs is found in the Kings County Multi-Jurisdictional Housing Element and in the Contributing Factors section of this AFFH report.

Table 2: City of Corcoran Fair Housing Compliance

Law	Description	Compliance
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other	Compliance is achieved by uniform application of the City’s codes, regulations, policies and practices, including development standards, design guidelines, application submittal

APPENDIX 3: CITY OF CORCORAN

	land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	requirements, fees and approval findings. Corcoran supports the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment and cooperates with the State in the development of the Assessment of Fair Housing
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluation and funding decisions.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the city continually reviews its development standards and to ensure they facilitate an objective and equitable review of applicable projects.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or	Compliance is achieved through the implementation of a fair and equitable development review process which is administered consistent with the Excessive Subdivision Standards Act.

	city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

C. Integration And Segregation Patterns And Trends

To inform priorities, policies, and actions, an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Corcoran that experience the highest levels of segregation. Minorities are often concentrated in impoverished areas and lack access to resources such as jobs, educational opportunities, life services and face other disadvantages.

Racial Demographics

The racial and ethnic composition of Corcoran and Kings County can be seen in Table 3. It shows that in Corcoran, the majority of the population, 69.3%, identifies as Hispanic or Latino, which is significantly higher than Kings County's 54.90%. The non-Hispanic or Latino population in Corcoran accounts for 30.7%,

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which is notably lower than the 45.10% in Kings County. When breaking down the non-Hispanic or Latino population, Corcoran has a smaller percentage of White individuals (15.3%) compared to Kings County (31.60%), and a notably higher percentage of Black or African American individuals (11.7%) compared to Kings County (5.90%). The percentages for other racial groups such as American Indian/Alaska Native, Asian, Native Hawaiian/Pacific Islander, and those identifying as other races or with two or more races are relatively low in both Corcoran and Kings County. The city's Hispanic population in 2000 was already well over half the population, 59.6%. In the span of two decades, the proportion of those that identify as Hispanic has increased an additional 10%. Within the same period, the White Alone demographic has changed the most, a decrease of 10%.

The demographic breakdown below highlights the distinct racial and ethnic makeup of Corcoran in contrast to the broader Kings County area, particularly the higher proportion of Hispanic or Latino residents and the different distribution of other racial groups.

Table 3: Race and Ethnicity

Racial /Ethnic Group	Corcoran	Kings County
Not Hispanic or Latino	30.7%	45.10%
White	15.3%	31.60%
Black or African American	11.7%	5.90%
American Indian/ Alaska Native	0.8%	0.80%
Asian	0.7%	3.60%
Native Hawaiian /Pacific Islander	0.1%	0.10%
Other races or 2+ races	2.1%	3.20%
Hispanic or Latino (any race)	69.3%	54.90%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

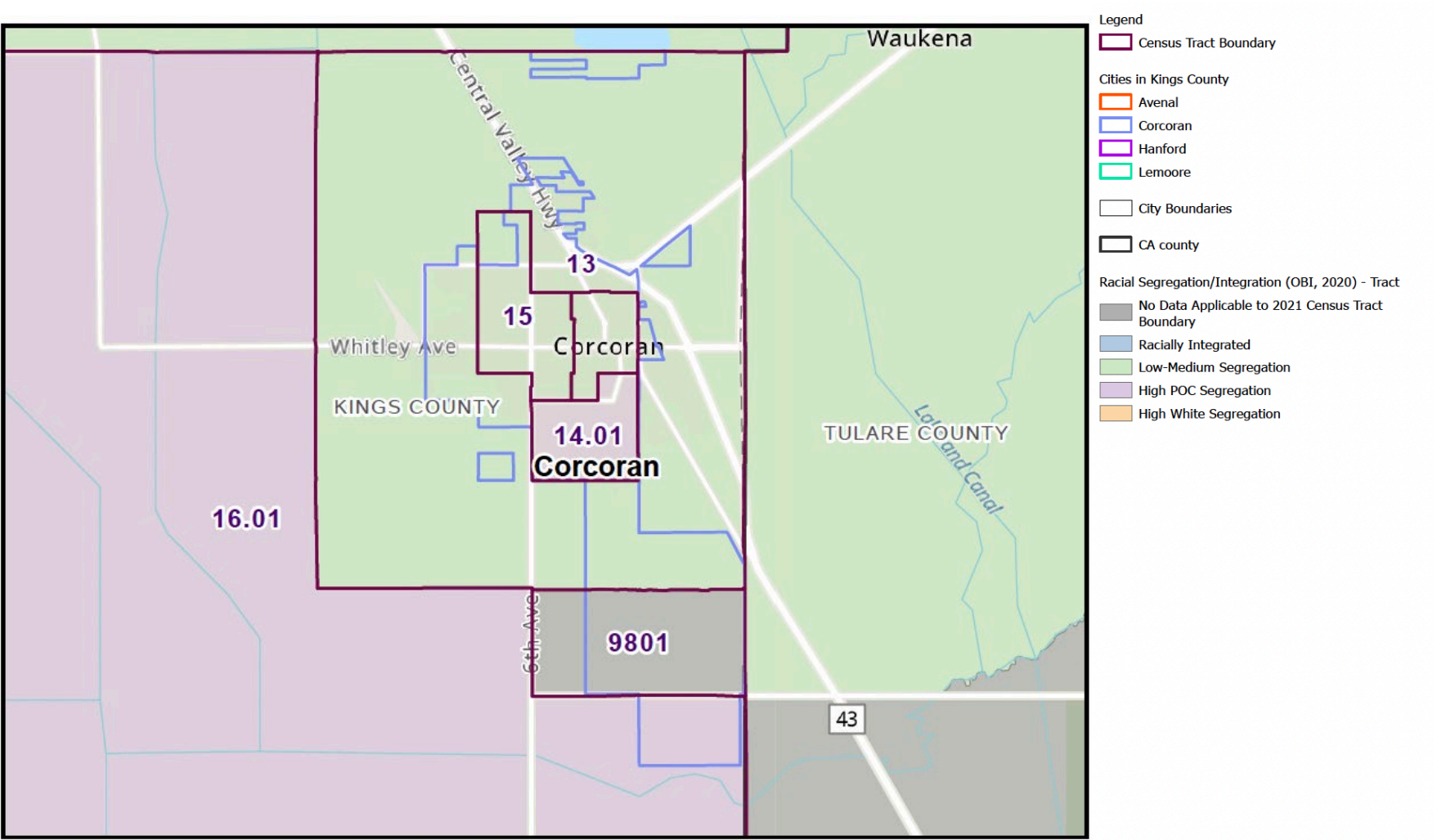
Table 4: Population by Race by Hispanic Origin Over Time

	2000	Percent	2010	Percent	2020	Percent
Total:	14,458		24,813		22,078	
Hispanic or Latino	8,618	59.6%	15,545	62.6%	15,304	69.3%
Not Hispanic Or Latino:	5,840	40.4%	9,268	37.4%	6,774	30.7%
White Alone	3,479	24.1%	4,818	19.4%	3,377	15.3%
Black Or African American Alone	2,029	14.0%	3,617	14.6%	2,578	11.7%
American Indian And Alaska Native Alone	77	0.5%	133	0.5%	180	0.8%
Asian Alone	102	0.7%	179	0.7%	160	0.7%
Native Hawaiian And Other Pacific Islander Alone	2	0.0%	11	0.0%	23	0.1%
Some Other Race Alone	9	0.1%	358	1.4%	67	0.3%
Two Or More Races:	142	1.0%	152	0.6%	389	1.8%

Source: U.S. Census Bureau, Census 2000 & 2010, ACS16-20 (5-year Estimates), Table B03002.

As seen on Figure 1, most of the City of Corcoran is identified as Low-Medium Segregation. Census tract 14.01, which is located centrally, is identified as High POC Segregation. There is also a small part of the southern city limits of Corcoran that falls into the large Census tract 16.01 that is also identified High POC Segregation. Census tract 9801 lacks sufficient data. As the City aims to integrate further, it is important to take displacement risk into account which discussed in a section below.

Figure 1: Local Racial Demographics



Source: California Department of Housing and Community Development (HUD); OBI, 2020

Gini Index

The Gini index is a measure of the extent to which the distribution of income among families/households within a community deviates from a perfect equal distribution. The scale is from 0 to 1, with 0 representing perfect equality and 1 representing the highest possible level of inequality. Gini coefficient for California is 0.49 while Kings County has a Gini index of 0.41. The City of Corcoran has a Gini Index of .46. All three jurisdictions have a similar amount of inequality in terms of distribution of income among households.

Income Distribution

The City of Corcoran consists of six census tracts and is the third most populous city in Kings County with approximately 13,525 residents, excluding the state prison population.

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. According to the ACS 2016-2020 Table S1901 the median household income for the entire County was reported as \$61,556.

Table 5 highlights that Corcoran's household income is substantially less than that of the wider county and state levels. The table details the median household income over the past 12 months for the City of Corcoran, Kings County, and California. In Corcoran, the median income is \$42,997, which is 69.9% of the Kings County median income of \$61,556. Compared to the state of California, where the median income is \$78,672, Corcoran's median household income is lower at 54.7% of the California median.

Corcoran consists of a larger proportion of the workforce which hold “blue-collar” jobs such as farming, construction, extraction, manufacturing, production, transportation, and material moving compared to other cities such as Hanford and Lemoore with more “white collar jobs”. Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community.

In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using 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 6 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half of renter households were in the lower-income category.

In the City of Corcoran, approximately 63% of homeowners belong to the moderate- and upper-income category whereas around 29% of renters belong to the moderate and upper income category. There is a large difference in tenure for extremely low-income households. Only 10.3% of extremely low-income households

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own while 25% of extremely low-income households rent. However, Corcoran homeowners in every income category, apart from those above area median income, have a higher rate of ownership than other households in Kings County. This is also true for Corcoran households that rent compared to others in Kings County.

Much of the population in Corcoran, 69.3%, identifies as Hispanic or Latino while 15.3% identifies as White Alone. The average median Hispanic household income is \$41,591 which is close to Corcoran's overall median household income, \$42,997. Notably, the White Alone population earns around \$15,000 more on average; the White Alone median household income is \$55,786. In the City of Corcoran, much like Kings County and California, there are income disparities when comparing race and ethnicity.

Table 5: Median Household Income

	City of Corcoran	Kings County	California
Median Household Income In The Past 12 Months	\$42,997	\$61,556	\$78,672

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Table 6: Household Income Distribution by Tenure

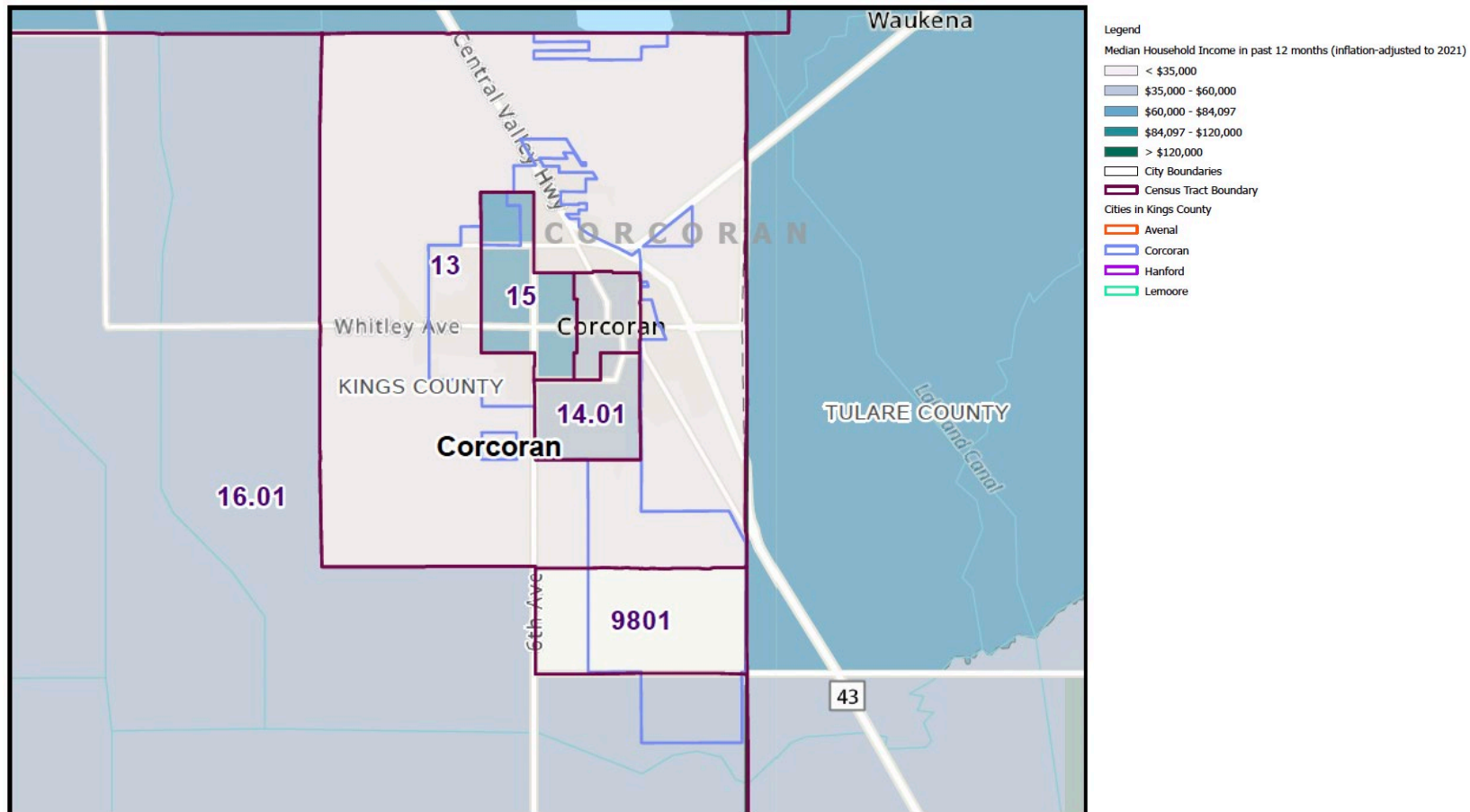
Income Category	Corcoran	Kings County
Owners		
<= 30%	10.3%	5.50%
>30% to <=50%	13.5%	7.30%
>50% to <=80%	13.0%	11.00%
>80% to <=100%	17.8%	8.60%
>100%	45.4%	67.50%
Total	100.00%	100.00%
Renters		
<= 30%	25.0%	17.70%
>30% to <=50%	21.8%	14.60%
>50% to <=80%	24.0%	22.80%
>80% to <=100%	12.5%	11.40%
>100%	16.8%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

Table 7 Median Household Income by Race or Hispanic Origin

	City of Corcoran	Kings County	California
White Alone Non-Hispanic	\$55,786	\$74,918	\$90,496
Black Or African American Alone Non-Hispanic		\$56,076	\$54,976
American Indian And Alaska Native Alone Non-Hispanic	\$29,000	\$44,842	\$60,182
Asian Alone Non-Hispanic		\$80,530	\$101,380
Native Hawaiian And Other Pacific Islander Alone Non-Hispanic		\$98,864	\$81,682
Some Other Race Alone Non-Hispanic	\$27,428	\$47,592	\$59,287
Two Or More Races Non-Hispanic	\$72,780	\$72,188	\$76,733
Hispanic Or Latino of Any Race	\$41,591	\$49,373	\$62,330

Figure 2: Local Median Income (ACS, 2017-2021) – TRACT



Source: California Department of Housing and Community Development. ACS 5yr estimates (2017-2021). Updated: March 2023.

Poverty Status

In 2021, Kings County, California, experienced varying levels of poverty across different regions. The overall poverty rate for Kings County stood at 16.4%, marking a 2.19% increase from the previous year. According to Table 8, 18.8% of households in Kings County are in poverty, 6.6% higher than California.

The City of Corcoran's poverty rate is 25.5%. As seen in Figure 3, the highest concentration of poverty is in census tract 13, which is largely the periphery of Corcoran, with over 40% of households experiencing poverty. The central tracts have varying percentages of households in poverty. These statistics underscore the diverse economic landscape of Corcoran, where certain areas exhibit significantly higher poverty rates, highlighting the need for targeted socioeconomic interventions.

Notably, the household poverty rate from 2010 to 2015 increased by around 14%; while the total households in Corcoran fell by 156 households but the number of households in poverty increased by 353 households. Then from 2015 to 2020, the household poverty rate and the number of households in poverty decreased even as the total number of households increased from 2,772 to 3,079 households.

Table 8: Total Households in Poverty

	City of Corcoran	Percent	Kings County	Percent	California	Percent
Income Below Poverty Level	785	25.5%	4,464	13.1%	806,599	9.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Table 9: Percent of Households in Poverty Over Time

	2010	2015	2020
Income in the Past 12 Months Below Poverty Level	572	925	785
Total Households	2,928	2,772	3,079
Percent of Households in Poverty	19.5%	33.4%	25.5%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

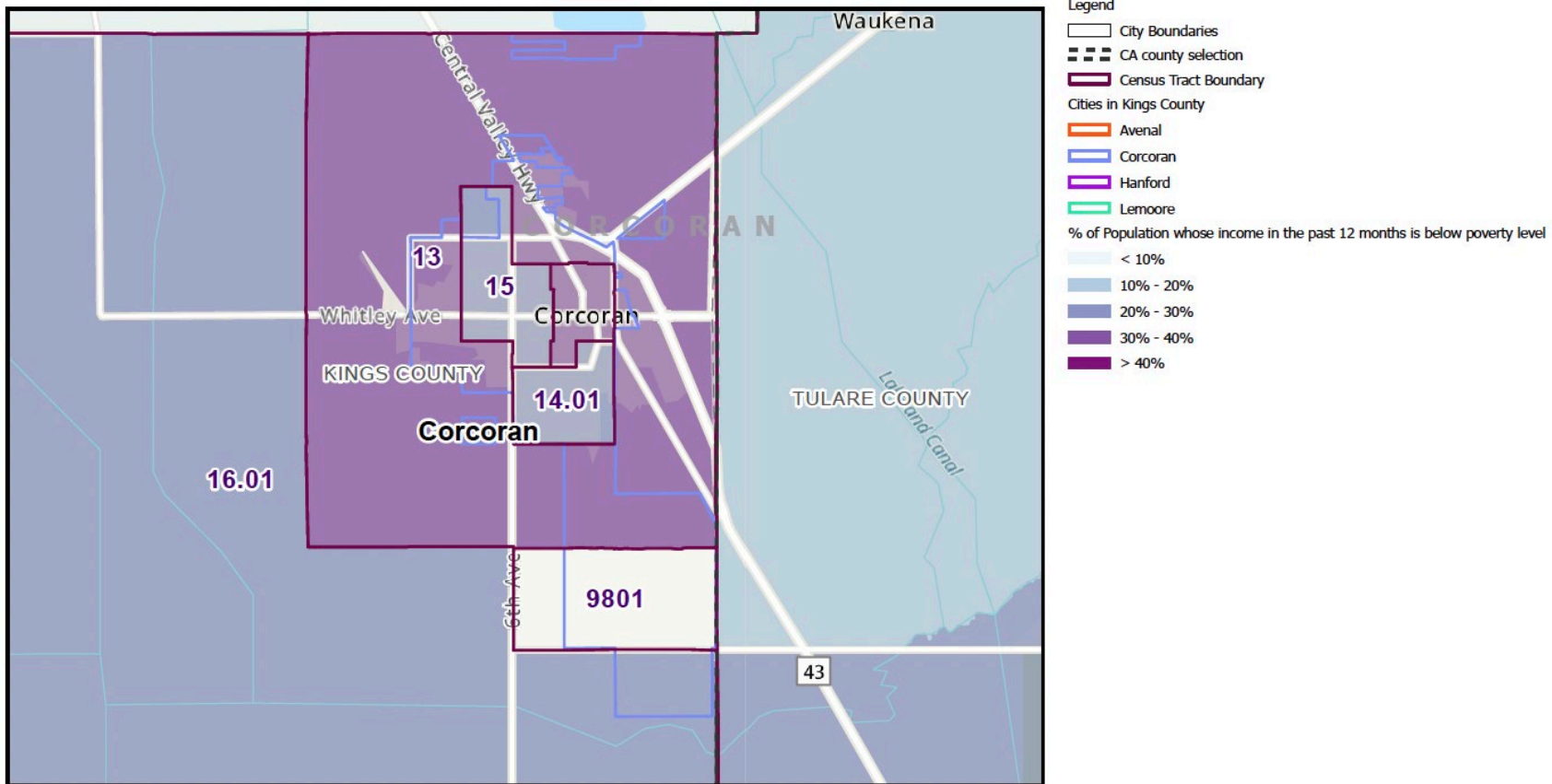
Corcoran's Program 2.10 Section 8 Rental Vouchers' objective is to promote Section 8 assistance which extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program. Section 8 assistance is administered by Kings County Housing Authority.

Extremely Low-Income Households

In 2006 state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) 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. As Table 1A-2 below shows, the City of Corcoran has about 10.3 % of extremely low-income category owners and 25% percent of extremely low-income category renters. Extremely low-income households that rent or own have higher rates of overpayment than every other income category. Further discussion on overpayment can be found in the Disproportionate Housing Need and Displacement Risk section.

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 3: Poverty Status (ACS, 2017-2021) – TRACT



Source: California Department of Housing and Community Development. American Community Survey (ACS), 2017-2021

Familial Status

Comparing Corcoran, Kings County and California, household characteristics reveal some distinct patterns.

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

Table 10 displays household composition by community as reported by the Census ACS 2015-2020. Corcoran has 3,854 households, a small part of Kings County's 43,604 households. Families comprise approximately 80% of all households in Corcoran which is similar to Kings County. In Corcoran, 41.8% of family households have their own children under 18 years of age which is close to the rate in Kings County.

Married/cohabiting couples make up 56.7% of Corcoran's households. Of those households, 32.5% have their own children under the age of 18. These rates are a little lower than Kings County's averages. Single male householders with no spouse/partner present make up 14.1% of households which is about half the rate of their female householder counterparts that make up 29.2% of Corcoran households. Notably, Kings County's average of female householder with no spouse/partner present make up 22.6% of households.

Corcoran has a larger share of large households, five or more people, compared to Kings County and California; large households make up 26.1% of Corcoran's households while it makes up 19.1% of Kings County households and 13.7% of California households. Close to 6% of Corcoran's households compromise of seven person or more people, which is more than double the rate in Kings County and California. Overall, the average household size in the City of Corcoran is 3.42, a bit larger than the Kings County average.

When it comes to tenure in Corcoran, 36.2% of family households own while 43.9% rent. The rates for family households in Kings County that own or rent are inverse to Corcoran, 43.6% and 34.8% respectively. Male householder with no wife present that own represents 3.1% of households while 4.9% rent; these rates are similar for the broader county. However female householders with no husband present that own represents 6.2% which is like the rate in Kings County. However, female householders with no husband present that rent represent 20.4% of households while in Kings County the rate is about half at 10.3%. Nonfamily households own and rent at somewhat similar rates in Corcoran and Kings County, around 10%.

Table 10: Large Households

	City of Corcoran	City of Corcoran	Kings County	Kings County	California	California
Total Occupied Housing Units	3,845		43,604		13,103,114	
Total Large Households (5 or More Persons)	1,005	26.1%	8,315	19.1%	1,809,518	13.7%
5-Person Household	548	14.3%	4,968	11.4%	1,025,856	7.8%
6-Person Household	229	6.0%	2,216	5.1%	440,129	3.3%
7-or-More Person Household	228	5.9%	1,131	2.6%	343,533	2.6%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

Table 11: Household Characteristics

Age Group	Corcoran	Kings County
Total Households	3,854	43,604
Family Households	80.1%	78.30%
With own children under 18 years	41.8%	41.30%
Married/Cohabiting Couples	56.7%	61.20%
With own children under 18 years	32.5%	32.20%
Male Householder, no spouse/partner present	14.1%	16.20%
With own children under 18 years	0.9%	2.40%
Living Alone	7.7%	8.30%
Age 65+	2.4%	2.50%
Female Householder, no spouse/partner present	29.2%	22.60%
With own children under 18 years	8.4%	6.80%
Living Alone	8.7%	8.80%
Age 65+	5.5%	4.70%
Nonfamily Households	19.9%	21.70%
Average Household Size	3.42	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

Table 12: Household type by tenure

Household Type	Corcoran		Kings County	
	HH	%	HH	%
Total Households	3,845		43,604	
Family households:	3,079	80.1%	34,155	78.30%
Owner	1,391	36.2%	18,997	43.60%
Renter	1,688	43.9%	15,158	34.80%
Married-couple family:	1,745	45.4%	23,236	53.30%
Owner	1,031	26.8%	14,704	33.70%
Renter	714	18.6%	8,532	19.60%
Male householder no wife present:	309	8.0%	3,653	8.40%
Owner	120	3.1%	1,499	3.40%
Renter	189	4.9%	2,154	4.90%
Female householder no husband present:	1,025	26.7%	7,266	16.70%
Owner	240	6.2%	2,794	6.40%
Renter	785	20.4%	4,472	10.30%
Nonfamily households:	766	19.9%	9,449	21.70%
Owner	398	10.4%	4,371	10.00%
Renter	368	9.6%	5,078	11.60%

Source: Census ACS 2016-2020, Table B25007

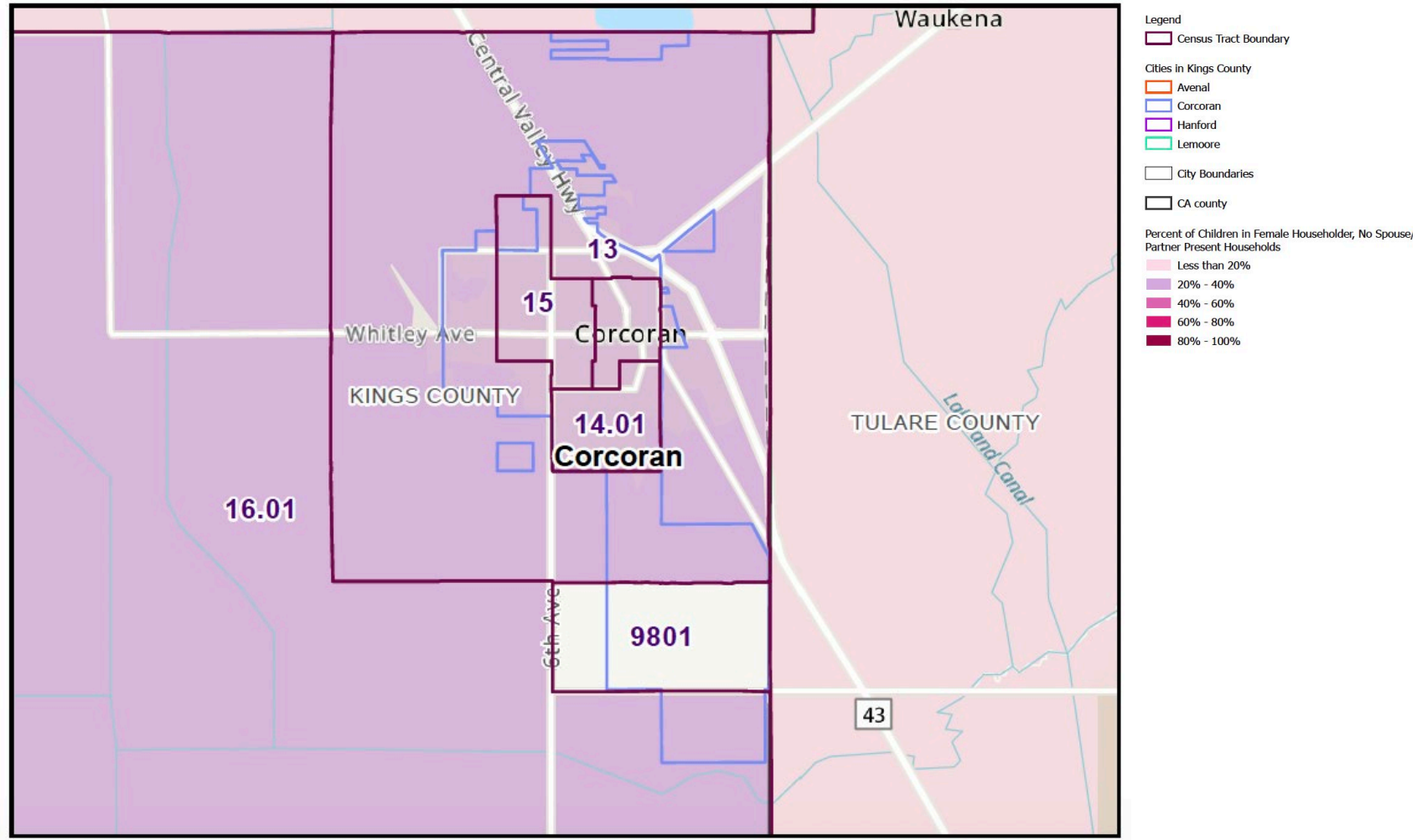
Female Headed Households

Female householder households without a spouse or partner are also less common in unincorporated. These households often face challenges, particularly in terms of resource access and opportunities, especially for children in single-parent, female-headed households. In figure Table 11, it could be observed that single-parent female headed household lies between 20 and 30%. The distribution of single-parent, female-headed households correlate with TCAC/HCD opportunity areas designations, indicating that areas with lower resources and higher segregation and poverty have higher rates of such households.

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 17% of all households in Kings County. State law recognizes that these households face challenges due to a combination of income levels, childcare expenses, and housing availability. As shown in Figure 4, the proportion of female-headed households, which is highlighted in the table, range from about 26.7% in the unincorporated. Notably, across all jurisdictions, the data reveals that a higher percentage of female-headed households are renters rather than homeowners. In Corcoran, family households constitute 80.1% of 3,845 total households, with a nearly equal split between owners (36.2%) and renters (43.9%). Married-couple families are 45.4% of households, but more are owners than renters. Male householders without a wife present make up 8.0%, and female householders without a husband present account for 26.7%, with a higher proportion of renters in both categories. This breakdown of household types and tenures, including the specific focus on female-headed households, provides a comprehensive overview of the diverse household compositions and housing situations in these regions, highlighting the need for tailored policy interventions and support services.

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 4: Single-Parent Female-Headed Households with Children



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021. Updated: March 2023.

Disability Rates and Services

Due to the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.

As presented in Table 13, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 41% of total seniors reported one or more types of disability. At the local level, in the city of Corcoran the proportion of seniors reporting some type of physical disability ranged from 45.6% The most common type of disability among seniors was having ambulatory difficulty. Developmental Disabilities as defined by federal law; “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table 13: Populations with a Disability

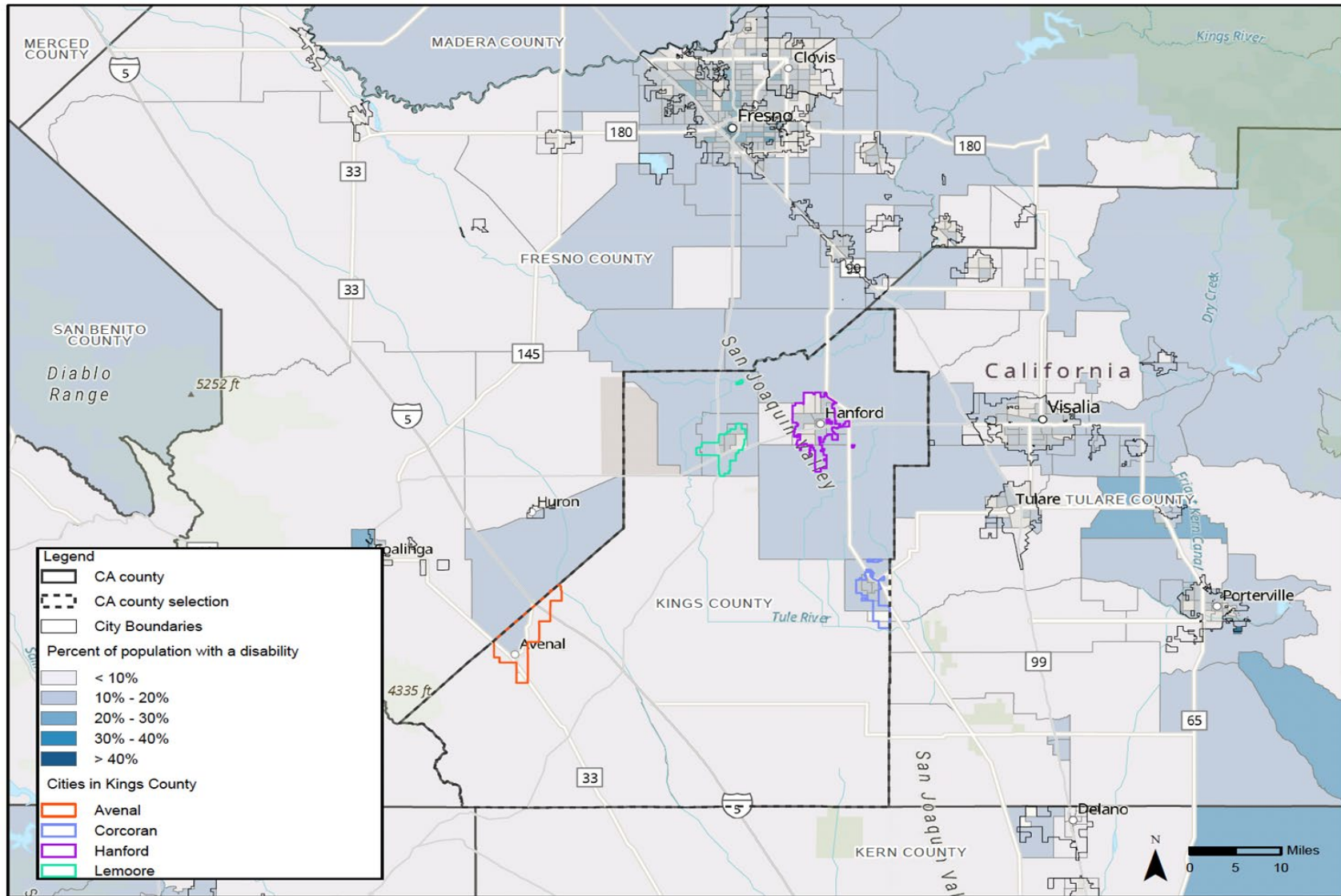
Disability Type by Age	Corcoran		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	103	2.3%	1,498	3.70%
With a hearing difficulty	-	0.0%	193	0.50%
With a vision difficulty	53	1.2%	480	1.20%
With a cognitive difficulty	38	0.9%	890	2.20%
With an ambulatory difficulty	17	0.4%	127	0.30%
With a self-care difficulty	11	0.2%	219	0.50%
Population 18 to 64 years w/disability	874	12.5%	8,357	10.70%
With a hearing difficulty	170	2.4%	1,632	2.10%
With a vision difficulty	187	2.7%	1,354	1.70%
With a cognitive difficulty	252	3.6%	3,009	3.80%
With an ambulatory difficulty	577	8.3%	4,087	5.20%
With a self-care difficulty	253	3.6%	1,424	1.80%
With an independent living difficulty	421	6.0%	3,094	4.00%
Population 65 years and over w/disability	794	45.6%	6,179	40.80%
With a hearing difficulty	189	10.8%	2,657	17.60%
With a vision difficulty	188	10.8%	1,265	8.40%
With a cognitive difficulty	278	16.0%	1,458	9.60%
With an ambulatory difficulty	590	33.9%	3,807	25.10%
With a self-care difficulty	256	14.7%	1,500	9.90%
With an independent living difficulty	489	28.1%	2,659	17.60%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County (0). CVRC provides diagnosis, evaluation, and case management services. Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 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.

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Figure 5: Population with a Disability



SECTION 1A-1: ASSESSMENT OF FAIR HOUSING

As seen in Figure 5, four of the six census tracts contain between 10% -20% of a population with a disability. This trend exists in much of the city limits of Hanford, Lemoore, Avenal, and northern parts of unincorporated Kings County.

D) Racially or Ethnically Concentrated Areas of Poverty

To better understand fair housing, HUD uses the designation **Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)** which requires:

- a non-white population of 50 percent or more in a metropolitan or micropolitan area, or a non-white population of 20 percent or more outside of these areas.
- extreme poverty, defined as census tracts with either 40 percent or more of individuals living at or below the poverty line or with a poverty rate of three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

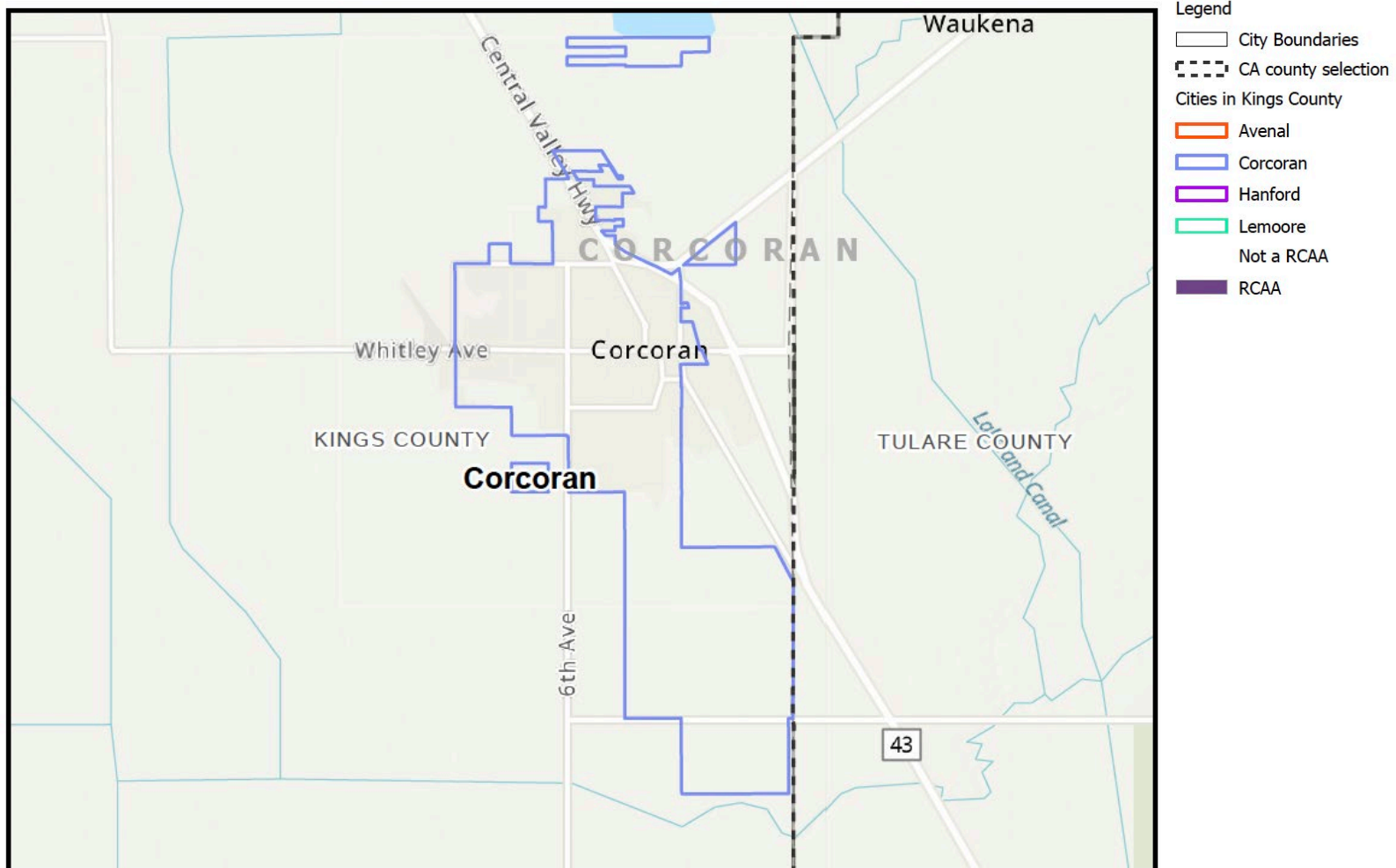
None of the census tracts in Corcoran is identified as a R/ECAP as shown in Figure 6.

HCD has a designation called **Racial Concentration of Areas of Affluence (RCAA)** which is also based on two factors:

- A location quotient based on the percentage of white, non-Hispanic or Latino population in the census tract compared to the average percentage of total white population for the COG region.
- If the median income for the census tract is greater than 1.5 times the COG median income or State median income, whichever is lower.

As mentioned in the Income Distribution section above, the median income is \$42,997, which is 69.9% of the Kings County median income of \$61,556. Compared to the state of California, where the median income is \$78,672, Corcoran's median household income is lower at 54.7% of the California median. When considering race and income in Corcoran, the numbers are quite different. As seen on Table 7, Median Household Income by Race or Hispanic Origin table, the median household income for White Alone Non-Hispanic households is \$55,786 which is approximately \$12,000 more than Corcoran's average median income. The median household income for Hispanic or Latino of Any Race is \$41,591, which is approximately \$14,000 less than the White Alone Non-Hispanic population but similar to Corcoran's median household income. The American Indian and Alaskan Native Alone Non-Hispanic population makes significantly less than both groups by earning \$29,000.

Figure 6: Local RCAAs



Source

E) Disparities in Access To Opportunity

The Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators in 2017.

It uses economic and education indicators that include the following:

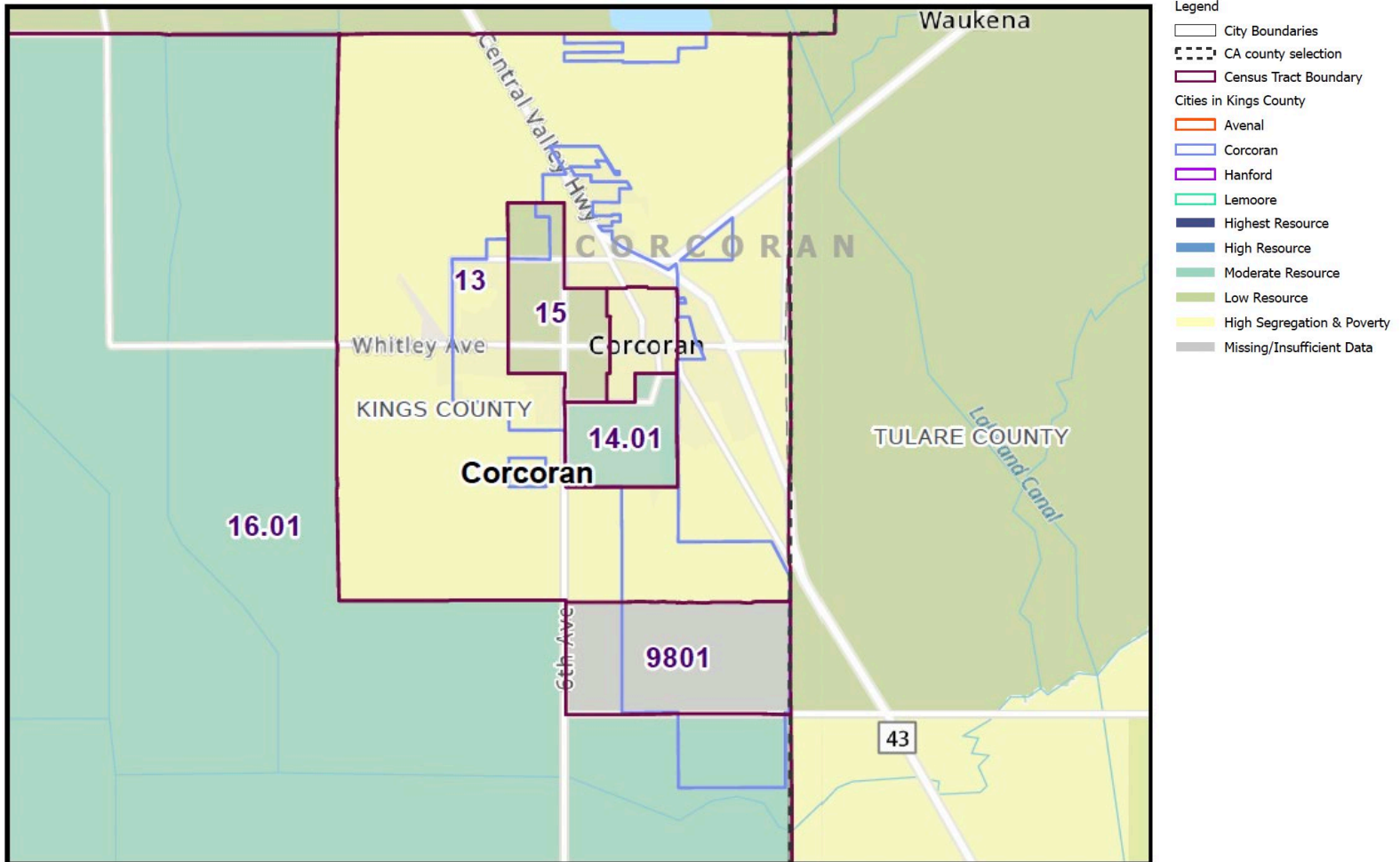
- Percentage of population with income above 200% of federal poverty line
- Percentage of adults with a bachelor's degree or above,
- Percentage of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Value of owner-occupied units
- Percentage of 4th graders who meet or exceed math proficiency standards
- Percentage of 4th graders who meet or exceed literacy standards
- Percentage of high school cohort that graduated on time
- Percentage of students not receiving free or reduced price lunch

The TCAC/HCD Opportunity Maps help to identify areas within the community that provide stronger access to economic, environmental, or educational opportunities for residents or, conversely, provide more limited access to opportunities. The information from this mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas.

Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$27,750 annually for a family of four in 2022).

The City of Corcoran presents a complex socio-economic landscape, as evidenced by its mixed resource distribution in the TCAC and HCD Opportunity map, as seen in Figure 7. The city is characterized by areas that are High Segregation & Poverty, Low Resource, and Moderate Resource. Corcoran faces significant challenges in bridging spatial economic disparities. These disparities necessitate nuanced policy interventions aimed at promoting equitable development.

Figure 7: COG Geography TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

Transit Mobility

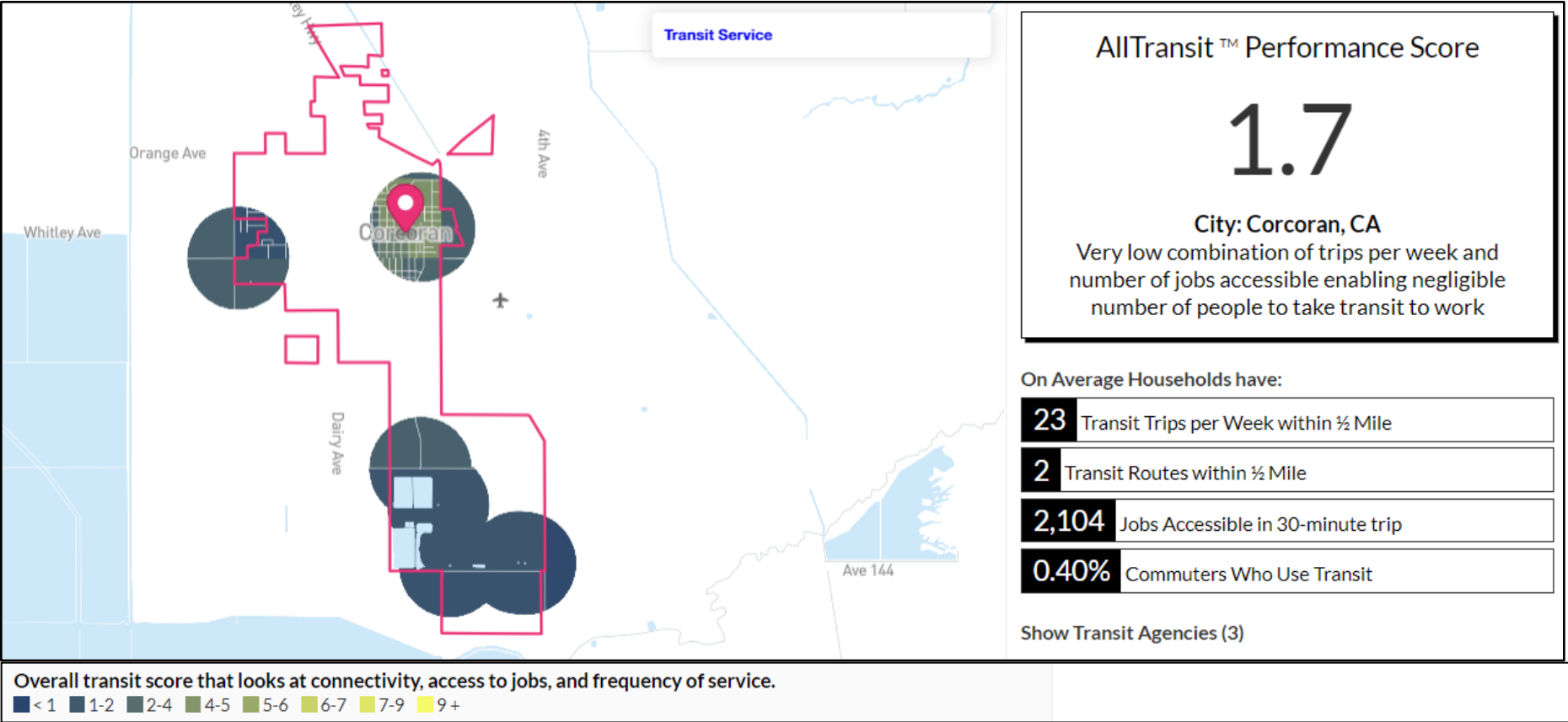
Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

The need to plan for and address the mobility needs of the County's growing population. Public Transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCAPTA) and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). Kings Area Regional Transit (KART) is Kings County's public transportation provider. KART provides public transit service Monday through Friday and limited service on Saturdays. KART provides transportation services to the cities of Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, and Stratford. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 504 W. 7th Street Hanford, California, west of the AMTRAK station in Downtown Hanford.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. Figure 8 depicts Kings County's AllTransit Performance score, including metrics representing average household transit access. Kings County's overall score is 1.7, demonstrating "very low" connectivity. It is important to note that this score is for Kings County as a whole, including incorporated areas, as AllTransit does not provide a score just for the unincorporated county. Kings County's score is consistent with comparable counties, which are typified by rural and semi-rural communities. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in the unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

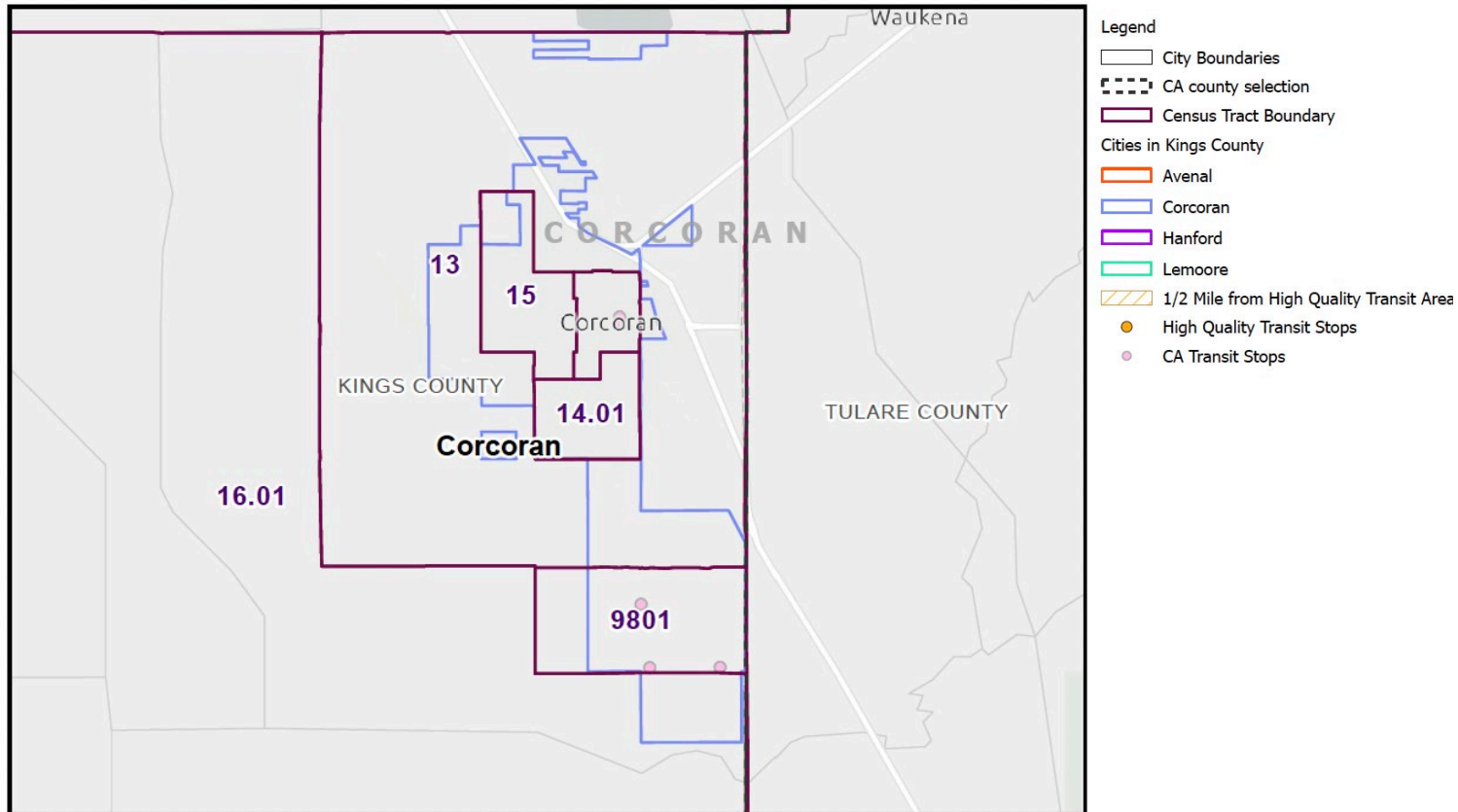
As is shown in Figure 9, there is a complete absence of high quality transit stops and a few CA transit stops in Corcoran. Three of the four CA transit stops in Corcoran are in census tract 9801 which contains the California State Prison. Hanford is the most transit connected jurisdiction in Kings County with an AllTransit Performance Score of 4.0. Most unincorporated areas in the central areas of Kings County are not served by transit, except for the Hanford area. Based on the information in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

Figure 8: Kings County All Transit Performance Score



Source: AllTransit.cnt.org, 2022

Figure 9: Kings County High quality transit stops and transit area (1/2 mile)

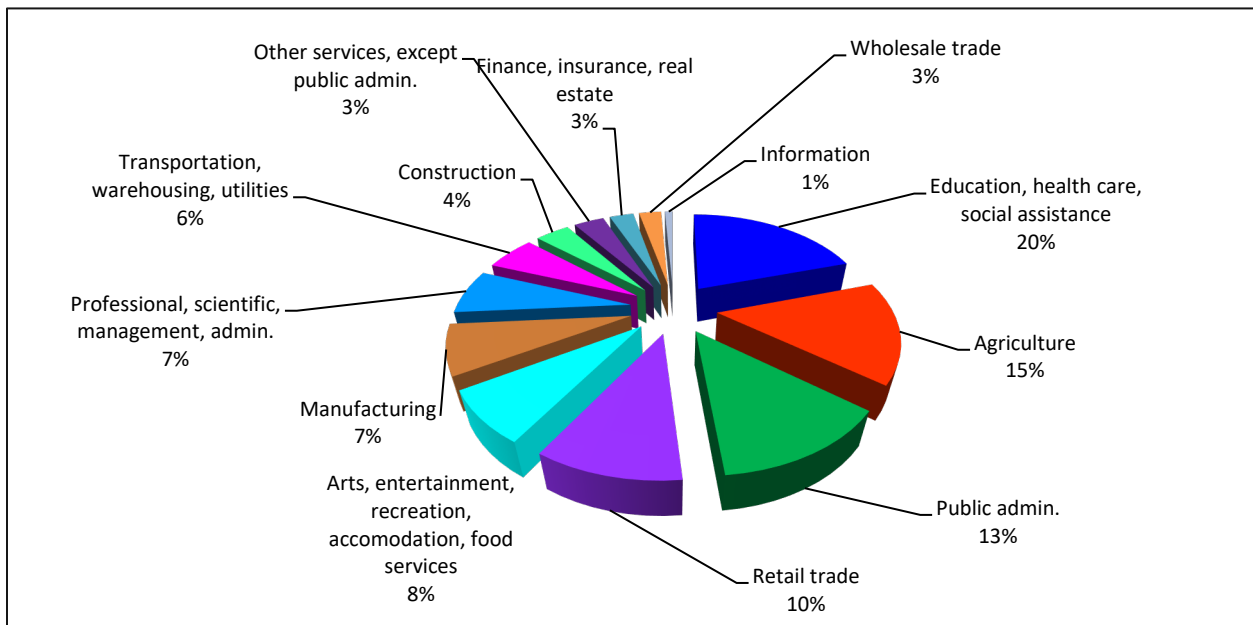


Source: Caltrans, 2022. U.S.; Department of Housing and Urban Development (HUD), Updated 2022.

Employment Opportunities

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.

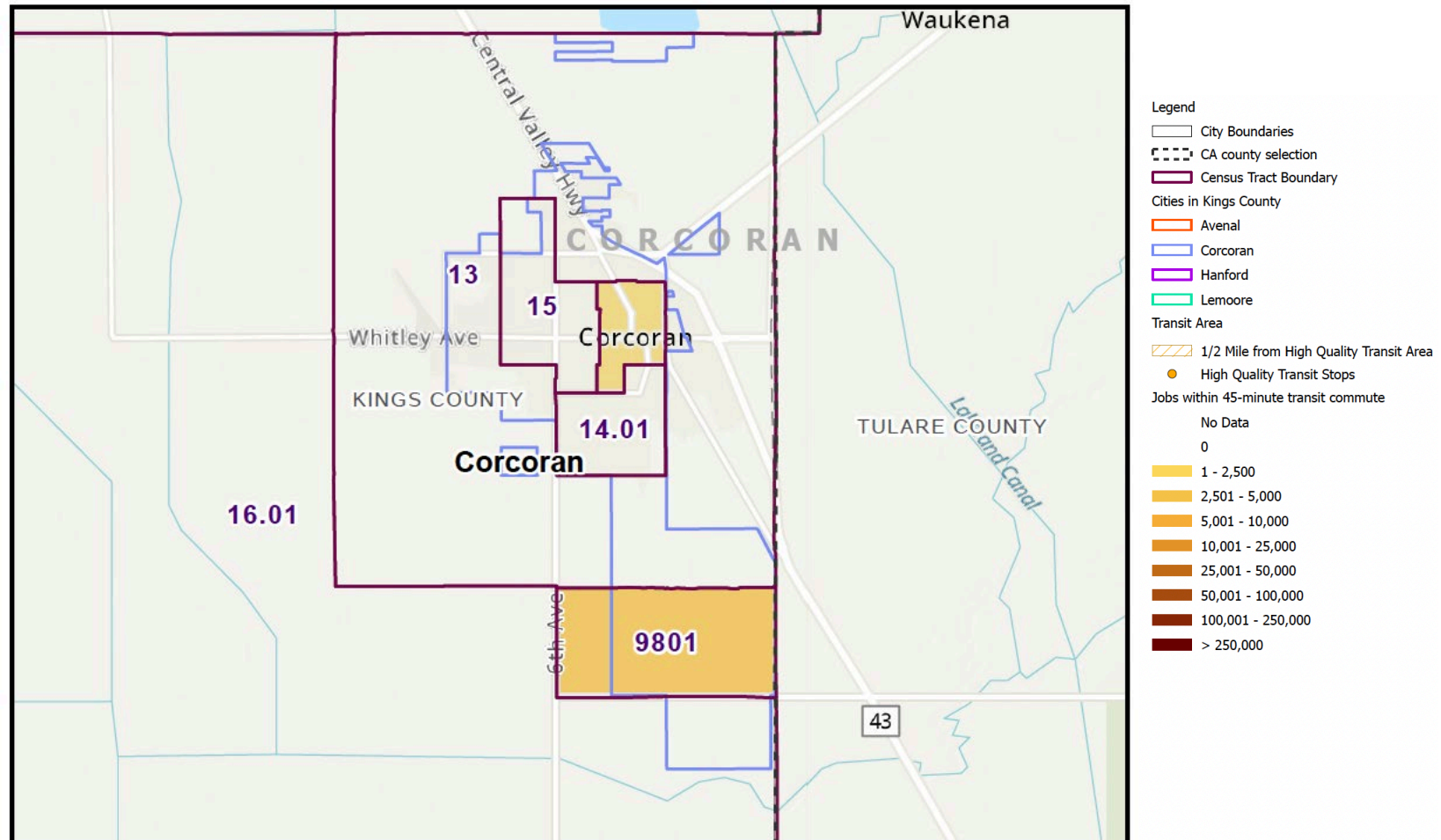
Figure 10: Employment by Industry of Kings County Workforce



Source: Census ACS 2016-2020, Table DP03

Kings County supports a diversified economy as illustrated in Figure 10. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the county. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the county, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce. Kings County's civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County's unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%. Historically, agriculture has played a key role in Kings County's economy. Agriculturally oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production with an annual gross value of \$2.5 billion. According to the Kings County 2022 Annual Agricultural Crop Report, milk remains the County's leading commodity, followed by pistachios (second) and cotton (third). With climate change and the long-term severe drought as well as the 2023 wet winter/spring, it is uncertain to what extent future water supplies will affect agriculture.

Figure 11: High Quality transit stops and transit area (1/2 Mile) & Jobs within 45-minute transit commute.



Sources: Caltrans, 2022; Smart Locations Database, 2018.

Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the county (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances. Table 14 shows that over 46.9% of the workforce in the city of Corcoran aged 16 years and older who do not work at home travel less than 15 minutes to work and another 17.8% of workers travel 15-30 minutes to work. The average time to work for countywide workers was 24 minutes.

Table 14: Travel Time to Work

Travel Time to Work	Corcoran	Kings County
Less than 15 minutes	46.9%	36.80%
15-30 minutes	17.8%	32.00%
30 to 59 minutes	28.6%	25.10%
60 or more minutes	6.7%	6.10%
Average Travel Time	24 min.	23 min.

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

Table 15: Work Locations of City/County Resident Workers

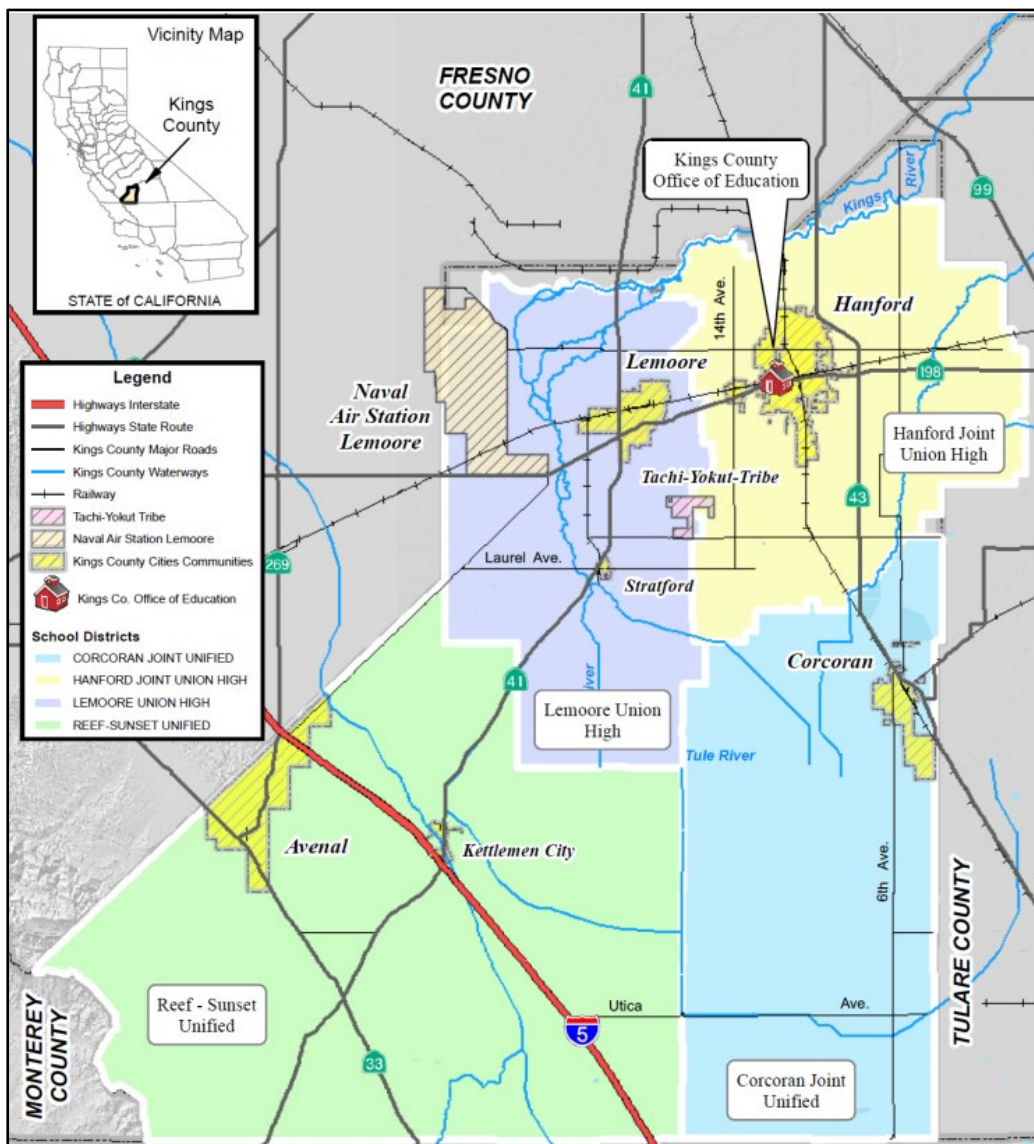
Travel Time to Work	Corcoran	Kings County
Number of Resident Workers (Age 16 and over)	4,119	56,560
Work in Same City/County)	35.3%	75.6%
Work Outside of City/County	64.7%	24.1%
Total	100%	100%

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

Educational Opportunities

The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. According to the Kings County office of education as of Oct 2021 there are a total of 19,429 students enrolled in elementary schools and about 8,179 students in high schools across the county as per data submitted by the districts. Figure 12 below shows some of the school districts in Kings County.

Figure 12: School districts in Kings County



Source: Kings County, Cal EM

Farmworkers

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 farmland. Table 16 shows the County’s top three leading agricultural products in 2022 were milk (\$999 million), pistachios (\$228 million), and cotton (\$192 million).

Recent Census data in Table 17 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Table 16 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Table 16: Leading Agricultural Crops, Kings County

Crop	Rank	Value
Milk	1	\$999,866,000
Pistachios	2	\$228,785,000
Cotton	3	\$192,811,000
Tomatoes, Processed	4	\$177,492,000
Cattle & Calves	5	\$151,274,000
Almonds, Total	6	\$132,323,000
Corn, Silage	7	\$123,941,000
Alfalfa, Hay	8	\$67,540,000
Wheat, Silage	9	\$60,112,000
Plums	10	\$55,245,000

Source: Kings County, Dept. of Agriculture, 2022 Crop Report, September 2023

Table 17: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately \$12. This is equivalent to approximately \$25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations (<https://migration.ucdavis.edu/rmn/blog/post/?id=2805>).

The nature of agricultural work also affects the specific housing needs of farm workers. 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.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the California 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. Additionally, most farm owners/managers hire most of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

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) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units, with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains

a discussion of each jurisdiction’s land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans.

Table 18: Hired Farm Labor-Workers, Kings County

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

Source: USDA, 2017 Census of Agriculture

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. In 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 farm workers.

Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for the unincorporated county, suggesting relatively adverse environmental conditions throughout the county. (see Figure 13). According to OEHHA, except for some of the smaller tracts in the center of the cities of Hanford, Lemoore, and Corcoran the rest of the areas have scores above the 90th percentile. The environmental conditions in Kings County likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas resulting from air pollution and other contaminants.

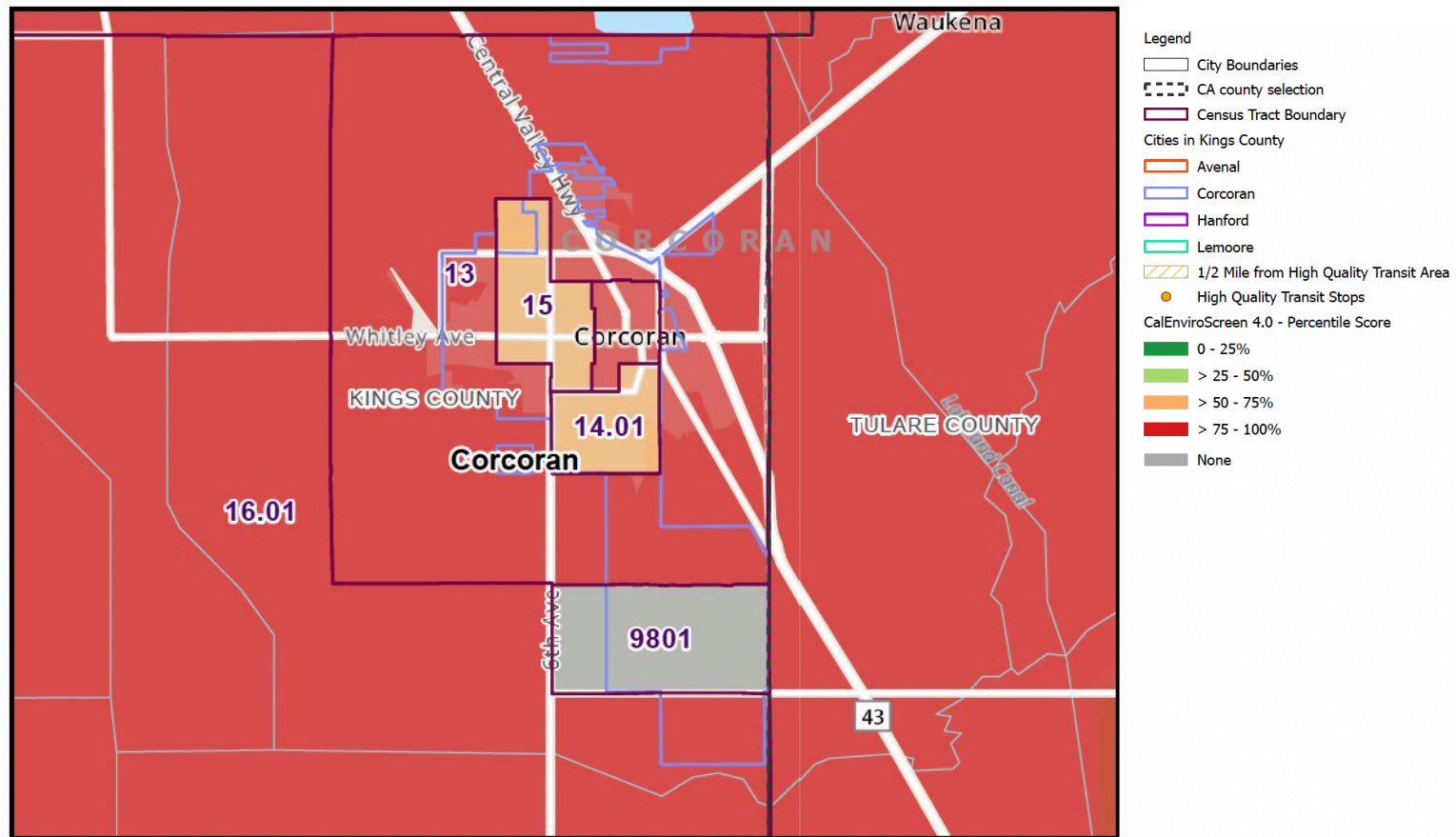
The primary indicators leading to the high environmental scores as reported by OEHHA’s CalEnviroScreen vary across the county, but include ozone, particulate matter (PM)_{2.5}, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and PM_{2.5}, forms of pollution generated by car traffic and industrial uses, score higher throughout the county. In the unincorporated county, pesticide use, groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of Kings County is Senate Bill (SB) 535-qualifying disadvantaged communities excluding areas around Lemoore, north of Hanford and some tracts in Corcoran. This indicates that the unincorporated county represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations. The City of Corcoran predominantly

consists of areas which have a CalEnviroScreen count between 50 and 70% in most places and a above 75% in northern and eastern edges indicating a moderate to high level of pollution burden and vulnerability compared to other areas in California.

Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated. In Kings County, while large pieces of land, including Corcoran, are classified by the Federal Emergency Management Agency at a high-risk for flooding. Flood zones include Zone AO, AE, AH, and A, which indicate the depth of the 1.0% annual chance of flooding, and areas with a 0.2% annual chance of flooding (Figure 14). One significant concern is the increased risk of flooding in the region, especially due to subsidence around the Tule River to the east of Corcoran. This subsidence has led to the merging of the Deer Creek and Tule River flood zones near the prison complex in Corcoran. The merging of these floodplains poses a challenge in diverting water away from critical areas, including the prisons which are situated between the Tulare River and Deer Creek. Furthermore, the historic droughts over the past two decades have diminished the effectiveness of levees in managing floodwaters. Dried-out levees lose structural integrity and become more prone to spreading.

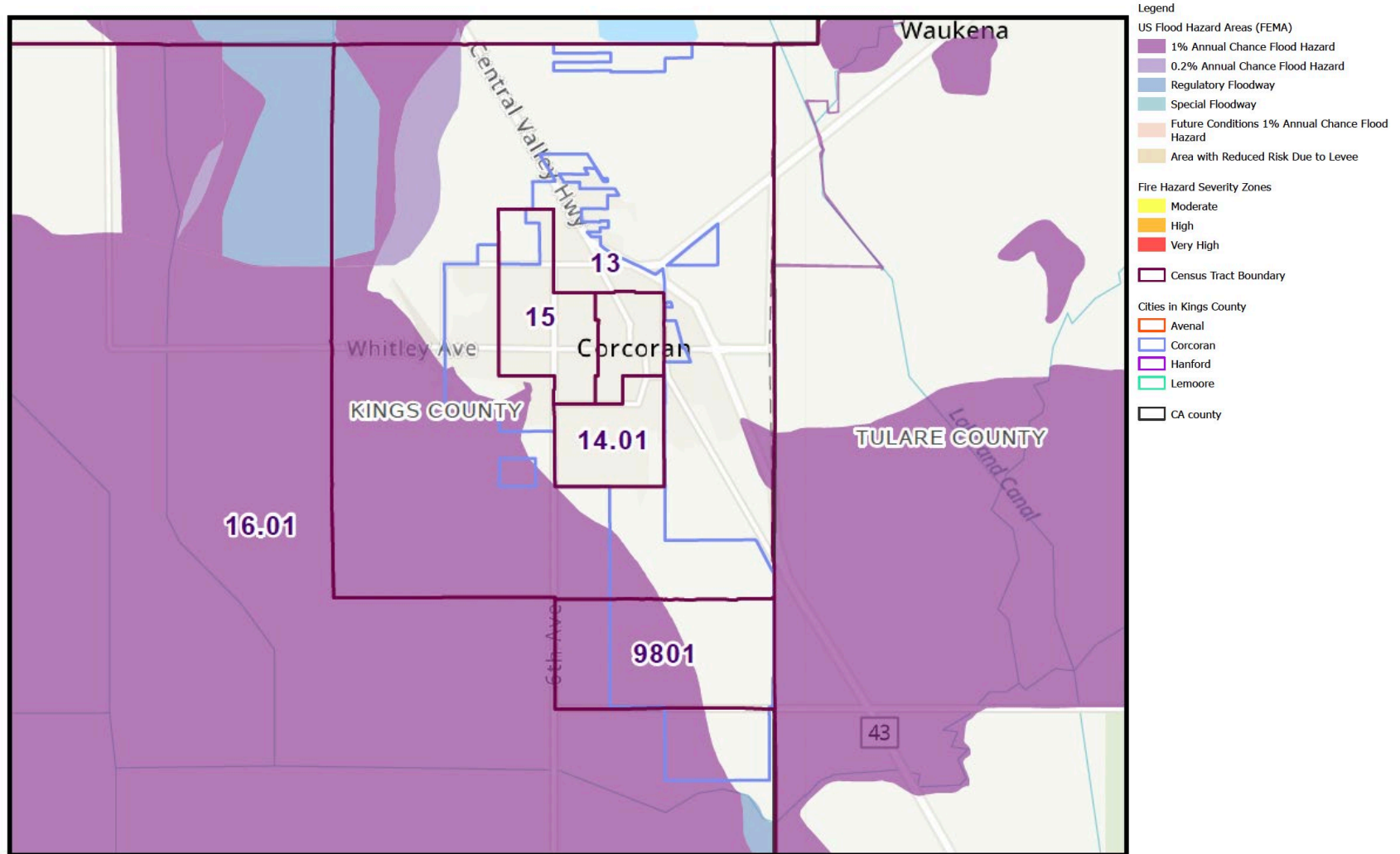
This issue is prevalent across the Central Valley's extensive levee system. The City of Corcoran undertook efforts to rebuild its levee in 2017 to guard against the potential re-emergence of Tulare Lake. However, there is concern that these measures might not be sufficient, and efforts are underway to raise the levee by an additional four feet along its entire 15-mile length.

Figure 13: CalEnviroScreen 4.0 & high-quality transit stops (Transit area ½ mile)



Source: Caltrans, 2022; OEHHA, 2021.

Figure 14: Flood Hazard Zones



Source: Federal Emergency Management Agency (FEMA), 2022; OEHHA, 2021; CalFire, updated 2023.

F) Disproportionate Housing Need and Displacement Risk

Housing Mobility

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 19 details housing tenure and vacancies in Kings County and incorporated communities according to the Census ACS 2016-2020 estimates. 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 19: Household Tenure and Vacancy Rates

Housing Type	Corcoran		Kings County	
	Units	%	Units	%
Occupied housing units	3,845	91.5%	43,604	94.20%
Owner-occupied housing units	1,789	42.6%	23,368	50.50%
Avg. HH size of owner-occupied units	3.24		3.12	
Renter-occupied housing units	2,056	48.9%	20,236	43.70%
Avg. HH size of renter-occupied units	3.57		3.17	
Vacant housing units	356	8.5%	2,663	5.80%
For rent	111	2.6%	446	1.00%
Rented, not occupied	19	0.5%	140	0.30%
For sale only	18	0.4%	426	0.90%
Sold, not occupied	58	1.4%	194	0.40%
For seasonal or occasional use	-	0.0%	54	0.10%
All other vacant	50	3.6%	1,403	3.00%
Homeowner vacancy rate	1.0%		1.80%	
Rental vacancy rate	5.1%		2.10%	
Total housing units	4,201	100.0%	46,267	100.00%

Source: Census, ACS 2016-2020, Tables DP04 and B25004

In Corcoran, 91.5% of the housing units are occupied, which is slightly lower than Kings County's 94.20%. The proportion of owner-occupied units in Corcoran is 42.6%, with an average household size of 3.24, indicating a preference for ownership but at a rate lower than Kings County's 50.50% ownership rate. The average household size in Kings County for owner-occupied units is 3.12, slightly smaller than in Corcoran. This suggests that rental housing in Corcoran tends to accommodate larger households. The breakdown of these vacancies is varied, with Corcoran having a higher proportion of units for rent and a notable number of units sold but not occupied. This data illustrates how Corcoran's housing market differs from the broader Kings County area, with a higher vacancy rate, a lower rate of homeownership, and larger average household sizes for both owner-occupied and renter-occupied units.

When examining housing tenure by race, the White Alone Non-Hispanic population owns at lower rate than

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Kings County and California as a whole, 13.9% and 17.2% less respectively. On the other hand, the Hispanic or Latino of Any Race own and rent at similar rates in Corcoran, Kings County, and California. In Corcoran and California as a whole, the Black or African American Alone population own and rent at similar rates. However, in Kings County, there is a higher proportion of the Black or African American Alone population that rents, 70.9% while Corcoran and California rent 6.4% and 9.6% less.

Notably, in Corcoran, the White Alone Non-Hispanic, American Indian and Alaska Native Alone, and the Hispanic or Latino of Any Race own and rent at similar rates, with a little over half of each respective population renting more than owning. It is also notable that while the Asian household population is small, 18 households, every household owns. In Corcoran, Some Other Race Alone owns at a rate of 61.9% which is only second to the rate of the Asian Alone population and about 20% higher than its counterparts in Kings County and California.

Table 20: Housing Tenure by Race or Hispanic Origin

	City of Corcoran	Percent	Kings County	Percent	California	Percent
White Alone Non-Hispanic						
Owner Occupied	1,162	42.2%	17,156	56.1%	4,831,347	59.4%
Renter Occupied	1,594	57.8%	13,444	43.9%	3,308,833	40.6%
Black Or African American Alone						
Owner Occupied	58	38.7%	684	29.1%	286,043	35.5%
Renter Occupied	92	61.3%	1,666	70.9%	520,690	64.5%
American Indian And Alaska Native Alone						
Owner Occupied	9	45.0%	165	31.7%	48,100	49.2%
Renter Occupied	11	55.0%	356	68.3%	49,657	50.8%
Asian Alone						
Owner Occupied	18	100.0%	1,137	67.2%	1,111,582	59.7%
Renter Occupied	0	0.0%	554	32.8%	749,308	40.3%
Native Hawaiian And Other Pacific Islander Alone						
Owner Occupied	0	1,515.2%	37	80.4%	18,182	45.4%
Renter Occupied	0	1,515.2%	9	19.6%	21,854	54.6%
Some Other Race Alone						
Owner Occupied	374	61.9%	2,490	43.6%	576,852	41.3%
Renter Occupied	230	38.1%	3,215	56.4%	820,358	58.7%
Two Or More Races						
Owner Occupied	168	56.6%	1,699	63.1%	369,212	48.6%
Renter Occupied	129	43.4%	992	36.9%	391,096	51.4%
Hispanic or Latino of Any Race						
Owner Occupied	1,349	46.2%	9,256	45.2%	1,741,159	44.9%
Renter Occupied	1,573	53.8%	11,219	54.8%	2,133,185	55.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25003

To address disproportionate housing needs, one of Corcoran's strategies is to implement Program 2.14 Promote Equal Housing Opportunities includes actions like the increase of affordable housing opportunities through grant funding, incentives to developers and programs to support first time home buyers, provide fair housing outreach education through Council staff and Self-Help Enterprises, expand media marketing through social media.

Housing Typology

As of 2020, the City of Corcoran has 3,845 households and 4,201 housing units. From 1980 to 2020, Corcoran's households increased by 88.48%. In the same span of time, the number of housing units increased by 105.93%. There was a particularly large jump in households and housing units from 2000 to 2010, close to 30%.

In the City of Corcoran, the percent of increase of housing units outpaced the percentage of increase of households in every decade from 1980 to 2020.

According to Table 22, more residents in Corcoran live in housing units constructed in the last 30 years compared to residents in California in general. In California, the largest share of residents live in housing units built between 1970 to 1979, followed by units built between 1980 to 1989, and then 1950 to 1959. For Corcoran residents, the most live in units built between 1990 to 1999, followed by 2000 to 2009, and then from 1970 to 1979.

Approximately half of Corcoran's housing stock is 3-bedroom units, followed by 2-bedroom units, and then 4-bedroom units. 1 bedroom and studios make up 9.25% of the housing stock. Finally, 5+ bedroom units make up 1% of the housing stock. From the year 2010 to 2020, 2-bedroom units saw the largest increase in proportion and unit production. Studio units experienced the second highest increase in proportion while 3-bedroom units experienced the second highest increase in unit production. Approximately half of Corcoran's housing stock is 3-bedroom units, followed by 2-bedroom units, and then 4-bedroom units. 1 bedroom and studios make up 9.25% of the housing stock. Finally, 5+ bedroom units make up 1% of the housing stock. From the year 2010 to 2020, 2-bedroom units saw the largest increase in proportion and unit production. Studio units experienced the second highest increase in proportion while 3-bedroom units experienced the second highest increase in unit production. As seen on Table 23, Corcoran consists of 18.7% of 2-person family households and 16.4% of 1 person nonfamily households, for a total of 35.1%. These two households' housing needs can be met by 1 bedroom and studio units but there are only 9.5% of these units available. There may be units where multiple 2-person family or 1 person nonfamily households are sharing housing units for affordability, thus removing larger units off the market for larger family households. Therefore, additional 1 bedroom and studio units should be incentivized.

In contrast, Corcoran consists of a larger share of large households, 5 or more people, compared to California; large households make up 26.1% of Corcoran's households. For comparison, large households make up 19.1% of Kings County households and 13.7% of California's households. Therefore, Corcoran has quite a large proportion of large households. Housing needs for these households can be met well by 4+ bedroom units. However, in Corcoran, 13.9%, or 585 housing units are 4+ bedroom which is significantly lower than the 1,005 large households present. From 2010 to 2020, 4+ bedroom units increased by 15.6%; in 2020.

Although the City implemented density bonuses for developers, the amount of 5+ units decreased from 1990 to 2020; 2,208 5+ units to 2,187 5+ units. This seems to align with building permit data as seen on Table 25. The small rate of 5+ unit production paired with possible demolition might explain the slight decrease of these types of units in roughly the last 30 years.

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In 2019, the City of Corcoran authorized 50 building permits of which 49 were for one housing unit and one was for a two-housing unit structure.

The City of Corcoran's Program 2.16 Update and Amend the General Plan and Zoning Ordinance in Compliance with State Laws lays out multiple action items including:

- Add a new Low-Moderate Land Use and Zoning Classification
- Permit a minimum of 16 and a maximum of 24 units in the Medium Density Residential Designation
- Permit a minimum of 21 and a maximum of 30 units in the High Density Residential Designation

These program actions will allow developers more opportunities to develop more higher density buildings.

Table 21: Total Households Over Time

	1980	1990	2000	2010	2020
Total Households	2,040	2,533	2,769	3,594	3,845
Percent Change		24.17%	9.32%	29.79%	6.98%

Source: U.S. Census Bureau, Census 1980(STF1:T3), 1990(SF1:P3), 2000(SF1:P15); ACS 16-20 (5-year Estimates), Table B25003

Table 22: Total Housing Units Over Time

	1980	1990	2000	2010	2020
Total Units	2,040	2,714	3,016	3,958	4,201
Percent Change		33.04%	11.13%	31.23%	6.14%

Source: U.S. Census Bureau, Census 1980(STF1:T65), 1990(STF1:H1), 2000(SF1:H1); ACS 16-20 (5-year Estimates), Table B2001

Table 23: Total Housing Units by Type

	City of Corcoran	Percent	Kings County	Percent	California	Percent
Total	4,201		46,267		14,210,945	
1, Detached	2,918	69.5%	33,531	72.5%	8,206,621	57.7%
1, Attached	256	6.1%	2,169	4.7%	1,009,488	7.1%
2	27	0.6%	1,262	2.7%	339,846	2.4%
3 or 4	286	6.8%	2,636	5.7%	773,994	5.4%
5 to 9	115	2.7%	1,655	3.6%	840,296	5.9%
10 to 19	29	0.7%	933	2.0%	721,132	5.1%
20 to 49	162	3.9%	786	1.7%	705,450	5.0%
50 or More	248	5.9%	1,430	3.1%	1,083,247	7.6%
Mobile Home	160	3.8%	1,795	3.9%	515,666	3.6%
Boat, Rv, Van, Etc.	0	0.0%	70	0.2%	15,205	0.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25024

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Table 24: Total Housing Units by Type Over Time

	2010	Percent	2015	Percent	2020	Percent
Total	3,780		3,921		4,201	
1, Detached	2,774	73.4%	2,721	69.4%	2,918	69.5%
1, Attached	127	3.4%	115	2.9%	256	6.1%
2	121	3.2%	103	2.6%	27	0.6%
3 or 4	288	7.6%	258	6.6%	286	6.8%
5 to 9	90	2.4%	256	6.5%	115	2.7%
10 to 19	0	0.0%	49	1.2%	29	0.7%
20 to 49	29	0.8%	66	1.7%	162	3.9%
50 or More	166	4.4%	127	3.2%	248	5.9%
Mobile Home	175	4.6%	224	5.7%	160	3.8%
Boat, Rv, Van, Etc.	10	0.3%	2	0.1%	0	0.0%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25024

Table 25: Building Permits by Number of Structures Authorized

Number of Structures Authorized	City of Corcoran	City of Corcoran	Kings County	Kings County	California	California
One Housing Unit	49	98.0%	300	98.7%	56,085	94.6%
Two Housing Units	1	2.0%	1	0.3%	1,210	2.0%
Three and Four Housing Units	0	0.0%	0	0.0%	470	0.8%
Five or More Housing Units	0	0.0%	3	1.0%	1,512	2.6%

Source: U.S. Census Bureau, Building Permits Survey 2019, Table AD:T2

Table 26: Total Occupied Housing Units by Year Built

	City of Corcoran	Percent	Kings County	Percent	California	Percent
Total:	3,845		43,604		13,103,114	
2014 Or Later	192	5.0%	1,414	5.0%	294,667	2.2%
2010 To 2013	35	0.9%	1,057	0.9%	234,646	1.8%
2000 To 2009	539	14.0%	7,557	14.0%	1,432,955	11.0%
1990 To 1999	600	15.6%	8,348	15.6%	1,448,367	11.1%
1980 To 1989	438	11.4%	6,287	11.4%	1,967,306	15.1%
1970 To 1979	520	13.5%	6,621	13.5%	2,290,081	17.5%
1960 To 1969	416	10.8%	4,424	10.8%	1,740,922	13.3%
1950 To 1959	409	10.6%	3,156	10.6%	1,767,353	13.5%
1940 To 1949	368	9.6%	2,122	9.6%	763,029	5.8%
1939 Or Earlier	328	8.5%	2,618	8.5%	1,163,788	8.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036

Local Median Housing Costs

In the City of Corcoran, the median monthly housing cost is \$892. For the wider Kings County, the median monthly housing cost is higher by \$202. In contrast, California's median is significantly higher by an additional \$796. From 2010 to 2020, the City of Corcoran's median monthly housing cost increased by 9% while Kings County increased by 14%. California's percent change was more than double than the City of Corcoran.

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In Corcoran, the median monthly owner cost with a mortgage as a percentage of household income is 18.2% and 11.8% for those homeowners without a mortgage. The percentage that renters spend is much higher at 30.7 percent which is a little less than the acceptable standard to spend on housing, one third of income. However, as seen below, overcrowding and overpayment is an issue in Corcoran. It is important to note these figures are medians. The following sections provide further context of fair and affordable housing by analyzing overcrowding, overpayment, and homelessness.

Table 27: Median Monthly Housing Costs Over Time

	2010	2015	2020	Percent Change (2010 to 2020)
City of Corcoran	\$818	\$787	\$892	9.0%
Kings County	\$960	\$978	\$1,094	14.0%
California	\$1,409	\$1,419	\$1,688	19.8%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Table B25105

Table 28: Median Monthly Housing Costs by Tenure as a Percentage of Household Income in the Past 12 Months

	2010	2015	2020
Median Gross Rent	31.2%	32.8%	30.7%
Median Selected Monthly Owner Costs - Total	26.0%	25.1%	18.2%
Median Selected Monthly Owner Costs - Units with a Mortgage	29.9%	29.5%	20.2%
Median Selected Monthly Owner Costs - Units without a Mortgage	10.1%	11.4%	11.8%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Tables B25071, B25092

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 adequate income for housing.

Table 29 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, 12% of renters and 5% of owners reported more than one person per room. The difference between renters and owner overcrowding was even more pronounced for the City of Corcoran where 20% were renters and 9% were owners. Overall, there exists a highest percentage of total households (renters and owners) living in overcrowded in Corcoran at 15%, while the countywide percentage was 8% in 2020.

Table 29: Overcrowding by Tenure

Occupants per Room	Corcoran	Kings County
Total households	3,845	43,604
Owner occupied:	1,789	23,368
0.50 or less	47.1%	60.70%
0.51 to 1.00	43.7%	34.20%
1.01 to 1.50	8.6%	3.90%
1.51 to 2.00	0.3%	0.70%
2.01 or more	0.4%	0.50%
Renter occupied:	2,056	20,236
0.50 or less	27.6%	39.70%
0.51 to 1.00	52.1%	48.10%
1.01 to 1.50	15.0%	8.70%
1.51 to 2.00	4.0%	2.90%
2.01 or more	1.2%	0.60%

Source : Census ACS 2016-2020, Table B25014

According to the 2016-2020 ACS, In Corcoran, among the 1,789 owner-occupied households, a lower percentage (47.1%) have 0.50 or fewer occupants per room compared to 60.7% in Kings County, indicating more spacious living conditions in Kings County. For Corcoran’s renter-occupied households (2,056 in total), only 27.6% have 0.50 or fewer occupants per room, which is lower than Kings County's 39.7%, suggesting more pronounced overcrowding among renters in Corcoran. The data also shows that in Corcoran, the percentage of renter-occupied households with higher occupants per room (1.01 to 1.50 and above) is significantly higher than in Kings County, indicating more severe overcrowding among renters in Corcoran. This trend of higher overcrowding in renter-occupied households as compared to owner-occupied households is consistent in both Corcoran and Kings County but is more acute in Corcoran. These differences could be attributed to various factors including the availability, size, and type of rental properties, economic conditions, and population density in these areas.

Overpayment

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

As shown in Table 30, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more rental households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 30: Household Overpayment by Tenure

Income Category	Corcoran	Kings County
Owners		
<= 30%	73.7%	79.00%
>30% to <=50%	68.0%	68.60%
>50% to <=80%	43.8%	48.30%
>80% to <=100%	19.7%	32.80%
>100%	4.0%	7.40%
Total	27.8%	22.50%
Renters		
<= 30%	73.0%	79.30%
>30% to <=50%	69.0%	78.30%
>50% to <=80%	51.0%	57.00%
>80% to <=100%	12.0%	22.50%
>100%	3.0%	6.40%
Total	47.5%	43.20%

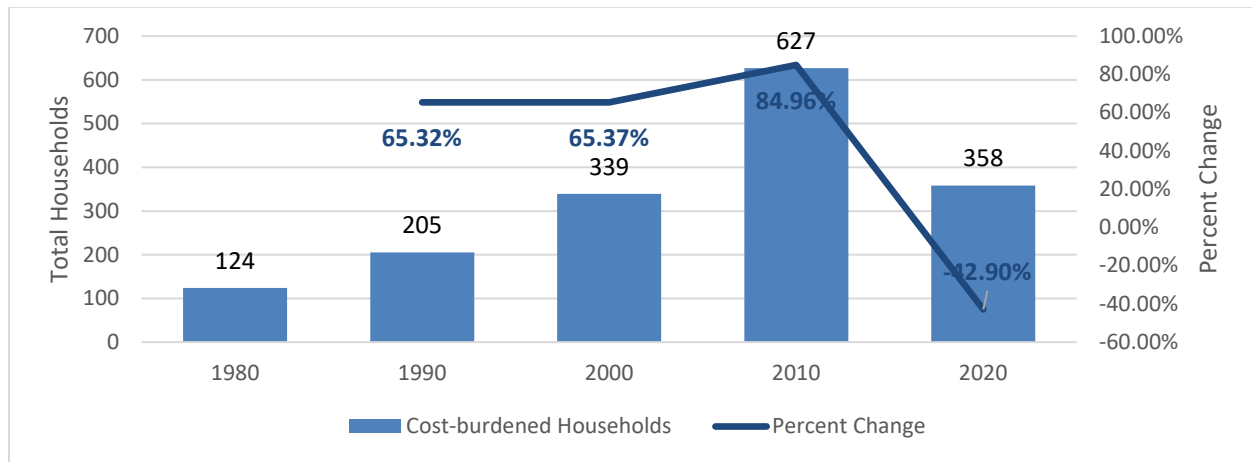
Source: HUD CHAS data based on Census ACS 2014-2018

These figures indicate that housing affordability is a more critical issue for renters than homeowners in Corcoran, particularly for those with lower incomes. The data also suggests that, overall, residents in Corcoran, especially renters, face greater challenges with housing affordability compared to those in the broader Kings County area. In figure below it could be noted that the percentage of overcrowded units lies between 10 and 15% in most areas while it's between 5.19 and 10% towards the northern eastern regions. The neighboring areas to Corcoran have relatively less percent of overcrowded units which are less than 5.19%.

State and federal housing law defines overpayment as a household paying more than 30% of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. In Figures 16 and 17 the data reveals the overpayment by renters and homeowners at tract level. Overpayment by renters is less in southern part of Corcoran while it's above 20 and 40% for homeowners. The northern and neighboring regions have higher levels of overpayment by renters that is between 40 and 60%. While it's lesser in the case overpayment by homeowners in these same regions.

Total and Percent Change Cost-Burdened Owner Households Over Time (1980-2020)

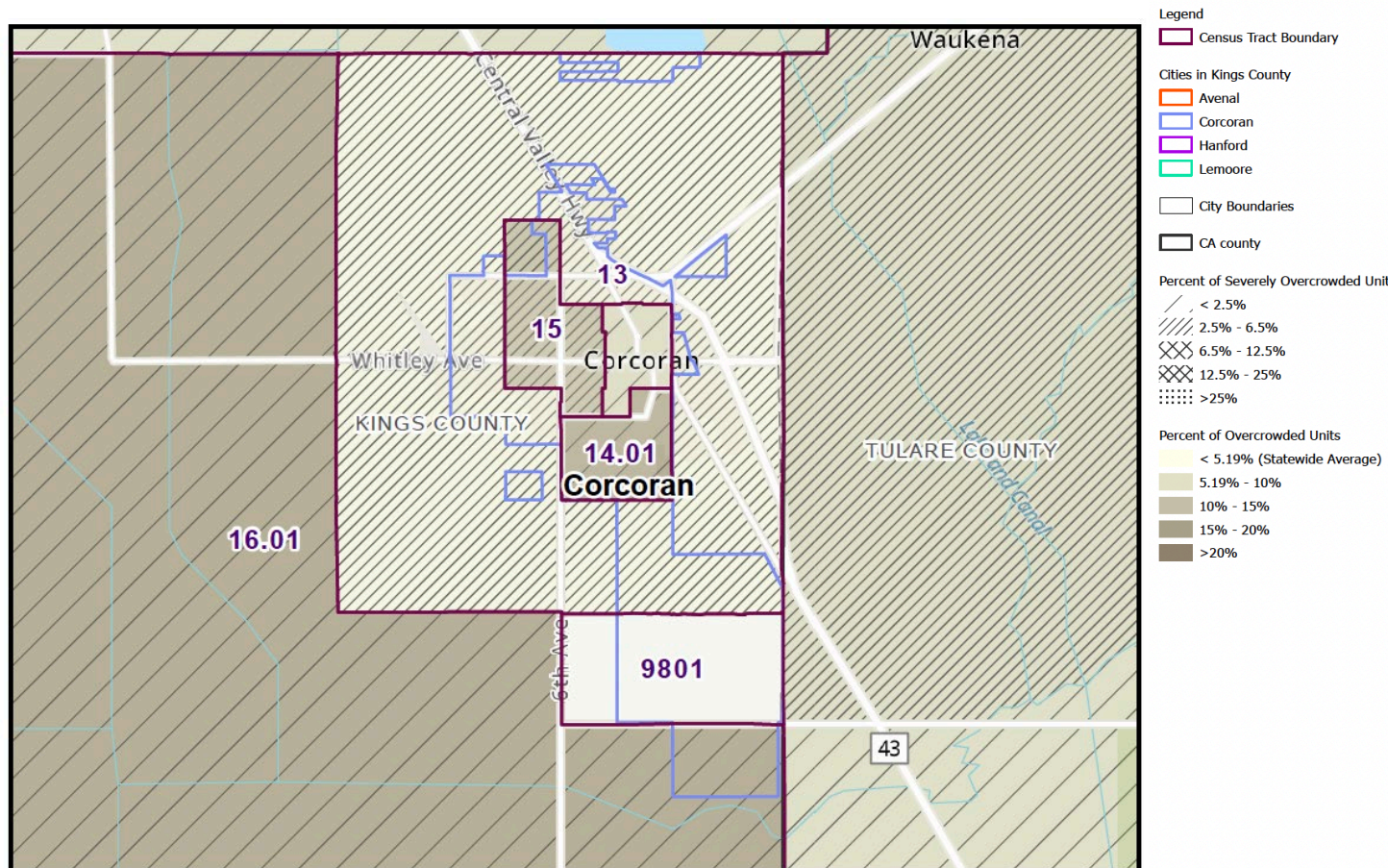
APPENDIX 3: CITY OF CORCORAN



Source: U.S. Census Bureau, Census 1980(STF3), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25091

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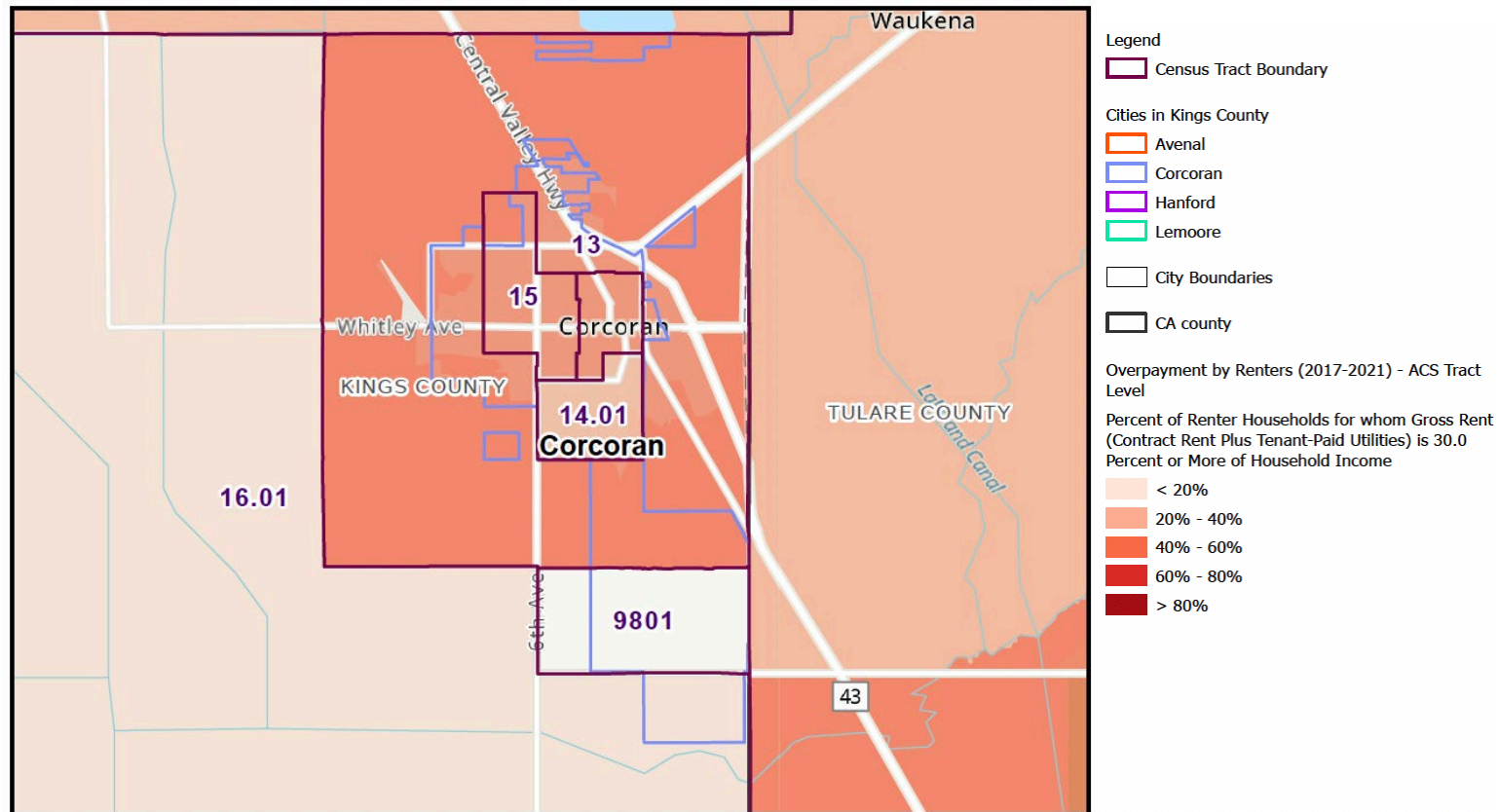
Figure 15: Overcrowding in Corcoran



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

APPENDIX 3: CITY OF CORCORAN

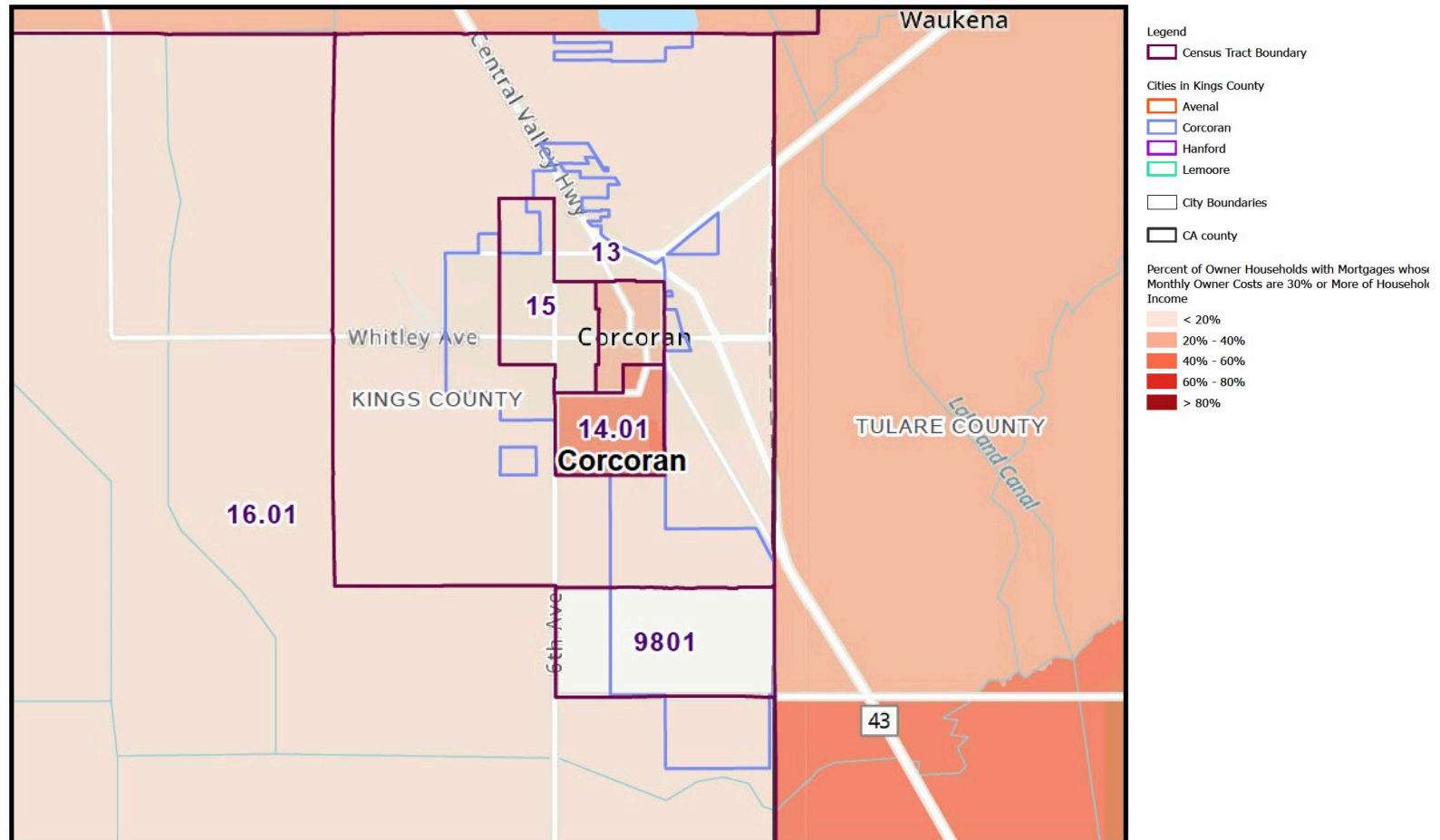
Figure 16: Overpayment by renters (ACS, 2017-2021) – Tract Level



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

APPENDIX 3: CITY OF CORCORAN

Figure 17: Percentage of Homeowners Overpaying



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Homelessness

In Homelessness is often the result of multiple 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. To address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time (PIT) survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Table 31: Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	17
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Based on the 2022 PIT survey, the following portrait of the 313 homeless individuals counted in Kings County included:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability.
- 12% suffer from substance abuse problems.
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25

In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and homeless or in a car.

Table 2-29 presents the 2022 PIT homeless counts for the four cities and unincorporated areas of the County. The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by the unincorporated area with 24 homeless individuals. Avenal

had the lowest count with four homeless individuals.

Table 32: Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	126	98	78%
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	27	24	89%
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	64	57	89%
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	15	14	93%
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	103	103	100%

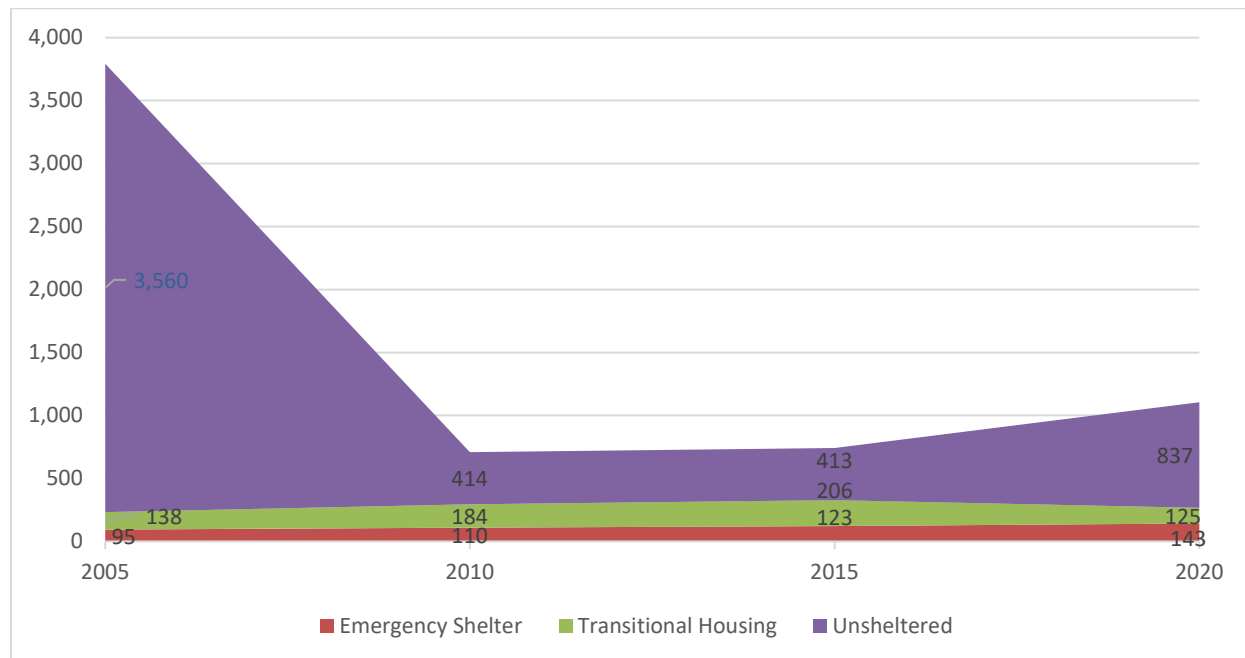
Source: Kings Tulare Homeless Alliance, 2023

Table 32 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County. 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/supportive 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. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

Corcoran's Program 2.11 Emergency Shelters and Transitional/Supportive Housing continues work with providers to facilitate emergency shelters and transitional/supportive housing. Emergency shelters are already permitted in the C-S (Service Commercial) zone.

Visalia, Kings, Tulare Counties CoC - Homelessness by Type Over Time (2005-2020)



Source: U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2005, 2010, 2015, 2020).

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level. The EDR provides three layers of displacement information. The "Overall Displacement" map layer shows the number of income groups experiencing any displacement risk. The dark red tracts (2 income groups), our models estimate displacement (Elevated, High, or Extreme) for two income groups. In the light orange tracts categorized as "Probable", one or all three income groups had to have been categorized as "Probable Displacement". In figure 1A-17 it could be observed that all the cities in the county and the southern western region are at predominant risk of At-Risk displacement. "At risk of displacement" refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics. The

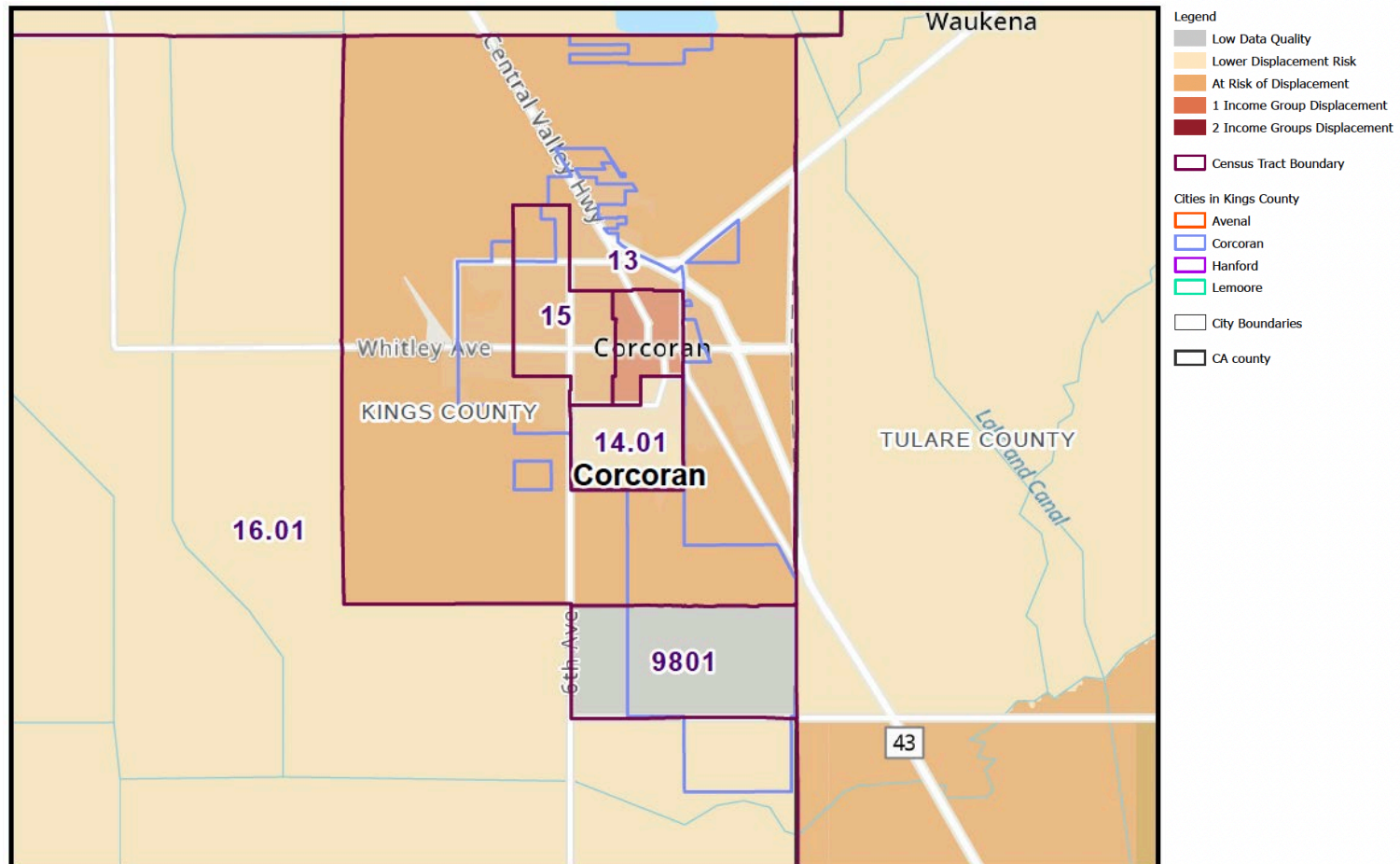
southern regions of Corcoran are at lower risk of displacement while the northern and surrounding regions are risk of displacement.

According to the Urban Displacement Project's Estimated Displacement Risk (EDR) model for California, displacement risk is determined by evaluating census tract characteristics that are strongly correlated with a net loss of low-income renter populations. Essentially, a high displacement risk suggests that more low-income households are leaving a neighborhood than moving in, often due to factors like affordability, development pressures, or changes in the housing market.

For affordable housing supply, actions focusing on housing preservation and production must be utilized. Corcoran's Program 2.4 Preservation of At-Risk Affordable Housing consists of a preservation strategy for at risk projects and maintain and update at risk project inventory and actions taken. For example, Corcoran has 593 units of affordable housing for very-low, low-, and moderate-income households that are at-risk of market rate conversion in the next 10 years. The City will contact the property owners to determine their intentions, contact qualified non-profits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, and more. Program 2.7 Affordable Housing Development Assistance plans to use a variety of strategies regarding production by seeking applicable grants from state and federal sources including funding specifically targeted to extremely low-income housings, provide an inventory of housing sites to interested developers, and continue to implement the density bonuses.

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 18: Estimated displacement risk – Overall displacement by tract



Source: California Department of Housing and Community Development (HUD), UCB – Urban Displacement Project, 2022

Sites Analysis

This section provides a review of available vacant sites in the City of Corcoran that allows and facilitates production of the city’s regional share of housing as required by State Law. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in the City of Corcoran. The following issues are addressed:

- a. Future Housing Needs Including Segregation/Integration
- b. R/ECAPs and RCAAs
- c. Access to Opportunity
- d. Disproportionate Housing Needs
- e. Sites Inventory Findings

To determine where the county has sufficient land to accommodate its share of regional housing needs for all income groups, the county must identify “adequate sites.” Under the State law (California Government Code section 65583[c][1], adequate sites are those with appropriate zoning in and development standards, with service and facilities, needed to facilitate and encourage the development of housing for all income levels.

Assembly Bill 686 (*AB 686*) has introduced a duty to affirmatively further fair housing into California state law. AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA, but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing and consider how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Additionally, State law requires that planning for housing be coordinated and integrated with the Regional Transportation Plan (RTP). To achieve this requirement, the RHNA plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS). In September 2022, KCAG adopted the 2022 RTP/SCS update, which incorporates assumptions for housing and employment growth that affect future transportation needs. To achieve the RHNA consistency requirement, this RHNA used the same RTP assumptions for future housing development from the present (2022) to the RTP/SCS 2050 horizon year.

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 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.

a) ***Future Housing Needs including Segregation/Integration***

The 6th Cycle RHNA for the 2024-2032 period projects the City of Corcoran's future housing needs as 715 units; the City of Corcoran's 5th Cycle RHNA for the 2014-2024 period determined a need for 946. Considering the time periods, the rate of need is similar. The total housing needs include 61 units for extremely low-income (approx. 5.40% of the RHNA Very Low-Income allocation), 61 units for very low-income, 116 units for low-income, 118 units for moderate-income, and 359 units for above moderate-income. Housing for lower-income households represents 33.29% of the above housing needs.

Table 33: Kings RHNA 2024-2032 by Income Level

Jurisdiction	Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
City of Corcoran	61	61	116	118	359	715
Kings County Total	1,128	1,129	1,672	1,753	3,747	9,429
Percentage (Corcoran)	5.40%	5.4%	6.94%	6.73%	9.58%	7.58%

Table 2-1 in the Housing Element shows the demographic trends of different racial/ethnic categories within Kings County between 2000 and 2020. During this period, the population of City of Corcoran increased by 41.79%, however, with only a 7.57% increase in population from 2010 to 2020. City of Corcoran's Hispanic population was 62.6% of the total population in the year 2010. By 2020, the Hispanic population increased to 69.3% of the population. In 2010, White and Black population was 19.4% and 14.6%, respectively. From 2010 to 2020, the White and Black population both fell approximately 4%.

The City of Corcoran has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. The City of Corcoran faces some unique challenges compared to Kings County as a whole. The City of Corcoran has the lowest median household income at \$42,997 compared to the other cities in Kings County. Female headed households are distributed across all census tracts in Corcoran at a rate of between 20%-40%. The city also has a significant need for dependent care and support systems for young children and youth, farm worker housing and housing appropriate for large families.

Census tract 14.01 and 16.01 have high POC segregation whereas the rest of Corcoran has low to medium segregation. The City of Corcoran will continue to work with Kings County Community Development Agency to develop and implement various Housing Element programs, especially areas with higher segregation. They will actively participate in the city's efforts to prioritize and implement the following strategies:

1. Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRRP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership,

code enforcement, farmworker housing, etc.

2. Implement the following Housing Programs:

- Program 2.1 - Code Enforcement
- Program 2.2 - Paint Programs
- Program 2.3 - Housing Rehabilitation Program
- Program 2.4 - Preservation of At-Risk Affordable Housing
- Program 2.5 - Adequate Sites
- Program 2.6 - Density Bonus Program
- Program 2.7 - Affordable Housing Development Assistance
- Program 2.8 - First Time Homebuyer Program
- Program 2.9 - Purchase and Rehabilitation Homeownership Program
- Program 2.10 - Section 8 Rental Vouchers
- Program 2.11 - Emergency Shelters and Transitional/Supportive Housing
- Program 2.12 - Farmworker and Employee Housing
- Program 2.13 - Housing for Persons with Disabilities
- Program 2.14 - Promote Equal Housing Opportunities
- Program 2.15 - Weatherization and Energy-Efficient Home Improvements
- Program 2.16 – Update and Amend the General Plan and Zoning Ordinance in Compliance with State Laws
- Program 2.17 – Adequate Infrastructure for Affordable Housing

3. Foster partnerships with non-profit affordable housing developers and experts within the community-based organization's membership.

4. Engage the community by “getting the word out” on key community planning meetings, informing the public on available housing programs, and translating affordable housing-related materials and interpreting at community workshop in Spanish. The city will arrange for provisions of Spanish translation materials and provide interpreters at community workshops.

b) R/ECAPS and RCAAs

HUD has developed a census tract-based definition to assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), R/ECAP is defined as a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40%

or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to the HCD AFFH Dataset, the City of Corcoran's census tracts do not include R/ECAPs.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation more fully in the United States⁵. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016.) According to the HCD AFFH Dataset, there is no census tract in Corcoran that fit the criteria of income of \$125,000 and a population that is 80 percent or more White, and therefore the city has no RCAAs.

The racial and ethnic composition of Corcoran and Kings County can be seen in Table 1A-3. It shows that in Corcoran, the majority of the population, 69.3%, identifies as Hispanic or Latino, which is significantly higher than Kings County's 54.90%. The non-Hispanic or Latino population in Corcoran accounts for 30.7%, which is notably lower than the 45.10% in Kings County. When breaking down the non-Hispanic or Latino population, Corcoran has a smaller percentage of White individuals (15.3%) compared to Kings County (31.60%), and a notably higher percentage of Black or African American individuals (11.7%) compared to Kings County (5.90%).

c) Access to Opportunity

City of Corcoran consists of census tracts with low resource, moderate resource, and high segregation and poverty areas, as seen in Figure 7. It does not have any high or highest resource areas. Therefore, the city must look to areas with high segregation and poverty to accommodate new development.

The city has distributed its RHNA sites throughout these areas. The new residential and mixed-use development in the identified areas will help to create more housing affordable to households at lower income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for people to both live and work in Corcoran. Taken together, new residential and mixed-use development in the identified areas will help to diversify the land use pattern and improve the conditions of these census tracts by providing greater housing choice and a broader range of goods and services, bringing new residential development closer to transit and jobs, and otherwise supporting community revitalization.

According to the 2016-2020 ACS, In Corcoran, among the 1,789 owner-occupied households, a lower percentage (47.1%) have 0.50 or fewer occupants per room compared to 60.7% in Kings County, indicating more spacious living conditions in Kings County. For Corcoran's renter-occupied households (2,056 in total), only 27.6% have 0.50 or fewer occupants per room, which is lower than Kings County's 39.7%, suggesting more pronounced overcrowding among renters in Corcoran. The data also shows that in Corcoran, the percentage of renter-occupied households with higher occupants per room (1.01 to 1.50 and above) is significantly higher than in Kings County, indicating more severe overcrowding among renters in Corcoran.

The General Plan land use map and zoning ordinance identify those areas of the city that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are a necessary tool to promote and ensure a healthy, compatible, and high-quality living environment. In compliance with State Housing Law, the city will permit ADUs and JADUs within the City. The Zoning Ordinance allows for a wide range of residential uses. Existing density bonus ordinance allows a developer to request a density bonus of up to 35 percent over the maximum density that is allowed by the zone in which the project is located if the developer agrees to reserve a certain percentage of the units as available to lower income households and/or senior citizens. The City will continue to work with developers to facilitate the use of these options.

Figure 8 depicts Kings County's AllTransit Performance score, including metrics representing average household transit access. Kings County's overall score is 1.7, demonstrating "very low" connectivity. As is shown in Figure 9, many high quality transit stops in terms of facilities, accessibility and frequency of services are completely in the city Corcoran.

With the potential introduction of greater housing choice close to transit access, a broader cross-section of households will have the opportunity to live in Corcoran.

d) Disproportionate Housing Needs

Available land can support 2,290 housing units which exceed the RHNA allocation requirements.

The total number of units that could be accommodated in Corcoran during 2024-32 planning period are 285 lower income housing units and 2,005 moderate and above-moderate income housing units.

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 farmland. Recent Census data in Table 1A-14 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately \$12.² This is equivalent to approximately \$25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations. Corcoran's larger household sizes and high overcrowding rates might be the result of a large number of farmworkers and a high poverty status. The City will focus on boosting programs and incentives for prioritizing farmworker housing.

Additionally, in terms of unique population groups, Corcoran has a very small share of homeless people, 5.4 %, in Kings County, or 17 individuals. It does not have concentration of people with disabilities or female headed households with children within the city. However, in comparison to Hanford and Lemoore, there is a concentration of female headed households in Corcoran, as well as Avenal. Therefore, targeted efforts to help assist the unique socio-economic needs of single mothers shall be prioritized.

e) Sites Inventory Findings

The RHNA determined a need for XX units in the City of Corcoran. The potential for new units is 2,290. The distribution of RHNA sites across the community will help to improve the opportunities and outcomes throughout the City. Furthermore, the RHNA sites will allow for development at densities needed to stimulate affordable housing development. All residential zones in the city allow accommodation of low-income housing units, provided that the structures containing the units meet all development standards specified under the zoning ordinance. The RM2.5, RM-3, RM-2, CD, and PO zoned areas further support development of

² <https://migration.ucdavis.edu/rmn/blog/post/?id=2805>

low-income housing units and improve financial feasibility.

Table 34: Potential Housings Units 2024-2032

General Plan	Zone	Acres	Lower	Moderate and Above	Total
CORCORAN					
VLDR/LDR	RA/R-1-10/R1-6	428		1940	1940
MDR	RM2.5, RM-3	22	177	65	242
HDR/Mixed	RM-2, CD, PO	8.5	108		108
Sub-Total		458.5	285	2005	2290

Table 34 reflects that the sites identified to meet the City's RHNA are at all income levels. The RHNA sites are generally accommodated throughout Corcoran and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, or senior households. For these reasons, the city finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter.

Below, Table 35 summarizes different characteristics of each of the census tracts in the City of Corcoran.

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Table 35: City of Corcoran Census Tract Characteristics

Characteristics	Census Tract 13	Census Tract 15	Census Tract 14.02	Census Tract 14.01	Census Tract 9801	Census Tract 16.01
Figure 1A-1 TCAC/HCD Opportunity Areas	High Segregation & Poverty	Low Resource	High Segregation & Poverty	Moderate Resource	N/A	Moderate Resource
Figure 1A-2: Local Median Income	< \$35,000	\$60,000 - \$84,097	\$35,000 - \$60,000	\$35,000 - \$60,000	N/A	\$35,000 - \$60,000
Figure 1A-3: Poverty Status	30% - 40%	20% - 30%	30% - 40%	20% - 30%	N/A	20% - 30%
Figure 1A-4: Local Racial Demographics	Low-Medium Segregation	Low-Medium Segregation	Low-Medium Segregation	High POC Segregation	No Data Applicable	High POC Segregation
Figure 1A-5: Local RCAAs	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA
Figure 1A-6: Single Parent Female Headed Households with Children	20%-40%	20%-40%	20%-40%	20%-40%	N/A	20%-40%
Figure 1A-7: Population with a Disability	10% - 20%	10% - 20%	10% - 20%	10% - 20%	N/A	< 10%
Figure 1A-10: Jobs Within 45- Minute Transit Commute	0	0	0 – 2,500	0	2,501 – 5,000	0
Figure 1A-12: CalEnviroScreen 4.0	>75% - 100%	> 50% - 75%	>75% - 100%	> 50% - 75%	N/A	>75% - 100%
Figure 1A-13: Flood Hazard Zones	East area has a 1% Annual Chance Flood Hazard	No Identified Risk	No Identified Risk	No Identified Risk	East area has a 1% Annual Chance Flood Hazard	East area has a 1% Annual Chance Flood Hazard
Figure 1A-14: Overcrowded Units	< 5.19% (Statewide Average)	10% - 15%	5.19% - 10%	10% - 15%	N/A	10% - 15%

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Figure 1A-14: Severely Overcrowded Units	2.5%-6.5%	2.5%-6.5%	< 2.5%	< 2.5%	N/A	< 2.5%
Figure 1A-15: Overpayment by Renters	40% - 60%	40% - 60%	40% - 60%	20%-40%	N/A	< 20%
Figure 1A-16: Percentage of Homeowners Overpaying	< 20%	< 20%	20%-40%	40% - 60%	N/A	< 20%
Figure 1A-17: Estimated Displacement Risk	At Risk of Displacement	At Risk of Displacement	1 Income Group Displacement	Lower Displacement Risk	Low Data Quality	Lower Displacement Risk

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 19: City of Corcoran and Surrounding Area Vacant Sites 6,000 sq ft or Greater

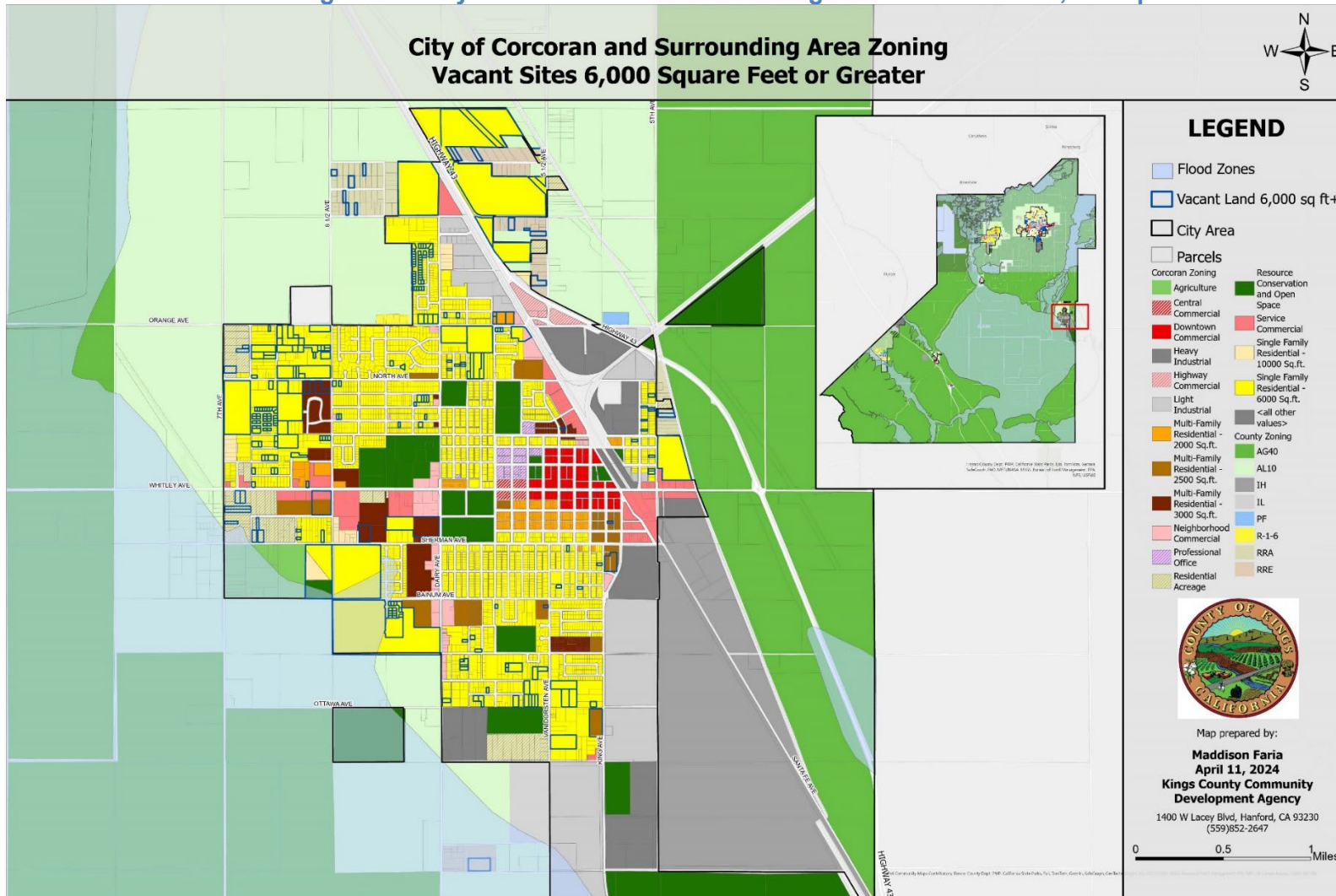
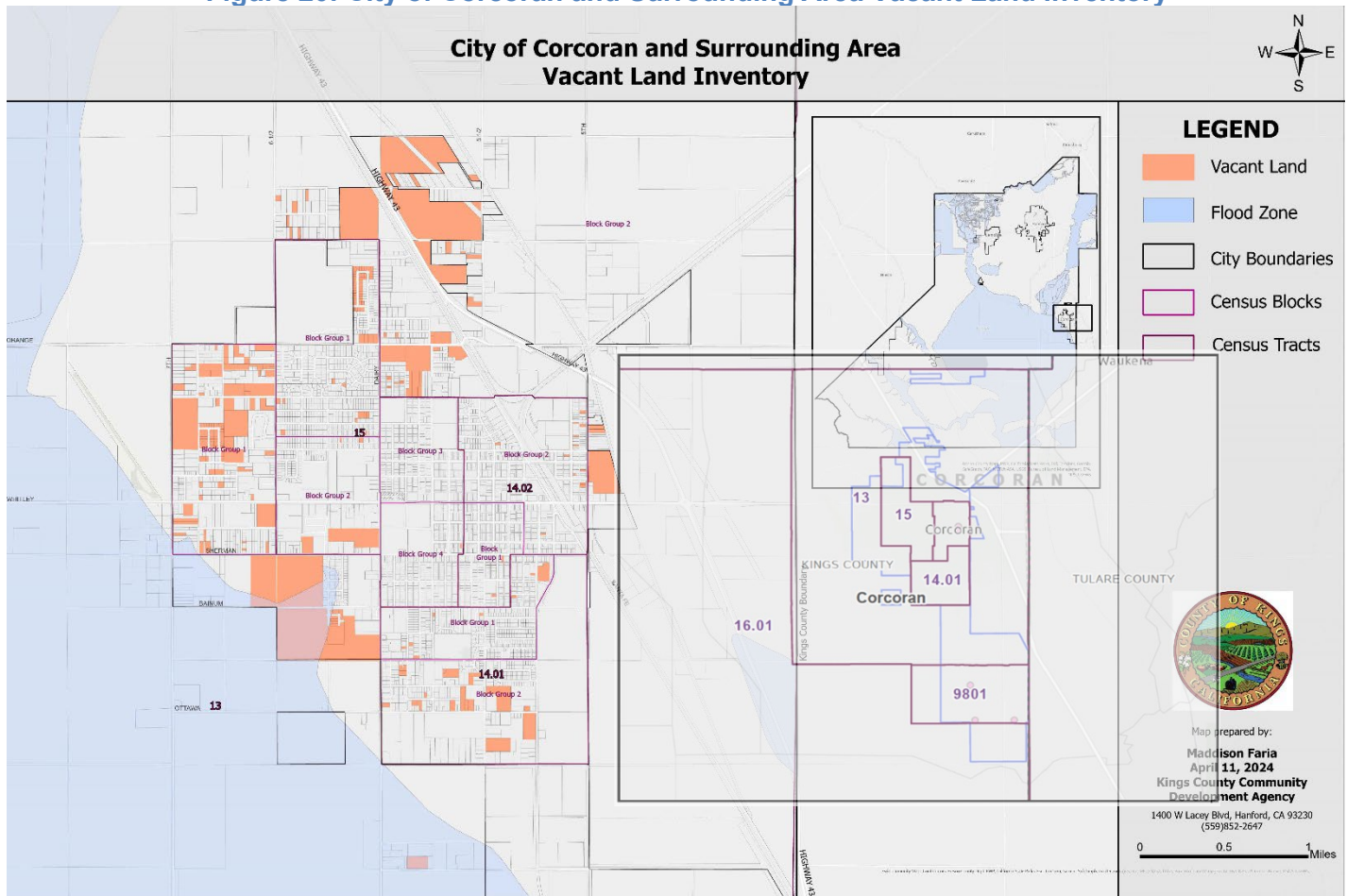


Figure 20: City of Corcoran and Surrounding Area Vacant Land Inventory

Census Tract 13

Census tract 13 consists of several vacant sites, especially with larger square footage. According to the TCAC/HCD Opportunity Areas map, this area is classified as High Segregation & Poverty with a local median income of less than \$35,000. More than 40% of the population earns income below the poverty level. It is identified as a Low-Medium Segregation area with no racial concentration areas of affluence. There is identified risk in some of the western and southwest portions are in the 1% Annual Chance Flood Hazard area and high environmental risk, between 75% and 100% according to the CalEnviroScreen 4.0 metric. In this area there is between 40% and 60% of renter households for whom gross rent is 30% or more of household income; there is less than 20% owner households with mortgages for whom gross rent is 30% or more of household income. This area is identified as At Risk of Displacement.

Moderate and above moderate affordable units should be encouraged in this area to promote integration and access to diverse income groups. The City must also consider measures to mitigate high environmental hazard risk, flood hazard risk, and displacement risk.

Census Tract 15

This tract has a few vacant sites. It is identified as Moderate Resource with a local median income between \$60,000

and \$84,097. Between 10%-20% of the population is below the poverty level and is identified as consisting of Low-Medium Segregation with no racial concentration areas of affluence. It has a CalEnviroScreen 4.0 percentile score between 50% and 75%. Census tract 15 has the most overcrowded and severely overcrowded units. Between 40% and 60% of the renter households pay a gross rent that is 30% or more of household income while less than 20% of owner households with mortgages pay gross rent is 30% or more of household income. This area is identified as at Risk of Displacement.

Extremely low, very low, and low-income units should be targeted here to address Corcoran's highest overcrowding rates. The other advantage of targeted units here is that this area is identified as Moderate resource.

Census Tract 14.02

This census tract has a few vacant sites. It is identified as High Segregation & Poverty with a local median income between \$35,000 and \$60,000. More than 40% of population earns income below the poverty level and is identified as a Low-Medium Segregation area. It contains jobs within 45-minute transit commute. The environmental risk here is high according to the CalEnviroScreen 4.0 percentile score which is between 75% and 100%. Between 40% to 60% of the renter households pay gross rent that is 30% or more household income while between 20% and 40% of owner households have mortgages with gross rent that is over 30% of household income. Census tract 14.02 is identified as at risk of 1 Income Group Displacement.

The addition of moderate and above moderate affordable units in Census Tract 14.02 will assist in integration and access to economic opportunity. The addition of extremely, very low, low income affordable units is advantageous to households that can utilize transit to commute to job opportunities within 45 minutes. The City must take into account the high score regarding environmental hazards and the displacement risk.

Census Tract 14.01

There are a few vacant sties in this census tract. Census tract 1401 is identified as a Moderate Resource with a local median income between \$35,000 and \$60,000. Between 10%-20% of the population is below the poverty level and is identified as High POC Segregation. The environmental risk according to the CalEnviroScreen 4.0 is between 50% and 75%. Between 20% and 40% of rental households overpay for housing while between 40% and 60% of owner households with mortgages overpay. This area is identified as having Lower Displacement Risk.

The provision of a range of extremely-low income and low-income affordable units in this area allows lower income households access to a Moderate Resource area while moderate and above moderate households have a lower chance of causing displacement. This area also has less environmental risk compared to some other census tracts.

Census Tract 9801

This area has insufficient data for various types of characteristics; The western portion is in the 1% Annual Chance Flood Hazard area; Contains three CA transit stops; Contains jobs within 45-minute transit commute. There is not much data available for this area. However, it is the only census tract that provides access to CA transit; additionally, it

provides access to jobs with 45-minute transit commute. Lower income households especially can benefit from transit access of economic opportunities.

Census Tract 16.01

There are several vacant sites including multiple large vacant sites. This area is identified as Moderate Resource area with a local median income between \$35,000 and \$60,000. Between 10%-20% of the population is below the poverty level and identified as a High POC Segregation area. The environmental risk, according to the CalEnviroScreen 4.0, is between 75% and 100% and only the western portion is in the 1% Annual Chance Flood Hazard area. Less than 20% of renter households pay gross rent that is 30% or more of household income while less than 20% of owner households with mortgages pay over 30% of household income. It is also identified as a Lower Displacement Risk area.

Summary

There are two census tracts that should prioritize new, affordable housing development. Many of the vacant sites including ones with large square footage footprints are in Census tract 13. According to the TCAC/HCD Opportunity Areas map, this area is classified as High Segregation & Poverty with a local median income of less than \$35,000. Moderate and above moderate affordable units should be encouraged in this area to promote integration and access to diverse income groups. The City must also consider measures to mitigate high environmental hazard risk, flood hazard risk, and displacement risk. Census tract 1401 is identified as a Moderate Resource with a local median income between \$35,000 and \$60,000. Between 10%-20% of the population is below the poverty level and is identified as High POC Segregation. The provision of a range of extremely-low income and low income affordable units in this area allows lower income households access to a Moderate Resource area while moderate and above moderate households have a lower chance of causing displacement. This area also has less environmental risk compared to some other census tracts.

Kings County is one of the state's major agricultural areas. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers are in this industry, followed by Corcoran workers at 30%. Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations. Corcoran's larger household sizes and high overcrowding rates might be the result of a large number of farmworkers and a high poverty status. The City will focus on boosting programs and incentives for prioritizing farmworker housing.

Additionally, in terms of unique population groups, Corcoran has a very small share of homeless people, 5.4 %, in Kings County, or 17 individuals. It does not have concentration of people with disabilities or female headed households with children within the city. However, in comparison to Hanford and Lemoore, there is a concentration of female headed households in Corcoran, as well as Avenal. Therefore, targeted efforts to help assist the unique socio-economic needs of single mothers shall be prioritized.

Further, an emphasis on increasing access in primarily single-family neighborhoods through ADUs, SB9 units, and alternative housing types as discussed in the Housing Plan will increase opportunities in areas where single family neighborhoods coincide with higher-than-average income levels, areas of opportunity, and lower diversity.

Contributing Factors

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory.

The County supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities. Based on the issues identified in this Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

After considering these issues and FHEA recommendations, the County has identified in Table 36 potential contributing factors to fair housing issues in unincorporated Kings County and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Plan.

Table 36: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limitations in local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.	Existing low-density residential development under general plan and zoning code Gap between low density and medium density and high-density classification	High	Program 2.6 Density Bonus Program Program 2.7 Affordable Housing Development Assistance: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards,
Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	Limitations in zoning code and density classifications Permission of pre-approved design, and development standards	High	Program 2.7 Affordable Housing Development Assistance Programs 2.10 Section 8 Rental Vouchers Program 2.11 Emergency Shelters and

SECTION 1A-5: REVIEW OF PAST ACCOMPLISHMENTS

			Transitional/Supportive Housing Program 2.12 Farmworker and Employee Housing Program 2.13 Housing for Persons with Disabilities
Funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.	Ensuring funding is available for marginalized and distressed community	High	Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc. Program 2.8 First-Time Homebuyer Program Program 2.9 Purchase and Rehabilitation Homeownership Program Program 2.10 Section 8 Rental Vouchers Program 2.15 Weatherization and Energy-Efficient Home Improvements
Provide guidance for site selection of affordable housing developments.	Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 715 units	High	Program 2.5 Adequate Sites: Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

SECTION 1A-5: REVIEW OF PAST ACCOMPLISHMENTS

Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.	Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	Program 2.14 Promote Equal Housing Opportunities
Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	Code enforcement	High	Program 2.1 Code Enforcement, 2.3 Housing Rehabilitation Program,
Disproportionate Housing Needs, including Overpayment and Substandard Housing	Ongoing need for affordable housing Need for assistance with monthly housing costs Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs Need for targeted housing revitalization strategies	Medium	Program 2.2 Paint Programs Program 2.4 Preservation of At-Risk Affordable Housing Program 2.10 Section 8 Rental Assistance Program 2.11 Emergency Shelters and Transitional/Supportive Housing Program 2.12 Farmworker and Employee Housing Program 2.13 Housing for Persons with Disabilities
Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.	Limitations in zoning code and density classifications Approval process	Medium	Program 2.7 Affordable Housing Development Assistance
Displacement Risk	Land use and zoning laws Displacement of residents due to economic pressures	Medium	Program 2.4 Preservation of At-Risk Affordable Housing





APPENDIX 4: CITY OF HANFORD

FAIR HOUSING ANALYSIS

Draft - July 2024

Prepared By:

**Realty Planners Group
Fallbrook, California**

Kings County • Lemoore • Corcoran • Hanford • Avenal • Kings (Unincorporated)

APPENDIX 4: CITY OF HANFORD

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LOCAL ASSESSMENT OF FAIR HOUSING

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Kings, Government Code Section 65583 (c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. This section is organized by fair housing topics. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the County of Kings identified factors that contribute to fair housing issues.

The AFFH analysis must contain the following:

1. Outreach
2. Assessment of Fair Housing
 - a. Key Data and Background Information
 - b. Fair Housing Enforcement and Outreach Capacity
 - c. Integration and Segregation Patterns and Trends
 - d. Racially or Ethnically Concentrated Areas of Poverty
 - e. Disparities in Access to Opportunity
 - f. Disproportional Housing Needs
 - g. Displacement Risk
3. Sites Inventory
4. Identification

¹ California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach

a) PUBLIC PARTICIPATION

State law requires local governments to make a diligent effort to achieve public participation in three formal community meetings to initiate 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 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.

b) CITY OF HANFORD WEBSITE

City of Hanford website (<https://www.ci.hanford.ca.us/166/Community-Development>) serves as the main conduit of information for individuals who can access material online. The website is regularly updated to reflect ongoing community input opportunities, advertise draft housing element, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Housing Element Workshops (Spanish and English)
- Notices of Public Hearing
- Links to Housing Element and other planning documents

c) GENERAL MULTI-LINGUAL ADVERTISEMENTS

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element (including fair housing analysis). These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The city has prepared workshop flyers (in English and Spanish), and sent emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish

d) COMMUNITY MEETING

The City of Hanford held a join study session with City Council and Planning Commission on November 6,

2023 at 4:00 pm. Several members of the community were present in the audience. However, no questions or concerns were expressed by the audience. The City Council and the Planning Commission discussed topics regarding housing affordability, available assistance to the public such as first-time home buyer programs, housing income categories, and income levels to qualify for affordable housing assistance.

Assessment of Fair Housing Issues

This section provides an overview of available federal, state, and local data to analyze fair housing issues in the City of Hanford. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Hanford, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing. The following issues are addressed:

- a) Key Data and Background Information
- b) Fair Housing Enforcement and Outreach Capacity
- c) Integration and Segregation Patterns and Trends
- d) Racially or Ethnically Concentrated Areas of Poverty
- e) Disparities in Access to Opportunity
- f) Disproportionate Housing Needs
- g) Displacement Risk

A) KEY DATA AND BACKGROUND INFORMATION

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. 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. 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. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture. The County's transportation network has played a key role in its economic development.

Hanford was incorporated in 1881 and is the county seat for Kings County, California. Hanford is located in the heart of the San Joaquin Valley and lies equidistant from Los Angeles and San Francisco. The city's strong sense of community pride, beautifully landscaped streetscapes, and preserved historic buildings are just a few reasons why Hanford is an attractive place to live and is experiencing a strong rate of growth. Furthermore, Hanford is a pro-business community that promotes responsive and properly planned growth.

Table 1 provides data on the growth of the household population in Hanford and Kings County over a thirty-

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

year period. In Hanford, the household population saw a substantial increase, starting from 29,927 in 1990 and rising to 56,945 by 2020. This growth represents an addition of 27,018 persons, translating to a significant 90.3% increase in population over these three decades. Comparatively, Kings County also experienced population growth, but at a much slower rate, 53.1%. This data highlights that Hanford's population growth significantly outpaced that of the overall county, marking it as a key area of demographic change within Kings County.

Table 1: Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
Hanford	29,927	40,839	53,068	56,945	27,018	90.3%
County Totals	89,469	109,332	131,402	136,964	47,495	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air station Lemoore) ; Sources: Census 1990, 2000, 2010; Cal.DOF, , E5 and E8 Population and Housing Estimates.

The City of Hanford evaluated the 5th Cycle Housing Program Evaluation for 2014 to 2024. The following are some of its accomplishments:

- Program 3.2. Housing Rehabilitation Program: Provided 135 grants/loans valued at \$1,339,205.
- Program 3.3 Preservation of At-Risk Affordable Housing: Ongoing monitoring of the 766 affordable units. Amberwood I apartments and Cedarbrook apartments expire in 2030; Amberwood II apartments, Kings View Hanford, and View Road Apartments expire in 2031; and Hanford Senior Villas expire in 2032.
- Program 3.4 Adequate Sites: The City achieved 1,709 units out of the RHNA allocation of 4,832 units.
- Program 3.7 First Time Homebuyer Programs and HOME Sweet Home Program: City supported non-profit housing organizations in working with HCD to remove HOME program impediments and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program.
- Program 3.9 Affordable Housing Assistance: The City assisted with the conversion of Stardust Motel to 22 single units and a 62-unit project.
- Program 3.12 Housing for Person with Disabilities: Code amended to clarify the definition of “family”.

The City supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals’ and families’ ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities. Some of the recommendations include:

Use the data and findings in the FHEA document to guide local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents:

APPENDIX 4: CITY OF HANFORD

- 1) Actively seek funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.
- 2) Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.
- 3) Consider new technologies and/or products such as modular housing construction to reduce costs and increase access to housing.
- 4) Prioritize basic infrastructure improvements like water, sewer, and street lights.
- 5) Support acquisition and rehabilitation programs to combat vacant or blighted properties.
- 6) Use the FHEA data and the opportunity indices to help guide site selection of affordable housing developments.
- 7) Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.
- 8) Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.

The availability of decent and affordable housing to meet the needs of current and future 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.

B) FAIR HOUSING ENFORCEMENT OUTREACH CAPACITY

Equal access to housing is fundamental to each person being able to meet essential needs and to pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the governments of the United States and the State of California have both established fair housing as a right protected by law. Federal fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws are built upon the federal laws and add marital status, ancestry, source of income, sexual orientation, and “any arbitrary factor” as protected categories under the laws. Many factors in the public and private domains impede equal access to housing or fair housing choice. Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. To affirmatively promote equal housing opportunity, a community must work to remove or mitigate impediments to fair housing choice. The City of Hanford is dedicated to providing fair housing opportunities to all residents and to ensure that all applicable laws are complied with throughout the city

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

The City of Hanford provides resources and programs to address fair housing concerns. Below is a table that discusses laws and compliance regarding fair housing. Further discussion of programs is found in the Kings County Multi-Jurisdictional Housing Element and in the Contributing Factors section of this AFFH report.

Table 2: Fair Housing Compliance City of Hanford

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics. The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners based on protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	The city complies with employment requirements through strict enforcement of hiring practices and regular training of hiring managers and human resources staff. All development projects with City funding are required to comply with FEHA. Under the Community Development Block Grant Program, the City of Hanford's Community Development Department operates a Fair Housing Program under Title VIII of the Civil Rights Act of 1968 aimed at combating illegal discrimination in housing. The City of Hanford is working to identify community development priorities, fair and affordable housing needs, and factors that shape equal access to housing for incorporation into the City's 5-Year Consolidated Plan, Annual Action Plan, & Analysis of Impediments to Fair Housing Choice.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings. Hanford supports the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment and cooperates with the State in the development of the Assessment of Fair Housing
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluation and funding decisions.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Housing Accountability Act (Gov. Code, §	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an	Compliance is achieved through the development review process consistent with the Housing Accountability Act.

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65589.5.)	emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Additionally, the city continually reviews its development standards and to ensure they facilitate an objective and equitable review of applicable projects. XX
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process which is administered consistent with the Excessive Subdivision Standards Act.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

	adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	
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C. INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

To inform priorities, policies, and actions, an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Arvin that experience the highest levels of segregation. Minorities are often concentrated in impoverished areas and lack access to resources such as jobs, educational opportunities, life services and face other disadvantages.

Racial Demographics

The City of Hanford is as diverse as Kings County. Nearly half of the population, 44%, identifies as Hispanic or Latino, 38.5% identify as White. This is followed by a larger share of people that identify as Asian at 7.4% compared to Kings County's 3.6%. Hanford has similar share of Black or African Americans, accounting for 5.7%, to Kings County's share of 5.9%. Hanford has a small percentage of American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and other races.

From the span of 2000 to 2020, the Hispanic or Latino of Any Race population count almost doubled, with a particularly large increase between 2000 and 2010. In a similar time frame, the White Alone Non-Hispanic population has not decreased dramatically in count, in 20 years the population went down from 20,794 to 19,608.

Notably, in the City of Hanford, there are 1,586 identified households in poverty and close to 70% of those households identify as Hispanic or Latino of Any Race. The Black or African American Alone Non-Hispanic population has increased by a few hundred. The American Indian and Alaska Native Alone Non-Hispanic and

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Native Hawaiian and other Pacific Islander Alone Non-Hispanic increased by a few dozen. Although the share of Asian Alone Non-Hispanic group is not large, the population almost doubled.

Table 3: Race and Ethnicity

Racial /Ethnic Group	Hanford	Kings County
Not Hispanic or Latino	50.6%	45.10%
White	38.5%	31.60%
Black or African American	5.7%	5.90%
American Indian/ Alaska Native	0.2%	0.80%
Asian	7.4%	3.60%
Native Hawaiian /Pacific Islander	0.2%	0.10%
Other races or 2+ races	4.1%	3.20%
Hispanic or Latino (any race)	44.0%	54.90%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

Table 4: Population by Race by Hispanic Origin Over Time (Simplified)

	2000	2010	2020
Hispanic or Latino of Any Race	16,116	25,419	30,763
White Alone Non-Hispanic	20,794	22,205	19,608
Black or African American Alone Non-Hispanic	1,989	2,367	2,423
American Indian and Alaska Native Alone Non-Hispanic	305	331	365
Asian Alone Non-Hispanic	1,164	2,205	2,307
Native Hawaiian and Other Pacific Islander Alone Non-Hispanic	59	43	87
Some Other Race Non-Hispanic	55	160	305
Two or More Races Non-Hispanic	1,204	1,237	2,132

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer Table for Census 2020.

Gini Index

The Gini index is a measure of the extent to which the distribution of income among families/households within a community deviate from a perfect equal distribution. The scale is from 0 to 1, with 0 representing perfect equality and 1 representing the highest possible level of inequality. Gini coefficient for California is 0.49. City of Hanford and Kings County has a Gini index is 0.41. All three jurisdiction have a similar amount of inequality in terms of distribution of income among households, with the City of Hanford and Kings County performing marginally better.

Income Distribution

The City of Hanford consists of 13 census tracts and is the most populous city and county seat of Kings County. Highway 198 runs through the middle of the City of Hanford.

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. According to the ACS 2016-2020 Table S1901 the median household income for the entire County was reported as \$61,556.

The City of Hanford's median household income is above the county average at \$65,974 according to the Census ACS 2016-2020 Table S1901. As shown in Figure 1A-2, the City of Hanford has varied median incomes with northwestern tracts consisting of incomes above \$120,000 and the eastern, western and southern region consisting of incomes between \$60,000 - \$84,097 and central regions having incomes ranging from \$35,000 - \$60,000 and a tract with income below \$35,000.

As Hanford consists of a larger proportion of the workforce which holds "white-collar" jobs when compared to other counties such as Avenal and Corcoran with lower median incomes as larger proportion of the demographics are involved in more "blue collar jobs". Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using 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 5 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half (55%) of renter households were in the lower-income category.

In the City of Hanford, approximately three-fourths of owners belonged to the moderate- and upper-income category whereas close to half the renters belong to the moderate- and upper-income category. There is a huge difference in tenure for extremely low-income households. Only 4.1% of extremely low-income households own while 19.1% of them rent. There are also about half as many very low incomes and low-income households that own in comparison to those that rent. Clearly there is more housing choice for lower-income households that rent than own.

Table 5: Household Income Distribution by Tenure

Income Category	Hanford	Kings County
Owners		
<= 30%	4.1 %	5.50%
>30% to <=50%	6.8%	7.30%
>50% to <=80%	11.0%	11.0%
>80% to <=100%	7.80%	8.60%
>100%	70.4%	67.5%
Total	100.00%	100.00%
Renters		
<= 30%	19.1%	17.70%
>30% to <=50%	12.1%	14.60%
>50% to <=80%	21.0%	22.80%
>80% to <=100%	9.3%	11.40%
>100%	38.5%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

In the City of Hanford, much like Kings County and California, there are income disparities when comparing race and ethnicity. Before examining the physical concentration of resources, integration, and segregation in Hanford, this discussion will cover local median household income, poverty status, extremely low-income households.

Asian Alone Non-Hispanic and Two or More Races Non-Hispanic groups had the highest median household incomes, in the \$80,000 range. White Alone Non-Hispanic earned approximately \$10,000 less than Asians Alone Non-Hispanic. Black or African American Alone Non-Hispanic earned approximately \$20,000 less than the highest median household income earners. Hispanic or Latino of Any Race earned roughly \$30,000 less than Asian Alone Non-Hispanic and Two or More Races Non-Hispanic groups. American Indian and Alaska Native Alone Non-Hispanic earners made approximately half of their Kings County counterparts and roughly a third of their California counterparts.

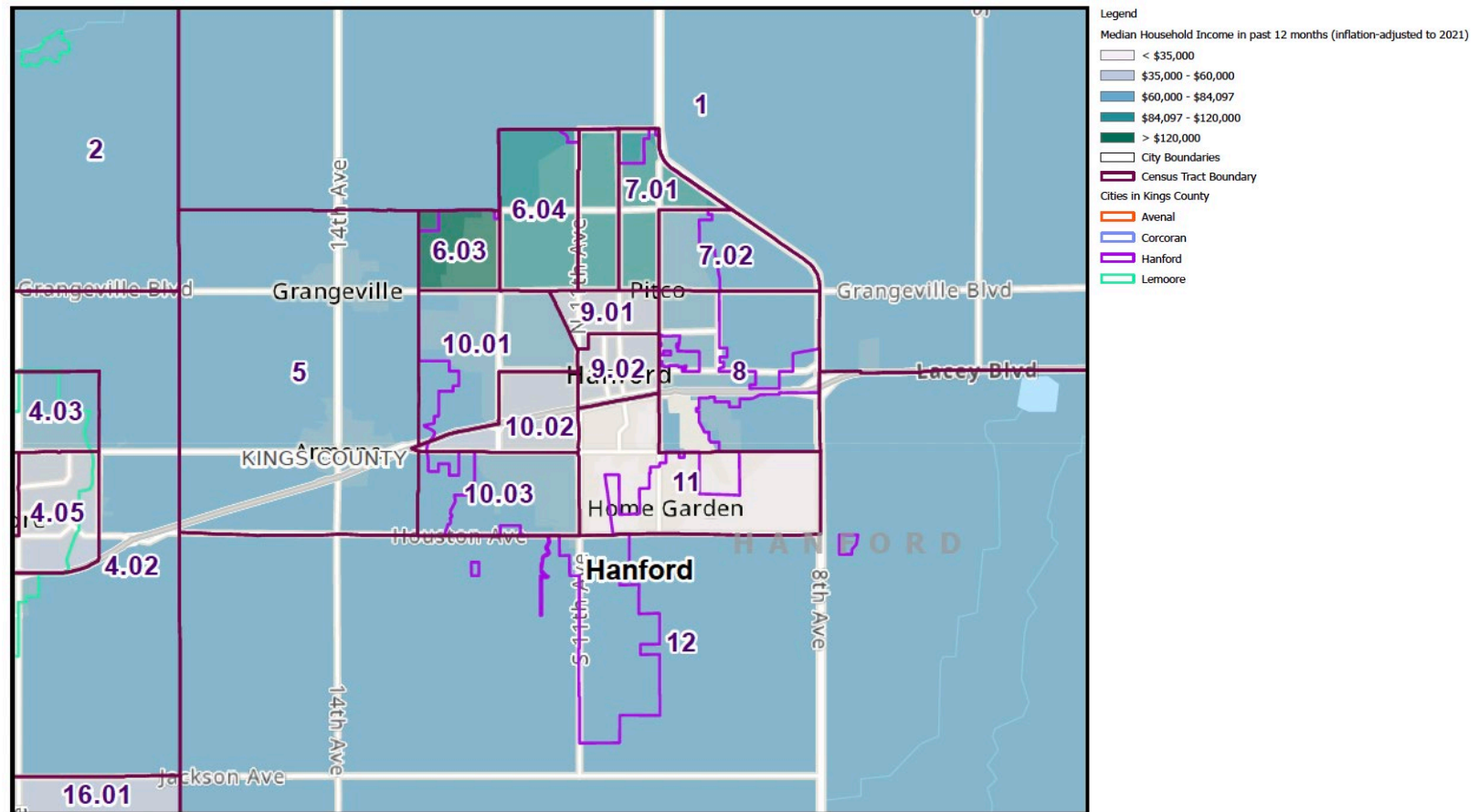
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Table 6: Median Household Income by Race or Hispanic Origin

	City of Hanford	Kings County	California
Asian Alone Non-Hispanic	\$82,447	\$80,530	\$101,380
White Alone Non-Hispanic	\$74,934	\$74,918	\$90,496
Black Or African American Alone Non-Hispanic	\$62,990	\$56,076	\$54,976
Hispanic Or Latino of Any Race	\$52,925	\$49,373	\$62,330
American Indian And Alaska Native Alone Non-Hispanic	\$21,951	\$44,842	\$60,182
Native Hawaiian And Other Pacific Islander Alone Non-Hispanic		\$98,864	\$81,682
Some Other Race Alone Non-Hispanic	\$45,461	\$47,592	\$59,287
Two Or More Races Non-Hispanic	\$86,160	\$72,188	\$76,733

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Figure 1: Local Median Income (ACS, 2017-2021) – TRACT



Source: California Department of Housing and Community Development. ACS 5yr estimates (2017-2021). Updated: March 2023.

Poverty Status

In 2021, Kings County, California, experienced varying levels of poverty across different regions. The overall poverty rate for Kings County stood at 16.4%, marking a 2.19% increase from the previous year. According to Table 7, 18.8% of households in Kings County are in poverty, 6.6% higher than California.

The City of Hanford's poverty rate is 10.9%. As seen in Figure 1, the City of Hanford census tracts in the north and western portions generally displayed poverty rates below 10%. However, the central areas have the highest levels of poverty at 30%-40% and the eastern regions show a decrease at around 20-30%. These statistics underscore the diverse economic landscape of Hanford, where certain areas exhibit significantly higher poverty rates, highlighting the need for targeted socioeconomic interventions.

Notably, the household poverty rate from 2010 to 2015 increased by 6.6% as did the household number by an additional 792. Then from 2015 to 2020, the household poverty rate and the number of households returned to similar statistics as 2010.

Table 7: Total Households in Poverty

	City of Hanford	Percent	Kings County	Percent	California	Percent
Income Below Poverty Level	1,586	10.9%	4,464	18.8%	806,599	12.2%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Table 8: Percent of Households in Poverty Over Time

	2010	2015	2020
Income in the Past 12 Months Below Poverty Level	1,487	2,279	1,586
Total Households	12,621	13,062	14,530
Percent of Households in Poverty	11.8%	17.4%	10.9%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Hanford's Program 3.8 Section 8 Rental Assistance Program objective is to promote Section 8 assistance which 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. Section 8 assistance is administered by Kings County Housing Authority.

Extremely Low-Income Households

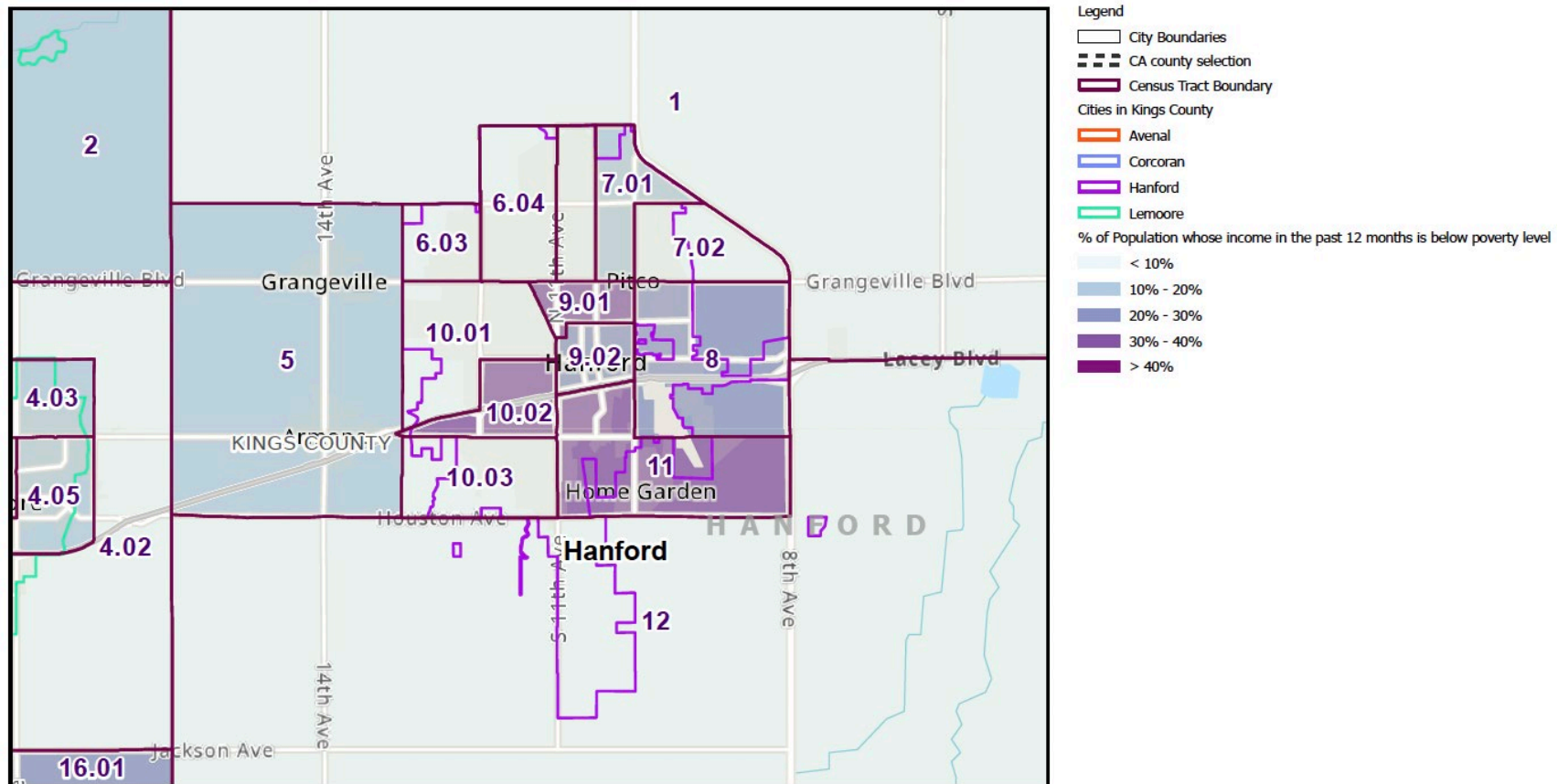
In 2006 state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. As Table 9 shows, Hanford consists of about 4.3 % of extremely low-income owners and 19.1% of extremely low-income renters. Extremely low-income households have high rates of overpayment. Owners in other income categories overpay for housing at rates between 67.1% to 7.7%. Renters in other income categories overpay for housing at lower rates apart from households in the >30% to <50% income category. These high

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rates indicate that there is less affordable housing choice for low and extremely low-income households. Further discussion on overcrowding can be found in the Disproportionate Housing Need and Displacement Risk section.

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 2: Poverty Status (ACS, 2017-2021) – TRACT



Source: California Department of Housing and Community Development. American Community Survey (ACS), 2017-2021

Table 9: Extremely Low Income Households Overpaying by Tenure

	Owner Occupied	Percent	Renter Occupied	Percent	Total	Percent
Cost Burden > 30%	350	82.4%	1,160	77.9%	1,520	79.4%
Cost Burden >50%	275	64.7%	1,040	69.8%	395	20.6%
Total Extremely Low-Income Households	425		1,490		1,915	

Source: US Housing and Urban Development, CHAS 2014-18
(5-Year Estimates)

Familial Status

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

Table 10 displays household composition by community as reported by the Census ACS 2015-2020. Hanford has 18,960 households, just under half of Kings County's total. Family households are prevalent in both areas, forming 76.6% of households in Hanford and 78.3% in Kings County. The City of Hanford has an 8% higher proportion of family households compared to California.

A little under half of family households have children under 18 years. Married or cohabiting couples are a significant portion of households in both regions, though slightly more predominant in Kings County. In Hanford, 30.4% of these couples have children under 18, a bit lower than in Kings County. Single male householders are approximately one-third less common than single female householders. Hanford has a larger share of large households, 5 or more people, compared to California; Large households make up 16% of Hanford's households while it makes up 13.7% of California's households. Nonfamily households, which include singles and unrelated individuals living together, constitute a slightly higher percentage in Hanford than in Kings County.

Overall, the average household size in Hanford is 3.00, smaller than Kings County's average. These figures provide insight into the varied household compositions in Hanford, highlighting differences in family size, marital status, and the presence of children compared to the broader Kings County area.

As mentioned before, the City of Hanford consists of three-fourths of family households while non-family households are around one-fourth of households. As seen on Table 11, there are many more family and married couple family households that own than rent. While households that are nonfamily, male householder with no wife present, and female householder with no husband own and rent at similar rates.

Table 10: Household Characteristics

Age Group	Hanford	Kings County
Total Households	18,960	43,604
Family Households	76.6%	78.30%
With own children under 18 years	40.0%	41.30%
Married/Cohabiting Couples	58.9%	61.20%
With own children under 18 years	30.4%	32.20%
Male Householder, no spouse/partner present	16.5%	16.20%
With own children under 18 years	2.8%	2.40%
Living Alone	7.9%	8.30%
Age 65+	2.8%	2.50%
Female Householder, no spouse/partner present	24.5%	22.60%
With own children under 18 years	6.8%	6.80%
Living Alone	9.7%	8.80%
Age 65+	5.3%	4.70%
Nonfamily Households	23.4%	21.70%
Average Household Size	3.00	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

Table 11: Household type by tenure

Household Type	Hanford		Kings County	
	HH	%	HH	%
Total Households	18,960		43,604	
Family households:	14,530	76.6%	34,155	78.30%
Owner	9,262	48.9%	18,997	43.60%
Renter	5,268	27.8%	15,158	34.80%
Married-couple family:	9,689	51.1%	23,236	53.30%
Owner	7,013	37%	14,704	33.70%
Renter	2,676	14.1%	8,532	19.60%
Male householder no wife present:	1,440	7.6%	3,653	8.40%
Owner	700	3.7%	1,499	3.40%
Renter	740	3.9%	2,154	4.90%
Female householder no husband present:	3,401	17.9%	7,266	16.70%
Owner	1,549	8.2%	2,794	6.40%
Renter	1,852	9.8%	4,472	10.30%
Nonfamily households:	4,430	23.4%	9,449	21.70%
Owner	2,091	11.0%	4,371	10.00%
Renter	2,339	12.3%	5,078	11.60%

Source: Census ACS 2016-2020, Table B25007

Table 12: Households by Size

	City of Hanford	Percent	Kings County	Percent	California	Percent
Total:	18,960		43,604		13,103,114	
Family Households:	14,530	76.6%	34,155	78.3%	8,986,666	68.6%
2-Person Household	4,849	25.6%	9,940	22.8%	3,209,170	24.5%
3-Person Household	3,501	18.5%	7,998	18.3%	2,054,635	15.7%
4-Person Household	3,187	16.8%	7,984	18.3%	1,945,127	14.8%
5-Person Household	1,631	8.6%	4,886	11.2%	1,006,126	7.7%
6-Person Household	1,018	5.4%	2,216	5.1%	433,324	3.3%
7-Or-More Person Household	344	1.8%	1,131	2.6%	338,284	2.6%
Nonfamily Households:	4,430	23.4%	9,449	21.7%	4,116,448	31.4%
1-Person Household	3,334	17.6%	7,439	17.1%	3,114,819	23.8%
2-Person Household	950	5.0%	1,652	3.8%	774,224	5.9%
3-Person Household	97	0.5%	242	0.6%	135,683	1.0%
4-Person Household	0	0.0%	34	0.1%	59,938	0.5%
5-Person Household	49	0.3%	82	0.2%	19,730	0.2%
6-Person Household	0	0.0%	0	0.0%	6,805	0.1%
7-Or-More Person Household	0	0.0%	0	0.0%	5,249	0.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11016

Table 13: Tenure by Household Size

	City of Hanford	Percent	Kings County	Percent	California	Percent
Total Occupied Housing Units	18,960		43,604		13,103,114	
Total Large Households (5 or More Persons)	3,042	16.0%	8,315	19.1%	1,809,518	13.7%
5-Person Household	1,680	8.9%	4,968	11.4%	1,025,856	7.8%
6-Person Household	1,018	5.4%	2,216	5.1%	440,129	3.3%
7-or-More Person Household	344	1.8%	1,131	2.6%	343,533	2.6%
Owner-Occupied	11,353	59.9%	23,368	53.6%	7,241,318	55.3%
1-Person Household	1,722	9.1%	3,694	8.5%	1,416,913	10.8%
2-Person Household	3,890	20.5%	7,071	16.2%	2,403,865	18.3%
3-Person Household	2,290	12.1%	4,338	9.9%	1,235,833	9.4%
4-Person Household	1,761	9.3%	4,161	9.5%	1,182,987	9.0%
5-Person Household	943	5.0%	2,443	5.6%	567,528	4.3%
6-Person Household	603	3.2%	1,113	2.6%	238,866	1.8%
7-or-More Person Household	144	0.8%	548	1.3%	195,326	1.5%
Renter-Occupied	7,607	40.1%	20,236	46.4%	5,861,796	44.7%
1-Person Household	1,612	8.5%	3,745	8.6%	1,697,906	13.0%
2-Person Household	1,909	10.1%	4,521	10.4%	1,579,529	12.1%
3-Person Household	1,308	6.9%	3,902	8.9%	954,485	7.3%
4-Person Household	1,426	7.5%	3,857	8.8%	822,078	6.3%
5-Person Household	737	3.9%	2,525	5.8%	458,328	3.5%
6-Person Household	415	2.2%	1,103	2.5%	201,263	1.5%
7-or-More Person Household	200	1.1%	583	1.3%	148,207	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

Female Headed Households

Female-headed households, especially for children in single-parent, female-headed households, have special housing needs. State law recognizes that these households face challenges due to a combination of income levels, childcare expenses, and housing availability.

Female headed households without a spouse or partner compromise 24.5% of Hanford, the only jurisdiction that has a higher proportion is the City of Corcoran with 29.2%. Unincorporated Kings County has the lowest share with 18.2%. Hanford and Kings County has higher percentage of female headed households that are living alone than with children or relatives. However, half of female headed households live alone in California while the City of Hanford and Kings County is around 40%, approximately 10% less. Conversely, the City of Hanford and Kings County has around 10% more of female headed households with their own children under 18 years.

In the City of Hanford, there are 1,586 identified households in poverty. Of those 1,586 households, roughly half are Female-Headed Households with Children, No Spouse Present. The City of Hanford has a lower percentage, 24.3%, of Female-Headed Households with Children, No Spouse Present in poverty compared to

similar households in Kings County, 29.8%, but a higher percentage than California, 21.5%.

As shown on Figure 4, there some areas in the northwest and central Hanford that have 20%-40% of households with children that are headed by a female single parent while the rest of Hanford has under 20% of concentration. The distribution of single-parent, female-headed households correlate with TCAC/HCD opportunity areas designations, indicating that areas with lower resources and higher segregation and poverty have higher rates of such households.

Notably, across all jurisdictions, the data reveals that a higher percentage of female-headed households are renters rather than homeowners. This trend is indicative of the economic challenges and housing affordability issues faced by these households. This breakdown of household types and tenures, including the specific focus on female-headed households, provides a comprehensive overview of the diverse household compositions and housing situations in these regions, highlighting the need for tailored policy interventions and support services.

Table 14: Female-Headed Households

	Percent		Percent		Percent	
	City of Hanford	City of Hanford	Kings County	Kings County	California	California
Female Householder, No Spouse Or Partner Present	4,653		9,847		3,430,426	
Living Alone	1,845	39.7%	3,825	38.8%	1,722,600	50.2%
With Own Children Under 18 Years	1,287	27.7%	2,963	30.1%	615,734	17.9%
With Relatives, No Own Children Under 18 Years	1,408	30.3%	2,812	28.6%	858,959	25%
With Only Nonrelatives Present	113	2.4%	247	2.5%	233,133	6.8%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

Seniors

Seniors, defined as 65 years or older, compromise 18.6% of the population. In comparison, that proportion is 21.9% Kings County and 19.4% in California. Typically, senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. 77.8% of Hanford’s seniors own their home which is higher than the general proportion of owners in Hanford, 59.9%. In the last decade, there has not been much of a shift in rates of ownership and renting among seniors in the City of Hanford, Kings County, and California. The median household income in Hanford is \$65,974. Around 42% of seniors make more than the median income which influences housing choice and ownership. It is important to note that disabilities are most common among senior citizens. Approximately 41% of total seniors reported one or more types of disability. See further discussion about housing needs for people with disabilities below, in the Disability Rates and Services section.

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Table 15: Population by Age Groups (Total)

	City of Hanford Count	City of Hanford	Kings County Count	Kings County	California	California
Total:	57,339		151,090		39,346,023	
Under 5 Years	4,273	7.5%	11,461	7.6%	2,409,082	6.1%
5 to 17 Years	11,927	7.1%	10,646	7.0%	2,431,647	6.2%
18 to 24 Years	5,338	9.1%	12,534	8.3%	2,597,443	6.6%
25 to 34 Years	8,356	4.7%	6,282	4.2%	1,518,469	3.9%
35 to 44 Years	8,023	2.4%	4,049	2.7%	1,029,603	2.6%
45 to 54 Years	6,754	1.4%	2,572	1.7%	545,047	1.4%
55 to 64 Years	5,632	1.4%	2,456	1.6%	540,872	1.4%
65 to 74 Years	3,958	4.1%	7,544	5.0%	1,608,717	4.1%
75 to 84 Years	2,133	7.0%	13,278	8.8%	3,084,036	7.9%
85 Years And Over	945	7.5%	12,210	8.1%	2,923,877	7.4%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

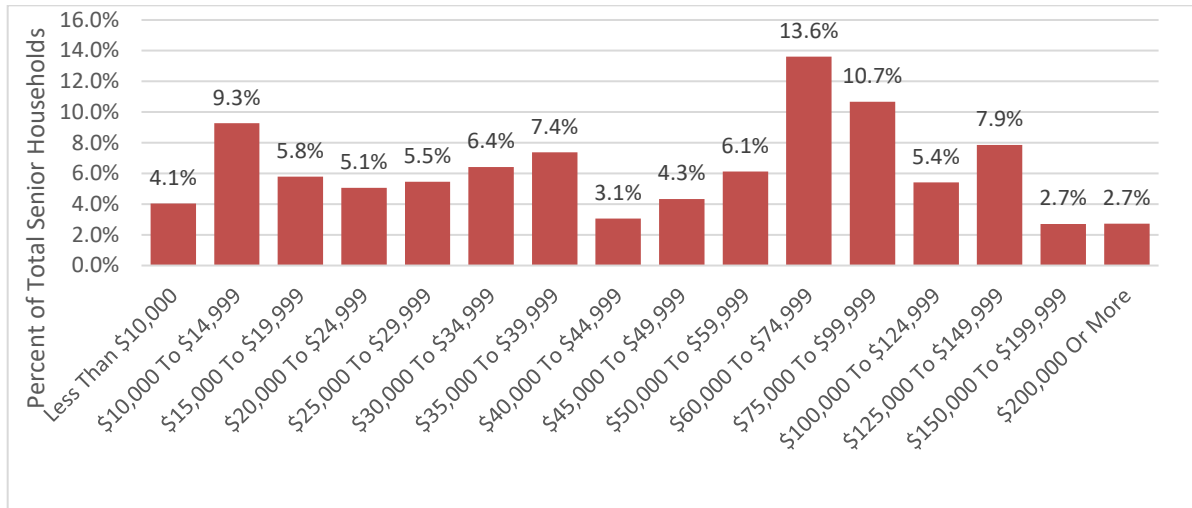
Table 16: Senior Households by Tenure Over Time

	Renter- Occupied	Owner Occupied	Renter- Occupied	Owner Occupied	Renter- Occupied	Owner Occupied
	2010	2010	2015	2015	2020	2020
City of Hanford	721.00	2,351.00	829.00	2,584	926	3,246
City of Hanford	23.5%	76.5%	24.3%	75.7%	22.2%	77.8%
Kings County	1,654.00	5,193.00	1,815.00	5,586	2,258	6,917
Kings County	24.2%	75.8%	24.5%	75.5%	24.6%	75.4%
California	605,590.00	1,764,836.00	737,696.00	2,005,660	858,161	2,340,689
California	25.5%	74.5%	26.9%	73.1%	26.8%	73.2%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25007

Figure 3: Senior Households by Income

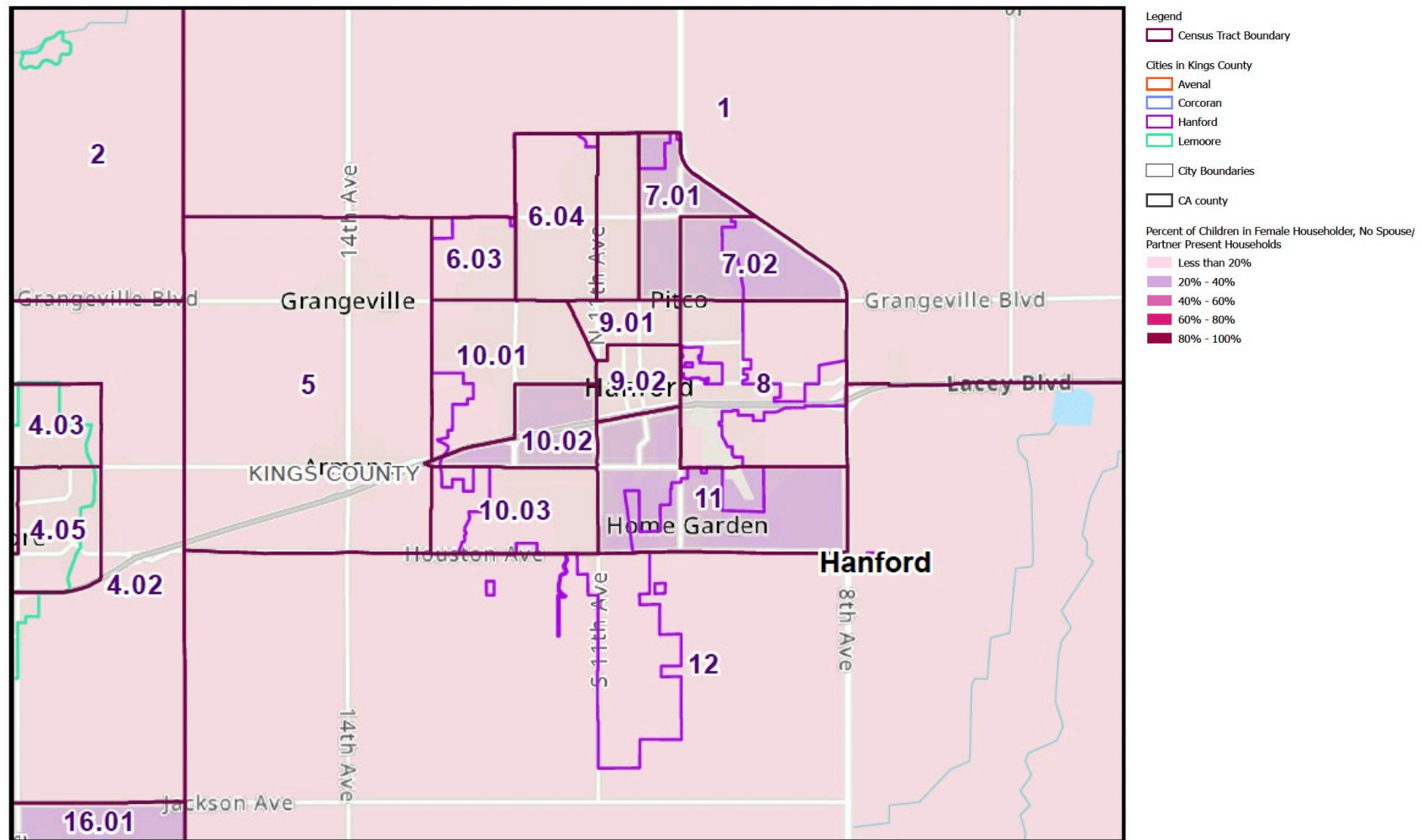
SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19037

Figure 4: Single-Parent Female-Headed Households with Children

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Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021. Updated: March 2023.

Disability Rates and Services

Due to the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.²

As presented in Table 17, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 41% of total seniors reported one or more types of disability.

At the local level, the proportion of seniors reporting some type of physical disability ranged from 39.4% in the City of Hanford. The most common type of disability among seniors was having ambulatory difficulty. Developmental Disabilities as defined by federal law; “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

As seen in Figure 5, people with disabilities are mostly concentrated in the cities and not unincorporated

² Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

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Kings County. The City of Hanford has rates of 10% - 20% of people with disabilities concentrated mostly on the east side of the city as well as census tract 10.02 that is also identified as an area with High Segregation and Poverty.

Table 17: Household type by tenure

Disability Type by Age	Hanford		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	914	5.6%	1,498	3.70%
With a hearing difficulty	92	0.6%	193	0.50%
With a vision difficulty	336	2.1%	480	1.20%
With a cognitive difficulty	520	3.2%	890	2.20%
With an ambulatory difficulty	58	0.4%	127	0.30%
With a self-care difficulty	115	0.7%	219	0.50%
Population 18 to 64 years w/disability	3,698	11.1%	8,357	10.70%
With a hearing difficulty	542	1.6%	1,632	2.10%
With a vision difficulty	576	1.7%	1,354	1.70%
With a cognitive difficulty	1,602	4.8%	3,009	3.80%
With an ambulatory difficulty	1,858	5.6%	4,087	5.20%
With a self-care difficulty	681	2.0%	1,424	1.80%
With an independent living difficulty	1,693	5.1%	3,094	4.00%
Population 65 years and over w/disability	2,693	39.4%	6,179	40.80%
With a hearing difficulty	1,320	19.3%	2,657	17.60%
With a vision difficulty	565	8.3%	1,265	8.40%
With a cognitive difficulty	576	8.4%	1,458	9.60%
With an ambulatory difficulty	1,530	22.4%	3,807	25.10%
With a self-care difficulty	857	12.5%	1,500	9.90%
With an independent living difficulty	1,303	19.1%	2,659	17.60%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

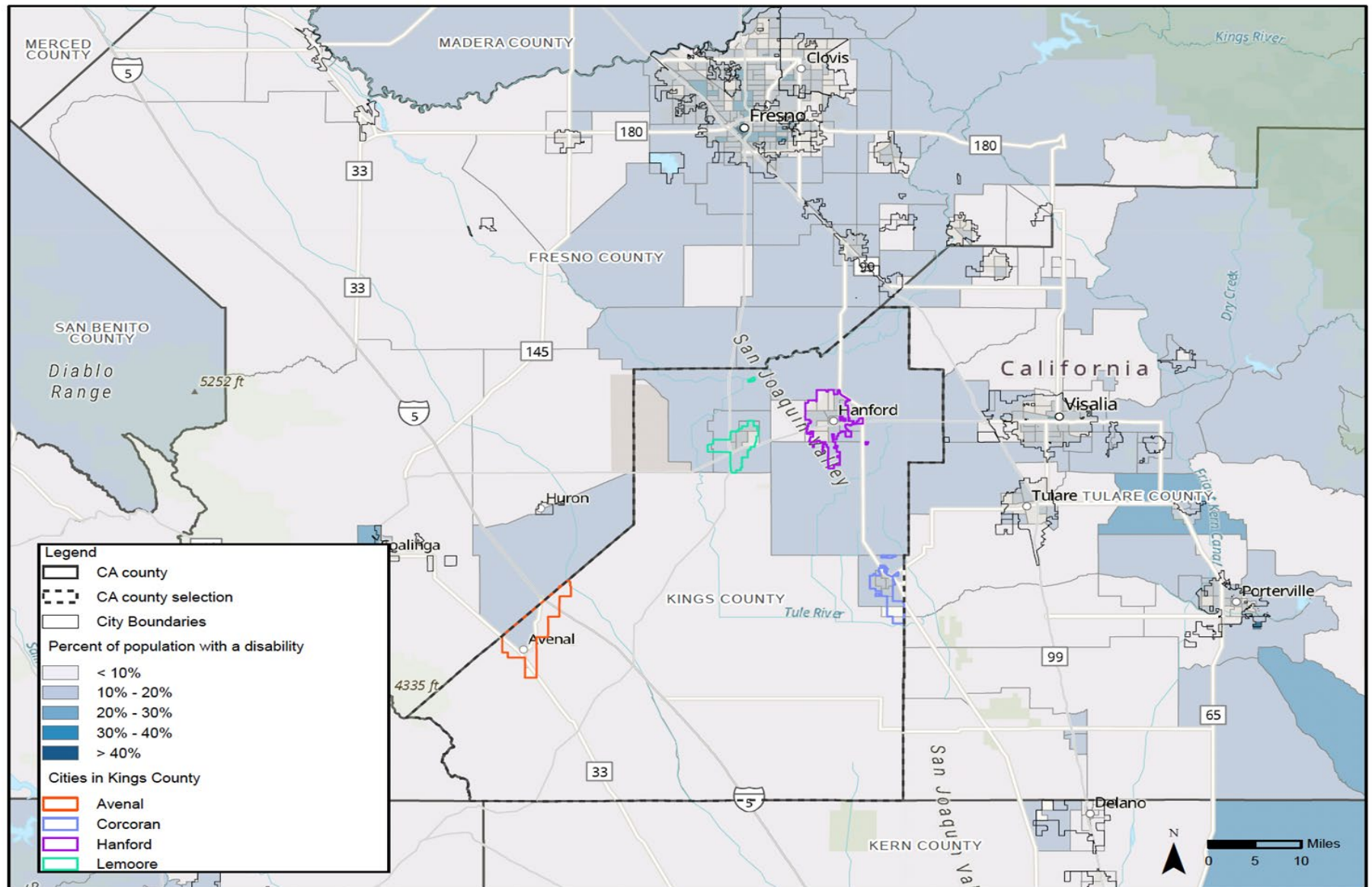
The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County (0). CVRC provides diagnosis, evaluation, and case management services. The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 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:

- the public and common use portions of such units are readily accessible to and usable by disabled persons.
- the doors allowing passage into and within such units can accommodate wheelchairs; and
- 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

The City's Program 3.12 Housing for Persons with Disabilities objective is to monitor legal requirements and local conditions in order to make necessary updates to local regulations to remove barriers to housing for persons with disabilities.

Figure 5: Population with a Disability



D) RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

To better understand fair housing, HUD uses the designation **Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)** which requires:

- a non-white population of 50 percent or more in a metropolitan or micropolitan area, or a non-white population of 20 percent or more outside of these areas.
- extreme poverty, defined as census tracts with either 40 percent or more of individuals living at or below the poverty line or with a poverty rate of three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Of the 13 census tracts in the City of Hanford, only census tract 11 is identified as a R/ECAP.

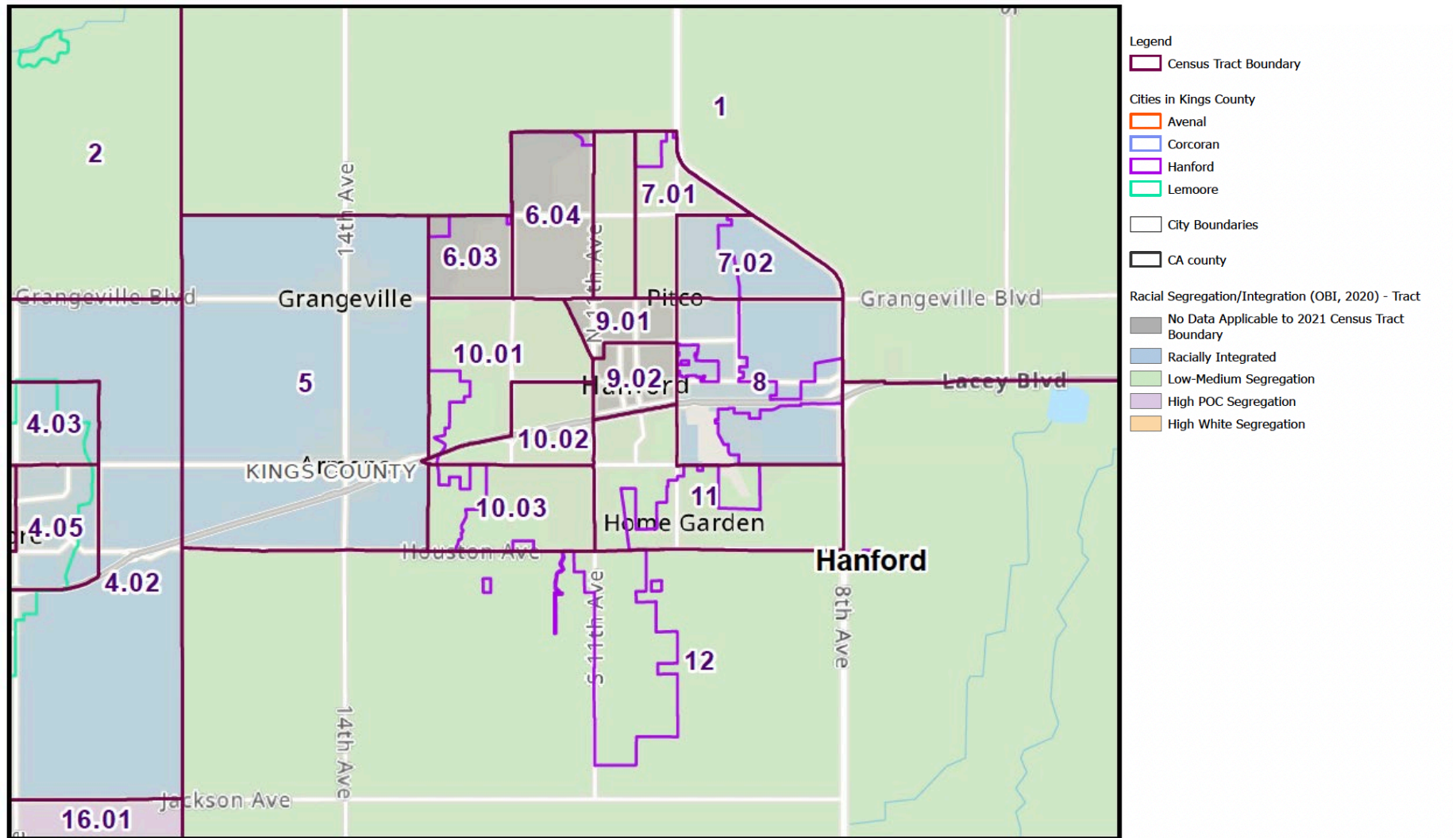
HCD has a designation called **Racial Concentration of Areas of Affluence (RCAA)** which is also based on two factors:

- A location quotient based on the percentage of white, non-Hispanic or Latino population in the census tract compared to the average percentage of total white population for the COG region.
- If the median income for the census tract is greater than 1.5 times the COG median income or State median income, whichever is lower.

In Figure 6, census tract 6.03 and 6.04 are identified as RCAAs. The RCAAs generally coincide with TCAC/HCD highest-resource areas.

As seen on the Median Household Income by Race or Hispanic Origin table, apart from Asian and White Alone Non-Hispanic groups, all other racial groups and Hispanic or Latino of any race earned less than the median household income. The City of Hanford has programs to help ensure fair housing opportunities like Program 3.7 First Time Homebuyer 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 \$75,000, reduce the interest rate to 3% and extend the term to 30 years. Payment is deferred for the entire loan term. Program 3.8 Section 8 Rental Assistance 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.

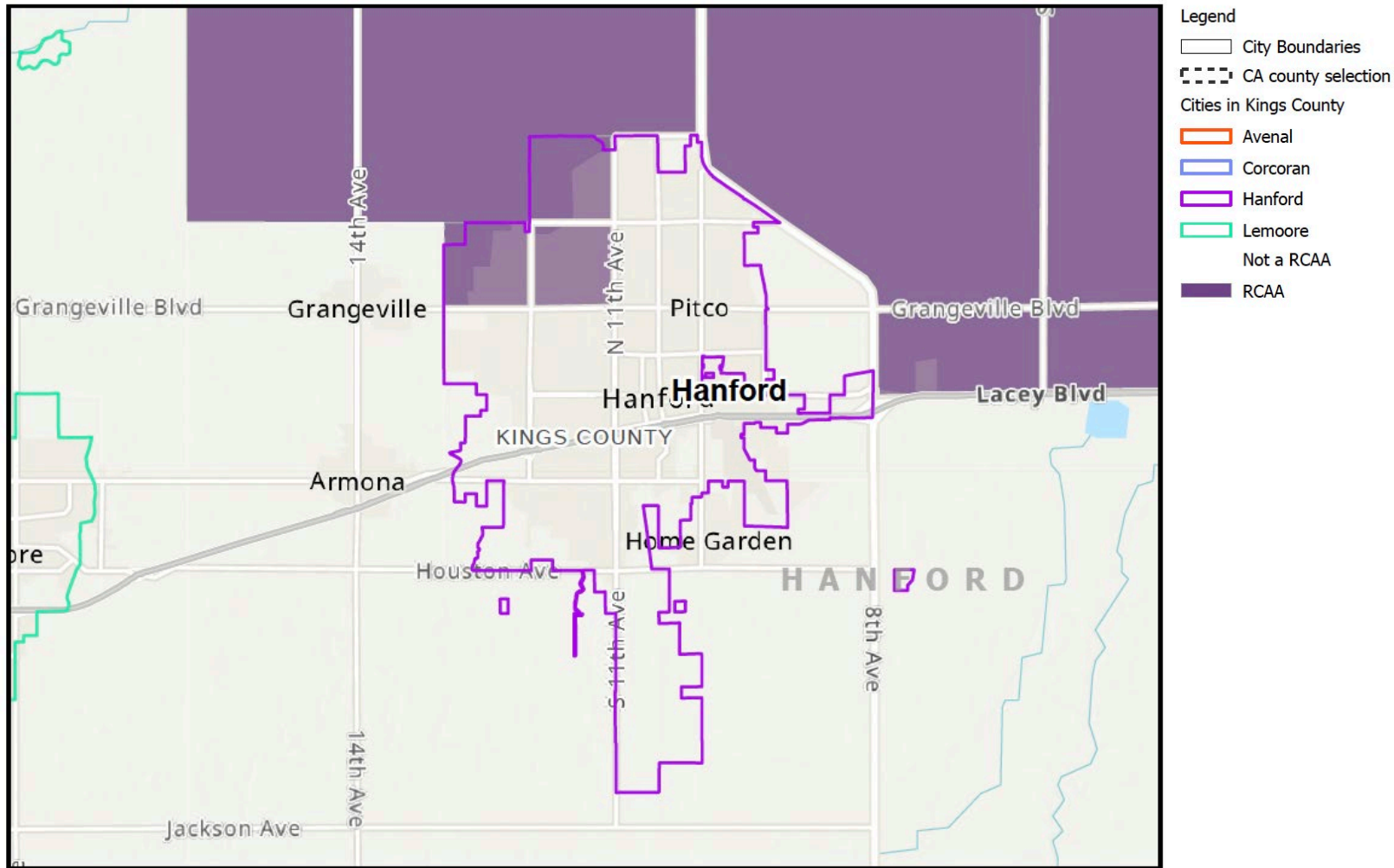
Figure 6: Local Racial Demographics



Source: California Department of Housing and Community Development (HUD); OBI, 202

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Figure 7: Local RCAAs



Source: American Community Survey (ACS), 2015
-2019. Updated: March, 2021

E) DISPARITIES IN ACCESS TO OPPORTUNITY

The Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators in 2017.

It uses economic and education indicators that include the following:

- Percentage of population with income above 200% of federal poverty line
- Percentage of adults with a bachelor's degree or above,
- Percentage of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Value of owner-occupied units
- Percentage of 4th graders who meet or exceed math proficiency standards
- Percentage of 4th graders who meet or exceed literacy standards
- Percentage of high school cohort that graduated on time
- Percentage of students not receiving free or reduced-price lunch

The TCAC/HCD Opportunity Maps help to identify areas within the community that provide stronger access to economic, environmental, or educational opportunities for residents or, conversely, provide more limited access to opportunities. The information from this mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas.

Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$27,750 annually for a family of four in 2022).

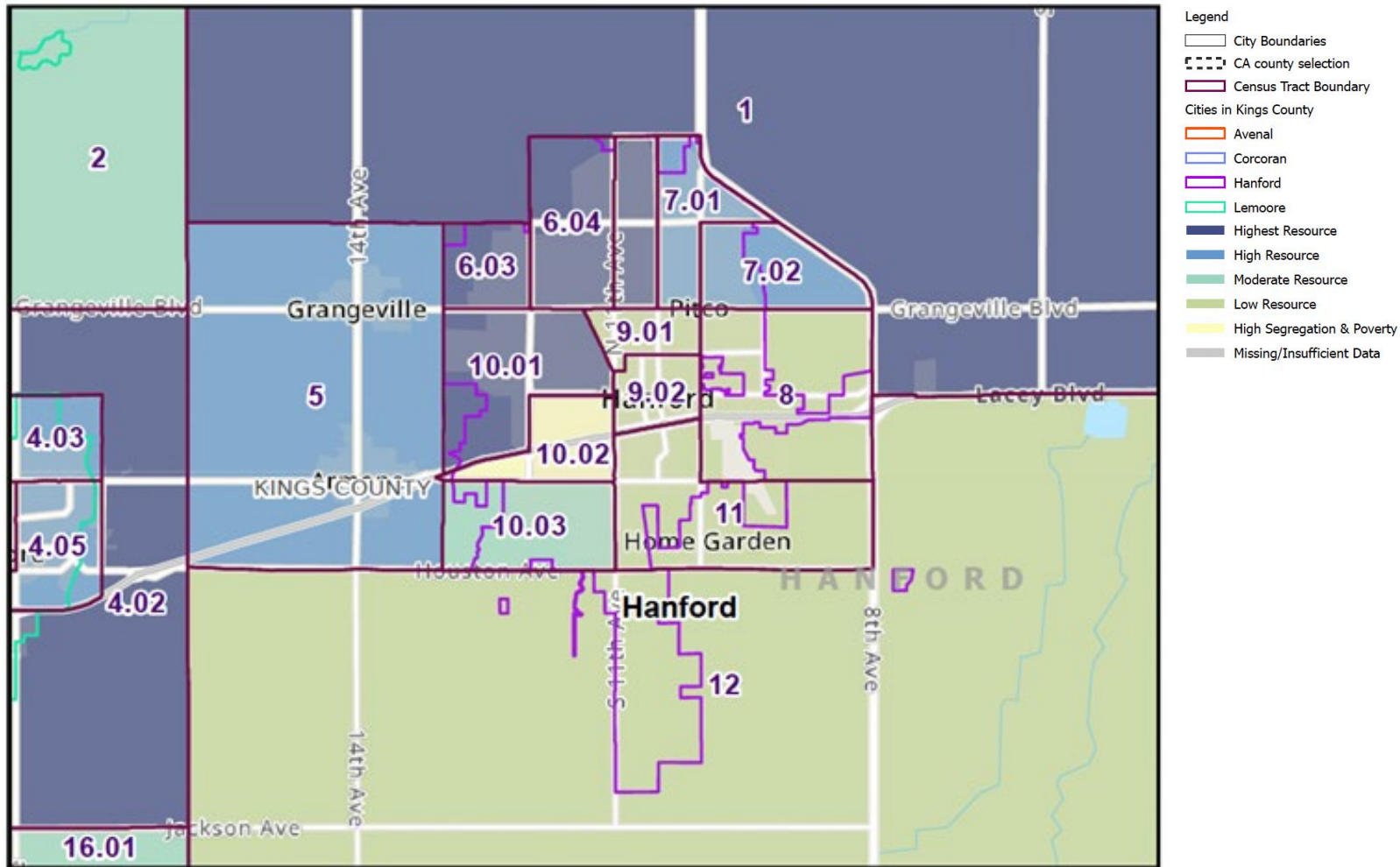
As seen in Figure 8, the City of Hanford in Kings County presents a complex socio-economic landscape, as evidenced by its mixed resource distribution in TCAC and HCD Opportunity Maps. The north and northwest portions of the city is designated as Highest Resource and High Resource. The south and southeast portions of the city is designated as Low Resource and some Moderate Resource. Additionally, there is one census tract that is split by Highway 198 that is designated as High Segregation and Poverty.

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Hanford faces significant challenges in bridging spatial economic disparities. These disparities necessitate nuanced policy interventions aimed at promoting equitable development. The high-resource zones offer potential for economic growth, which could be strategically leveraged to benefit the entire city, particularly the lower-resource and segregated areas. Additionally, the surrounding unincorporated low-resource areas further complicate the regional development scenario, calling for collaborative efforts.

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Figure 8: COG Geography TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

Transit Mobility

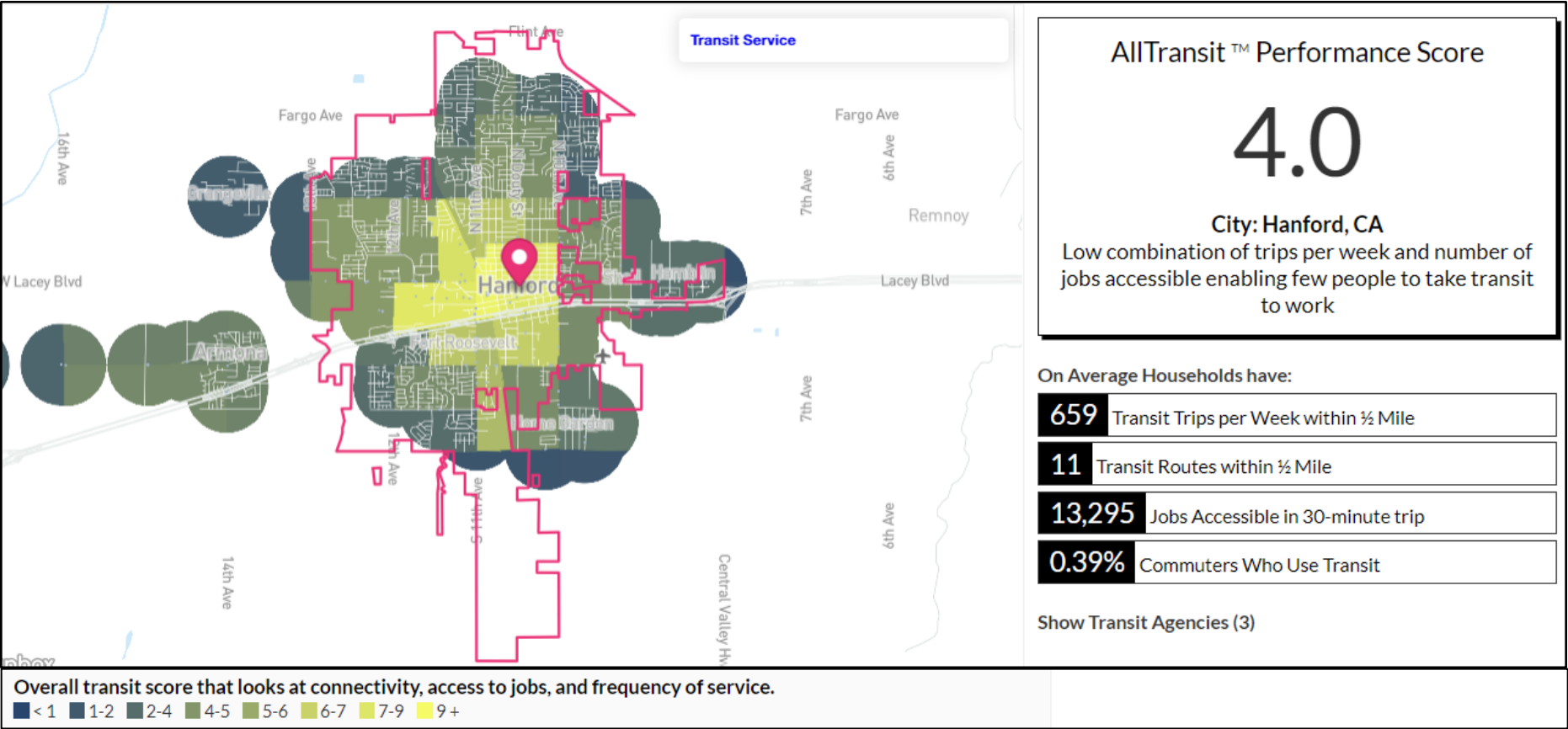
Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

The need to plan for and address the mobility needs of the County's growing population. Public Transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCAPTA) and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). Kings Area Regional Transit (KART) is Kings County's public transportation provider. KART provides public transit service Monday through Friday and limited service on Saturdays. KART provides transportation services to the cities of Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, and Stratford. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 504 W. 7th Street Hanford, California, west of the AMTRAK station in Downtown Hanford.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. Figure 1A-8 depicts Kings County's AllTransit Performance score, including metrics representing average household transit access. City of Hanford's overall score is 4.0, demonstrating "low" connectivity. It is important to note that this score is for Kings County as a whole, including incorporated areas, as AllTransit does not provide a score just for the unincorporated county. Hanford's is consistent with comparable counties, which are typified by rural and semi-rural communities. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in the unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

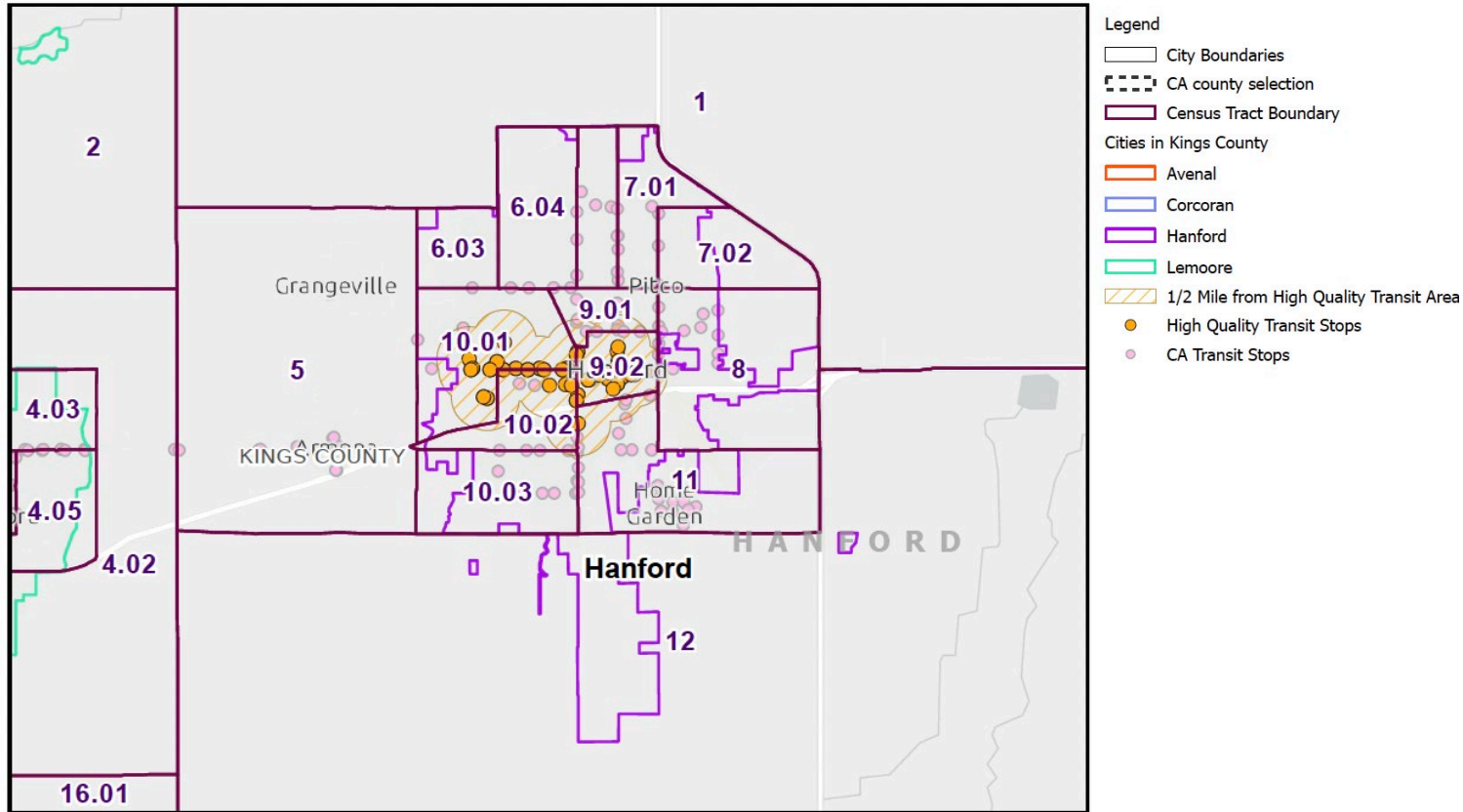
As is shown in Figure 9, many high quality transit stops in terms of facilities, accessibility and frequency of services are concentrated in the city Hanford while they seem to be lacking in the other cities and unincorporated areas. It's also evident that the connectivity is focused on moving people within cities rather than between cities. Most unincorporated areas in the central areas of Kings County are not served by transit, except for the Hanford area. Based on the information in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

Figure 9: Kings County All Transit Performance Score



Source: AllTransit.cnt.org, 2022

Figure 10: Kings County High quality transit stops and transit area (1/2 mile)

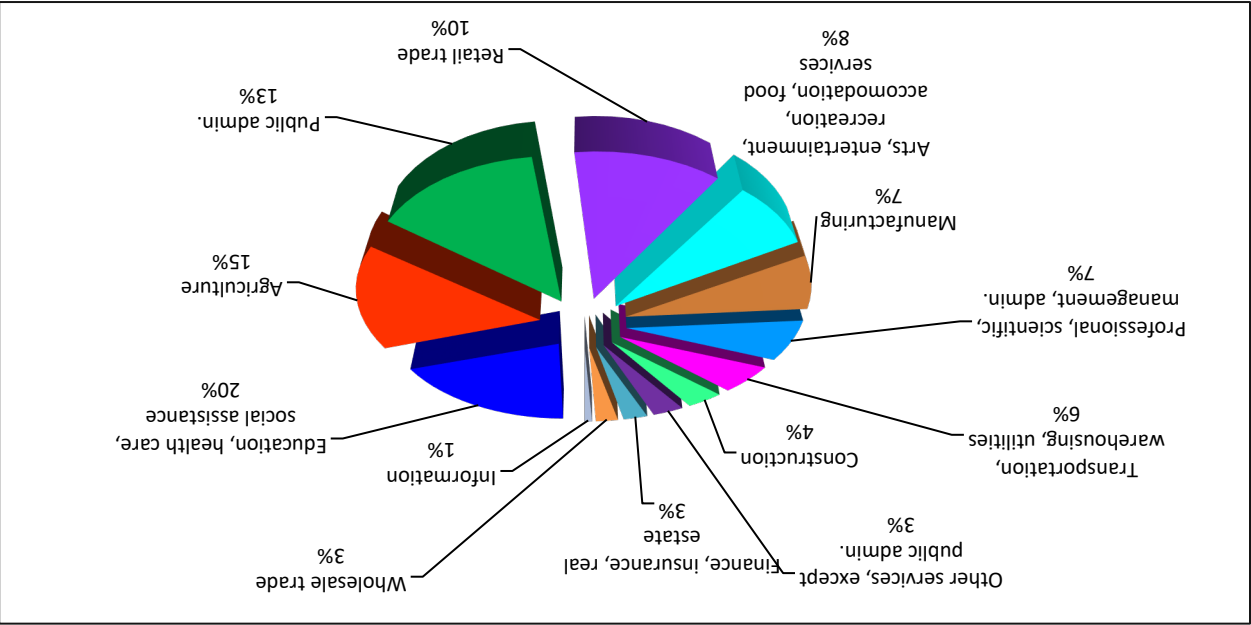


Source: Caltrans, 2022. U.S.; Department of Housing and Urban Development (HUD), Updated 2022.

Employment Opportunities

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.

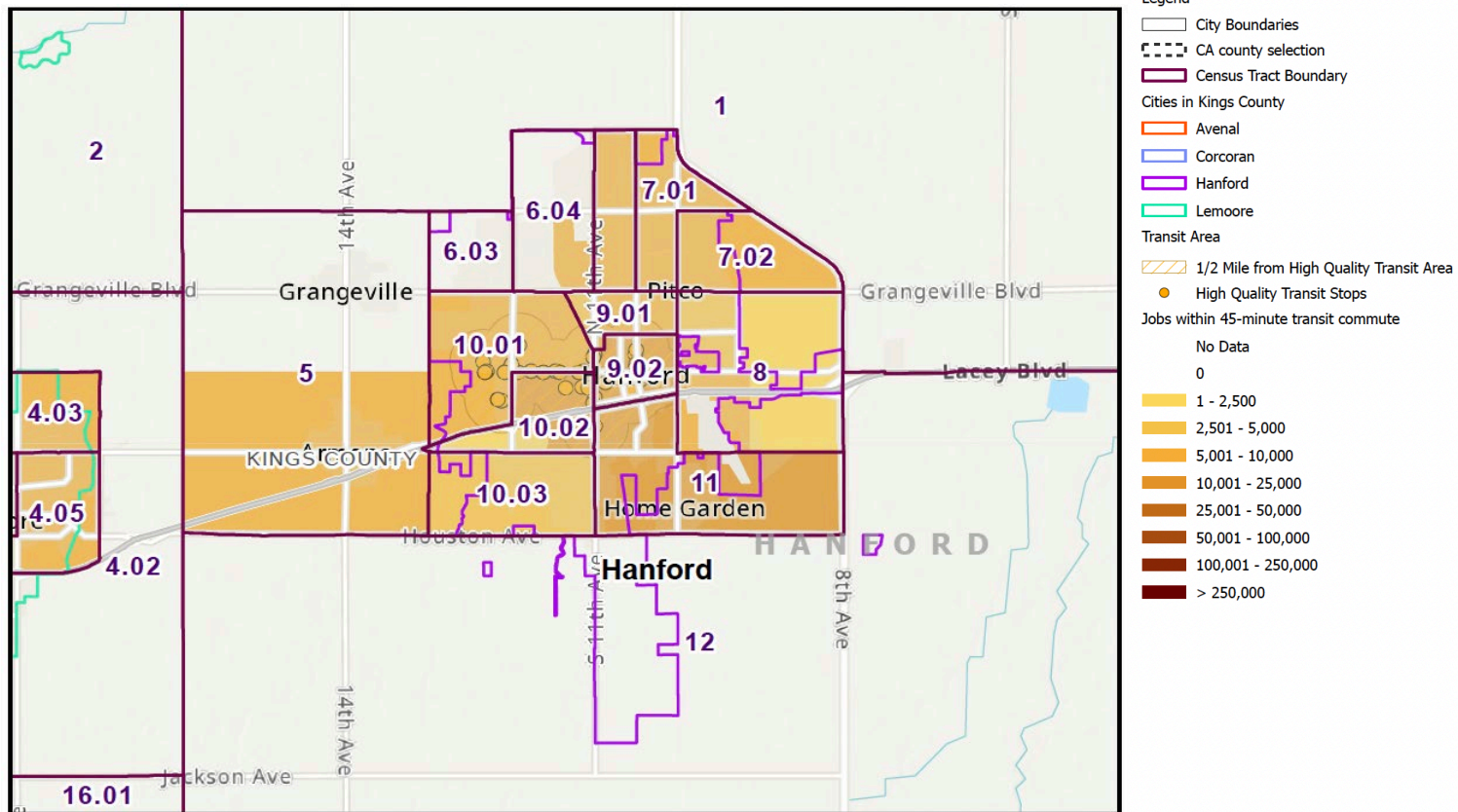
Figure 11: Employment by Industry of Kings County Workforce



Source: Census ACS 2016-2020, Table DP03

Kings County supports a diversified economy as illustrated in Figure 11. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce. Kings County’s civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County’s unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%. Historically, agriculture has played a key role in Kings County’s economy. Agriculturally oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production with an annual gross value of \$2.5 billion. According to the Kings County 2022 Annual Agricultural Crop Report, milk remains the County’s leading commodity, followed by pistachios (second) and cotton (third). With climate change and the long-term severe drought as well as the 2023 wet winter/spring, it is uncertain to what extent future water supplies will affect agriculture.

Figure 12: High Quality transit stops and transit area (1/2 Mile) & Jobs within 45-minute transit commute.



Sources: Caltrans, 2022; Smart Locations Database, 2018.

Farmworkers

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 farmland. Table 18 shows the County’s top three leading agricultural products in 2022 were milk (\$999 million), pistachios (\$228 million), and cotton (\$192 million).

Recent Census data in Table 19 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%.

Table 20 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Table 18: Leading Agricultural Crops, Kings County

Crop	Rank	Value
Milk	1	\$999,866,000
Pistachios	2	\$228,785,000
Cotton	3	\$192,811,000
Tomatoes, Processed	4	\$177,492,000
Cattle & Calves	5	\$151,274,000
Almonds, Total	6	\$132,323,000
Corn, Silage	7	\$123,941,000
Alfalfa, Hay	8	\$67,540,000
Wheat, Silage	9	\$60,112,000
Plums	10	\$55,245,000

Source: Kings County, Dept. of Agriculture, 2022 Crop Report, September 2023

Table 19: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately \$12.³. This is equivalent to approximately \$25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

The nature of agricultural work also affects the specific housing needs of farm workers. 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.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the California 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. Additionally, most farm owners/managers hire most of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

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) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units,

³ <https://migration.ucdavis.edu/rmn/blog/post/?id=2805>

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with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans.

Table 20: Hired Farm Labor-Workers, Kings County

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

Source: USDA, 2017 Census of Agriculture

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. In Lemoore the farmworker population is significantly smaller, although many farmworkers also access standard homeownership and/or rehabilitation loans. The Housing Plan (Chapter 5) includes Program 3.10 Farmworker and Employee Housing where the City permits farmworker housing 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.

Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances. Table 22 shows that 38% of the City of Hanford's workforce aged 16 years and older who do not work at home travel less than 15 minutes to work and another 32% of workers travel 15-30 minutes to work. The

average time to work for countywide workers was 24 minutes.

Table 21: Travel Time to Work

Travel Time to Work	Hanford	Kings County
Less than 15 minutes	38.0%	36.80%
15-30 minutes	30.8%	32.00%
30 to 59 minutes	25.3%	25.10%
60 or more minutes	5.9%	6.10%
Average Travel Time	24 min.	23 min.

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

Table 22: Work Locations of City/County Resident Workers

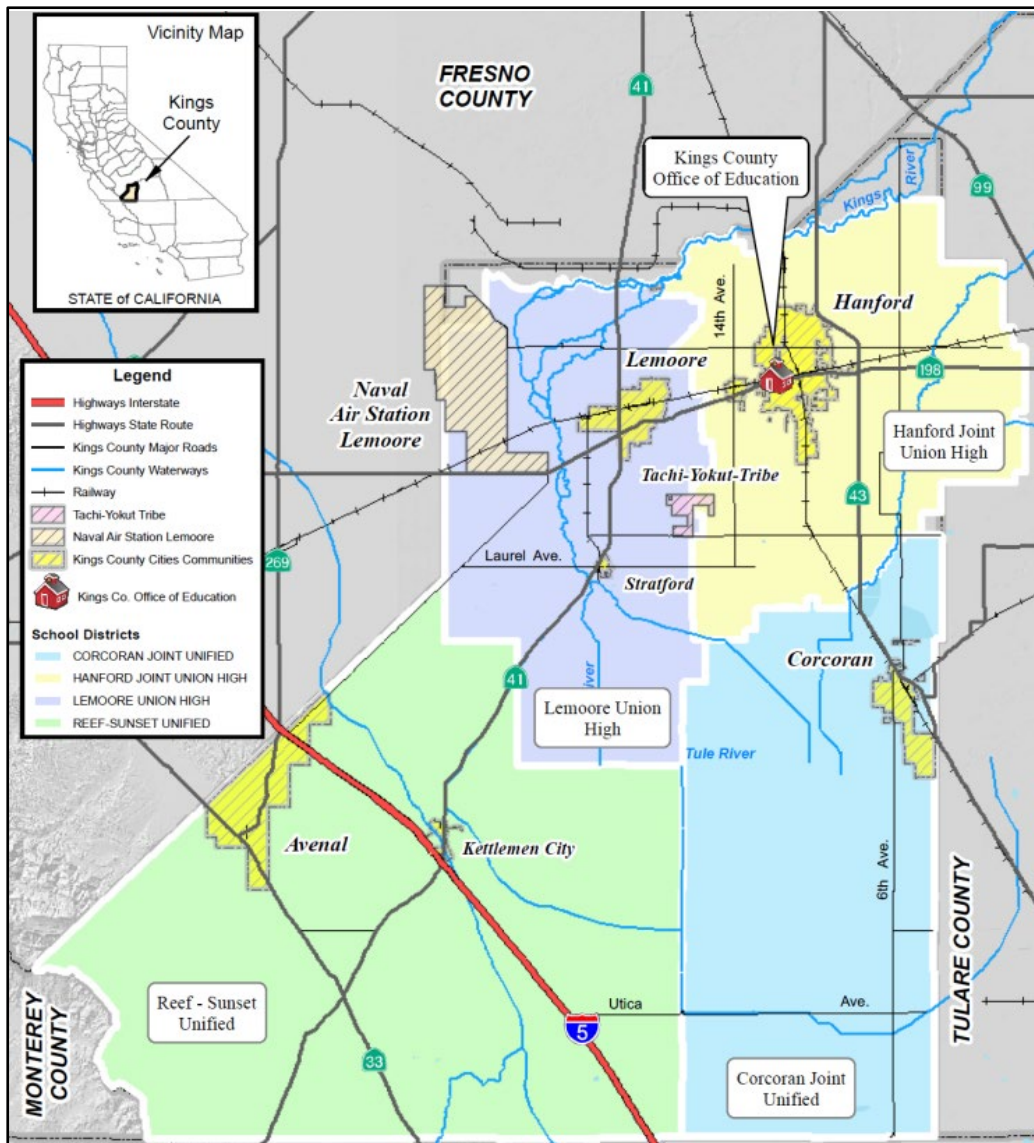
Travel Time to Work	Hanford	Kings County
Number of Resident Workers (Age 16 and over)	23,502	56,560
Work in Same City/County)	45.7%	75.6%
Work Outside of City/County	54.3%	24.1%
Total	100%	100%

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

Educational Opportunities

The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. According to the Kings County office of education as of Oct 2021 there are a total of 19,429 students enrolled in elementary schools and about 8,179 students in high schools across the county as per data submitted by the districts. Figure 13 below shows some of the school districts in Kings County.

Figure 13: School districts in Kings County



Source: Kings County, Cal EM

Environmental Health

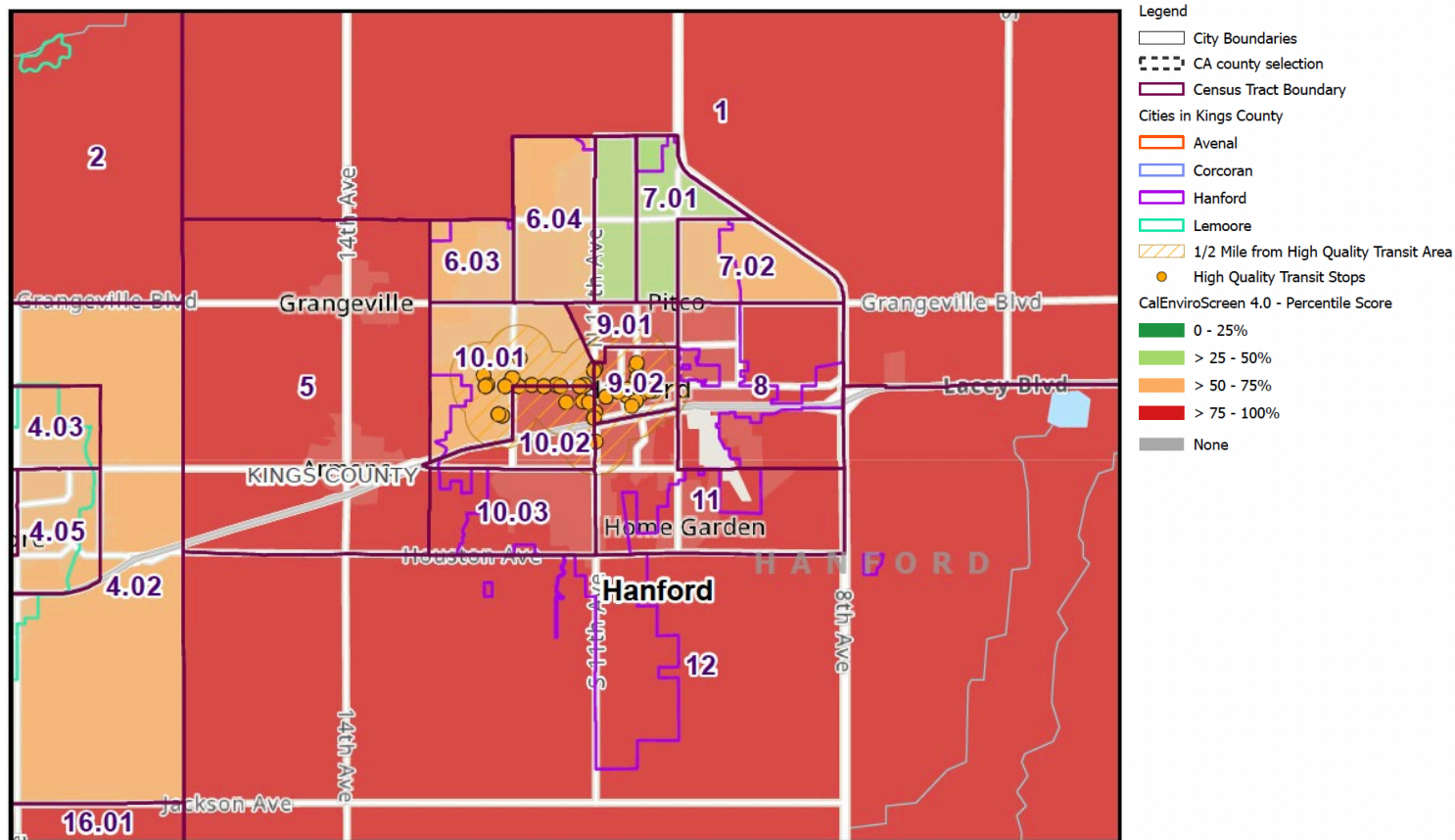
The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for the unincorporated county, suggesting relatively adverse environmental conditions throughout the county. (see Figure 14). According to OEHHA, except for some of the smaller tracts in the center of the cities of Hanford, Lemoore, and Corcoran the rest of the areas have scores above the 90th percentile. The environmental conditions in Kings County likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas resulting from air pollution and other contaminants.

The primary indicators leading to the high environmental scores as reported by OEHHA's CalEnviroScreen vary across the county, but include ozone, particulate matter (PM)_{2.5}, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and PM_{2.5}, forms of pollution generated by car traffic and industrial uses, score higher throughout the county. In the unincorporated county, pesticide use, groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of Kings County is Senate Bill (SB) 535-qualifying disadvantaged communities excluding areas around Lemoore, north of Hanford and some tracts in Corcoran. This indicates that the unincorporated county represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations. The CalEnviroScreen scores in Hanford, California, display a varied environmental and socioeconomic landscape across the city. In most regions of Hanford, the CalEnviroScreen scores are above 75%, suggesting that these areas face significant pollution burdens and vulnerabilities.

This high score is indicative of greater environmental and health risks, potentially including higher levels of pollutants, greater exposure to toxic substances, or socio-economic factors that amplify these risks, such as lower income levels or limited access to health care. Contrastingly, the northern areas of Hanford have somewhat lower scores, ranging from 50-75%. These scores, while still indicating some level of environmental and socioeconomic concerns, are comparatively less severe than the higher-scoring regions of the city. Additionally, there is a single tract within Hanford with an even lower CalEnviroScreen score, falling in the range of 25-50%. This could indicate that this particular area experiences fewer environmental health risks or has better socio-economic conditions compared to other parts of the city.

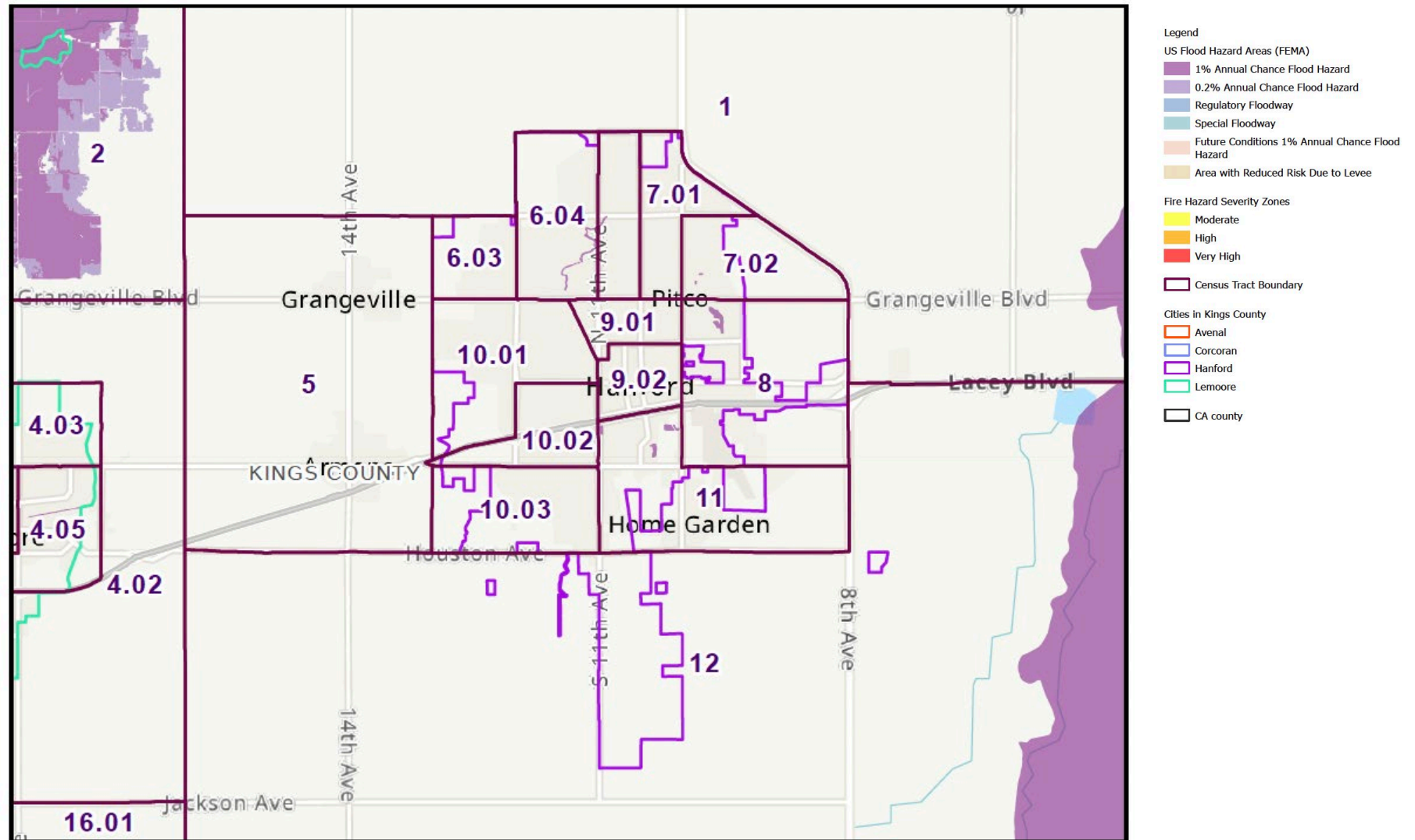
These disparities in CalEnviroScreen scores across Hanford highlight the uneven distribution of environmental and socio-economic challenges within the city. Understanding these variations is crucial for local policymakers and community organizations in targeting interventions and resources to those areas most in need. Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated. The city of Hanford is only at a minor risk of flooding when compared to the rest of the county.

Figure 14: CalEnviroScreen 4.0 & high-quality transit stops (Transit area ½ mile)



Source: Caltrans, 2022; OEHHA, 2

Figure 15: Flood Hazard Zones



Source: Federal Emergency Management Agency (FEMA), 2022; OEHHA, 2021; CalFire, updated 2023.

F) DISPROPORTIONATE HOUSING NEEDS

Housing Mobility

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 23 details housing tenure and vacancies in Kings County and incorporated communities according to the Census ACS 2016-2020 estimates. 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.

The balance between owner-occupied and rental housing, along with vacancy rates, shapes the housing market dynamics. For instance, areas with high owner occupancy and low vacancy rates may see appreciating property values, while areas with high rental vacancy rates might experience stagnating or declining property values. The demand exceeds the supply, driving up rental costs, which can disproportionately affect lower-income residents and contribute to housing insecurity.

Table 23: Household Tenure and Vacancy Rates

Housing Type	Hanford		Kings County	
	Units	%	Units	%
Occupied housing units	18,960	95.8%	43,604	94.20%
Owner-occupied housing units	11,353	57.4%	23,368	50.50%
Avg. HH size of owner-occupied units	2.98		3.12	
Renter-occupied housing units	7,607	38.5%	20,236	43.70%
Avg. HH size of renter-occupied units	3.03		3.17	
Vacant housing units	824	4.2%	2,663	5.80%
For rent	46	0.2%	446	1.00%
Rented, not occupied	71	0.4%	140	0.30%
For sale only	29	0.1%	426	0.90%
Sold, not occupied	66	0.3%	194	0.40%
For seasonal or occasional use	9	0.0%	54	0.10%
All other vacant	603	3.0%	1,403	3.00%
Homeowner vacancy rate		0.3%		1.80%
Rental vacancy rate		0.6%		2.10%
Total housing units	19,784	100.0%	46,267	100.00%

Source: Census, ACS 2016-2020, Tables DP04 and B25004

According to the census, the housing vacancy rate in Kings County is 1.8% among homeowner units and 2.1% for rental units. The homeowner rate is in the optimal range mentioned above. However, the rental vacancy rate is much lower than the optimal rate of 5% - 6%. When you consider Hanford's rental vacancy rate, it is much lower than the optimal rate. This indicates the likelihood that the housing demand exceeds the housing supply and has driven up rental cost in the area. Additionally, unlike Kings County, Hanford's homeowner vacancy rate is also much lower than the optimal range; Hanford's rate is .3% while the optimal rate 1.5% - 2.0%.

Hanford consists of more owners who occupy their own units in comparison to Kings County where about half of homeowners occupied their own unit. In turn, renter-occupied housing units are less common in the City of Hanford compared to Kings County. These conditions, areas with high owner occupancy and low vacancy rates, may see appreciating property values.

Housing Typology

The City of Hanford has 19,784 housing units. From 1990 to 2020, Hanford has increased by population by 90.3%. As seen in Table 25, the number of housing units in Hanford has increased by 70.4%. over the span of 30 years.

Although the City of Hanford has not kept up with projected housing needs over time and has implemented density bonuses for developers, the amount of 5+ units decreased from 1990 to 2020; 2,208 5+ units to 2,187 5+ units. This seems to align with building permit data as seen on Table 26. The small rate of 5+ unit production paired with possible demolition might explain the slight decrease of these types of units in roughly the last 30 years.

According to Table 23, more residents in Hanford live in housing units constructed in the last 30 years compared to residents in California in general. In California, the largest share of residents live in housing units built between 1970 to 1979, followed by units built between 1980 to 1989, and then 1950 to 1959. For Hanford residents, the most live in units built between 1990 to 1999, followed by 1980 to 1989, and then from 2000 to 2009.

Half of Hanford's housing stock is 3-bedroom units, followed by 2 bedroom units, and then 4 bedroom units. 1 bedroom and studios make up 8.5% of the housing stock. Finally, 5+ bedroom units make up 2.9% of the housing stock.

Within the housing units, there are different room typologies. As seen on Table 25, Hanford consists of 25.6% 2-person family households and 17.6% of 1-person nonfamily households, for a total of 43.2%. These two households' housing needs can be met well by 1 bedroom and studio units but there are only 8.5% of these units available. Therefore, additional 1 bedroom and studio units should be incentivized. In turn, there

APPENDIX 4: CITY OF HANFORD

may be units where multiple 2-person family or 1-person nonfamily households sharing housing units for affordability and removing larger units off the market for family households that are smaller than 5 persons. In contrast, Hanford has a larger share of large households, 5 or more people, compared to California; large households make up 16% of Hanford's households. Housing needs for these households can be met well by 4+ bedroom units. Therefore, 21.1% of units is a little more than adequate for the number of large households.

Table 23: Total Housing Units Over Time

	1980	1990	2000	2010	2020
Total Units	7,364	11,610	14,721	18,493	19,784
Percent Change		57.66%	26.80%	25.62%	6.98%

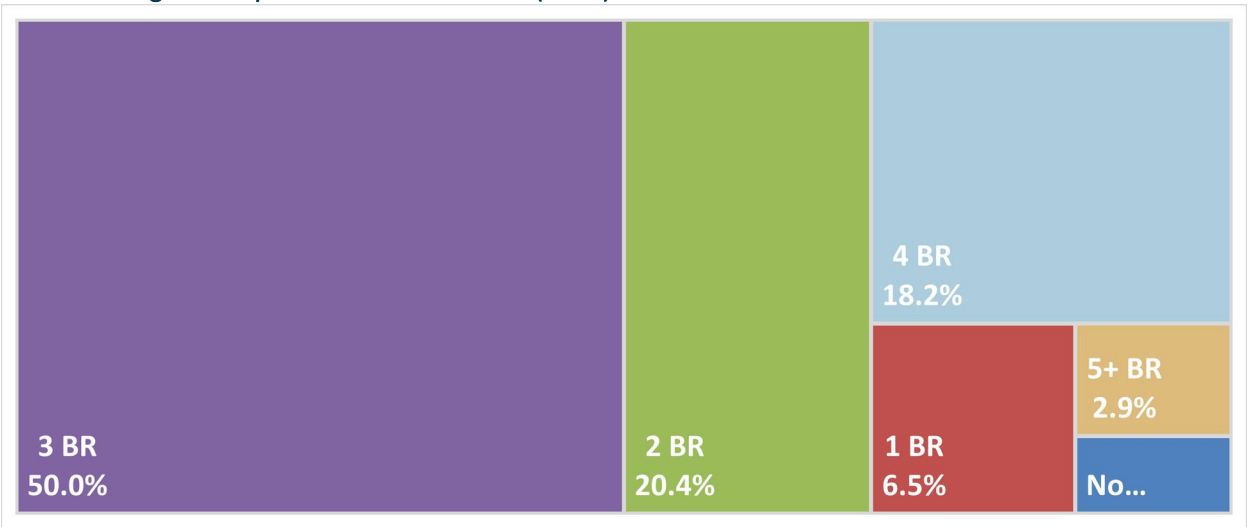
Source: U.S. Census Bureau, Census 1980(STF1:T65), 1990(STF1:H1), 2000(SF1:H1); ACS 16-20 (5-year Estimates), Table B2001

Table 25: Total Housing Units by Type Over Time

	2010	Percent	2015	Percent	2020	Percent
Total	17,994		18,769		19,784	
1, Detached	13,126	72.9%	13,739	73.2%	14,964	75.6%
1, Attached	611	3.4%	280	1.5%	311	1.6%
2	467	2.6%	436	2.3%	786	4.0%
3 or 4	1,186	6.6%	1,404	7.5%	1,072	5.4%
5 to 9	1,260	7.0%	806	4.3%	626	3.2%
10 to 19	307	1.7%	451	2.4%	362	1.8%
20 to 49	261	1.5%	337	1.8%	549	2.8%
50 or More	380	2.1%	828	4.4%	650	3.3%
Mobile Home	387	2.2%	479	2.6%	433	2.2%
Boat, Rv, Van, Etc.	9	0.1%	9	0.0%	31	0.2%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25024

Total Housing Units by Number of Bedrooms (2020)



Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25041

Table 26: Building Permits by Number of Structures Authorized

Number of Structures Authorized	City of Hanford	City of Hanford	Kings County	Kings County
One Housing Unit	210	98.6%	300	98.7%
Two Housing Units	0	0.0%	1	0.3%
Three and Four Housing Units	0	0.0%	0	0.0%
Five or More Housing Units	3	1.4%	3	1.0%

Source: U.S. Census Bureau, Building Permits Survey 2019, Table AD:T2

Table 27: Total Occupied Housing Units by Year Built

	City of Hanford	Percent	Kings County	Percent	California	Percent
Total:	18,960		43,604		13,103,114	
2014 Or Later	692	3.6%	1,414	3.6%	294,667	2.2%
2010 To 2013	383	2.0%	1,057	2.0%	234,646	1.8%
2000 To 2009	3,191	16.8%	7,557	16.8%	1,432,955	11.0%
1990 To 1999	3,812	20.1%	8,348	20.1%	1,448,367	11.1%
1980 To 1989	3,268	17.2%	6,287	17.2%	1,967,306	15.1%
1970 To 1979	2,536	13.4%	6,621	13.4%	2,290,081	17.5%
1960 To 1969	1,689	8.9%	4,424	8.9%	1,740,922	13.3%
1950 To 1959	1,440	7.6%	3,156	7.6%	1,767,353	13.5%
1940 To 1949	909	4.8%	2,122	4.8%	763,029	5.8%
1939 Or Earlier	1,040	5.5%	2,618	5.5%	1,163,788	8.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036

Local Median Housing Costs

In the City of Hanford, the median monthly housing costs is \$1,152. For the wider Kings County, the median costs are slightly lower at \$1,094. In contrast, California's median is significantly higher at \$1,688. From 2010 to 2020, the City of Hanford's median monthly housing cost increased by a smaller percentage, 8.1%, compared to Kings County at 14%. California's rate of increase is more than double Hanford's rate at 19.8%.

In Hanford, the median monthly owner cost with a mortgage as a percentage of household income is 21.9% and 9% for those homeowners without a mortgage. The percentage that renters spend is much higher at 28.1% which is just shy of the acceptable standard to spend on housing, one third of income. However, as seen below, overcrowding and overpayment is an issue in Hanford. It is important to note that these figures are medians. The following sections provide further context of fair and affordable housing by analyzing overcrowding, overpayment, and homelessness.

Table 28: Median Monthly Housing Costs Over Time

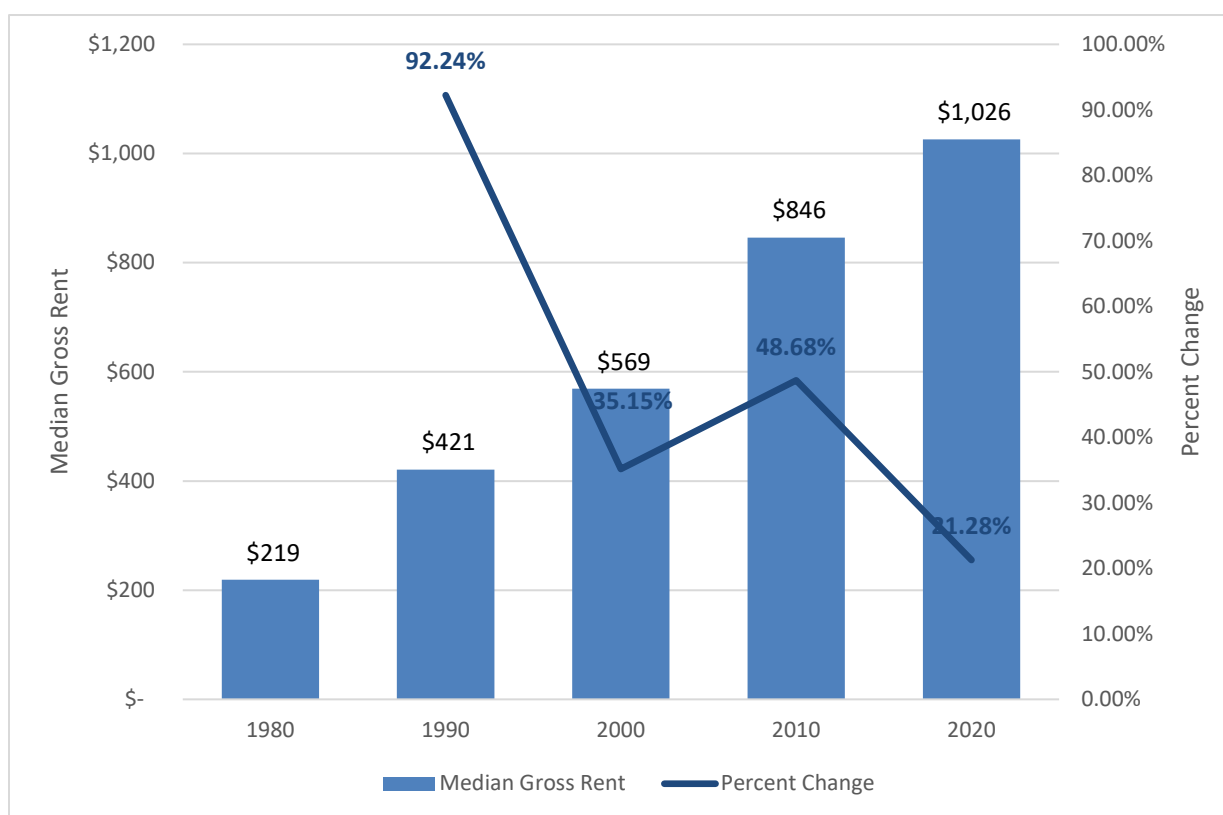
	2010	2015	2020	Percent Change (2010 to 2020)
City of Hanford	\$1,066	\$1,054	\$1,152	8.1%
Kings County	\$960	\$978	\$1,094	14.0%
California	\$1,409	\$1,419	\$1,688	19.8%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Table B25105

Table 29: Median Monthly Housing Costs by Tenure as a Percentage of Household Income in the Past 12 Months

	2010	2015	2020
Median Gross Rent	29.0%	29.4%	28.1%
Median Selected Monthly Owner Costs - Total	23.0%	20.5%	18.9%
Median Selected Monthly Owner Costs - Units with a Mortgage	26.0%	23.4%	21.9%
Median Selected Monthly Owner Costs - Units without a Mortgage	10.9%	10.1%	9.0%

Source: U.S. Census Bureau, ACS16-20 (5-Year Estimates), Tables B25071, B25092

Figure 16: Median Gross Rent and Percent Change Over Time (1980-2020)

Source: U.S. Census Bureau, Census 1980(ORG STF3), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25064

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 adequate income for housing.

Table 30 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, 12% of renters and 5% of owners reported more than one person per room.

Table 30: Overcrowding by Tenure

Occupants per Room	Hanford	Kings County
Total households	18,960	43,604
Owner occupied:	11,353	23,368
0.50 or less	66.0%	60.70%
0.51 to 1.00	29.5%	34.20%
1.01 to 1.50	3.3%	3.90%
1.51 to 2.00	0.2%	0.70%
2.01 or more	0.9%	0.50%
Renter occupied:	7,607	20,236
0.50 or less	42.3%	39.70%
0.51 to 1.00	45.2%	48.10%
1.01 to 1.50	8.8%	8.70%
1.51 to 2.00	2.8%	2.90%
2.01 or more	0.8%	0.60%

Source: Census ACS 2016-2020, Table B25014

In figure 18 it could be seen that the city of Hanford exhibits diverse patterns of overcrowding across different areas, reflecting a complex urban housing situation. Central and southern regions of the city are marked by higher rates of overcrowding, with 15-20% of housing units in some tracts experiencing this issue. dropping below 5.19%, which is notably lower than the statewide average. This indicates that housing in these areas is relatively more spacious or that fewer people are living in each household. Severe overcrowding, which typically refers to more extreme cases where the number of occupants per room is high, also varies within the city. Some areas have 2.5% to 6.5% of severely overcrowded units, indicating pockets of the city where living conditions are quite cramped. Interestingly, the edges of Hanford have rates below 2.5%, suggesting more comfortable living spaces, whereas a specific tract in the west shows a higher range of severe overcrowding, between 6.5% and 12.5%.

Overpayment

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

As shown in Table 31, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most

communities, however, more rental households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 31: Household Overpayment by Tenure

Income Category	Hanford	Kings County
Owners		
<= 30%	82.4%	79.00%
>30% to <=50%	67.1%	68.60%
>50% to <=80%	53.9%	48.30%
>80% to <=100%	46.0%	32.80%
>100%	7.7%	7.40%
Total	22.8%	22.50%
Renters		
<= 30%	77.9%	79.30%
>30% to <=50%	85.2%	78.30%
>50% to <=80%	53.4%	57.00%
>80% to <=100%	32.2%	22.50%
>100%	7.2%	6.40%
Total	42.1%	43.20%

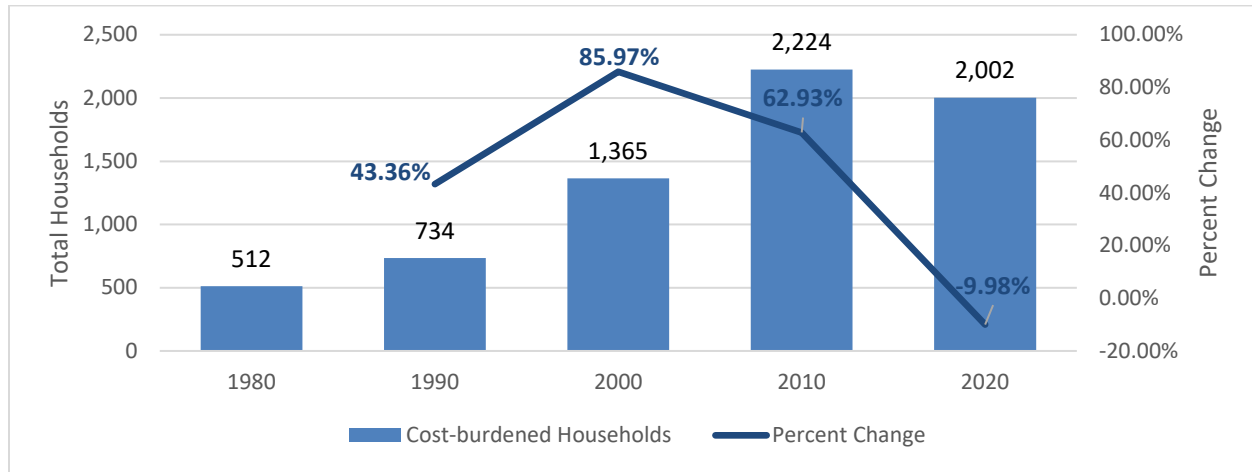
Source: HUD CHAS data based on Census ACS 2014-2018

The data from figures 19 and 20, which illustrate overpayment by renters and homeowners in Hanford at the tract level, reveal distinct patterns of housing affordability challenges within the city. For renters, the overpayment rate is considerably high, ranging from 20% to 60%. Notably, the central areas of Hanford exhibit a higher range of overpayment, between 40% and 60%, indicating that a significant portion of renters in these areas are spending a substantial part of their income on housing. This could reflect higher rental costs or lower income levels among renters in these central areas. In contrast, the peripheral areas of Hanford show somewhat lower rent overpayment rates, falling between 20% and 40%. This suggests that while housing affordability is still a concern in these areas, it is not as severe as in the central parts of the city. When it comes to homeowners, the pattern of overpayment is somewhat different. Higher levels of overpayment among homeowners are observed towards the edges of the city and near the Home Garden region, with rates ranging between 40% and 60%. This indicates that homeownership in these areas may be associated with higher mortgage payments relative to income, or possibly higher property values.

Hanford's Program 3.9 Affordable Housing Assistance implements various strategies to continue the construction of affordable housing. The City seeks applicable grants from state 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, fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households, 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.

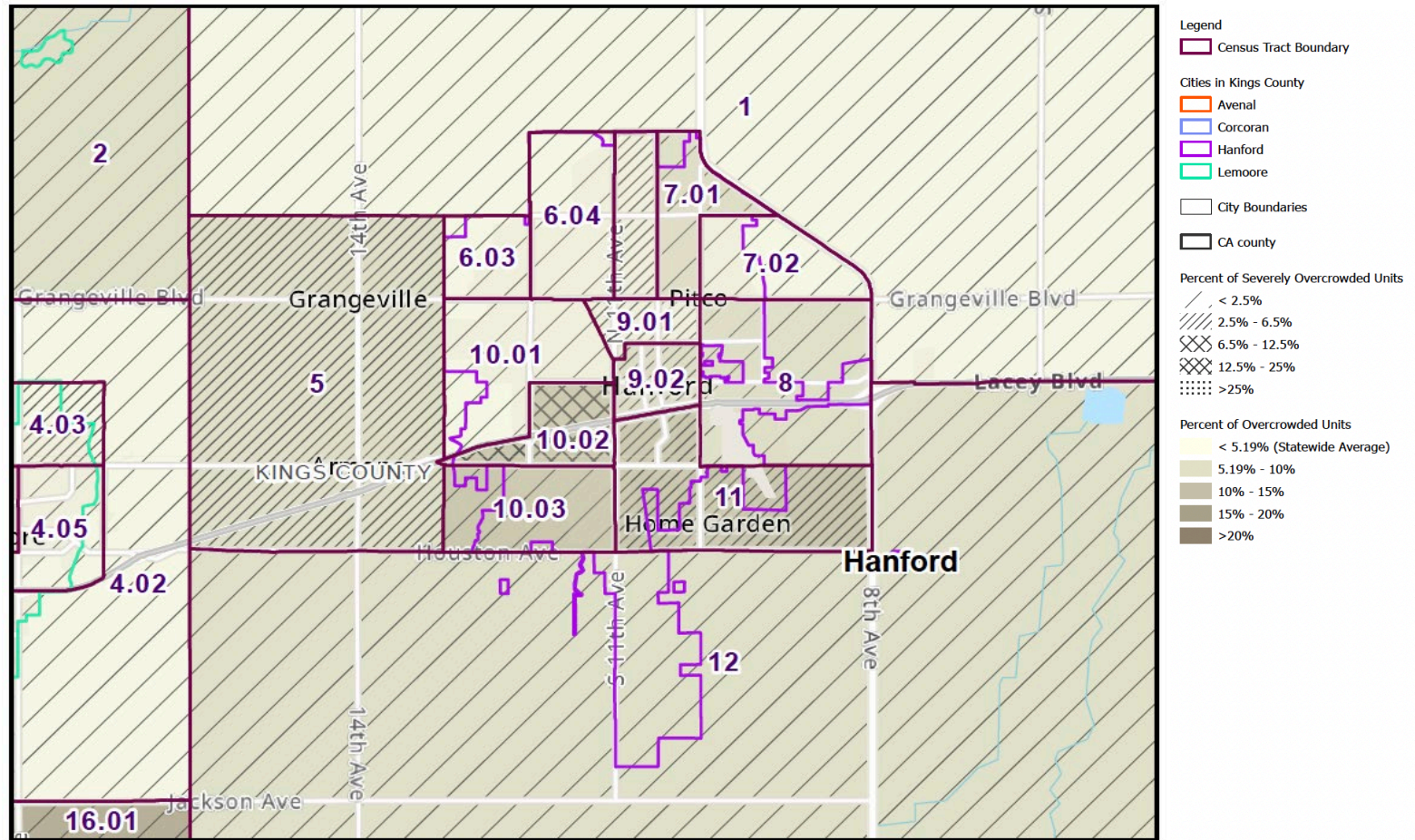
Figure 17: Total and Percent Change Cost-Burdened Owner Households Over Time (1980-2020)



Source: U.S. Census Bureau, Census 1980(STF3), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25091

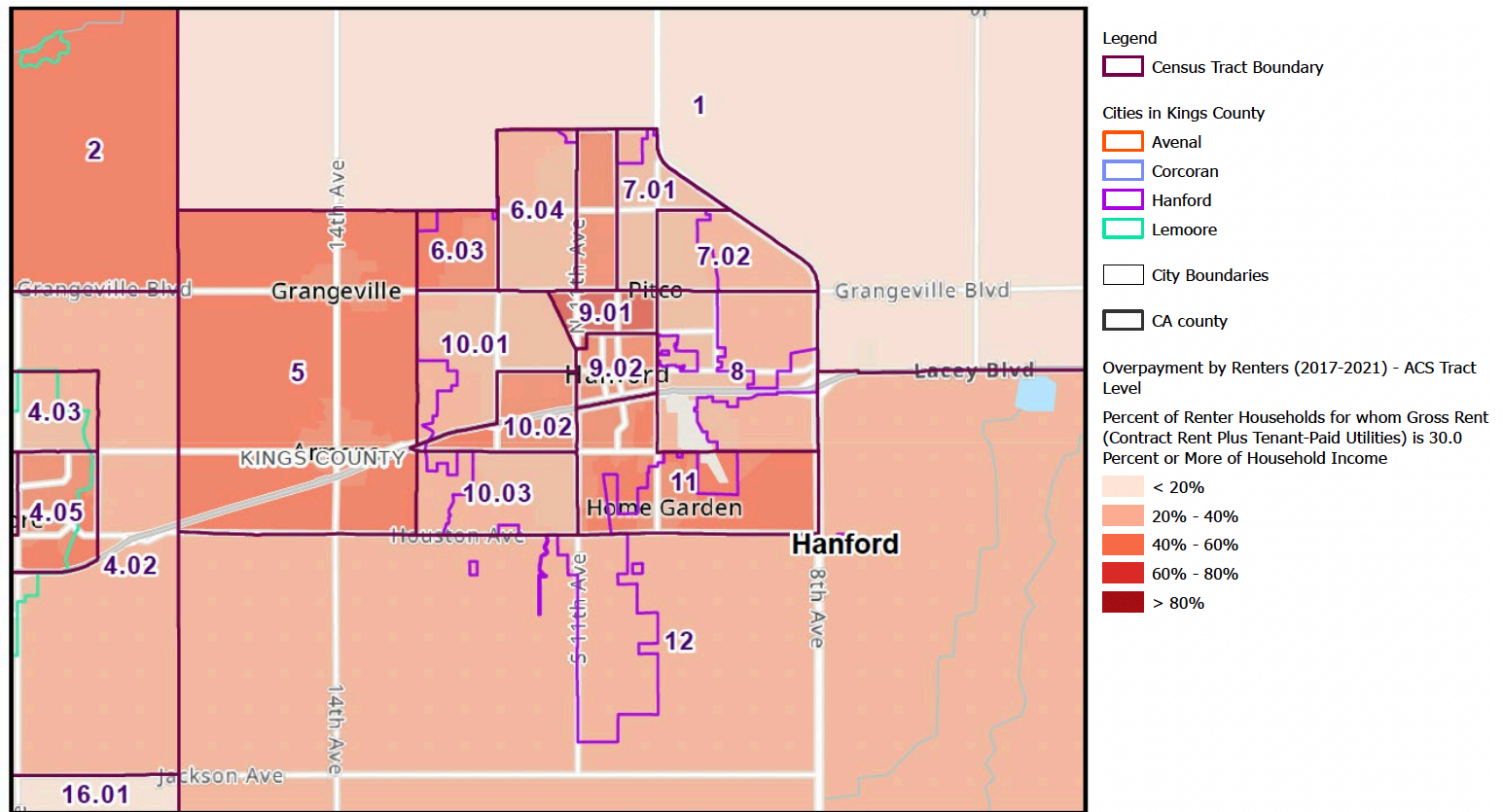
SECTION 1A-3: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 18: Overcrowding in Kings County



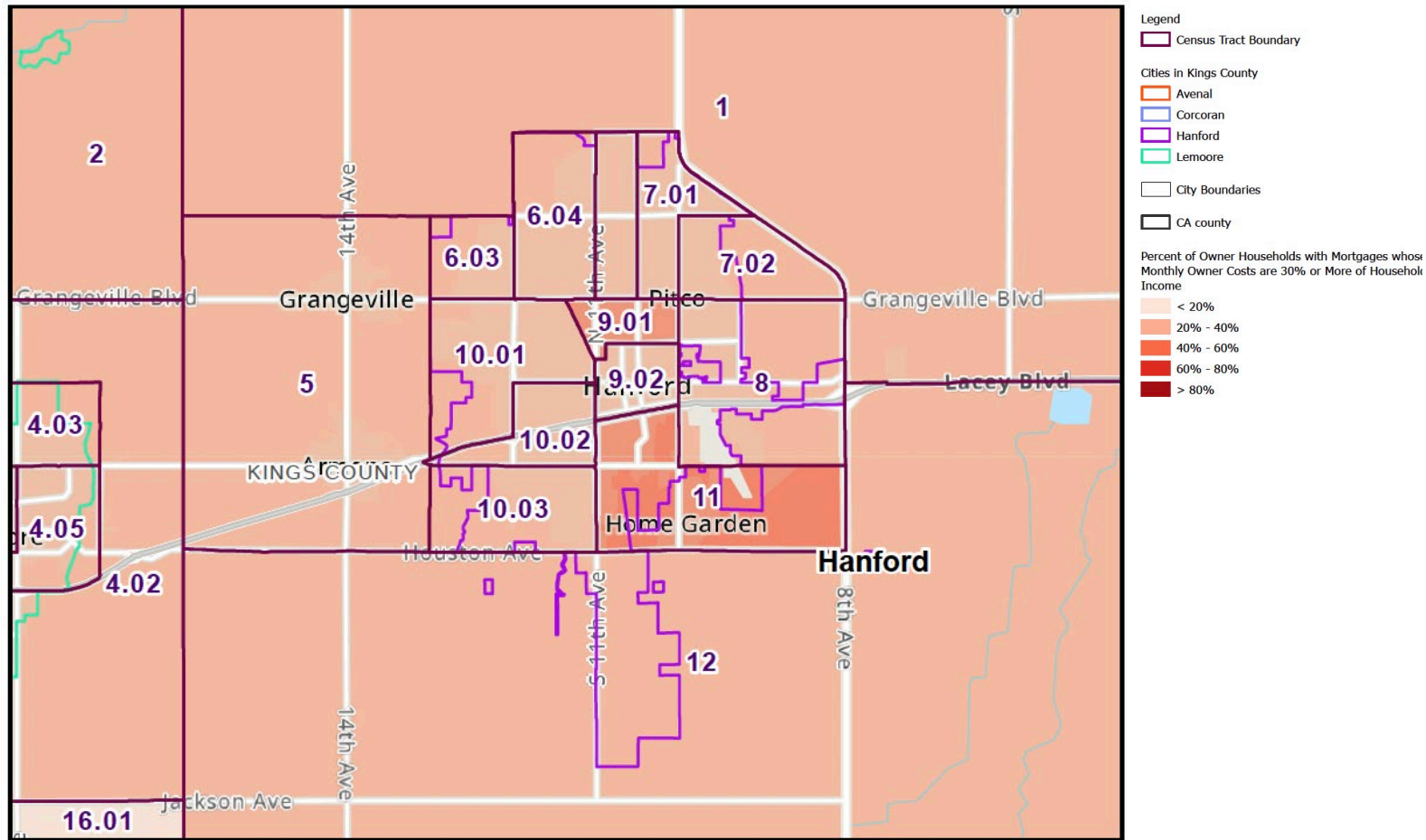
Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Figure 19: Overpayment by renters (ACS, 2017-2021) – Tract Level



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Figure 20: Percentage of Homeowners Overpaying



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Homelessness

In Homelessness is often the result of multiple 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. To address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time (PIT) survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Table 32: Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	17
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Based on the 2022 PIT survey, the following portrait of the 313 homeless individuals counted in Kings County included:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability.
- 12% suffer from substance abuse problems.
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25

In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and homeless or in a car.

Table 2-29 presents the 2022 PIT homeless counts for the four cities and unincorporated areas of the County. The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by the unincorporated area with 24 homeless individuals. Avenal had the lowest count with four homeless individuals.

Table 33: Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	126	98	78%
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	27	24	89%
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	64	57	89%
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	15	14	93%
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	103	103	100%

Source: Kings Tulare Homeless Alliance, 2023

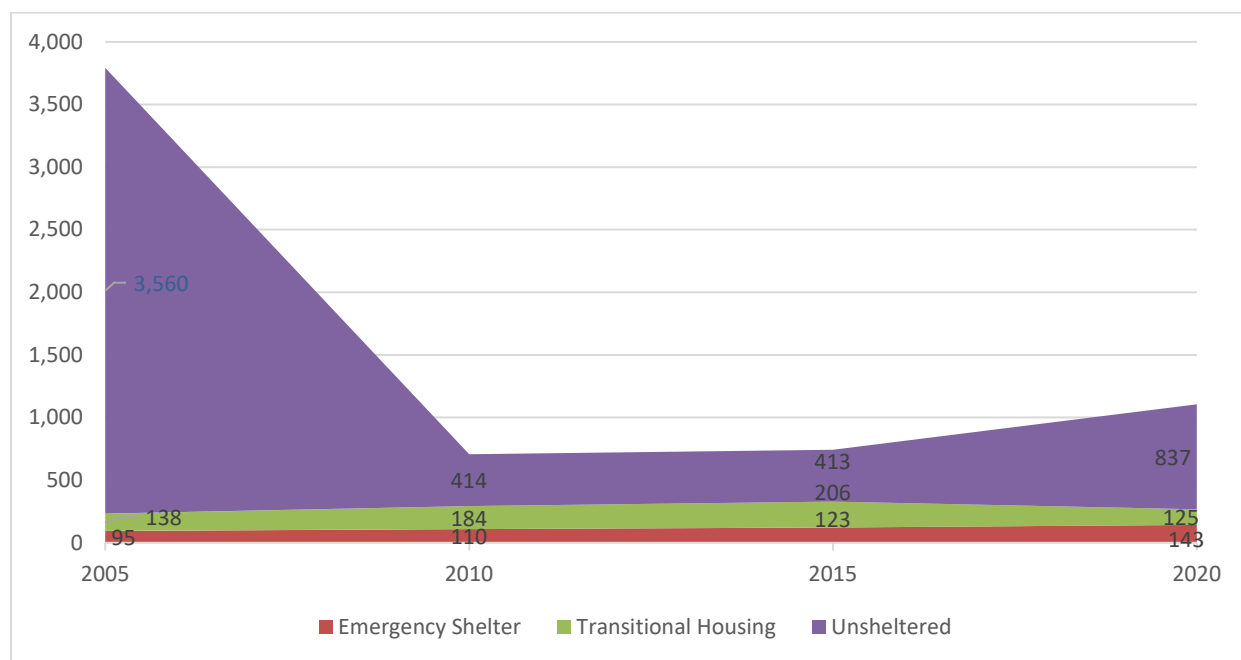
Table 33 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County. 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.

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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/supportive 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. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2. In Kings County and surrounding counties, the number of unsheltered individuals went down dramatically from 2005 to 2020. The number of individuals in emergency shelters and transitional housing did not change drastically.

Hanford's Program 3.11 Emergency Shelters and Transitional/Supportive Housing objective is to continue the establishment of emergency shelters and transitional/supportive housing. Hanford allows emergency shelters by-right in the OR zone and transitional/supportive housing are permitted subject to the same regulations that apply to other residential uses of the same type, in the same zone.

Figure 21: Visalia, Kings, Tulare Counties CoC - Homelessness by Type Over Time (2005-2020)



Source: U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2005, 2010, 2015, 2020).

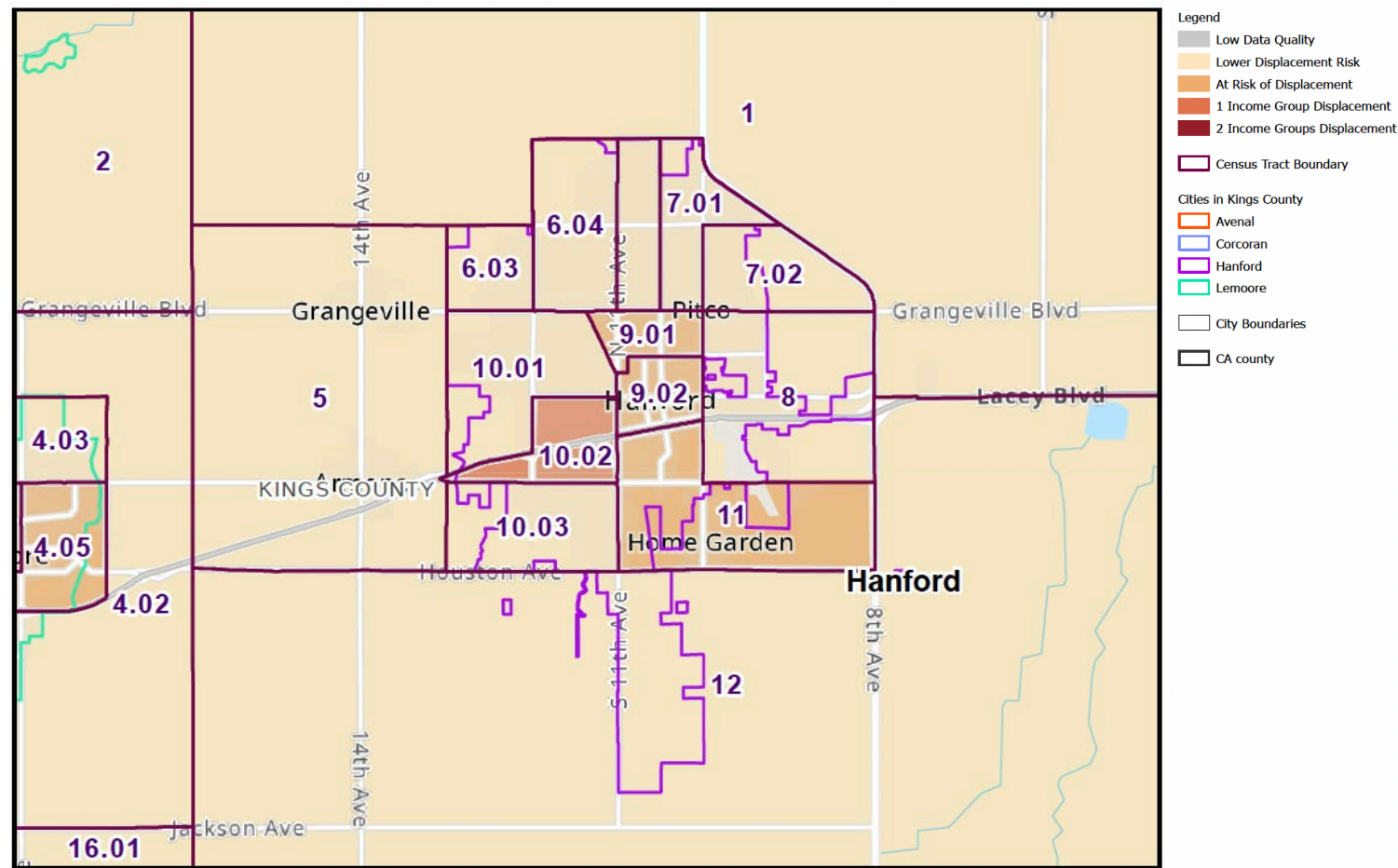
G) DISPLACEMENT RISK

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level. The EDR provides three layers of displacement information. The “Overall Displacement” map layer shows the number of income groups experiencing any displacement risk. The dark red tracts (2 income groups), our models estimate displacement (Elevated, High, or Extreme) for two income groups. In the light orange tracts categorized as “Probable”, one or all three income groups had to have been categorized as “Probable Displacement”. In figure 1A-17 it could be observed that all the cities in the county and the southern western region are at predominant risk of At-Risk displacement. "At risk of displacement" refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics. The city of Hanford is at risk of displacement in the southern and central areas while a tract contains 1 income group displacement the rest of city is at lower risk of displacement. While the neighboring areas have lower risk of displacement as well.

According to the Urban Displacement Project's Estimated Displacement Risk (EDR) model for California, displacement risk is determined by evaluating census tract characteristics that are strongly correlated with a net loss of low-income renter populations. Essentially, a high displacement risk suggests that more low-income households are leaving a neighborhood than moving in, often due to factors like affordability, development pressures, or changes in the housing market.

The City of Hanford’s Program 3.3 Preservation of At-Risk Affordable Housing objective to monitor the status of publicly assisted housing affordable units. Hanford has approximately 766 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. However, these units have no identified risk of converting to market-rate housing in the next decade. Additionally, the City works with interested agencies and community organizations to provide technical and/or financial assistance in return for extended affordable controls.

Figure 22: Estimated displacement risk – Overall displacement by tract



Source: California Department of Housing and Community Development (HUD), UCB – Urban Displacement Project, 202

Sites Analysis

This section provides a review of available vacant sites in the City of Hanford that allows and facilitates production of the city’s regional share of housing as required by State Law. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in the City of Hanford. The following issues are addressed:

- a. Future Housing Needs Including Segregation/Integration
- b. R/ECAPs and RCAAs
- c. Access to Opportunity
- d. Disproportionate Housing Needs
- e. Sites Inventory Findings

To determine where the county has sufficient land to accommodate its share of regional housing needs for all income groups, the county must identify “adequate sites.” Under the State law (California Government Code section 65583[c][1], adequate sites are those with appropriate zoning in and development standards, with service and facilities, needed to facilitate and encourage the development of housing for all income levels.

Assembly Bill 686 (*AB 686*) has introduced a duty to affirmatively further fair housing into California state law. AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the 6th Cycle RHNA, but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing and consider how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Additionally, State law requires that planning for housing be coordinated and integrated with the Regional Transportation Plan (RTP). To achieve this requirement, the RHNA plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS). In September 2022, KCAG adopted the 2022 RTP/SCS update, which incorporates assumptions for housing and employment growth that affect future transportation needs. To achieve the RHNA consistency requirement, this RHNA used the same RTP assumptions for future housing development from the present (2022) to the RTP/SCS 2050 horizon year.

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 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.

A) Future Housing Needs including Segregation/Integration

The 6th Cycle RHNA for the 2024-2032 period projects the City of Hanford's future housing needs as 5,547 units; the City of Hanford's 5th Cycle RHNA determined a need for 4,832 units. The total housing needs include 684 units for extremely low-income (approx. 60.64% of the RHNA Very Low-Income allocation), 685 units for very low-income, 993 units for low-income, 1,066 units for moderate-income, and 2,119 units for above moderate-income. Housing for lower-income households represents 42.58% of the above housing needs.

Table 34: Kings RHNA 2024-2032 by Income Level

Jurisdiction	Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
City of Hanford	684	685	993	1,066	2,119	5,547
Kings County Total	1,128	1,129	1,672	1,753	3,747	9,429
Percentage (Hanford)	60.64%	60.67%	59.39%	60.81%	56.55%	58.83%

Table 11 provides data on the growth of the household population in Hanford and Kings County over a thirty-year period. In Hanford, the household population saw a substantial increase, starting from 29,927 in 1990 and rising to 56,945 by 2020. This growth represents an addition of 27,018 persons, translating to a significant 90.3% increase in population over these three decades. Comparatively, Kings County also experienced population growth, but at a much slower rate, 53.1%. This data highlights that Hanford's population growth significantly outpaced that of the overall county, marking it as a key area of demographic change within Kings County.

City of Hanford Hispanic population was 47.1% in the year 2010 with a slight increase by 2020 at 49.4%. The percentage of White residents decreased from 41.1% in 2010 to 37.3 % in 2020.

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. The City of Hanford faces similar challenges to Kings County as a whole in terms of household characteristics, partially because the averages are affected by the most populous city in the County, Hanford. It has similar levels of seniors, youth under 18, female-headed households, people with disabilities. There are some patterns of isolation or segregation with female headed households. The City of Hanford includes 27% of Kings County's farmworker population close to the same level of farmworkers in all unincorporated Kings County. Hanford has many areas that are identified as Low-Medium Segregation. This is a similar pattern to the northern portions of Kings County. These populations have unique needs that existing systems do not serve well so targeted efforts and programs are required to make an impact.

The City of Hanford will continue to work with Kings County Community Development Agency to develop and implement various Housing Element programs. They will actively participate in the City's efforts to prioritize and implement the following strategies:

1. Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc.

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2. Implement the following Housing Programs:

- Program 3.1. - Code Compliance
- Program 3.2 - Housing Rehabilitation Program
- Program 3.3 - Preservation of At-Risk Affordable Housing
- Program 3.4 - Adequate Sites
- Program 3.5 - Density Bonus Program
- Program 3.6 - Planned Unit Development
- Program 3.7 - First Time Homebuyer Programs
- Program 3.8 - Section 8 Rental Assistance Program
- Program 3.9 - Affordable Housing Assistance
- Program 3.10 - Farmworker and Employee Housing
- Program 3.11 - Emergency Shelters and Transitional/Supportive Housing
- Program 3.12 - Housing for Persons with Disabilities
- Program 3.13 - Promote Equal Housing Opportunities
- Program 3.14 - Reduce Greenhouse Gas Emissions and promote affordable housing by facilitating mixed-use, higher density and infill development near transit stops, existing community centers, and downtown.
- Program 3.15 – Update and Amend the General Plan and Zoning Ordinance in compliance with State Laws
- Program 3.16 – Adequate Infrastructure for Affordable Housing
- Program 3.17 – Review and Update Site Inventory to Meet RHNA Targets

3. Foster partnerships with non-profit affordable housing developers and experts within the community-based organization's membership.

4. Engage the community by “getting the word out” on key community planning meetings, informing the public on available housing programs, and translating affordable housing-related materials and interpreting at community workshop in Spanish. The city will arrange for provisions of Spanish translation materials and provide interpreters at community workshops.

B) R/ECAPS and RCAAs

HUD has developed a census tract-based definition to assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs). R/ECAP is defined as a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to the HCD AFFH Dataset, there is one R/ECAP area, census tract 11, near the municipal airport, in the City of Hanford.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation more fully in the United States⁵. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016.)

Only the northwest portion of the City of Hanford fits the criteria of income of \$125,000 and a population that is 80 percent or more White.

The R/ECAP area, census tract 11 is also characterized by a CalEnviroScreen Percentile score over 75% which indicates high environmental hazards that include ozone, particulate matter, pesticide, toxic releases. This score is prevalent in southern Hanford as well as Kings County as a whole.

Notably, there are lower scores or environmental hazards in north Hanford which is characterized by higher levels of wealth; particularly the northwest area is identified as a RCAA. North Hanford has Highest and High Resource areas, which means areas with stronger access to economic, environmental, and educational opportunities.

The distribution of RHNA sites throughout the city should consider the northwest portion as one of the priority areas for affordable housing units to further choice.

C) Access to Opportunity

The City of Hanford has a mix of resource area types. The northern areas of Hanford have Highest and High Resource areas while the south has more Moderate, Low Resource, and High Segregation & Poverty areas. The area along Highway

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198 also has a higher amount of transit access and connectivity, as shown on Figure 1A-12. The city must prioritize areas with Highest, High Resource and transit access to accommodate new development. New residential and mixed-use development in the identified areas will help to create more housing affordable to households at lower income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for people to both live and work in Hanford. Taken together, new residential and mixed-use development in the identified areas will help to diversify the land use pattern and improve the conditions of these census tracts by providing greater housing choice and a broader range of goods and services, and otherwise supporting community revitalization.

In Figure 18, the City of Hanford exhibits diverse patterns of overcrowding across different areas, reflecting a complex urban housing situation. Central and southern regions of the city are marked by higher rates of overcrowding, with 15-20% of housing units in some tracts experiencing this issue. The edges of Hanford have rates below 2.5%, suggesting more comfortable living spaces. In comparison to Kings County as a whole, Hanford and the northern portion of Kings County is less overcrowded than the southern portion.

Census tracts as seen in Figure 8 the north and western areas around Hanford generally displayed poverty rates below 10%, indicating a lower prevalence of poverty compared to other areas. While the central areas have the highest level of 30%-40% and the eastern regions show a slight decrease and lie around 20-30%.

The overall poverty rate for Kings County stood at 16.4%, marking a 2.19% increase from the previous year. The median household income in 2021 was reported at \$63,267, showing a growth of 2.78% from the previous year. According to the American Community Survey data from 2017 to 2021, 17.7% of persons in Kings County were in poverty. These statistics underscore the diverse economic landscape of Kings County, where certain areas exhibit significantly higher poverty rates, highlighting the need for targeted socioeconomic interventions.

With areas in the southern portions of Hanford with higher percentages of overcrowded and severely overcrowded units, as can be seen in Figure 18: Overcrowding in Kings County, there is a need to provide assistance to develop programs to address affordability and overcrowding.

The General Plan land use map and zoning ordinance identify those areas of the city that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are a necessary tool to promote and ensure a healthy, compatible, and high-quality living environment. The Zoning Ordinance allows for a wide range of residential uses, with densities ranging from 1 to 10 units per acre in lower density residential zones; 7 to 20 units in Medium Density Residential zones; 14 to 29 units per acre in the higher density multi-family, Neighborhood Mixed-Use, and Residential-Office zones (See Housing Element, Appendix B, Table B 3, Land Inventory, for details). Existing density bonus ordinance allows a developer to request a density bonus of up to 35 percent over the maximum density that is allowed by the zone in which the project is located if the developer agrees to reserve a certain percentage

of the units as available to lower income households and/or senior citizens. A Program has been added to amend the Density Bonus Ordinance to be compatible with new changes in law, as applicable. Some of these changes remove zoning barriers for “shared housing” projects and areas with “very low vehicle travel” which can help to reduce overcrowding rates and improve housing choice for residents in Hanford. The City is currently updating the Zoning Code affecting those changes.

In order to enhance opportunities for affordable housing development, allowable densities are proposed to be increased to 20 units/acre in the Medium Density Residential category and 29 units/acre in the High-Density Residential category.

Therefore, if the City provides opportunities to increase density in areas zoned for Medium Density Residential and High Density Residential which also coincide with census tracts 10.02 and 11, it can provide more affordable units in areas with high quality transit stops and higher concentrations of female headed households, person with disabilities, and Low-Medium Segregation.

Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter.

D) Disproportionate Housing Needs

The 6th Cycle RHNA projects the City of Hanford’s future housing needs at 5,547 units; the City of Hanford’s 5th Cycle RHNA determined a need for 4,832 units.

Figure 23 shows the vacant residential lots in Hanford. The total number of units that could be accommodated in Hanford during the 2024-32 planning period are 2719.97 lower income housing units and 3,395.95 moderate and above-moderate income housing units accounting for a total of 6,115.93 units, which exceeds the RHNA requirements.

E) Sites Inventory Findings

The 6th Cycle RHNA determined a need for 5,547 units in the City of Hanford. Potential new units based on existing zoning is 6,115.92 units.

Table 35: Potential Housing Units 2024-2032

General Plan	Zone	Acres	Potential New Units by Income		
			Lower	Moderate and Above	Total
HANFORD					
VLDR/LDR	RL5/RL8/R-1-12	342		678	678
MDR	RM-3	126	496	382	878
OR/HDR/Mixed	OR/RM-2	81	1122		1122
Sub-Total		549	1618	1060	2678

Table 35 shows that the sites identified to meet City's RHNA needs are at all income levels, provided that the structures containing the units meet all development standards specified in the zoning ordinance.

Based on the various figures in the Fair Housing Issues, the City of Hanford is identified as Racially Integrated on the peripheral west and east with Low-Medium Segregation from north to south. Some areas in the north and center lack sufficient data. There is no identified High POC or High White Segregation. Hanford is not in flood hazard or fire hazard severity zones.

Below is Table 36 summarizing different characteristics of each of the census tracts in the City of Hanford.

Table 36: Characteristics by City of Hanford Census Tracts

Characteristics	Census Tract 6.03	Census Tract 6.04	Census Tract 6.02	Census Tract 7.01	Census Tract 7.02	Census Tract 8
Figure 1A-1 TCAC/HCD Opportunity Areas	Highest Resource	Highest Resource	High Resource	High Resource	High Resource	Low Resource
Figure 1A-2: Local Median Income	>\$120,000	\$84,097 -120,000	\$84,097 -120,000	\$84,097 -120,000	\$60,000 - \$84,097	\$60,000 - \$84,097
Figure 1A-3: Poverty Status	< 10%	< 10%	< 10%	10% - 20%	< 10%	20% - 30%
Figure 1A-4: Local Racial Demographics	No Data Applicable	No Data Applicable	Low-Medium Segregation	Low-Medium Segregation	Racially Integrated	Racially Integrated
Figure 1A-5: Local RCAAs	RCAA	RCAA	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA
Figure 1A-6: Single Parent Female Headed Households with Children	Less than 20%	Less than 20%	Less than 20%	20%-40%	20%-40%	Less than 20%
Figure 1A-7: Population with a Disability	< 10%	< 10%	< 10%	10% - 20%	10% - 20%	10% - 20%
Figure 1A-10: Jobs Within 45- Minute Transit Commute						
Figure 1A-12: CalEnviroScreen 4.0	> 50% - 75%	> 50% - 75%	> 25% - 50%	> 25% - 50%	> 50% - 75%	>75% - 100%
Figure 1A-13: Flood Hazard Zones	No Identified Risk	Tiny area of .2% Annual Chance Flood Hazard	Tiny area of .2% Annual Chance Flood Hazard	No Identified Risk	Tiny area of .2% Annual Chance Flood Hazard	Small area of .2% Annual Chance Flood Hazard
Figure 1A-14: Overcrowded Units	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	5.19% - 10%	< 5.19% (Statewide Average)	5.19% - 10%
Figure 1A-14: Severely Overcrowded Units	< 2.5%	< 2.5%	2.5%-6.5%	< 2.5%	< 2.5%	< 2.5%
Figure 1A-15: Overpayment by Renters	40% - 60%	20%-40%	40% - 60%	20%-40%	20%-40%	20%-40%

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Figure 1A-16: Percentage of Homeowners Overpaying	20%-40%	20%-40%	20%-40%	20%-40%	20%-40%	20%-40%
Figure 1A-17: Estimated Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk

Characteristics	Census Tract 9.01	Census Tract 9.02	Census Tract 10.01	Census Tract 10.02	Census Tract 10.03	Census Tract 11	Census Tract 12
Figure 1A-1 TCAC/HCD Opportunity Areas	Low Resource	Low Resource	Highest Resource	High Segregation & Poverty	Low Resource	Low Resource	Low Resource
Figure 1A-2: Local Median Income	\$35,000 - \$60,000	\$35,000 - \$60,000	\$60,000 - \$84,097	\$35,000 - \$60,000	\$60,000 - \$84,097	< \$35,000	\$60,000 - \$84,097
Figure 1A-3: Poverty Status	30% - 40%	20% - 30%	< 10%	30% - 40%	< 10%	30% - 40%	< 10%
Figure 1A-4: Local Racial Demographics	No Data Applicable	No Data Applicable	Low-Medium Segregation	Low-Medium Segregation	Low-Medium Segregation	Low-Medium Segregation	Low-Medium Segregation
Figure 1A-5: Local RCAAs	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA	Not a RCAA
Figure 1A-6: Single Parent Female Headed Households with Children	Less than 20%	Less than 20%	Less than 20%	20%-40%	Less than 20%	20%-40%	Less than 20%
Figure 1A-7: Population with a Disability	10% - 20%	10% - 20%	10% - 20%	< 10%	< 10%	10% - 20%	10% - 20%
Figure 1A-10: Jobs Within 45-Minute Transit Commute							
Figure 1A-12: CalEnviroScreen 4.0	>75% - 100%	>75% - 100%	>75% - 100%	>75% - 100%	>75% - 100%	>75% - 100%	>75% - 100%
Figure 1A-13: Flood Hazard Zones	No Identified Risk	No Identified Risk	No Identified Risk	No Identified Risk	No Identified Risk	Small area of .2% Annual Chance Flood Hazard	No Identified Risk
Figure 1A-14:	< 5.19%		< 5.19%				

Overcrowded Units	(Statewide Average)	5.19% - 10%	(Statewide Average)	10% - 15%	10% - 15%	10% - 15%	5.19% - 10%
Figure 1A-14: Severely Overcrowded Units	2.5%-6.5%	2.5%-6.5%	< 2.5%	6.5% - 12.5%	< 2.5%	2.5%-6.5%	< 2.5%
Figure 1A-15: Overpayment by Renters	40% - 60%	40% - 60%	20%-40%	40% - 60%	20%-40%	40% - 60%	20%-40%
Figure 1A-16: Percentage of Homeowners Overpaying	40% - 60%	20%-40%	20%-40%	20%-40%	20%-40%	40% - 60%	20%-40%
Figure 1A-17: Estimated Displacement Risk	At Risk of Displacement	At Risk of Displacement	Lower Displacement Risk	1 Income Group Displacement	Lower Displacement Risk	At Risk of Displacement	Lower Displacement Risk

Figure 23: City of Hanford Vacant Sites 6,000 Square Feet or Greater

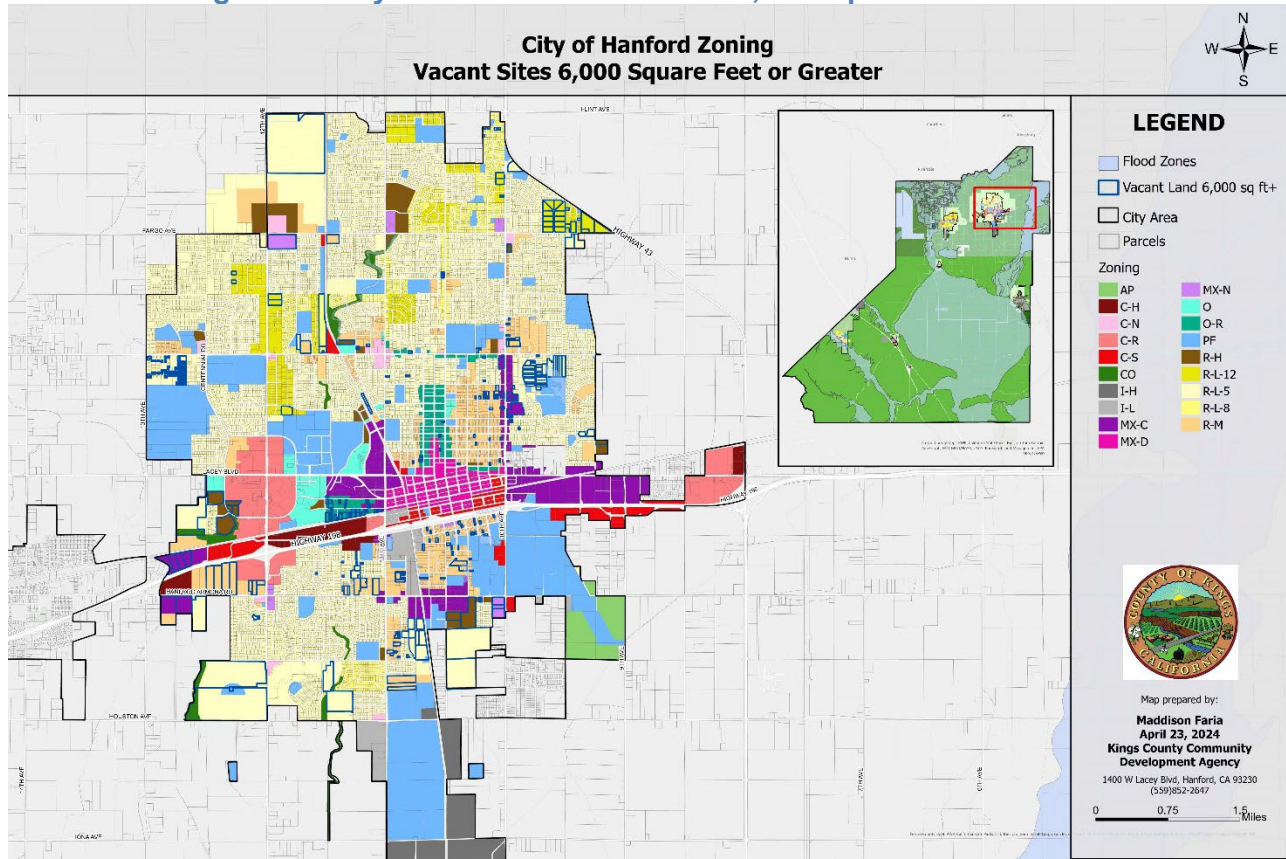


Figure 24: City of Hanford and Unincorporated Area Vacant Land Inventory

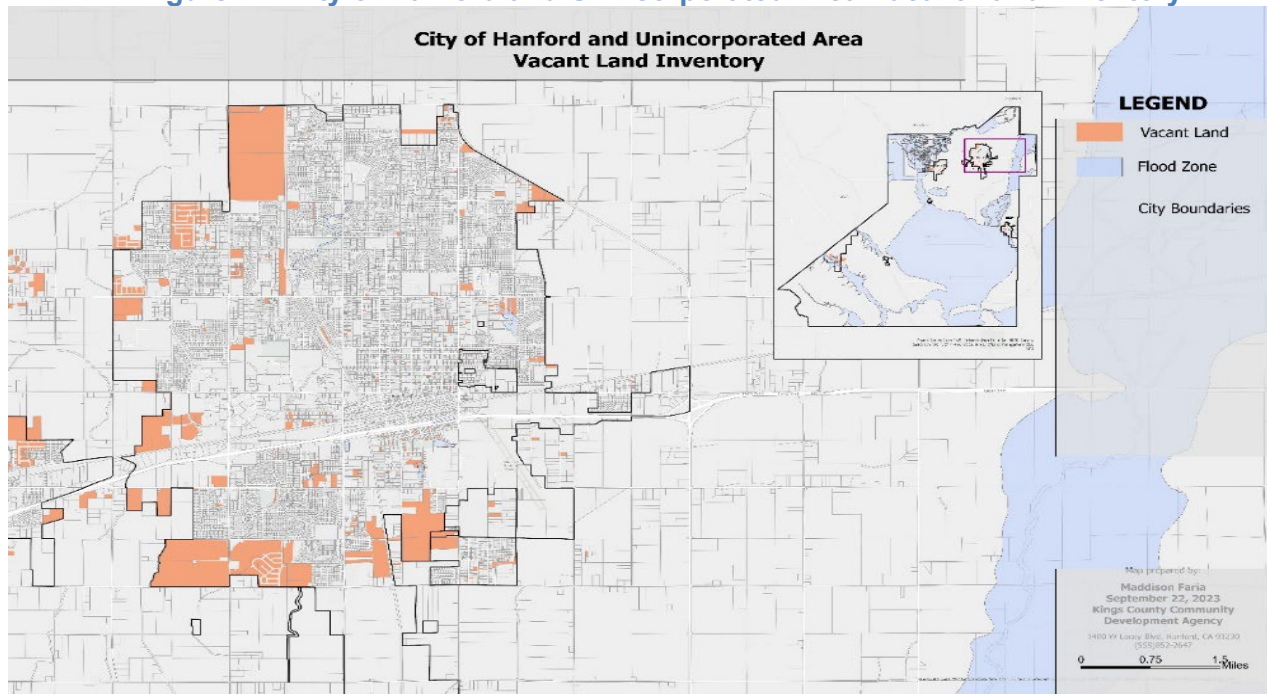
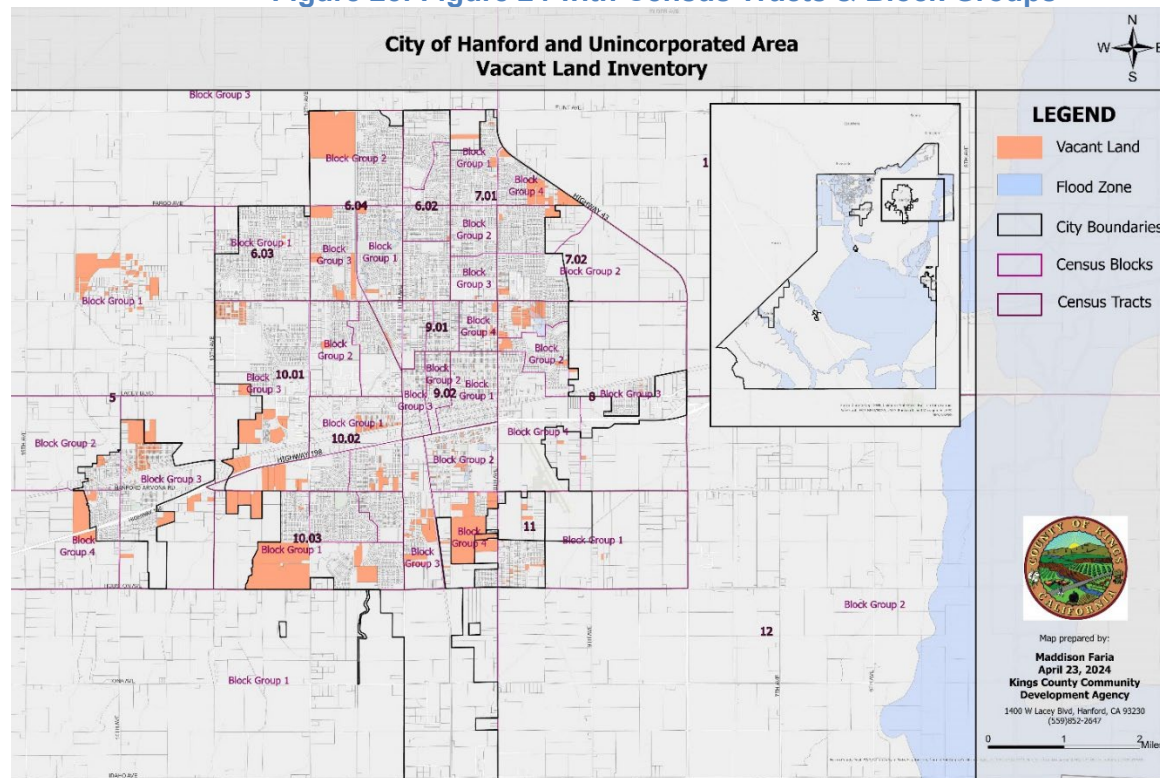


Figure 25: Figure 24 with Census Tracts & Block Groups



Census Tract 6.03

Census Tract 6.03 consists of several vacant land sites. According to the TCAC/HCD Opportunity Areas map, this area is classified as Highest Resource with a local median income over \$120,000. It is also identified as a Racial Concentration Area of Affluence and is a Lower Displacement Risk area. In addition, there is no identified risk in terms of the flood hazard zones. Prioritizing new housing development in this area can result in higher integration, varied income distribution and further choice for lower income households.

Census Tract 6.04

This tract is primarily made up of vacant land. This area is identified as Highest Resource with a local median income between \$84,097 to \$120,000. Additionally, it is identified as a Racial Concentration Area of Affluence and is Lower Displacement Risk. There is very little of .2% Annual Chance Flood Hazard. It is adjacent to Census Tract 6.03 which is also in the northwest of the City of Hanford. Prioritizing new housing development in this area can result in higher integration, varied income distribution and further choice for lower income households.

Census Tract 6.02

There is one site in this census tract. It is classified as a High Resource area with a local median income of \$84,097 - \$120,000. The area is identified as Low-Medium Segregation with no identified flood hazard risk and low environmental risk, >25% - 50%, measured by the CalEnviroScreen 4.0. Between 2.5% - 6.5% of households in this area experience severely overcrowded units.

Census Tract 7.01

There are only a few vacant land sites. This area is identified as High Resource with a local median income between \$84,097 to \$120,000. The tract is identified as Low-Medium Segregation and Lower Displacement Risk. The area has between 10% - 20% of the population experiencing poverty and 20% -40% of single parent female headed households with children. This area has no identified flood hazard risk. Between 20% - 40% of homeowners pay over a third of their income towards their housing needs.

Census Tract 7.02

Within this tract, there are only a few vacant land sites. This area is identified as High Resource with a local median income of \$60,000-\$84,097. The poverty status rate is less than 10% and is one of two Racially Integrated census tracts. It also has a higher rate of single parent female headed households with children, between 20% - 40%, and population with a disability, at 10% - 20%. It is also identified as an area with Lower Displacement Risk.

Census Tract 8

There are a few areas of vacant land in this tract which is identified as Low Resource with a Lower Displacement Risk. It is one of two census tracts identified as Racially Integrated. In comparison to the other census tracts in Hanford, it has a higher rate of overcrowded units at 5.19% - 10%. Since this tract is a Low Resource and there are other census tracts that could benefit more from new housing production, this area does not have to be a priority for development.

Census Tract 9.01

There are a few areas of vacant land in this tract. Census tract 9.01 is identified as a Low Resource area with a local median income of \$35,000 - \$60,000. This census tract has the highest percentage of poverty in the City of Hanford at 30% - 40% and is identified as At Risk of Displacement. There is no identified risk of flood hazard but is in the highest category of environmental risk (75% - 100%) according to the CalEnviroScreen 4.0 metrics. Census tract 9.01 has a high percentage of overpayment for both owners and renters, 40% - 60%. Between 2.5% - 6.5% of households in this area experience severely overcrowded units. This area is less suitable for housing production than other census tracts that have more opportunity access and less environmental hazard.

Census Tract 9.02

There are very few vacant sites in this tract, which is identified as Low Resource and At Risk of Displacement. The local median income is \$35,000 - \$60,000. The poverty level in this area is between 20% - 30% but there is not data available regarding the local racial demographics in terms of integration and segregation. There is no identified flood risk but the environmental hazard level according to CalEnviroScreen 4.0 is >75% - 100%. This census tract has some of the highest levels of overpayment by renters at 40%-60%. There are other census tracts that can benefit from incentivizing housing production

because it offers more opportunities and has less displacement and environmental risk.

Census Tract 10.01

There are some large areas of vacant land in this tract. According to the TCAC/HCD Opportunity Areas map, this tract is identified as Highest Resource and Lower Displacement Risk. The local area median income is \$60,000 to \$84,097 with less than 10% of the population experiencing poverty. It is as identified as Low-Medium segregation. There is no identified risk of flood hazard but is in the highest category of environmental risk (75% - 100%) according to the CalEnviroScreen 4.0 metrics. It is an area identified as Lower Displacement Risk. It has similar rates of overpayment by renters and homeowners, 20% - 40%, which is lower than about half of the other census tracts in Hanford. Census Tract 10.01 is more suitable for housing production because it offers more access to resources and has less displacement risk than other areas.

Census Tract 10.02

There are several vacant sites in this census tract. Census tract 10.02 is the only tract in Hanford that is identified as a High Segregation & Poverty and 1 Income Group Displacement Risk. The local median income of the area is \$35,000 - \$60,000 where 30% - 40% of households experience poverty. This census tract is one of four census tracts that consists of a higher percentage of single parent female headed households with children, 20% - 40%, compared to the other 9 census tracts. Census Tract 10.02 consists of the most severely overcrowded units compared to all the other census tracts in Hanford. There is no identified risk of flood hazard but is in the highest category of environmental risk (75% - 100%) according to the CalEnviroScreen 4.0 metrics. Since this area has high poverty and segregation, production of moderate income and above units should be prioritized here to diversity the socio-economic conditions and provide proximity to transportation access.

Census Tract 10.03

There are large areas of vacant land in census tract 10.03. This area is identified as a Low Resource Area, Lower Displacement Risk with no identified risk of flood hazard but is in the highest category of environmental risk (75% - 100%). It consists of 10% - 15% of overcrowded units, which is higher than the statewide average which is less than 5.19%. It is one of three census tracts with rates that high, the other 10 census tracts have lower rates. On the other hand, it has some of the lowest rates of severely overcrowded units in Hanford, less than 2.5%. Additionally, this census tract also has some of the lowest rates of single parent female headed households with children and people with a disability. Multi-family units in this area at different price points can help reduce overcrowding and diversify the socio-economic conditions of the area.

Census Tract 11

This area is identified as a Low Resource Area and At Risk of Displacement. It is also identified as an area with Low-Medium Segregation. Census Tract 11 has the lowest median income compared to the other 12

census tracts in Hanford. The local median income in this area is less than \$35,000 and one of the highest levels of households experiencing poverty, 30% - 40%. This census tract has more single parent female headed households with children and people with a disability than other census tracts, 10% - 20% and 10% - 20% respectively. In this census tract, there is a small area of 2% Annual Chance Flood Hazard and is in the highest category of environmental risk (75% - 100%) according to the CalEnviroScreen 4.0 metrics. It has high rates of homeowners and renters paying more than a third of their income to housing needs, both at rates between 40% -60%.

Census Tract 12

There are no vacant sites in this census tract. Census Tract 12 is identified as a Low Resource Area, Lower Displacement Risk with no identified risk of flood hazard but is in the highest category of environmental risk (75% - 100%). The local median income is \$60,000 - \$84,097. It is identified as a Low-Medium Segregation area. It is an area characterized by a higher rate of overcrowded units, 5.19% - 10%, than the statewide average of 5.19%. However, it has some of the lowest rates, less than 2.5%, of severely overcrowded units in comparison to other census tracts in Hanford. This census tract is one of eight census tracts that has a higher concentration of people with a disability than the other five census tracts that has less than 10% of the population with a disability.

Summary

The vacant land sites are concentrated in the northwest areas of Hanford that has insufficient data in the census tract or in the southwest and southeast portions of Hanford that are identified as Low-Medium Segregation areas. However, the northwest portions of Hanford are also areas that are identified as Highest Resource and with median household incomes above \$84,097. Therefore, a concentration of sites in the northwest portion of Hanford to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity or poverty. The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices for current and future residents. With a broader range of housing options, housing will become more affordable across the community, which should lessen the housing cost burden, particularly for renters in Hanford.

Further, an emphasis on increasing access in primarily single-family neighborhoods through ADUs, SB 9units, and alternative housing types as discussed in the Housing Plan will increase opportunities in areas where single family neighborhoods coincide with higher-than-average income levels, areas of opportunity, and lower diversity.

Contributing Factors

Factors Contributing to Fair Housing Issues

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory.

The County supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities.

Based on the issues identified in this Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

After considering these issues and FHEA recommendations, the County has identified in Table 37 potential contributing factors to fair housing issues in unincorporated Kings County and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Plan.

Table 37: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limitations in local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.	Existing low-density residential development under general plan and zoning code Gap between low density and medium density and high-density classification	High	Program 3.9 Affordable Housing Assistance: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards,
Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	Limitations in zoning code and density classifications Permission of pre-approved design, and development standards	High	Program 3.9 Affordable Housing Assistance Programs 3.8 Section 8 Rental Assistance Program 3.10 Farmworker and Employee Housing Program 3.11 Emergency Shelters and Transitional/Supportive Housing Program 3.12 Housing for Persons with Disabilities
Funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.	Ensuring funding is available for marginalized and distressed community	High	Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRRP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc. Program 3.7 First-Time

			Homebuyer Program Program 3.8 Section 8 Rental Assistance Program 3.14 Reduce Greenhouse Gas Emissions and promote affordable housing by facilitating mixed-use, higher density and infill development near transit stops, existing community centers, downtown
Provide guidance for site selection of affordable housing developments.	Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 5,547 units	High	Program 3.4 Adequate Sites: Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.
Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.	Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	Program 3.13 Promote Equal Housing Opportunities
Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	Code enforcement	High	Program 3.1 Code Compliance, 3.2 Housing Rehabilitation Program,
Disproportionate Housing Needs, including Overpayment and Substandard Housing	Ongoing need for affordable housing Need for assistance with monthly housing costs Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs Need for targeted housing revitalization strategies	Medium	Program 3.8 Section 8 Rental Assistance Program Program 3.11 Emergency Shelters and Transitional/Supportive Housing Program 3.10 Farmworker and Employee Housing Program 3.12 Housing for Persons with Disabilities

Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.	Limitations in zoning code and density classifications · Approval process	Medium	Program 3.5 Density Bonus Program Program 3.6 Planned Unit Development
Displacement Risk	Land use and zoning laws Displacement of residents due to economic pressures	Medium	Program 3.3 Preservation of At-Risk Affordable Housing



*Kings County • Lemoore • Corcoran • Hanford • Avenal • Kings
(Unincorporated)*



APPENDIX 5: CITY OF LEMOORE

FAIR HOUSING ANALYSIS

Draft - July 2024

Prepared By:

**Realty Planners Group
Fallbrook, California**

APPENDIX 5: CITY OF LEMOORE

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LOCAL ASSESSMENT OF FAIR HOUSING

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Kings, Government Code Section 65583 (c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. This section is organized by fair housing topics strategies to address the identified issues. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the County of Kings identified factors that contribute to fair housing issues.

The AFFH analysis must contain the following:

1. Outreach
2. Assessment of Fair Housing
 - a. Key Data and Background Information
 - b. Fair Housing Enforcement and Outreach Capacity
 - c. Integration and Segregation Patterns and Trends
 - d. Racially or Ethnically Concentrated Areas of Poverty
 - e. Disparities in Access to Opportunity
 - f. Disproportional Housings Needs
 - g. Displacement Risk
3. Sites Inventory
4. Identification

¹ California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach

a) PUBLIC PARTICIPATION

State law requires local governments to make a diligent effort to achieve public participation in three formal community meetings to initiate 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 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.

b) CITY OF LEMOORE WEBSITE

City of Lemoore website (<https://lemoore.com/departments/community-development#/>) serves as the main conduit of information for individuals who can access material online. The website is regularly updated to reflect ongoing community input opportunities, advertise draft housing element, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Environmental Studies and Impact Reports
- Notices of Public Hearings
- Links to Housing Element and other Planning Documents

c) GENERAL MULTI-LINGUAL ADVERTISEMENTS

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element (including fair housing analysis). These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The city has prepared workshop flyers (in English and Spanish), and sent emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish.

d) COMMUNITY MEETING

The City of Lemoore held a public workshop during a City Council meeting on November 7th, 2023 at 5:30 pm. Several members of the community were present in the audience. During the workshop presentation, city staff and consultants provided a description of the Housing Element adoption process and timelines for adoption. Consultants and city staff also provided information on 6th cycle RHNA allocations as well as a timeline for HCD certification.

Assessment of Fair Housing Issues

This section provides an overview of available federal, state, and local data to analyze fair housing issues in the City of Lemoore. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Hanford, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing. The following issues are addressed:

- a) Key Data and Background Information
- b) Fair Housing Enforcement and Outreach Capacity
- c) Integration and Segregation Patterns and Trends
- d) Racially or Ethnically Concentrated Areas of Poverty
- e) Disparities in Access to Opportunity
- f) Disproportionate Housing Needs
- g) Displacement Risk

A) KEY DATA AND BACKGROUND INFORMATION

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. 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. 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. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture.

Lemoore, incorporated on July 4, 1900, is a city in Kings County, located 7.5 miles (12 km) west-southwest of Hanford and is home to the Naval Air Station Lemoore, a master jet base housing F-18 and F-35 squadrons assigned to the Pacific fleet. Between the decades of 1990 and 2020, as shown in Table 2-1 of the Housing Element, Lemoore had the highest population increase (98.5%) among the four cities in the county from 1990 to 2020.

Table 1A-1: Kings County Household Population Growth, 1990-2020 presents the growth in household populations within Kings County, specifically focusing on the period from 1990 to 2020. The table breaks down this growth with particular attention to Lemoore. For Lemoore, the household population in 1990 was 13,606, which increased to 19,710 in 2000, 24,514 in 2010, and reached 27,014 in 2020. This represents a

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significant increase of 13,408 people over the 30-year period, equating to a 98.5% growth in population. In comparison, the total household population of Kings County was 89,469 in 1990. This figure grew to 109,332 in 2000, then to 131,402 in 2010, and finally to 136,964 in 2020. The county's overall growth was 47,495 persons, which is a 53.10% increase over the same 30 years. The table highlights the substantial population growth in Lemoore, which significantly outpaced the overall growth rate of Kings County, indicating a major demographic shift in the area over these three decades. Overall, though according to DOF² Kings County is projected to reach approximately 153,400 by the year 2030, an increase of 12% over the 2020 estimate.

Table 1: Kings County Household Population Growth, 1990-2020

Jurisdiction	Household Population				Change 1990-2020	
	1990	2000	2010	2020	Persons	%
City of Lemoore	13,606	19,710	24,514	27,014	13,408	98.5%
County Totals	89,469	109,332	131,402	136,964	47,495	53.10%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air station Lemoore); Sources: Census 1990, 2000, 2010; Cal.DOF, , E5 and E8 Population and Housing Estimates.

The City of Lemoore is committed to providing an environment to meet the housing needs of the community. Lemoore evaluated the 5th Cycle Housing Program Evaluation for 2014 to 2024. The following are some of its accomplishments as shown in Appendix A.

- 4.1 Code Enforcement: City staff continued to work with property owners to remedy issues and assisted the Business License division, Planning and Building departments, and the Fire Department to enforce state and local regulations.
- 4.2 Housing Rehabilitation Program: Using HOME funds, the city of Lemoore assisted lower-income households with rehabilitation based on available funds.
- 4.5 Planned Unit Developments: The City promoted the benefits of PUD alternatives to traditional development.
- 4.6 First Time Homebuyer Program: The City offered first-time home ownership assistance to very-low income homebuyers through HOME funding.
- 4.7 Section 8 Rental Assistance Program: The city continued to assist Kings County Housing Authority in promoting the section 8 program.
- 4.8 Affordable Housing Assistance: The City followed the surplus land act process and sold 4+ acres for a 108-unit affordable housing project. The City was also a co-applicant with the developer and Kings Area Rural Transit in applying for AHSC funds to improve infrastructure including sidewalks and bike lanes, and EV bus transportation.
- 4.9: Senior and Special Needs Housing: The City has been supportive of special needs housing including affordable senior housing, housing, rehabilitation of units and development of second units to support special housing needs. The City supported the development of the Cinnamon Villas II Senior Housing project consisting of 28 units.

² California, Department of Finance, P-4 Report, Population Projections for California Counties 2015-2030, March 2015

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- 4.10: Emergency Shelters and Transitional/Supportive Housing: The Zoning Code was amended and follows state law. Transitional and supportive housing are considered residential uses and are permitted in most zones subject to the same requirements as other residential uses in that zone. Emergency shelters are allowed by right in the Community Facilities zone subject to development standards.
- 4.11: Employee and Farmworker Housing: The City completed objectives consisting of processing a Zoning Code amendment, assisting developers, and providing regulatory incentives concerning farmworker housing.
- 4.13: Promote Equal Housing Opportunities: The City referred fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno. Information on fair housing was posted in public offices and on the City website..

The City supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities. Some of the recommendations include:

Use the data and findings in the FHEA document to guide local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents:

- 1) Actively seek funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.
- 2) Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.
- 3) Consider new technologies and/or products such as modular housing construction to reduce costs and increase access to housing.
- 4) Prioritize basic infrastructure improvements like water, sewer, and street lights.
- 5) Support acquisition and rehabilitation programs to combat vacant or blighted properties.
- 6) Use the FHEA data and the opportunity indices to help guide site selection of affordable housing developments.
- 7) Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.
- 8) Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.

The availability of adequate and affordable housing to meet the needs of current and future 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.

B) FAIR HOUSING ENFORCEMENT OUTREACH CAPACITY

Equal access to housing is fundamental to each person being able to meet essential needs and to pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the governments of the United States and the State of California have both established fair housing as a right protected by law. Federal fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation

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for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws are built upon the federal laws and add marital status, ancestry, source of income, sexual orientation, and “any arbitrary factor” as protected categories under the laws. Many factors in the public and private domains impede equal access to housing or fair housing choice. Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. To affirmatively promote equal housing opportunity, a community must work to remove or mitigate impediments to fair housing choice. The City of Hanford is dedicated to providing fair housing opportunities to all residents and to ensure that all applicable laws are complied with throughout the city

The City of Lemoore provides resources and programs to address fair housing concerns. Below is a table that discusses laws and compliance regarding fair housing. Further discussion of programs is found in the Kings County Multi-Jurisdictional Housing Element and in the Contributing Factors section of this AFFH report.

Table 2: Fair Housing Compliance City of Lemoore

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics. The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners based on protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	The city complies with employment requirements through strict enforcement of hiring practices and regular training of hiring managers and human resources staff. All development projects with City funding are required to comply with FEHA. Under the Community Development Block Grant Program, the City of Hanford’s Community Development Department operates a Fair Housing Program under Title VIII of the Civil Rights Act of 1968 aimed at combating illegal discrimination in housing. The City of Hanford is working to identify community development priorities, fair and affordable housing needs, and factors that shape equal access to housing for incorporation into the City’s 5-Year Consolidated Plan, Annual Action Plan, & Analysis of Impediments to Fair Housing Choice.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a	Compliance is achieved by uniform application of the City’s codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.

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	protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Hanford supports the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment and cooperates with the State in the development of the Assessment of Fair Housing
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluation and funding decisions.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the city continually reviews its development standards and to ensure they facilitate an objective and equitable review of applicable projects. XX
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: - Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. - Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. - Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its	Compliance is achieved through the implementation of a fair and equitable development review process which is administered consistent with the Excessive Subdivision Standards Act.

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	publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

C) INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

To inform priorities, policies, and actions, an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Lemoore that experience the highest levels of segregation. Minorities are often concentrated in impoverished areas and lack access to resources such as jobs, educational opportunities, life services and face other disadvantages.

Racial Demographics

The Table 1A-3 presents a comparison of the racial and ethnic composition between Lemoore and Kings County. It reveals that in Lemoore, 56.0% of the population is not Hispanic or Latino, with 38.5% being White, 5.7% Black or African American, 0.2% American Indian/Alaska Native, 7.4% Asian, 0.2% Native Hawaiian/Pacific Islander, and 4.1% from other races or identifying with two or more races. In contrast, Kings County has 45.10% of its population not identifying as Hispanic or Latino, with a breakdown showing 31.60% White, 5.90% Black

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or African American, 0.80% American Indian/Alaska Native, 3.60% Asian, 0.10% Native Hawaiian/Pacific Islander, and 3.20% from other races or two or more races. Additionally, Hispanic, or Latino individuals of any race make up 44.0% of Lemoore's population and 54.90% in Kings County.

From 2010 to 2020, the White Alone Non-Hispanic population decreased by 14.3% while the Hispanic or Latino of Any Race population increased by 32.1%. The Asian Alone Non Hispanic population increased by 14.4%.

Although the City of Lemoore has a large Hispanic or Latino population at 44%, it is approximately 10% smaller in comparison to Kings County. Additionally, although 7.4% is a small share out of 100%, the City of Lemoore's Asian population is double the Kings County average.

Table 3: Race and Ethnicity

Racial /Ethnic Group	City of Lemoore	Kings County
Not Hispanic or Latino	56.0%	45.10%
White	38.5%	31.60%
Black or African American	5.7%	5.90%
American Indian/ Alaska Native	0.2%	0.80%
Asian	7.4%	3.60%
Native Hawaiian /Pacific Islander	0.2%	0.10%
Other races or 2+ races	4.1%	3.20%
Hispanic or Latino (any race)	44.0%	54.90%
Total	100%	100%

Source: Census ACS 2016-2020, Table B03002

Table 4: Population by Race by Hispanic Origin Over Time (Simplified)

	2000	2010	2020
Hispanic or Latino of Any Race	6,013	9,820	12,971
White Alone Non-Hispanic	9,674	10,068	8,630
Black or African American Alone Non-Hispanic	1,373	1,450	1,487
American Indian and Alaska Native Alone Non-Hispanic	217	200	234
Asian Alone Non-Hispanic	1,607	1,924	2,202
Native Hawaiian and Other Pacific Islander Alone Non-Hispanic	62	89	97
Some Other Race Non-Hispanic	35	47	133
Two or More Races Non-Hispanic	731	933	1,284

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer Table for Census 2020.

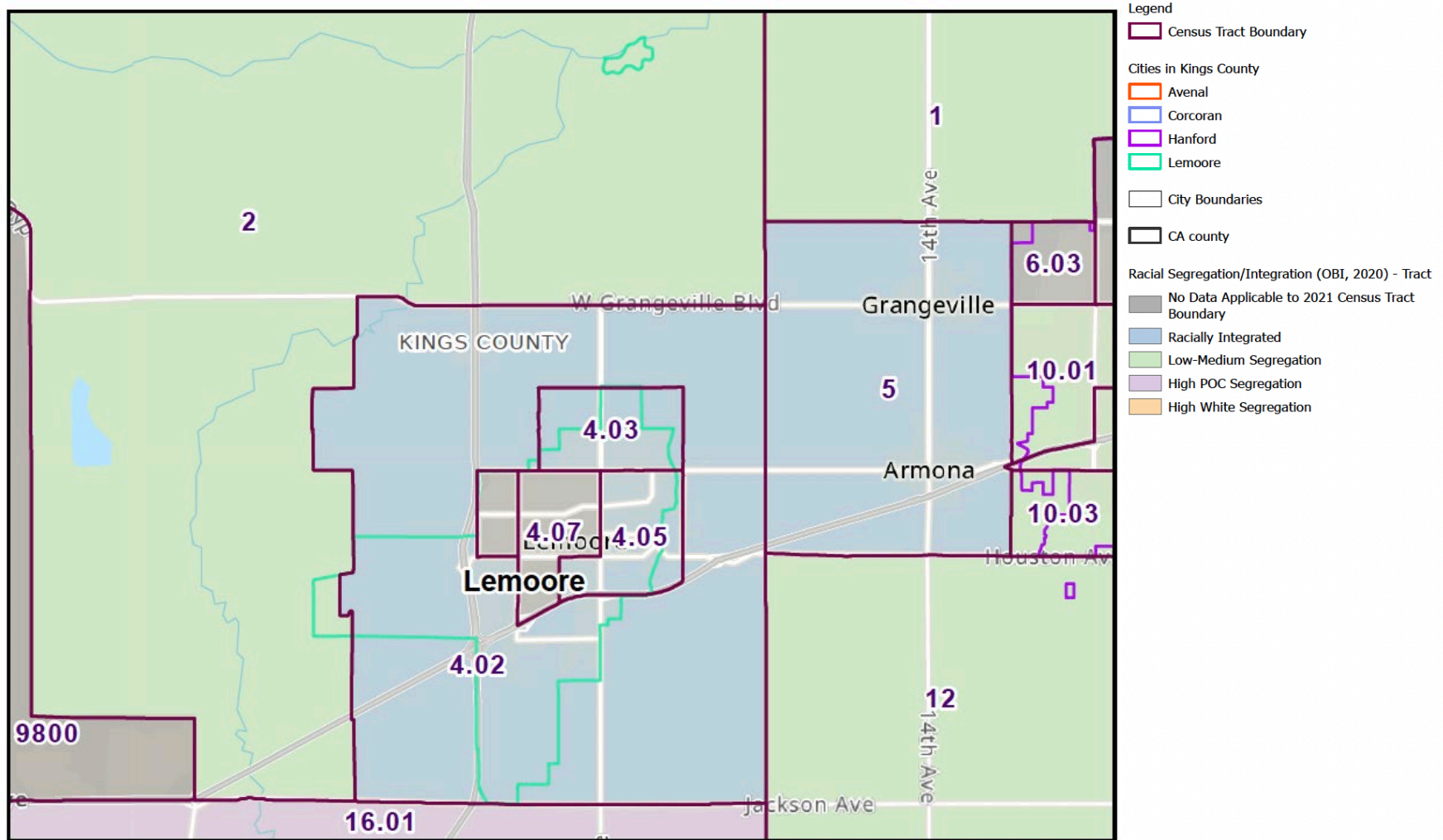
Gini Index

The Gini index is a measure of the extent to which the distribution of income among families/households within a community deviate from a perfect equal distribution. The scale is from 0 to 1, with 0 representing perfect equality and 1 representing the highest possible level of inequality. The Gini coefficient for California is 0.49

APPENDIX 5: CITY OF LEMOORE

and .41 for Kings County. Lemoore's Gini coefficient is .39. The City of Lemoore and Kings County has a similar amount of inequality in terms of distribution of income among households.

Figure 1: Local Racial Demographics by Tract



Source: California Department of Housing and Community Development (HUD); OBI, 2020

Income Distribution

The City of Lemoore consists of 6 census tracts and is the third most populous city Kings County. Highway 198 runs east through the City, while Highway 41 runs north through the city.

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. According to the ACS 2016-2020 Table S1901, the median household income for the entire County was reported as \$61,556.

In general, the City of Lemoore's median household income is \$68,658, above the county average of \$61,556 according to the Census ACS 2016-2020 Table S1901; suggesting that Lemoore's residents earn on average 11.5% more than the broader Kings County population. The City of Lemoore's median household income is higher than City of Hanford, City of Corcoran, and City of Avenal. In contrast, when Lemoore's median income is measured against the state of California's median, which is \$78,672, it falls short by 12.7%, demonstrating that Lemoore's median household income is below the state average. These figures highlight a disparity within the local and state economic landscape, with Lemoore sitting above the median of its county, yet below California's overall median income levels.

As seen in Figure 1A-2, the majority of the City of Lemoore has varied income ranges with eastern regions consisting of income between \$35,000 - \$60,000. The western regions consist of income ranges of \$60,000 - \$84,097 with a small portion towards the west consists of a tract with median household income of \$84,097 - \$120,000. The City of Lemoore's workforce consists of a larger proportion that participate in "white-collar" jobs when compared to other counties such as Corcoran and Avenal that consists of lower median incomes as a larger proportion of the workforce participates in more "blue collar jobs".

Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using 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 5 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018. Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half (55%) of renter households were in the lower-income category.

In the City of Lemoore more than 75% of owners belonged to the upper-income category while the renters were mostly distributed in the moderate income and lower income categories with a significant 35% in the upper income category as well. As witnessed at the county and city levels, renters experience a higher

proportion of lower-income households.

Table 5: Household Income Distribution by Tenure

Income Category	Lemoore	Kings County
Owners		
<= 30%	5.3%	5.50%
>30% to <=50%	4.4%	7.30%
>50% to <=80%	8.3%	11.00%
>80% to <=100%	7.0%	8.60%
>100%	75.0%	67.50%
Total	100.00%	100.00%
Renters		
<= 30%	11.5%	17.70%
>30% to <=50%	16.4%	14.60%
>50% to <=80%	18.8%	22.80%
>80% to <=100%	18.4%	11.40%
>100%	35.0%	33.50%
Total	100.00%	100.00%

Source: HUD CHAS data based on Census ACS 2014-2018

In the City of Lemoore, much like in Kings County and California, there are income disparities when comparing race and ethnicity. Before examining the physical concentration of resources, integration, and segregation in Hanford, this discussion will cover local median household income, poverty status, extremely low-income households.

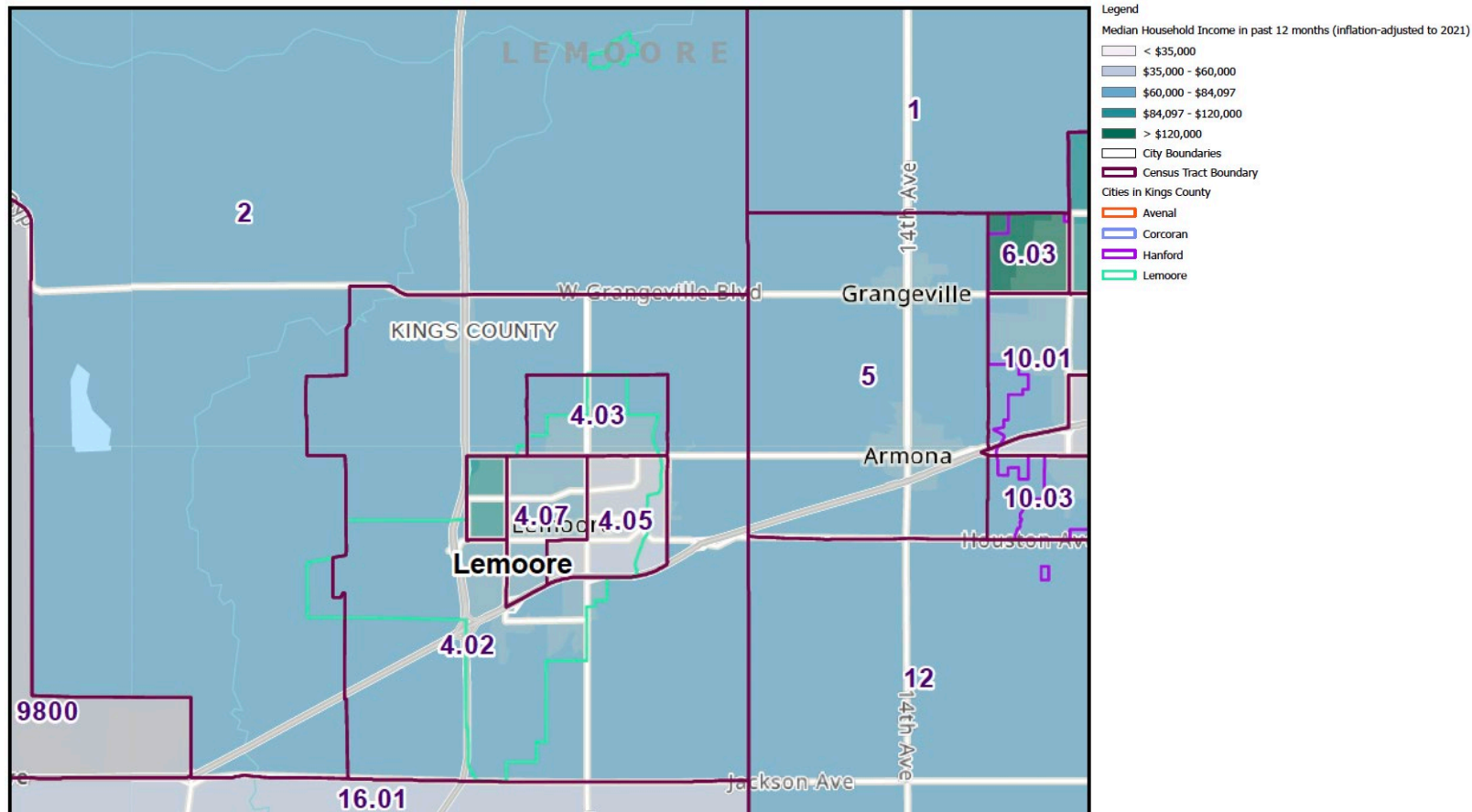
The White Alone Non-Hispanic and Asian Alone Non-Hispanic earn the highest median household incomes, \$77,953 and \$74,167. The Black or African American Alone Non-Hispanic median household income is approximately \$15,000 less than White Alone Non-Hispanic and Asian Alone Non-Hispanic earners. The Hispanic or Latino of Any Race median household income is \$56,311, significantly lower than \$77,953 median household income earned by White Alone Non-Hispanic demographic. The Some Other Race Alone Non-Hispanic and American Indian and Alaska Native Alone Non-Hispanic demographic have the lowest median household income, \$53,281 and \$44,507.

Table 6: Median Household Income by Race or Hispanic Origin

	City of Lemoore	Kings County	California
White Alone Non-Hispanic	\$77,953	\$74,918	\$90,496
Black Or African American Alone Non-Hispanic	\$61,510	\$56,076	\$54,976
American Indian And Alaska Native Alone Non-Hispanic	\$44,507	\$44,842	\$60,182
Asian Alone Non-Hispanic	\$74,167	\$80,530	\$101,380
Native Hawaiian And Other Pacific Islander Alone Non-Hispanic		\$98,864	\$81,682
Some Other Race Alone Non-Hispanic	\$53,281	\$47,592	\$59,287
Two Or More Races Non-Hispanic		\$72,188	\$76,733
Hispanic Or Latino of Any Race	\$56,311	\$49,373	\$62,330

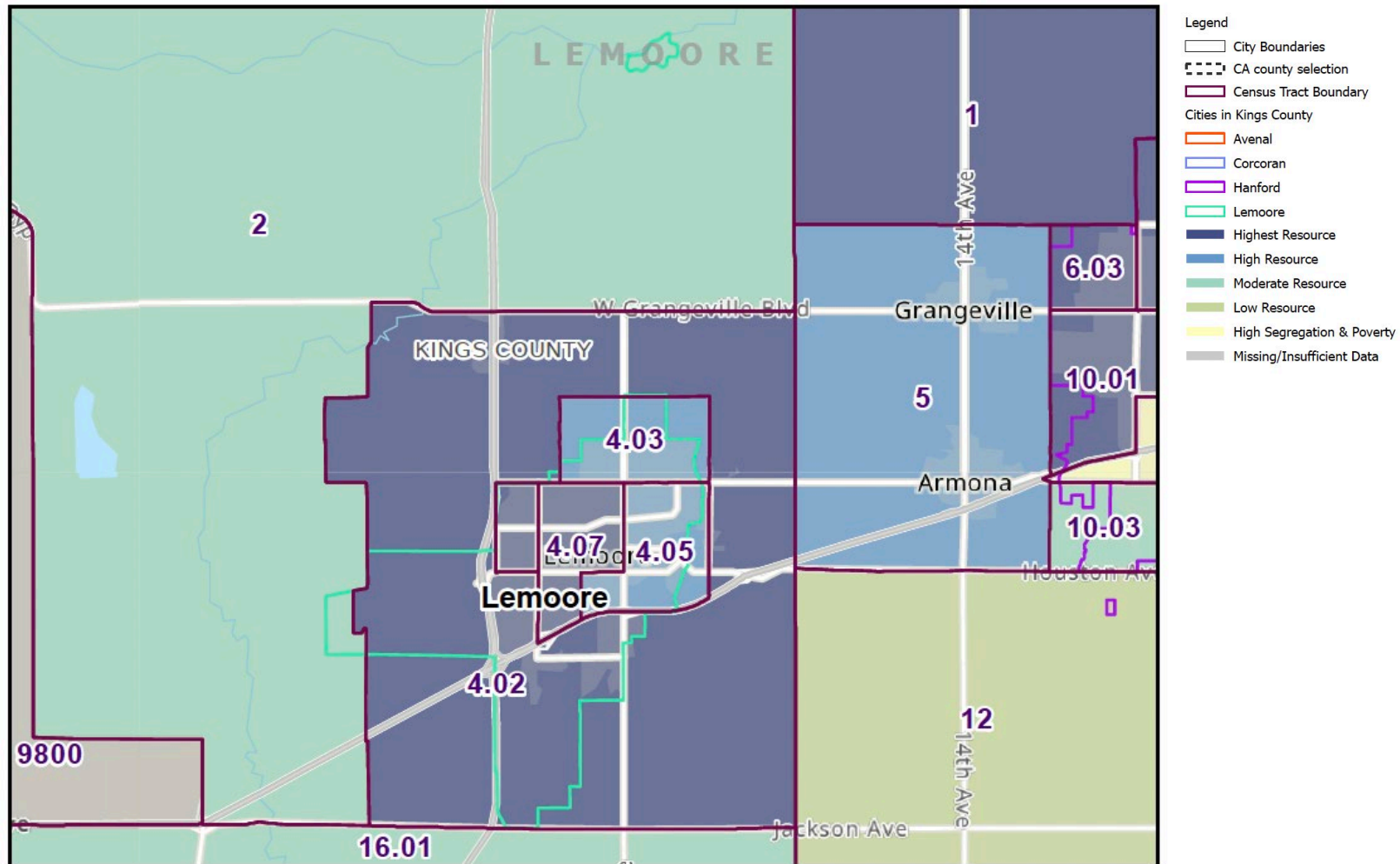
Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Figure 2: Local Median Income (ACS, 2017-2021) – TRACT



Source: California Department of Housing and Community Development. ACS 5yr estimates (2017-2021). Updated: March 2023.

Figure 3: COG Geography TCAC/HCD Opportunity Areas, 2023



Source: California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee (TCAC), Updated Jan 2023.

Poverty Status

In 2021, Kings County, California, experienced varying levels of poverty across different regions. According to Table 7, below, 13.1% of households in Kings County are in poverty, 4.1% higher than California.

The City of Lemoore's poverty rate is 10.3%. As seen in Figure 2, Census tracts reveal the percentage of the population in the last 12 months whose income is below poverty level. Lemoore's largest census tract displays poverty rates below up to 10% except for the central tracts which showcase poverty rates between 10-20%.

Notably, the household poverty rate from 2010 to 2015 increased by around 1.3%; while the total households in Lemoore increased by 364 households, and the number of households in poverty increased by 114 households. Then from 2015 to 2020, the household poverty rate and the number of households in poverty decreased even as the total number of households increased from 6,077 to 6,591 households.

Table 7: Total Households in Poverty

	City of Lemoore	Percent	Kings County	Percent	California	Percent
Income Below Poverty Level	681	10.3%	4,464	13.1%	806,599	9.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Table 8: Percent of Households in Poverty Over Time

	2010	2015	2020
Income in the Past 12 Months Below Poverty Level	614	728	681
Total Households	5,713	6,077	6,591
Percent of Households in Poverty	10.7%	12.0%	10.3%
Percent Change		6.4%	8.5%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

Section 8 assistance is administered by Kings County Housing Authority.

Extremely Low-Income Households

In 2006, state law was amended (Assembly Bill 2634) to add the extremely low-income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have greatest difficulty finding suitable housing at an affordable price. Table 11 estimates the percentage of households by tenure within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the Census ACS 2014-2018.

Countywide, almost one-quarter (24%) of owner households were in the lower-income category (80% or less than the AMI --extremely-low, very-low, and low incomes), while over one-half (55%) of renter households were in the lower-income category. The City of Lemoore has about 5.3% of extremely low-income category owners and 11.5% percent of extremely low-income category renters.

As Table 9 shows, in Lemoore over half of owner-occupied lower income households face a cost burden of over 51%. Renter occupied lower income households face a cost burden of approximately 82%. Extremely low-income households have high rates of overpayment. Owners in other income categories overpay for housing at rates between 41.8% to 69.7%. These high rates indicate that there is less affordable housing choice for low and extremely low-income households. Further discussion on overpayment can be found in the Disproportionate Housing Need and Displacement Risk section.

**Table 9: Lower Income Households
Overpaying by Tenure (City)**

	Owner Occupied	Owner Occupied	Renter Occupied	Renter Occupied	Total	Total
Cost Burden > 30%	544	69.7%	1,610	82.6%	2,150	78.8%
Cost Burden >50%	400	51.3%	815	41.8%	1,215	44.5%
Total Lower Income Households	780		1,950		2,730	

Source: US Housing and Urban Development, CHAS 2014-18 (5-Year Estimates)

Familial Status

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single people generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults. Table 10 displays household composition by community as reported by the Census ACS 2015-2020. Families comprised approximately 78% of all households within Kings County. Countywide, the proportion of single households (male and females living alone) was approximately 17%.

Table 10: Household Characteristics

Age Group	Lemoore	Kings County
Total Households	8,803	43,604
Family Households	74.9%	78.30%
With own children under 18 years	37.6%	41.30%
Married/Cohabiting Couples	60.3%	61.20%
With own children under 18 years	28.0%	32.20%
Male Householder, no spouse/partner present	19.5%	16.20%
With own children under 18 years	2.9%	2.40%
Living Alone	12.0%	8.30%
Age 65+	3.1%	2.50%
Female Householder, no spouse/partner present	20.2%	22.60%
With own children under 18 years	6.7%	6.80%
Living Alone	8.5%	8.80%
Age 65+	3.8%	4.70%
Nonfamily Households	25.1%	21.70%
Average Household Size	2.94	3.14

Source: Census ACS 2016-2020, Tables DP-2, B11012, and S1101

As reflected in the table, the City of Lemoore contains a total of 8,803 households, with family households

constituting 74.9% slightly lower than Kings County's 78.3%. Within these family households, 37.6% have children under 18 years, compared to 41.3% in Kings County. Married or cohabiting couples represent 60.3% of Lemoore's households, with 28.0% of these households including children under 18, which is less than the corresponding 32.2% in Kings County. In Lemoore, male householders without a spouse or partner make up a higher proportion (19.5%) than in Kings County (16.2%), and 2.9% of these households include children, slightly more than Kings County's 2.4%. Individuals living alone represent 12.0% of Lemoore's households, which is higher than in Kings County where it is 8.3%. This includes a 3.1% portion of those aged 65 and over living alone in Lemoore, as opposed to 2.5% in Kings County. Female householders without a spouse or partner account for 20.2% of Lemoore's households, with 6.7% of them having children under 18, both figures slightly lower than those in Kings County. In terms of living alone, 8.5% of females in Lemoore do so, compared to 8.8% in Kings County. The average household size in Lemoore is 2.94, which is smaller than Kings County's average of 3.14.

Familial Status

In Lemoore, there is a near even split between owner-occupied and renter-occupied family households, whereas in Kings County, a slightly higher percentage of family households are rented. Married-couple families make up nearly half of Lemoore's households, but again, Kings County has a higher percentage, suggesting that married couples are more prevalent there. Interestingly, both regions have more married-couple families owning their homes than renting. As shown in Table 11, the proportion of female-headed households is approximately 14.6% in the City of Lemoore. Female householder households without a spouse or partner are also less common in unincorporated. These households often face challenges, particularly in terms of resource access and opportunities, especially for children in single-parent, female-headed households. As seen in Figure 12, City of Lemoore predominantly has less than 20% percent of single-parent female-headed households with children; however, there is a single central tract with between 20-40%.

Notably, across all jurisdictions, the data reveals that a higher percentage of female-headed households are renters rather than homeowners. This trend is indicative of the economic challenges and housing affordability issues faced by these households. Additionally, while family-oriented living is prominent in both regions, Lemoore exhibits a higher diversity in household types, with a significant presence of nonfamily households and a more balanced distribution between homeowners and renters for tailored policy interventions and support services.

Table 11: Household type by tenure

Household Type	Lemoore		Kings County	
	HH	%	HH	%
Total Households	8,803		43,604	
Family households:	6,591	74.9%	34,155	78.30%
Owner	3,809	43.3%	18,997	43.60%
Renter	2,782	31.6%	15,158	34.80%
Married-couple family:	4,397	49.9%	23,236	53.30%
Owner	3,118	35.4%	14,704	33.70%
Renter	1,279	14.5%	8,532	19.60%
Male householder no wife present:	912	10.4%	3,653	8.40%
Owner	279	3.2%	1,499	3.40%
Renter	633	7.2%	2,154	4.90%
Female householder no husband present:	1,282	14.6%	7,266	16.70%
Owner	412	4.7%	2,794	6.40%
Renter	870	9.9%	4,472	10.30%
Nonfamily households:	2,212	25.1%	9,449	21.70%
Owner	813	9.2%	4,371	10.00%
Renter	1,399	15.9%	5,078	11.60%

Source: Census ACS 2016-2020, Table B25007

Table 12: Households by Size

	City of Lemoore	Percent	Kings County	Percent	California	Percent
Total:	8,803		43,604		13,103,114	
Family Households:	6,591	74.9%	34,155	78.3%	8,986,666	68.6%
2-Person Household	1,893	21.5%	9,940	22.8%	3,209,170	24.5%
3-Person Household	1,763	20.0%	7,998	18.3%	2,054,635	15.7%
4-Person Household	1,567	17.8%	7,984	18.3%	1,945,127	14.8%
5-Person Household	970	11.0%	4,886	11.2%	1,006,126	7.7%
6-Person Household	330	3.7%	2,216	5.1%	433,324	3.3%
7-Or-More Person Household	68	0.8%	1,131	2.6%	338,284	2.6%
Nonfamily Households:	2,212	25.1%	9,449	21.7%	4,116,448	31.4%
1-Person Household	1,800	20.4%	7,439	17.1%	3,114,819	23.8%
2-Person Household	332	3.8%	1,652	3.8%	774,224	5.9%
3-Person Household	50	0.6%	242	0.6%	135,683	1.0%
4-Person Household	17	0.2%	34	0.1%	59,938	0.5%
5-Person Household	13	0.1%	82	0.2%	19,730	0.2%
6-Person Household	0	0.0%	0	0.0%	6,805	0.1%
7-Or-More Person Household	0	0.0%	0	0.0%	5,249	0.0%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11016

Table 13: Tenure by Household Size

	City of Lemoore	City of Lemoore	Kings County	Kings County	California	California
Total Occupied Housing Units	8,803		43,604		13,103,114	
Total Large Households (5 or More Persons)	1,381	15.7%	8,315	19.1%	1,809,518	13.7%
5-Person Household	983	11.2%	4,968	11.4%	1,025,856	7.8%
6-Person Household	330	3.7%	2,216	5.1%	440,129	3.3%
7-or-More Person Household	68	0.8%	1,131	2.6%	343,533	2.6%
Owner-Occupied	4,622	52.5%	23,368	53.6%	7,241,318	55.3%
1-Person Household	730	8.3%	3,694	8.5%	1,416,913	10.8%
2-Person Household	1,225	13.9%	7,071	16.2%	2,403,865	18.3%
3-Person Household	934	10.6%	4,338	9.9%	1,235,833	9.4%
4-Person Household	984	11.2%	4,161	9.5%	1,182,987	9.0%
5-Person Household	544	6.2%	2,443	5.6%	567,528	4.3%
6-Person Household	149	1.7%	1,113	2.6%	238,866	1.8%
7-or-More Person Household	56	0.6%	548	1.3%	195,326	1.5%
Renter-Occupied	4,181	47.5%	20,236	46.4%	5,861,796	44.7%
1-Person Household	1,070	12.2%	3,745	8.6%	1,697,906	13.0%
2-Person Household	1,000	11.4%	4,521	10.4%	1,579,529	12.1%
3-Person Household	879	10.0%	3,902	8.9%	954,485	7.3%
4-Person Household	600	6.8%	3,857	8.8%	822,078	6.3%
5-Person Household	439	5.0%	2,525	5.8%	458,328	3.5%
6-Person Household	181	2.1%	1,103	2.5%	201,263	1.5%
7-or-More Person Household	12	0.1%	583	1.3%	148,207	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

Race

The TCAC/HCD Opportunity Maps help to identify areas within the community, that provide stronger access to economic, environmental, or educational opportunities for residents or, conversely, provide more limited access to opportunities. It uses economic and education indicators that include the following:

- Percentage of population with income above 200% of federal poverty line
- Percentage of adults with a bachelor's degree or above,
- Percentage of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Value of owner-occupied units
- Percentage of 4th graders who meet or exceed math proficiency standards
- Percentage of 4th graders who meet or exceed literacy standards
- Percentage of high school cohort that graduated on time

APPENDIX 5: CITY OF LEEMORE

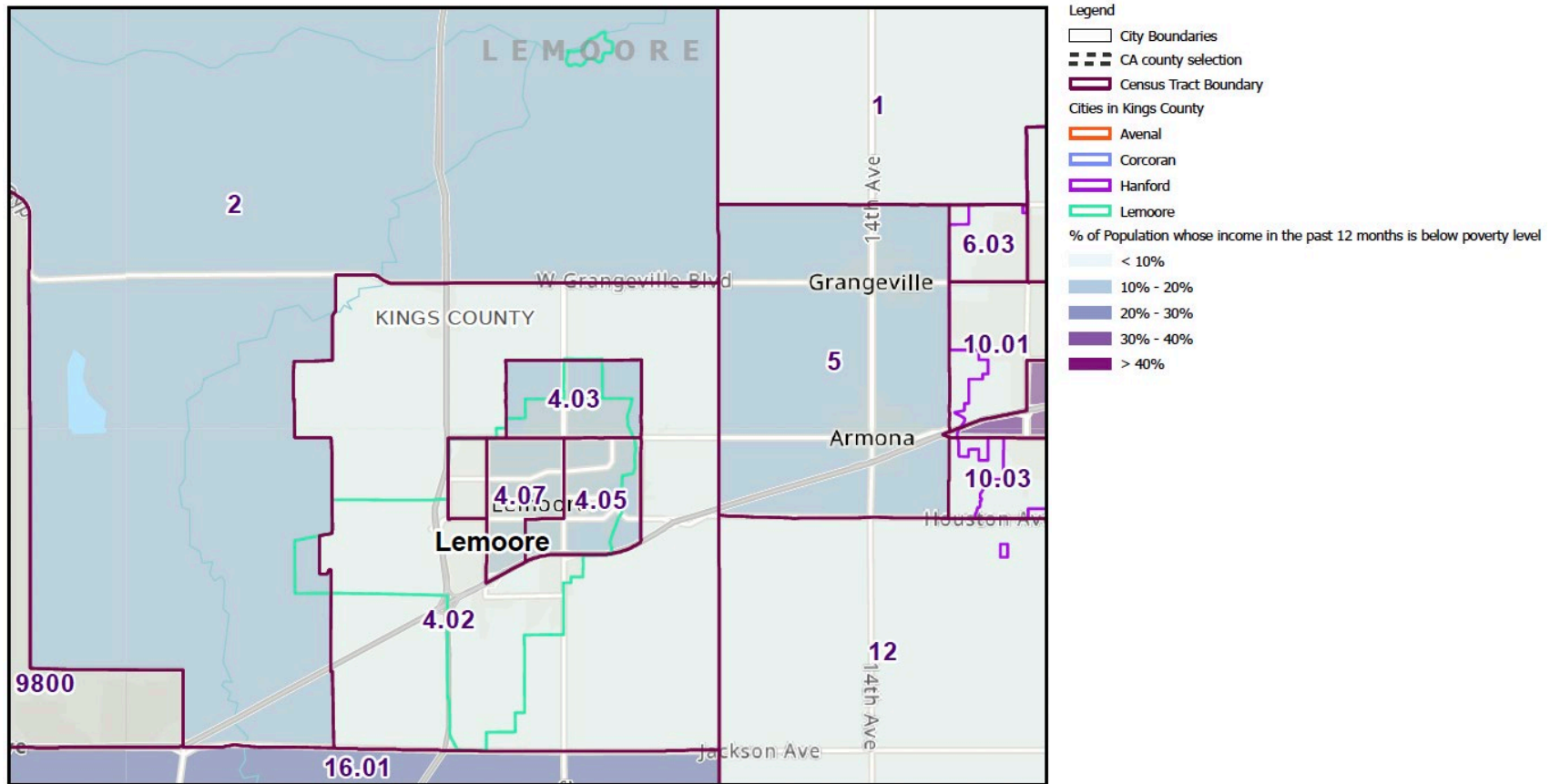
- Percentage of students not receiving free or reduced-price lunch

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas.

As seen in Figure 3, most of the City of Lemoore is designated as Highest Resource with central consisting of high resources areas with some areas lacking data. As the City of Lemoore is recognized for its high resources in the TCAC and HCD Opportunity Maps, it stands at the cusp of significant economic and developmental growth. This distinction could attract businesses and skilled professionals, leading to job creation and enhanced standards of living. The City may also see an increase in housing developments, including affordable housing, supported by state incentives.

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 4: Poverty Status (ACS, 2017-2021) – TRACT



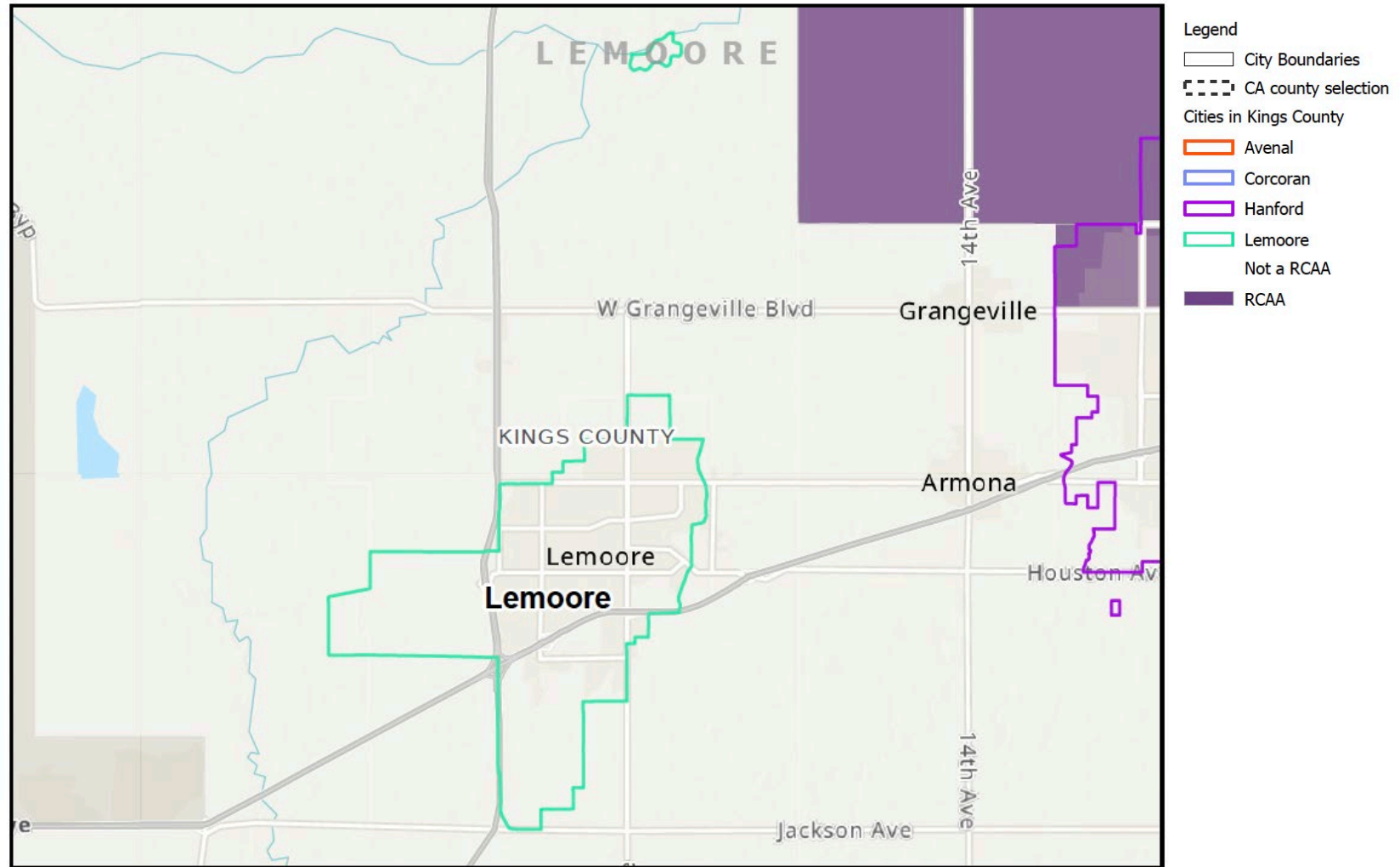
Source: California Department of Housing and Community Development. American Community Survey (ACS), 2017-2021.

As shown in Figure 1, there are variations in the local racial demographics and the segregations. In the City of Lemoore there doesn't seem to be the existence of High-White segregation as most of the areas surrounding Lemoore are racially integrated. While some of the central tracts have no data available most of the tracts in the city reveal an integrated atmosphere. This corresponds with the HCD opportunity map as the areas with highest resources seem to have racial integration. This could imply a positive correlation between resource availability and racial diversity, suggesting that areas with more resources are more likely to be integrated.

In Figure 5, the City of Lemoore is mapped as not an RCAA. While the neighboring areas to the city seem to show a Low-Medium segregation. The RCAAs generally coincide with TCAC/HCD highest-resource areas and/or relatively higher-income parts of the City of Lemoore

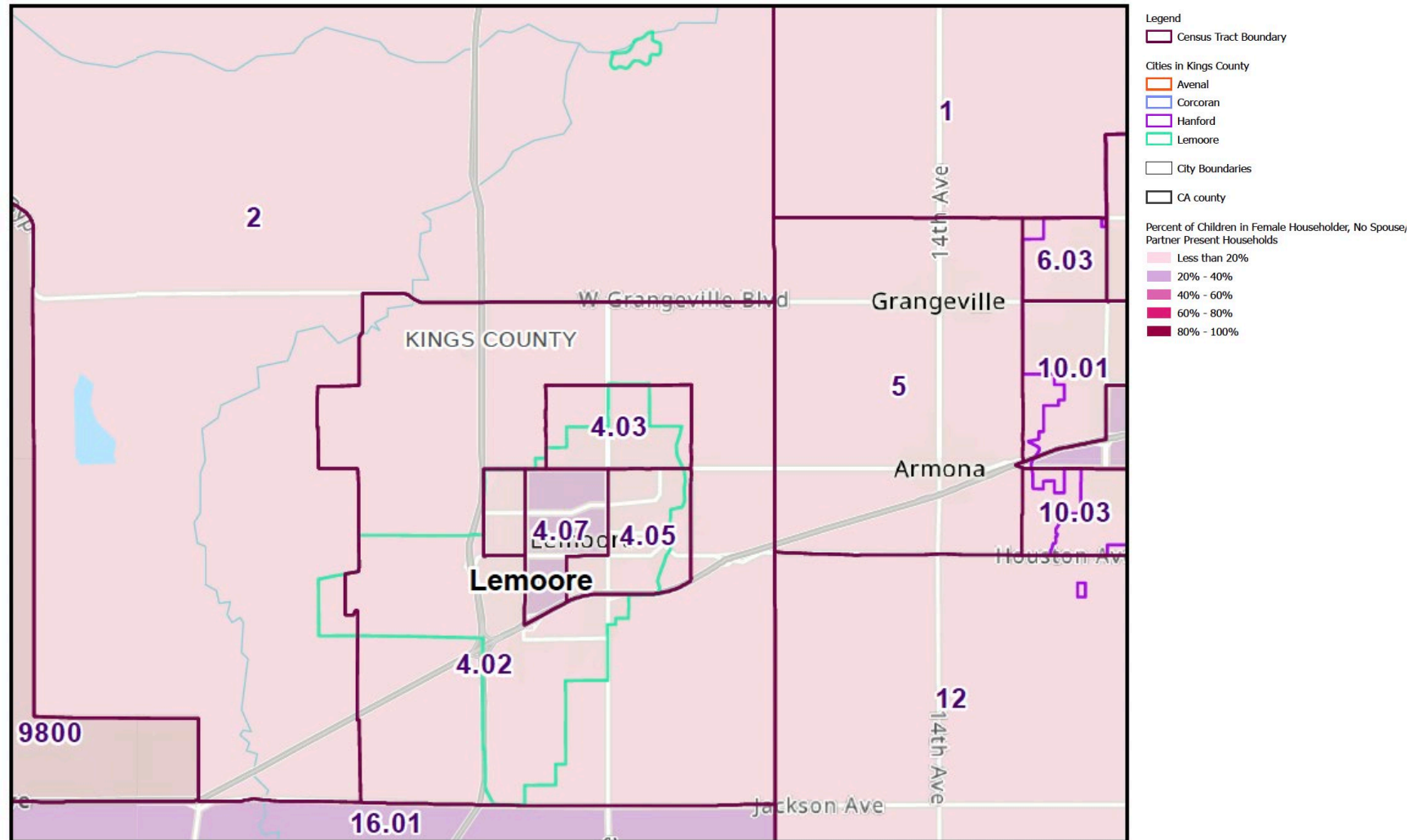
SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 5: Local RCAAs



Source: American Community Survey (ACS), 2015-2019. Updated: March, 2021

Figure 6: Single-Parent Female-Headed Households with Children



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021. Updated: March 2023.

Disability Rates and Services

Due to the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau’s ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. To capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.³

As presented in Table 14, the largest number of Kings County residents with disabilities was in the 18 to 64 years age group or the working age population with 8,357 individuals, which represented 11% of the total age group. However, disabilities were most common among senior citizens (65 years and over). Approximately 41% of total seniors reported one or more types of disability. At the local level, the proportion of seniors reporting some type of physical disability ranged at around 41.2% at the city of Lemoore. The most common type of disability among seniors was having ambulatory difficulty. Developmental Disabilities as defined by federal law; “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

³ Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

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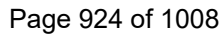


Table 14: Populations with Disability Type by Age

Disability Type by Age	Lemoore		Kings County	
	Persons	%	Persons	%
Population under 18 years w/disability	197	3.0%	1,498	3.70%
With a hearing difficulty	43	0.7%	193	0.50%
With a vision difficulty	61	0.9%	480	1.20%
With a cognitive difficulty	108	1.6%	890	2.20%
With an ambulatory difficulty	40	0.6%	127	0.30%
With a self-care difficulty	65	1.0%	219	0.50%
Population 18 to 64 years w/disability	1,439	9.3%	8,357	10.70%
With a hearing difficulty	250	1.6%	1,632	2.10%
With a vision difficulty	197	1.3%	1,354	1.70%
With a cognitive difficulty	629	4.1%	3,009	3.80%
With an ambulatory difficulty	488	3.1%	4,087	5.20%
With a self-care difficulty	180	1.2%	1,424	1.80%
With an independent living difficulty	330	2.1%	3,094	4.00%
Population 65 years and over w/disability	1,174	41.2%	6,179	40.80%
With a hearing difficulty	458	16.1%	2,657	17.60%
With a vision difficulty	207	7.3%	1,265	8.40%
With a cognitive difficulty	218	7.6%	1,458	9.60%
With an ambulatory difficulty	804	28.2%	3,807	25.10%
With a self-care difficulty	151	5.3%	1,500	9.90%
With an independent living difficulty	347	12.2%	2,659	17.60%

Note: Numbers represent people, not disabilities. Persons may report more than one type of disability Source: Census ACS 2016-2020, Table S1810 and C18108

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County (0). The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals. State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 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.

D) Racially or Ethnically Concentrated Areas of Poverty

To better understand fair housing, HUD uses the designation **Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)** which requires:

- a non-white population of 50 percent or more in a metropolitan or micropolitan area, or a non-white population of 20 percent or more outside of these areas.
- extreme poverty, defined as census tracts with either 40 percent or more of individuals living at or below the poverty line or with a poverty rate of three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

None of the census tracts in Lemoore is identified as a R/ECAP.

HCD has a designation called **Racial Concentration of Areas of Affluence (RCAA)** which is also based on two factors:

- A location quotient based on the percentage of white, non-Hispanic or Latino population in the census tract compared to the average percentage of total white population for the COG region.
- If the median income for the census tract is greater than 1.5 times the COG median income or State median income, whichever is lower.

As seen in the Median Household Income by Race or Hispanic origin table, apart from Asian and White Alone Non-Hispanic groups, all other racial groups and Hispanic or Latino of any race earned less than the median household income. Disparity when considering race and income in Lemoore is still reflected despite Lemoore's overall median household income being higher than the county average. As seen on Table 6 Median Household Income by Race or Hispanic Origin table, the median household income for White Alone Non-Hispanic households is \$77,953 which is approximately \$10,000 more than Lemoore's average median income of \$68,658. The median household income for Hispanic or Latino of Any Race is \$56,311, which is approximately \$22,000 less than the White Alone Non-Hispanic population and below Lemoore's median household income. The American Indian and Alaskan Native Alone Non-Hispanic population makes less than both groups by earning \$44,507.

E) Access to Opportunity

Transit Mobility

Transit mobility refers to an individual's ability to navigate the community and region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

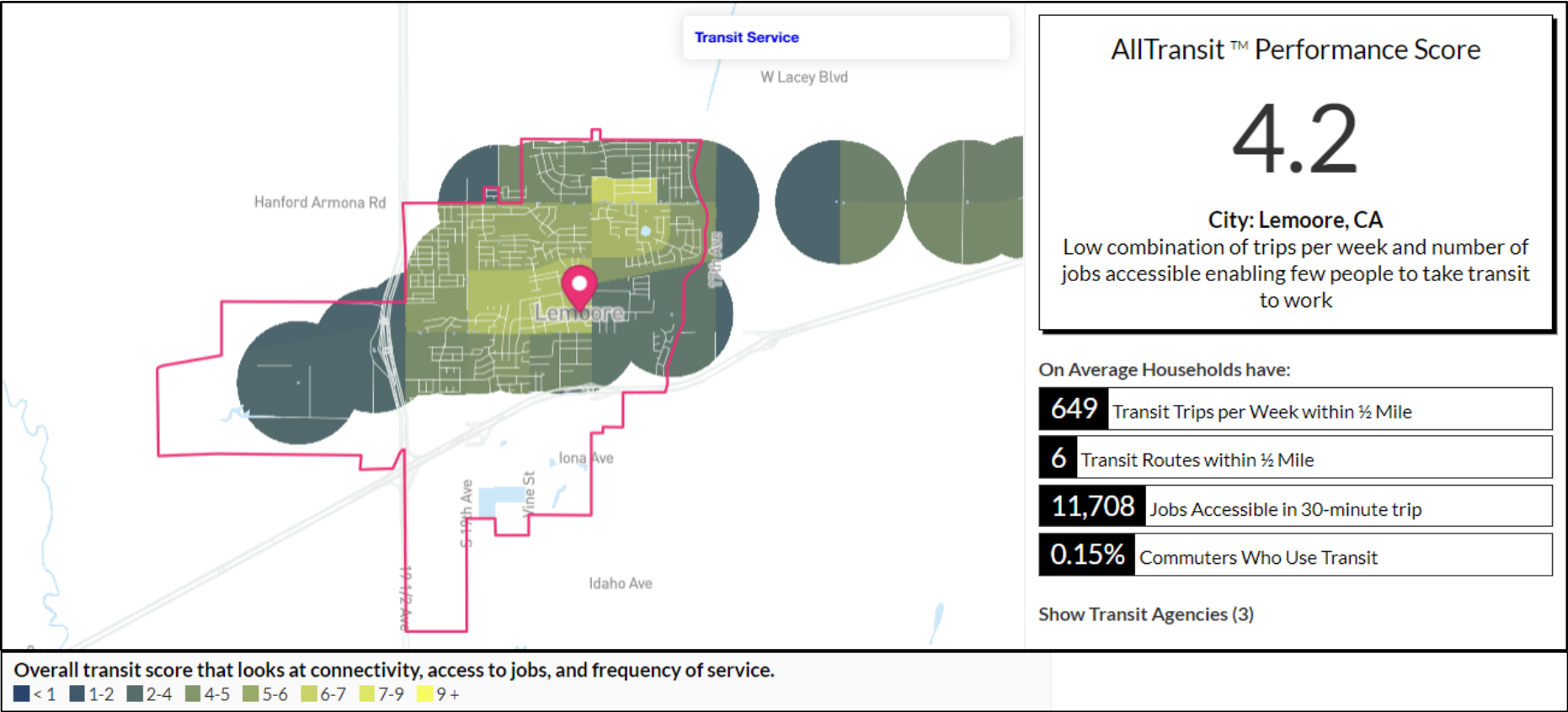
The need to plan for and address the mobility needs of the County's growing population. Public Transportation services are available to people with lower incomes, seniors, and persons with disabilities through the Kings Area Rural Transit (KART) system, overseen by the Kings County Area Public Transit Agency (KCPTA) and through the City of Corcoran's transit system, Corcoran Area Transit (CAT). Kings Area Regional Transit (KART) is Kings County's public transportation provider. KART provides public

transit service Monday through Friday and limited service on Saturdays. KART provides transportation services to the cities of Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, and Stratford. KART Paratransit (origin to destination) is available to eligible certified ADA passengers. In addition, KART provides regular transportation services to Fresno and Visalia Monday through Friday. All KART bus routes begin and end at the KART Terminal located at 504 W. 7th Street Hanford, California, west of the AMTRAK station in Downtown Hanford.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. Figure 8 depicts the city of Lemoore's AllTransit Performance score, including metrics representing average household transit access. Lemoore's overall score is 4.2, demonstrating "low" connectivity. It is important to note that this score is for only the City of Lemoore, as AllTransit does not provide a score just for the unincorporated county. Kings County's score is consistent with comparable counties, which are typified by rural and semi-rural communities. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in the unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas.

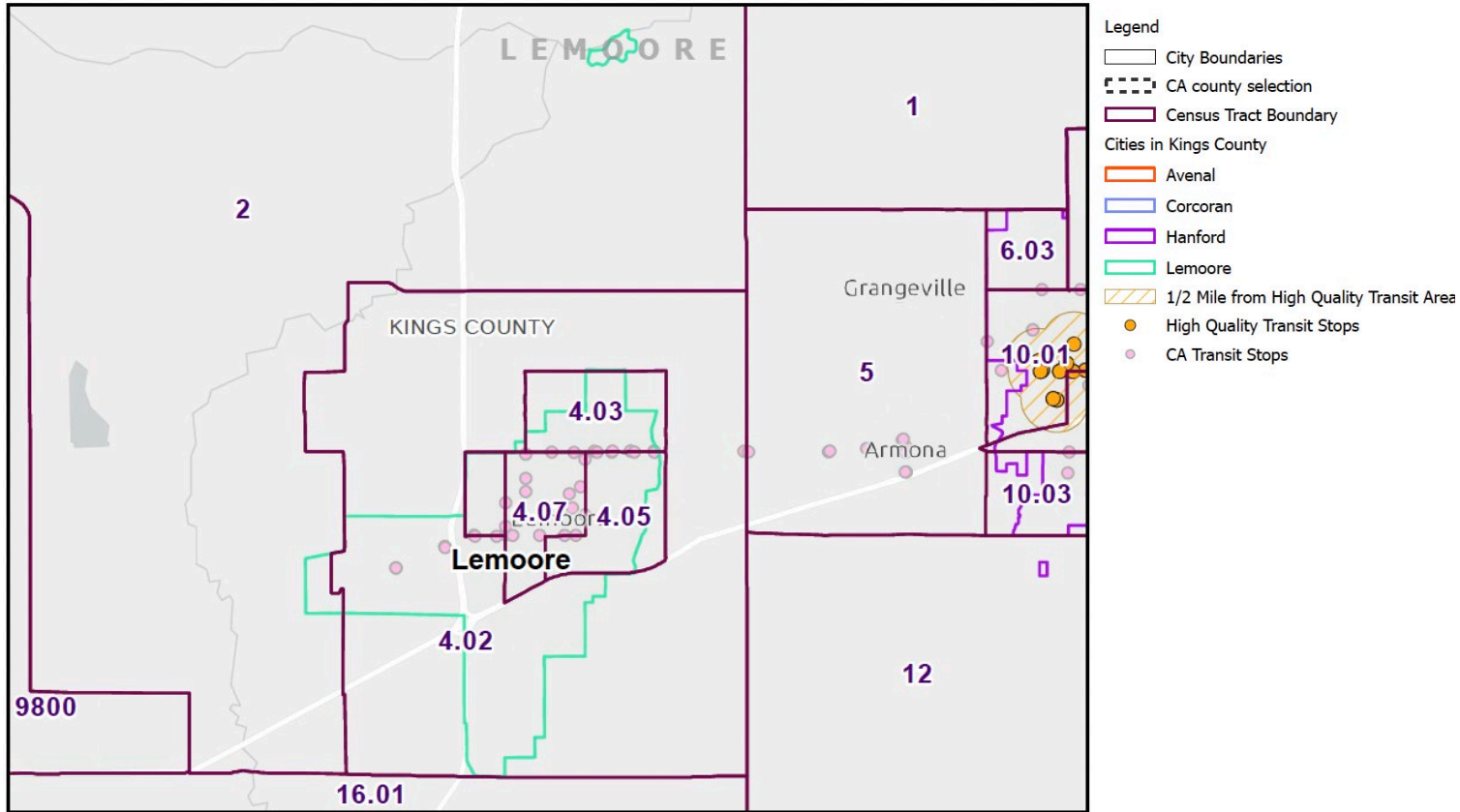
As is shown in Figure 9, many high quality transit stops in terms of facilities, accessibility, and frequency of services they seem to be lacking in the city of Lemoore. There also seems to be a lack of high quality transit stops within the city. It's also evident that the connectivity is focused on moving people within cities rather than between cities. Based on the information in the Kings County Transit Development Plan 2021 document, Kings County faces challenges in providing comprehensive transit services, especially in rural areas. The report identifies gaps in service and highlights the difficulty of connecting transit-dependent residents living in remote areas to services in larger communities.

Figure 8: Kings County All Transit Performance Score



Source: AllTransit.cnt.org, 2022

Figure 9: Kings County High Quality Transit Stops and Transit Area (1/2 mile)



Source: Caltrans, 2022. U.S.; Department of Housing and Urban Development (HUD), Updated 2022.

Housing Mobility

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 15 details housing tenure and vacancies in Kings County and incorporated communities according to the Census ACS 2016-2020 estimates. 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 15: Household Tenure and Vacancy Rates

Housing Type	Lemoore		Kings County	
	Units	%	Units	%
Occupied housing units	8,803	95.0%	43,604	94.20%
Owner-occupied housing units	4,622	49.9%	23,368	50.50%
Avg. HH size of owner-occupied units	3.15		3.12	
Renter-occupied housing units	4,181	45.1%	20,236	43.70%
Avg. HH size of renter-occupied units	2.70		3.17	
Vacant housing units	459	5.0%	2,663	5.80%
For rent	100	1.1%	446	1.00%
Rented, not occupied	25	0.3%	140	0.30%
For sale only	250	2.7%	426	0.90%
Sold, not occupied	-	0.0%	194	0.40%
For seasonal or occasional use	-	0.0%	54	0.10%
All other vacant	84	0.9%	1,403	3.00%
Homeowner vacancy rate		5.1%		1.80%
Rental vacancy rate		2.3%		2.10%
Total housing units	9,262	100.0%	46,267	100.00%

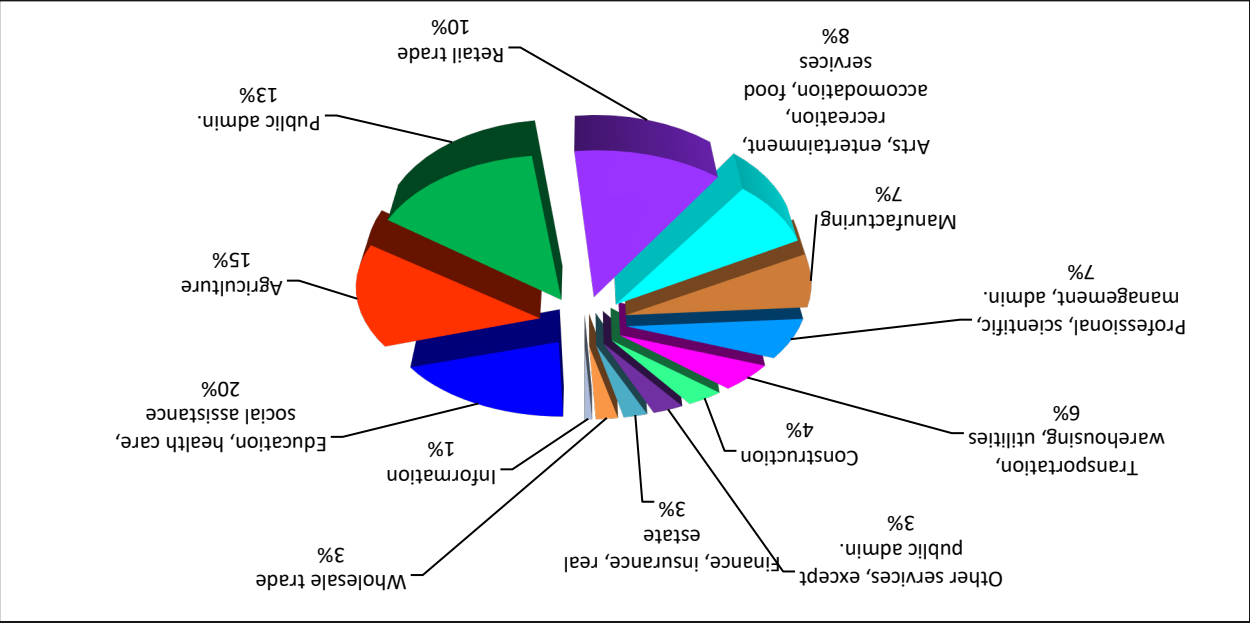
Source: Census, ACS 2016-2020, Tables DP04 and B25004

The balance between owner-occupied and rental housing, along with vacancy rates, shapes the housing market dynamics. For instance, areas with high owner occupancy and low vacancy rates may see appreciating property values, while areas with high rental vacancy rates might experience stagnating or declining property values. The demand exceeds the supply, driving up rental costs, which can disproportionately affect lower-income residents and contribute to housing insecurity. According to the census, the housing vacancy rate in Kings County was 1.8% among homeowner units and 2.1% for rental units. The proportion of renter-occupied housing units is higher in the city of Lemoore (45%) compared to Kings County (43.70%). However, the vacancy rate varied among communities and is around 2.3% for the City of Lemoore which is slightly higher than the figure for the county.

Employment Opportunities

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.

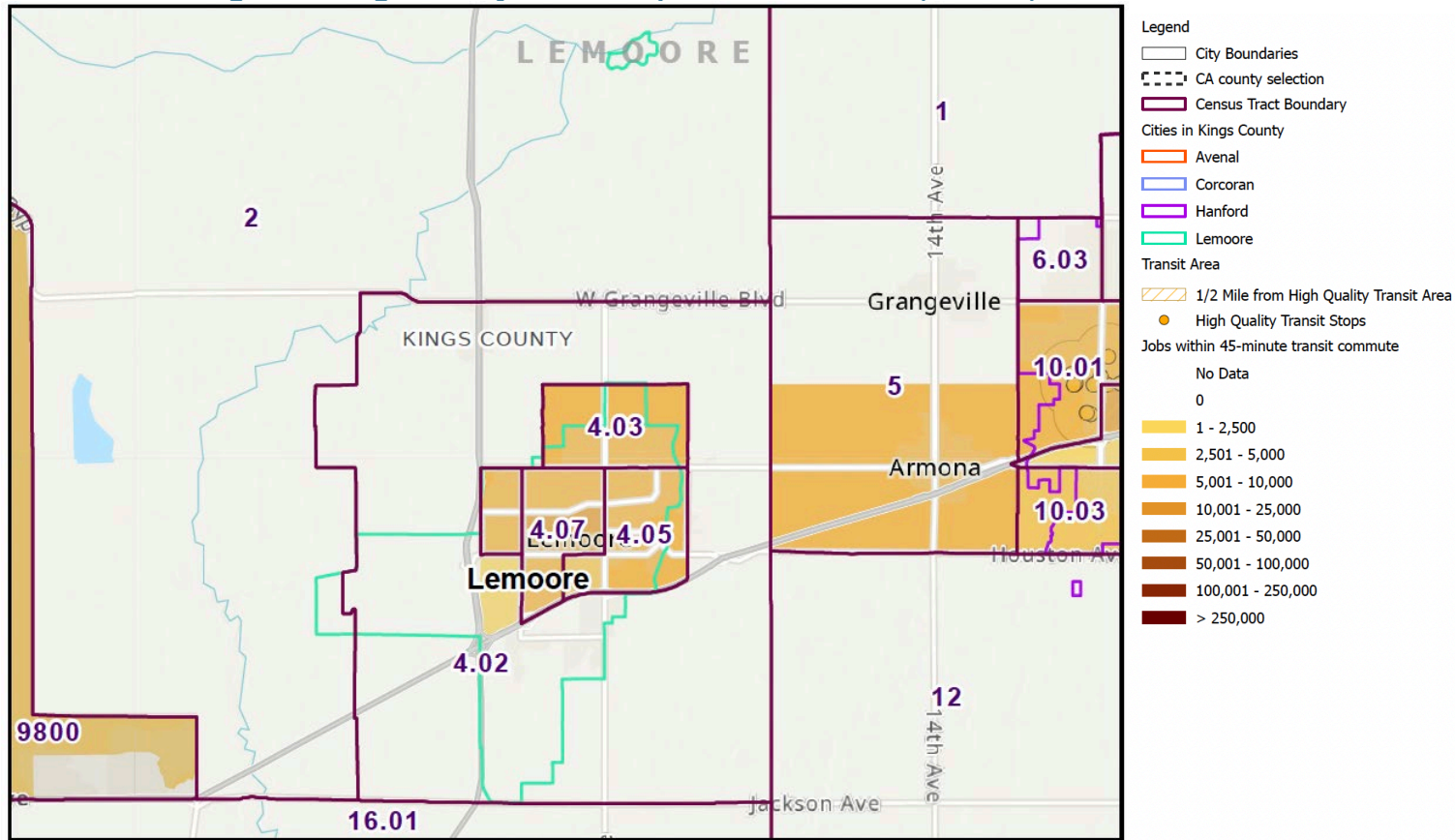
Figure 10: Employment by Industry of Kings County Workforce



Source: Census ACS 2016-2020, Table DP03

Kings County supports a diversified economy as illustrated in Figure 10. This figure shows the proportion of jobs held by residents (civilian employed population 16 years and over) living in the County. Based on the Census ACS 2016-2020 information, the education, health care, social assistance industry was the largest employer of Kings County residents, providing approximately 10,800 jobs, or 20% of workforce. As important as agriculture is to the County, the agriculture sector was the second largest employer of its residents, which employed 8,300 residents or 15% of the workforce. Kings County's civilian labor force was estimated at 57,800, with an unemployment rate of 7.0% (not seasonally adjusted). This compares to the statewide unemployment rate of 4.1%. However, compared to recent trends, Kings County's unemployment rate has decreased significantly from the 2020 annual average unemployment rate of 12.0%. Historically, agriculture has played a key role in Kings County's economy. Agriculturally oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production with an annual gross value of \$2.5 billion. According to the Kings County 2022 Annual Agricultural Crop Report, milk remains the County's leading commodity, followed by pistachios (second) and cotton (third). With climate change and the long-term severe drought as well as the 2023 wet winter/spring, it is uncertain to what extent future water supplies will affect agriculture.

Figure 11: High Quality transit stops and transit area (1/2 Mile) & Jobs within 45-minute transit commute.



Sources: Caltrans, 2022; Smart Locations Database, 2018.

Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contribute to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers to balance the jobs-housing ratio and decrease commuting distances. Table 16 shows that over one-third (37%) of the County's workforce aged 16 years and older who do not work at home travel less than 15 minutes to work and another 32% of workers travel 15-30 minutes to work. The average time to work for countywide workers was 23 minutes.

Table 16: Travel Time to Work

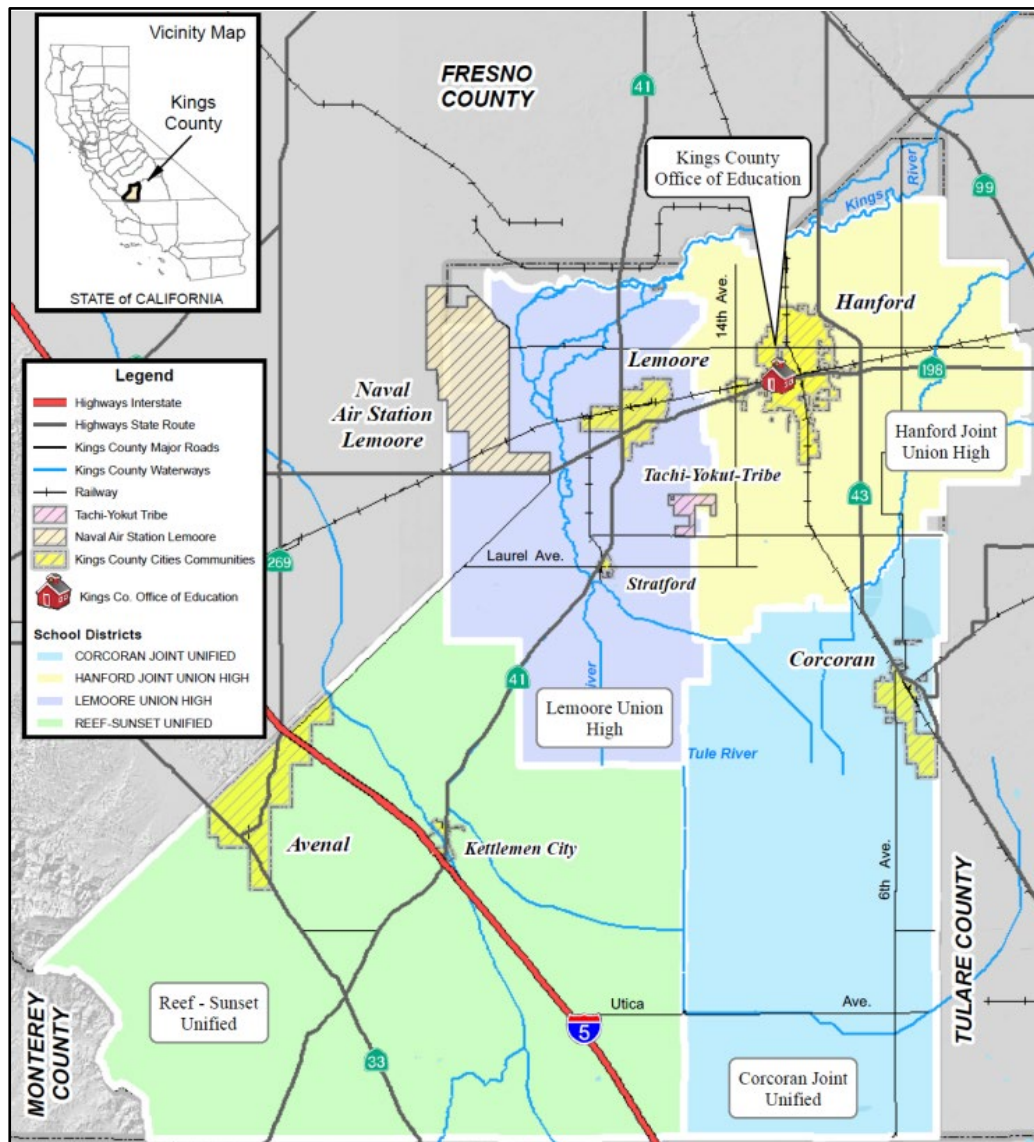
Travel Time to Work	Lemoore	Kings County
Less than 15 minutes	36.8%	36.80%
15-30 minutes	37.0%	32.00%
30 to 59 minutes	23.2%	25.10%
60 or more minutes	8.0%	6.10%
Average Travel Time	21 min.	23 min.

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

Educational Opportunities

The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. The Kings County Board of Education establishes the mission and primary objectives for the Kings County Superintendent of Schools and ensures that activities and programs remain focused on the goals identified within the California Department of Education educational rules and regulations. According to the Kings County office of education as of Oct 2021 there are a total of 19,429 students enrolled in elementary schools and about 8,179 students in high schools across the county as per data submitted by the districts. Figure 12 below shows some of the school districts in Kings County.

Figure 12: School districts in Kings County



Source: Kings County, Cal EM

Environmental Health

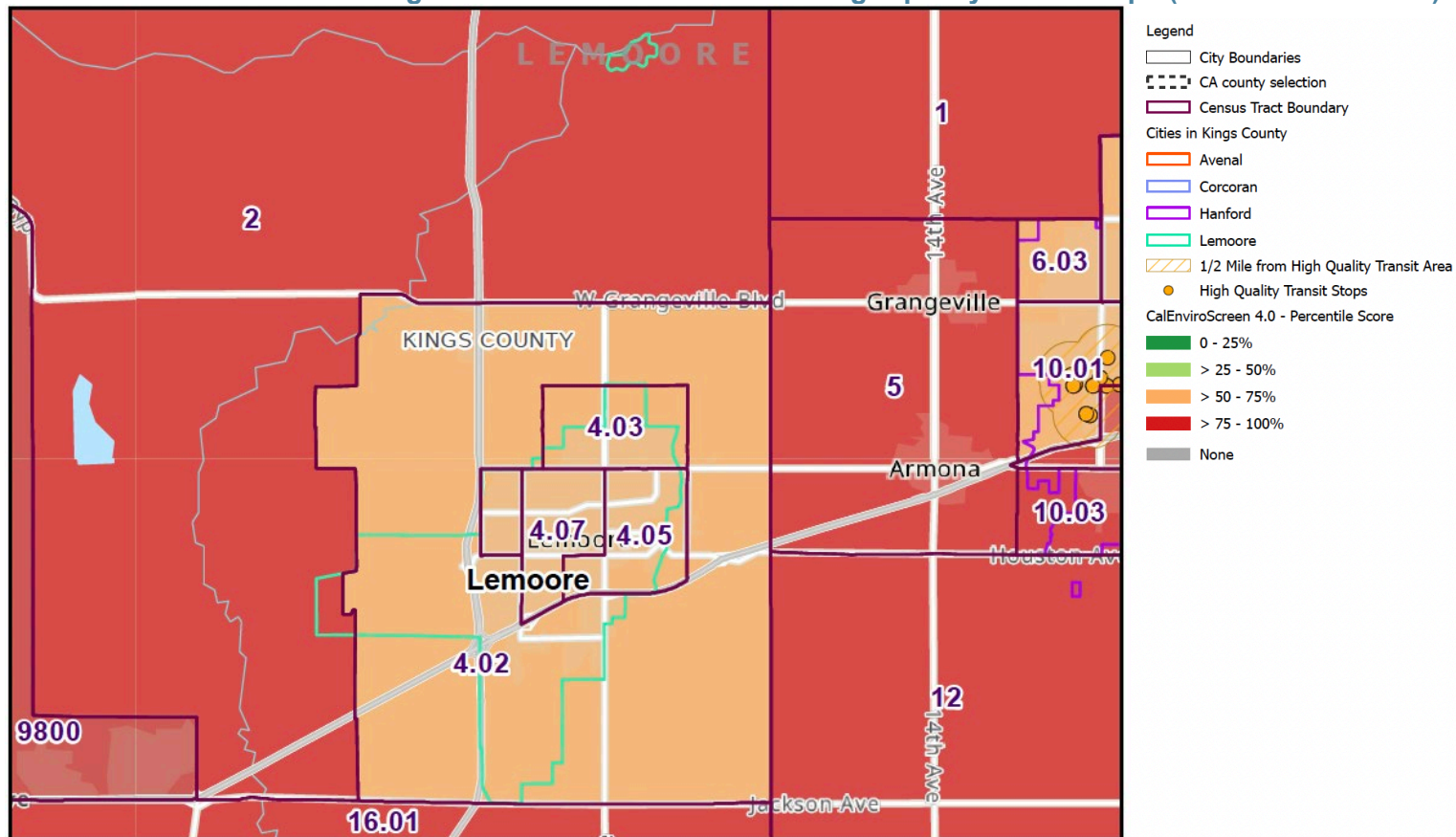
The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for suggesting relatively adverse environmental conditions throughout the county. According to OEHHA, except for some of the smaller tracts in the center of the cities of Hanford, Lemoore, and Corcoran the rest of the areas have scores above the 90th percentile. The environmental conditions in Kings County likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas resulting from air pollution and other contaminants.

The primary indicators leading to the high environmental scores as reported by OEHHA's CalEnviroScreen vary across the county, but include ozone, particulate matter (PM)_{2.5}, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and PM_{2.5}, forms of pollution generated by car traffic and industrial uses, score higher throughout the county. In the unincorporated county, pesticide use,

groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of Kings County is Senate Bill (SB) 535-qualifying disadvantaged communities excluding areas around Lemoore, north of Hanford and some tracts in Corcoran. This indicates that the unincorporated county represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

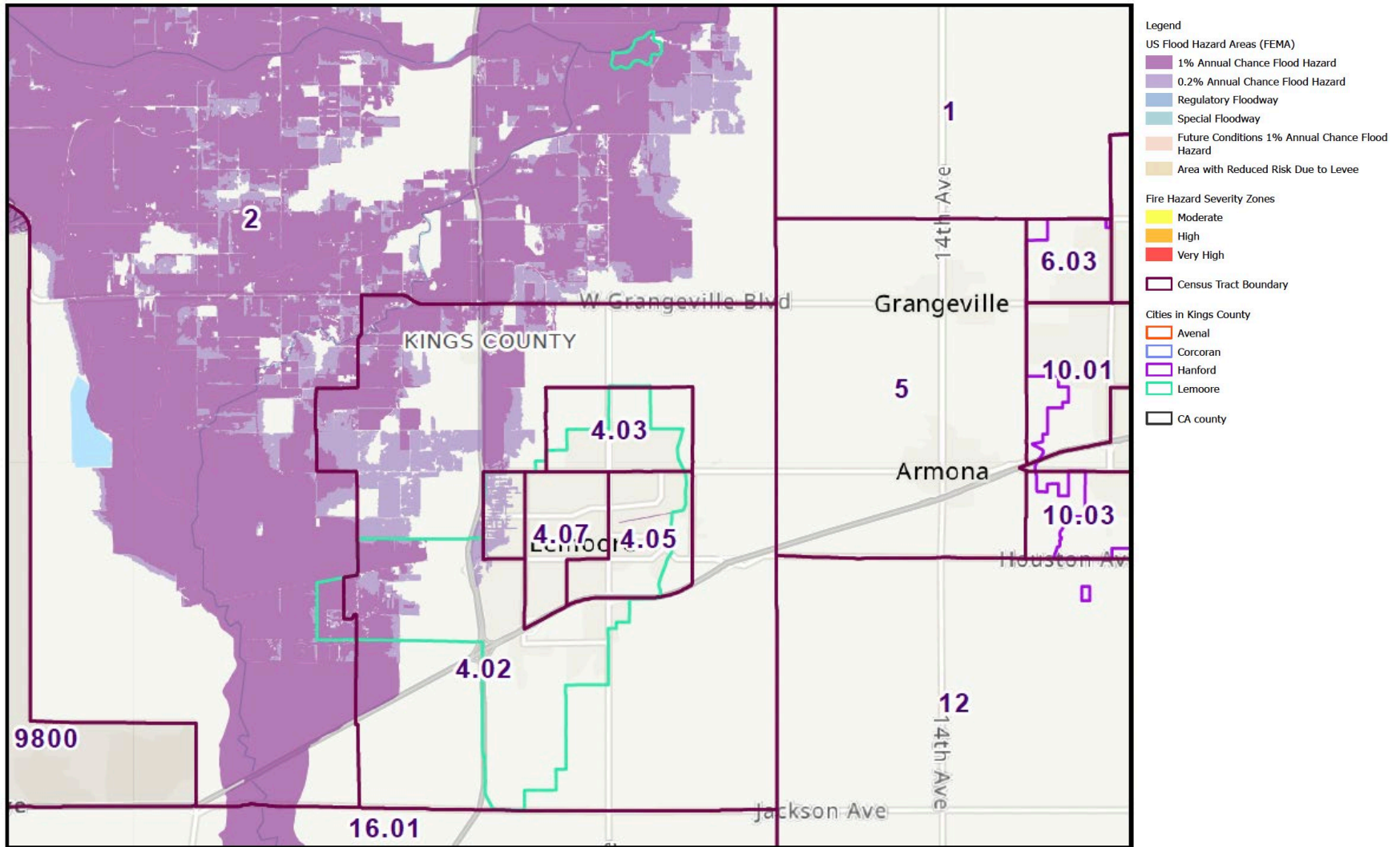
Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated. In Kings County, while large pieces of including land just outside Lemoore and Corcoran, are classified by the Federal Emergency Management Agency at a high-risk for flooding, Hanford is not according to a map released by the Kings County Office of Emergency Services. Flood zones include Zone AO, AE, AH, and A, which indicate the depth of the 1.0% annual chance of flooding, and areas with a 0.2% annual chance of flooding (Figure 14). Lemoore and the Island District have many large swaths of land classified as high or moderate risk. West of Highway 41 along West Industry Avenue is one of the large swaths of high-risk land. North of town, at the intersection of Grangeville Boulevard and Highway 41 is another area classified as high risk. Corcoran is surrounded by both high-risk and flooded land to the west, south and north. The area inside city limits is largely not classified as high-risk, but the area just south of the city near Highway 43 is described by the map as flooded. Hanford on the other hand has only a minor risk of flooding.

Figure 13: CalEnviroScreen 4.0 & high-quality transit stops (Transit area ½ mile)



Source: Caltrans, 2022; OEHHA, 2021.

Figure 14: Flood Hazard Zones



Source: Federal Emergency Management Agency (FEMA), 2022; OEHHA, 2021; CalFire, updated 2023.

F) DISPROPORTIONATE HOUSING NEEDS

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 adequate income for housing.

Table 17 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. For example, countywide, 12% of renters and 5% of owners reported more than one person per room. The overcrowding data from the Census ACS 2016-2020 for Lemoore and Kings County provides insights into the living conditions of both owner-occupied and renter-occupied households based on the number of occupants per room. Lemoore has a total of 8,803 households, with 4,622 owner-occupied and 4,181 renter-occupied.

Table 17: Overcrowding by Tenure

Occupants per Room	Lemoore	Kings County
Total households	8,803	43,604
Owner occupied:	4,622	23,368
0.50 or less	57.5%	60.70%
0.51 to 1.00	40.0%	34.20%
1.01 to 1.50	1.8%	3.90%
1.51 to 2.00	0.6%	0.70%
2.01 or more	0.1%	0.50%
Renter occupied:	4,181	20,236
0.50 or less	48.6%	39.70%
0.51 to 1.00	43.7%	48.10%
1.01 to 1.50	5.0%	8.70%
1.51 to 2.00	2.4%	2.90%
2.01 or more	0.4%	0.60%

Source: Census ACS 2016-2020, Table B25014

Many owner-occupied households in Lemoore, 57.5%, have a lower occupant per room ratio of 0.50 or less, indicating more spacious living conditions, while 40.0% have a ratio between 0.51 and 1.00, which is still within a reasonable range of personal space.

Comparatively, a smaller percentage of renter-occupied households in Lemoore, 48.6%, enjoy similar lower occupancy ratios, and a larger portion, 43.7%, fall into the 0.51 to 1.00 range, suggesting a trend towards higher density living for renters. Overcrowding becomes more pronounced with ratios exceeding 1.00, affecting renters more significantly than homeowners, with 5.0% of Lemoore's renting households experiencing this compared to only 1.8% of owner-occupied households. Kings County broadly reflects this pattern, with a slightly higher proportion of owner-occupied homes having more generous space, and renters facing more crowded conditions. This comparison underscores a common trend where renters generally contend with more crowded living situations than homeowners.

Overpayment

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

As shown in Table 18, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varies by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, are reported to be overpaying. In most communities, however, more rental households than owner households are overpaying. There are few households with incomes above the median that overpays for housing – often less than 10% of households.

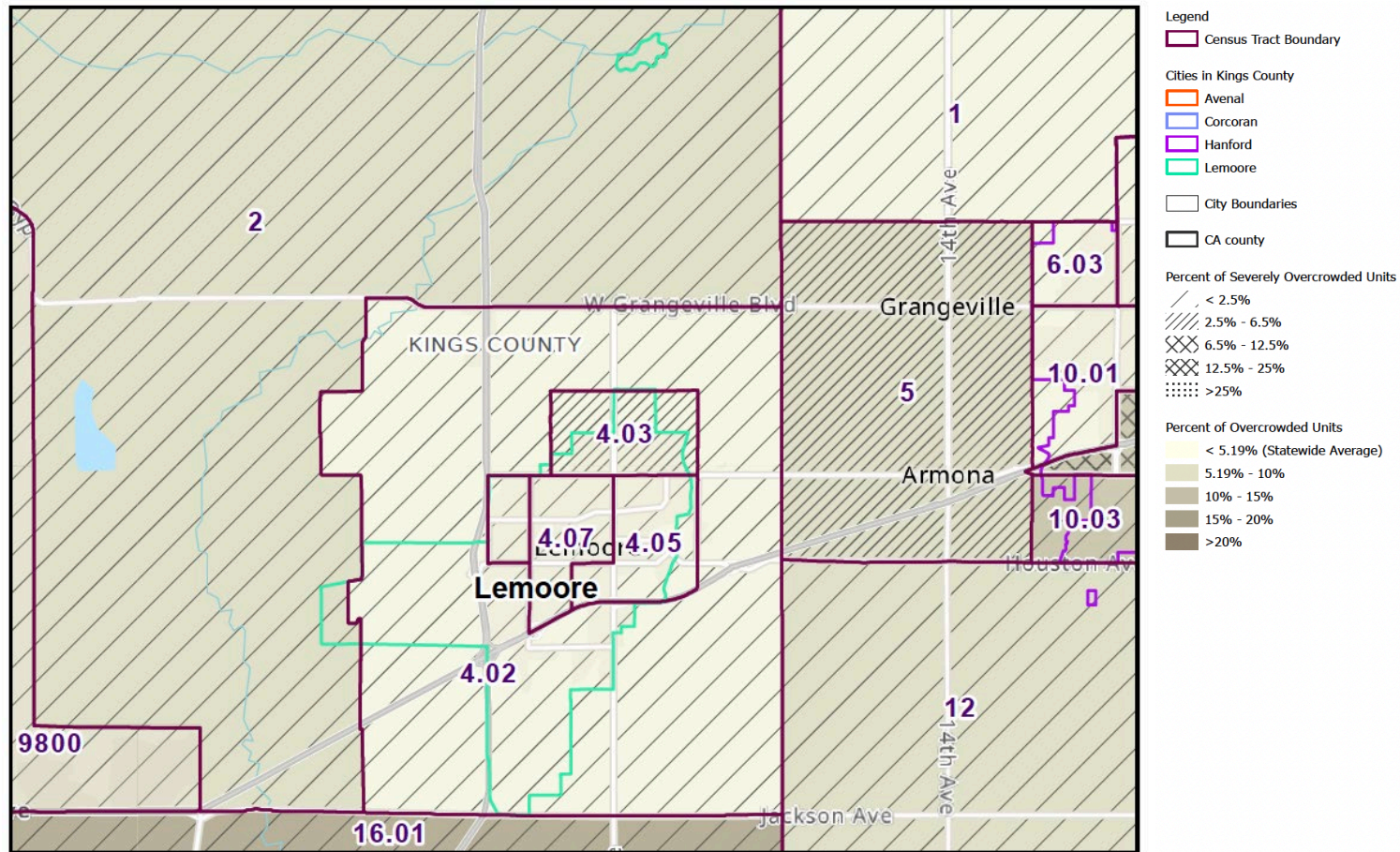
Table 18: Household Overpayment by Tenure

Income Category	Lemoore	Kings County
Owners		
<= 30%	69.1%	79.00%
>30% to <=50%	60.5%	68.60%
>50% to <=80%	75.0%	48.30%
>80% to <=100%	42.6%	32.80%
>100%	10.1%	7.40%
Total	23.1%	22.50%
Renters		
<= 30%	89.6%	79.30%
>30% to <=50%	91.2%	78.30%
>50% to <=80%	70.7%	57.00%
>80% to <=100%	8.4%	22.50%
>100%	7.8%	6.40%
Total	42.8%	43.20%

Source: HUD CHAS data based on Census ACS 2014-2018

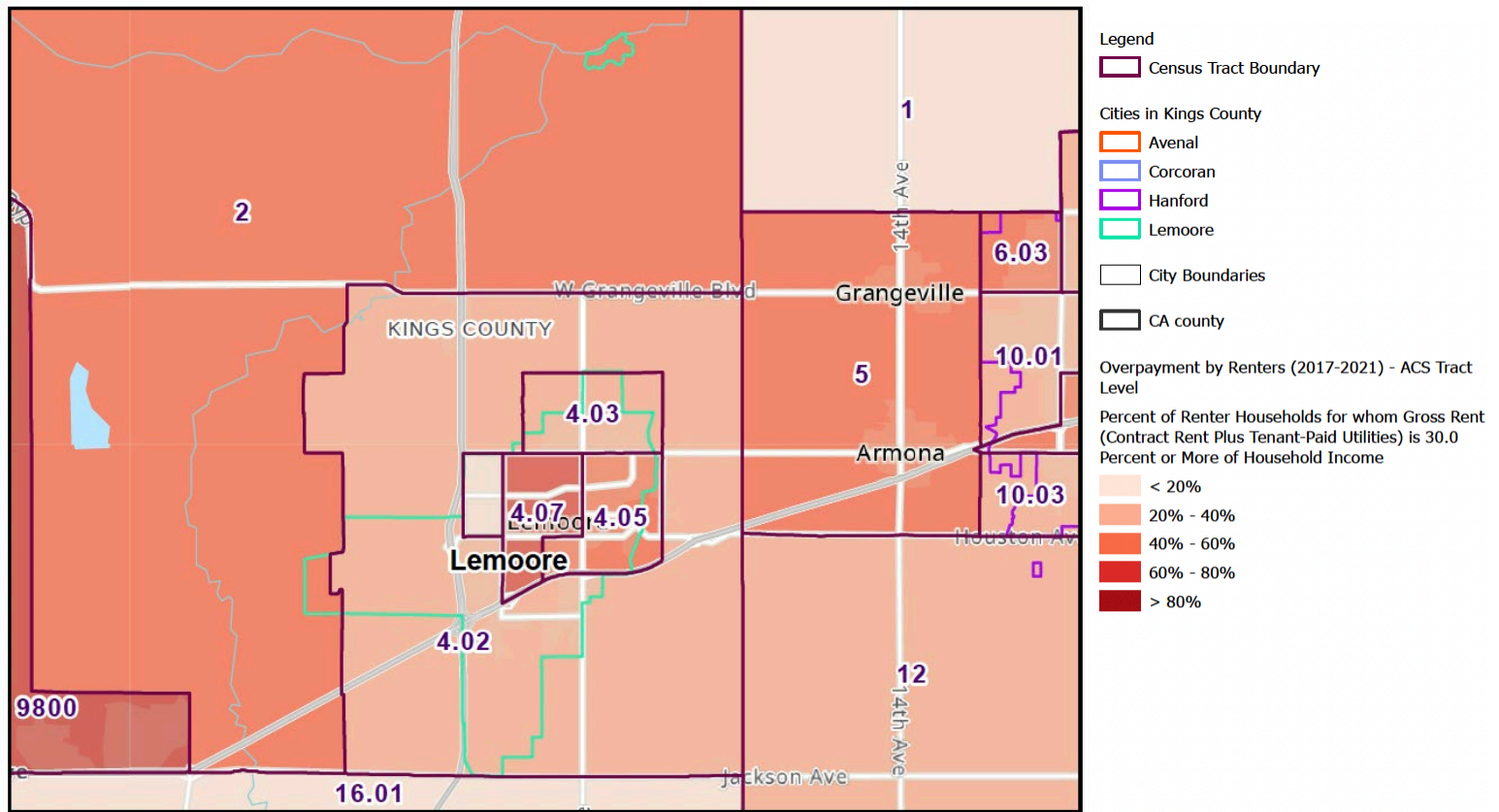
In Figure 15, the percentage of overcrowded units in the City of Lemoore is less than the statewide average of 5.19% while there is some representation of severely overcrowded units visible in a small portion of the city. Figure's 1A-15 AND 1A-16 represent overpayment by renters and owners respectively. While the percentage of homeowner's overpaying remains below 20%, the overpayment data by renters varied. While the predominant figure reveals that most of the city of Lemoore consists of overpayment by renters between 20 and 40%. While this increases on a few tracts to above 40 and 60%. While there also exists a small portion where this figure is below 20%. The analysis of overpayment data for housing in the City of Lemoore reveals a distinct contrast between homeowners and renters. Notably, the rate of overpayment among homeowners is relatively low, staying below 20%, which suggests that the majority of homeowners in Lemoore are not heavily burdened by housing costs. On the other hand, renters face a more diverse and challenging situation. Overall, this data underscores a notable divide in housing affordability between homeowners and renters in Lemoore, with renters generally facing more significant financial challenges in meeting their housing costs.

Figure 15: Overcrowding in Kings County



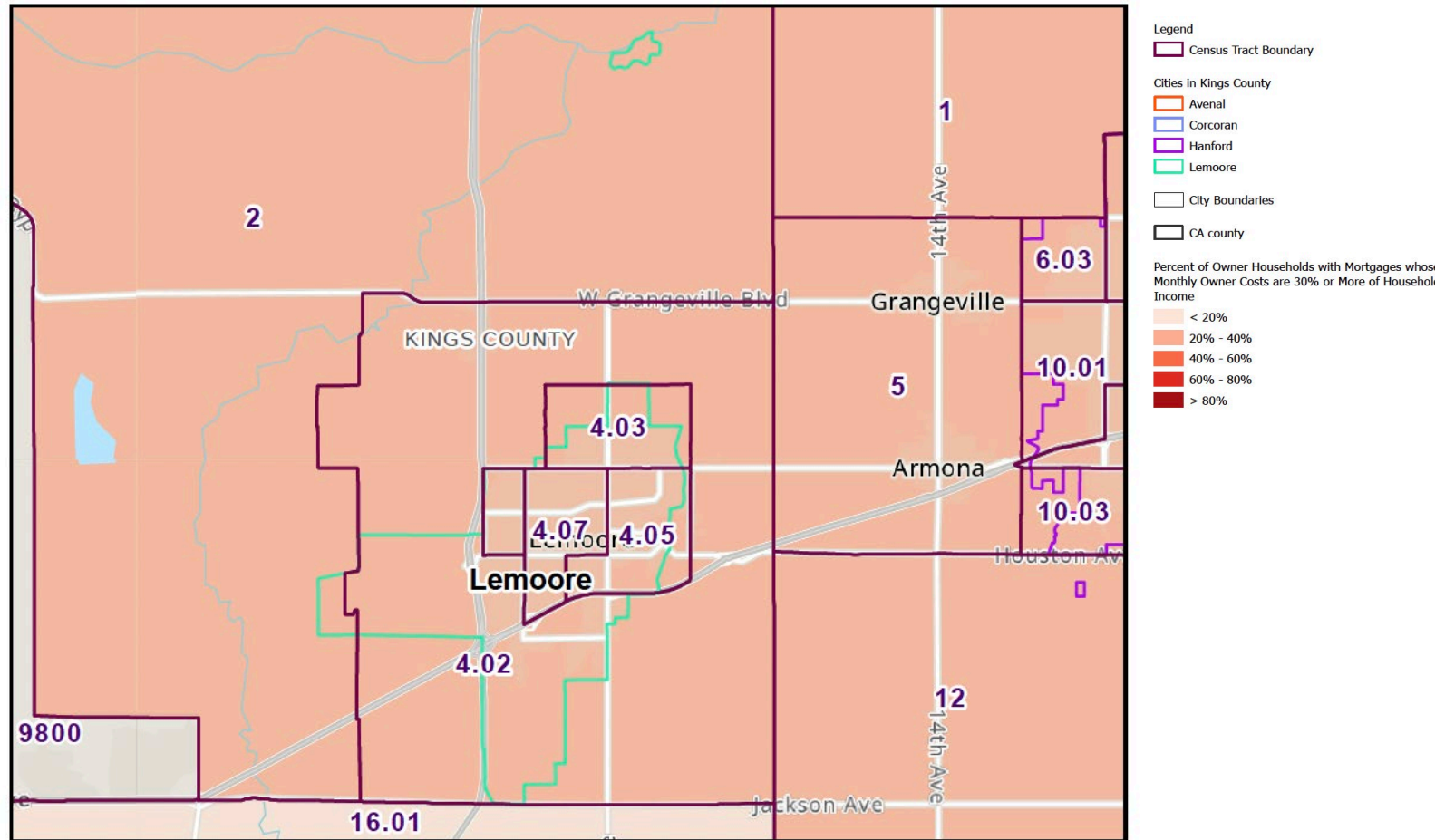
Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Figure 16: Overpayment by renters (ACS, 2017-2021) – Tract Level



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Figure 17: Percentage of Homeowners Overpaying



Source: California Department of Housing and Community Development (HUD), ACS, 2017-2021

Homelessness

In Homelessness is often the result of multiple 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. To address the needs of homeless people in Kings County, the Kings/Tulare Homeless Alliance (KTHA) conducted a Point-in-Time (PIT) survey of homeless people in these two counties in January 2022. The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Table 19: Homeless Persons

Jurisdiction	Estimated Homeless
Avenal	4
Corcoran	17
Hanford	260
Lemoore	8
Unincorporated area	24
Kings County totals	313

Source: Kings/Tulare Homeless Alliance Point-in-Time Survey, 2022

Based on the 2022 PIT survey, the following portrait of the 313 homeless individuals counted in Kings County included:

- 22% chronically homeless
- 39% persons with disability
- 20% suffer from mental disability.
- 12% suffer from substance abuse problems.
- 11% victims of domestic violence
- 6% veterans
- 2% unaccompanied children
- 12% young adults under age 25

In 2022, 39% of the homeless population was housed in temporary living arrangements (31% in emergency shelter and 8% in transitional housing). Over half (61%) were unsheltered and homeless or in a car.

Table 19 presents the 2022 PIT homeless counts for the four cities and unincorporated areas of the County. The table shows that the City of Hanford had the highest counted with 260 homeless individuals or 83% of the countywide total. This was followed by the unincorporated area with 24 homeless individuals. The City of Lemoore has an estimated 8 homeless individuals, a very small number considering its 27,014 population.

Table 20: Shelter Facilities in Kings County

Total Project Name & Organization	PIT Beds	Use Count	Use Rate
EMERGENCY SHELTER			
Barbara Saville Shelter - DV	15	4	27%
Barbara Saville Woman's Shelter	23	6	26%
EHA Kings	7	7	100%
PRK Holiday Lodge	57	57	100%
PRK Stardust Hotel	17	17	100%
Temporary Housing Program	7	7	100%
Total	126	98	78%
TRANSITIONAL HOUSING			
KGM Men's Transitional	15	15	100%
KGM Women's Transitional	6	6	100%
New Song Academy	6	3	50%
Total	27	24	89%
PERMANENT SUPPORTIVE HOUSING			
Anchors II	6	4	67%
Anchors IV	6	5	83%
Grace Homes	13	13	100%
Hope Survives	6	6	100%
Kings County Act	28	28	100%
Kings VASH	5	1	20%
Total	64	57	89%
OTHER PERMANENT HOUSING			
HAKC Emergency Housing Voucher	15	14	93%
Total	15	14	93%
RAPID REHOUSING			
Bringing Families Home	16	16	100%
HANA	4	4	100%
Housing Support Program	76	76	100%
Kings Rapid Rehousing	1	1	100%
RRH4 Kings	6	6	100%
Total	103	103	100%

Source: Kings Tulare Homeless Alliance, 2023

Table 20 lists the shelter facilities in Kings County that served the homeless. It identifies an inventory of 126 emergency shelter beds (78% use rate), 27 transitional housing beds (89% use rate), 64 permanent supportive housing beds (89% use rate), 15 other permanent housing beds (93% use rate), and 103 rapid rehousing beds (100% use rate) in Kings County. 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/supportive 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. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

Farmworkers

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 farmland. Table 2-24 shows the County's top three leading agricultural products in 2022 were milk (\$999 million), pistachios (\$228 million), and cotton (\$192 million).

Recent Census data in Table 21 shows that 15% of employed Kings County civilian residents (16 years and over) worked in agriculture and related industries. Of the four cities, the highest percentage of civilian workers in agricultural related jobs was Avenal, where 45% of its workers were in this industry. This was followed by Corcoran workers at 30%. Table 1A-15 presents the number of farms and hired farm workers in Kings County. According to the 2017 U.S. Department of Agriculture (USDA) Census estimates, there were 507 farms and a total of almost 7,000 hired farm workers countywide. The largest number of workers (5,820) were employed at farms with 10 or more employees or 83% of the countywide total number of hired workers. Also, there were more permanent hired workers (worked more than 150 days) than seasonal workers (worked less than 150 days) for both farm operations with less than 10 employees and with more than 10 employees.

Table 21: Leading Agricultural Crops, Kings County

Crop	Rank	Value
Milk	1	\$999,866,000
Pistachios	2	\$228,785,000
Cotton	3	\$192,811,000
Tomatoes, Processed	4	\$177,492,000
Cattle & Calves	5	\$151,274,000
Almonds, Total	6	\$132,323,000
Corn, Silage	7	\$123,941,000
Alfalfa, Hay	8	\$67,540,000
Wheat, Silage	9	\$60,112,000
Plums	10	\$55,245,000

Source: Kings County, Dept. of Agriculture, 2022 Crop Report, September 2023

Table 22: Agricultural Employment by Jurisdiction

Jurisdiction of Civilian Employed Pop. (16 and over)	Number of Agricultural Workers	% of Total Workers
Avenal	1,617	45%
Corcoran	1,275	30%
Hanford	2,213	9%
Lemoore	692	6%
Unincorporated	2,474	22%
Kings County	8,271	15%

Source: Census ACS 2016-2020, Table DP-3

Agricultural workers, and especially farmworkers, have special housing needs due to their relatively low wages. According to an article in *Rural Migration News*, the average hourly wage for all California farmworkers in the years 2015-2019 was approximately \$12.⁴. This is equivalent to approximately \$25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

The nature of agricultural work also affects the specific housing needs of farm workers. 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.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the California 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. Additionally, most farm owners/managers hire most of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

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) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

In addition, there is a 40-unit apartment complex in unincorporated Kettleman City that serves farm labor families. This apartment includes 10 two-bedroom units, 20 three-bedroom units, and 10 four-bedroom units,

⁴ <https://migration.ucdavis.edu/rmn/blog/post/?id=2805>

with approximately 70-100 farmworkers residing in the apartment complex. The Constraints analysis contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans.

Table 23: Hired Farm Labor-Workers, Kings County

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

Source: USDA, 2017 Census of Agriculture

Most loans under both types of programs are issued to people working in the agricultural industry. Moreover, many occupants of Section 515 projects and other subsidized projects are also employed in the farming industry. Although the City of Lemoore has the smallest number and share of farm workers compared to the City of Hanford, City of Corcoran, City of Avenal, and unincorporated Kings County, its farmworkers can also access standard homeownership and/or rehabilitation loans. The Housing Plan (Chapter 5) includes programs to address the housing and supportive services needs of farm workers.

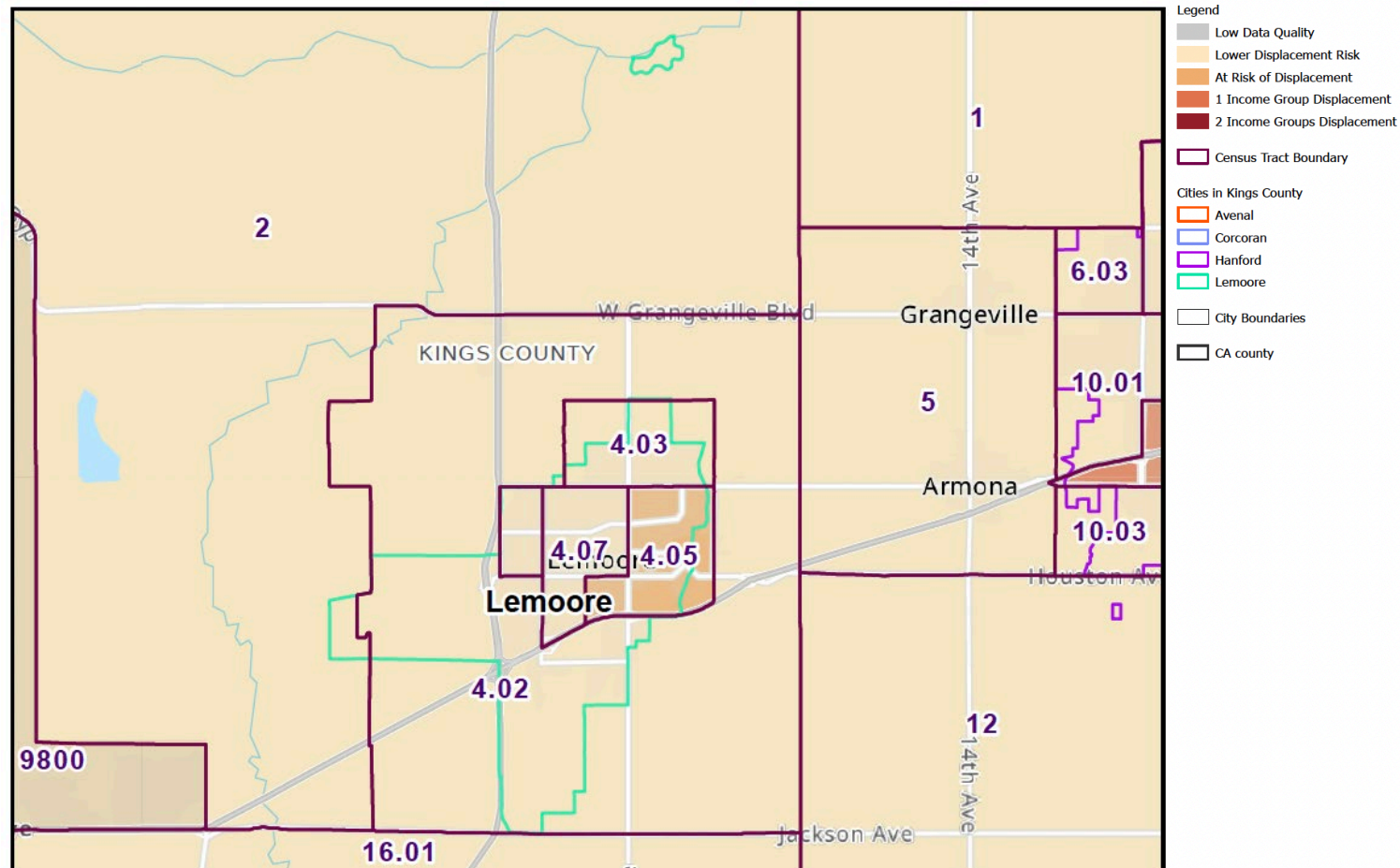
G) Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level.

The Estimated Displacement Risk (EDR) map provides three layers of displacement information. The "Overall Displacement" map layer shows the number of income groups experiencing any displacement risk.

Many areas in the county are identified as At Risk of Displacement. "At Risk of Displacement" refers to the likelihood of residents, particularly low-income renter households, being forced to move out of their neighborhoods due to various factors. This concept is often evaluated in the context of gentrification, rising housing costs, and changing neighborhood dynamics. The City of Lemoore is at a lower risk of displacement with a single central tract which is at a risk of displacement. According to the Urban Displacement Project's Estimated Displacement Risk (EDR) model for California, displacement risk is determined by evaluating census tract characteristics that are strongly correlated with a net loss of low-income renter populations. Essentially, a high displacement risk suggests that more low-income households are leaving a neighborhood than moving in, often due to factors like affordability, development pressures, or changes in the housing market.

Figure 18: Estimated displacement risk – Overall displacement by tract



Source: California Department of Housing and Community Development (HUD), UCB – Urban Displacement Project, 2022

Sites Analysis

This section provides a review of available vacant sites in the City of Lemoore that allows and facilitates production of the city’s regional share of housing as required by State Law. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in the City of Lemoore. The following issues are addressed:

- a. Future Housing Needs Including Segregation/Integration
- b. R/ECAPs and RCAAs
- c. Access to Opportunity
- d. Disproportionate Housing Needs
- e. Sites Inventory Findings

To determine where the county has sufficient land to accommodate its share of regional housing needs for all income groups, the county must identify “adequate sites.” Under the State law (California Government Code section 65583[c][1], adequate sites are those with appropriate zoning in and development standards, with service and facilities, needed to facilitate and encourage the development of housing for all income levels.

Assembly Bill 686 (*AB 686*) has introduced a duty to affirmatively further fair housing into California state law. AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing and consider how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Additionally, State law requires that planning for housing be coordinated and integrated with the Regional Transportation Plan (RTP). To achieve this requirement, the RHNA plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS). In September 2022, KCAG adopted the 2022 RTP/SCS update, which incorporates assumptions for housing and employment growth that affect future transportation needs. To achieve the RHNA consistency requirement, this RHNA used the same RTP assumptions for future housing development from the present (2022) to the RTP/SCS 2050 horizon year.

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 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.

a) ***Future Housing Needs including Segregation/Integration***

The City of Lemoore's 6th Cycle RHNA projects future housing need for the planning period 2024-2032 as 2,329 units; the City of Lemoore's 5th Cycle RHNA determined a need for the planning period 2014-2024 as 2,985.

Table 24: Kings RHNA 2024-2032 by Income Level

Jurisdiction	Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
City of Lemoore	293	293	437	408	898	2,329
Kings County Total	1,128	1,129	1,672	1,753	3,747	9,429
Percentage	11.76%	11.76%	15.86%	18.89%	41.71%	100%

The City of Lemoore has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income.

The City of Lemoore's population in 2020 was approximately 27,014 individuals, close to the population of unincorporated Kings County which is 30,074 individuals. The City of Lemoore's population was 24,514 in 2010, a 10.1% increase. The Hispanic population was 40% in 2010 and increased to 44% in 2020. The White population decreased from 41 % in 2000 to 38.5 % in 2020. The next significant group in Lemoore is the Asian population at 7.4%, that decreased slightly from 7.8% in 2010.

Of unincorporated Kings County, City of Hanford, City of Avenal, and City of Corcoran, it is only the City of Lemoore that consists of only Highest Resource and High Resource areas and is identified as Racially Integrated, where data is available. Additionally, the local median income is higher than the County average. It has the smallest number of farmworkers and they make up the smallest percentage of total workers in Lemoore compared to the other jurisdictions.

Single female headed households with children, people with disabilities are distributed between the different census tracts with the exception one census tract having a slightly higher concentration.

The City of Lemoore will continue to work with Kings County Community Development Agency to develop and implement various Housing Element programs. They will actively participate in the City's efforts to prioritize and implement the following strategies:

Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc.

Implement the following Housing Programs:

Program 4.1 - Code Enforcement

Program 4.2 - Housing Rehabilitation Program

Program 4.3 - Zoning for Adequate Sites

Program 4.4 - Downtown Revitalization

Program 4.5 - Planned Unit Development (PUD)

Program 4.6 - First Time Homebuyer Programs

Program 4.7 - Section 8 Rental Assistance

Program 4.8 - Affordable Housing Project Assistance

Program 4.9 - Senior and Special Needs Housing

- Program 4.10 - Emergency Shelters and Transitional/Supportive Housing
- Program 4.11 - Employee and Farmworker Housing
- Program 4.12 - Housing for Persons with Disabilities and Special Needs
- Program 4.13 - Promote Equal Housing Opportunities
- Program 4.14 – Preservation of At-Risk Affordable Housing
- Program 4.15 – Ensure the General Plan and Zoning Ordinance is in Compliance with State Laws

b) R/ECAPS and RCAAs

HUD has developed a census tract-based definition to assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), R/ECAP is defined as a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to the HCD AFFH Dataset, there are no identified R/ECAP areas in the City of Lemoore.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation more fully in the United States⁵. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016.) There is no census tract in Lemoore that fits the criteria of income of \$125,000 and a population that is 80 percent or more white, and therefore the city has no RCAAs.

The distribution of RHNA sites throughout the city will therefore, not exacerbate racially/ethnically concentrated areas of poverty or racially concentrated areas of affluence.

c) Access to Opportunity

According to the COG Geography TCAC/HCD Opportunity Areas, the City of Lemoore is primarily made up of areas identified as Highest Resource and High Resource. The City has identified vacant land sites which are distributed all over the City of Lemoore with some areas that contain a higher number of parcels as seen in Figure 1A-18. The City of Lemoore contains resources well suited to support more housing production at all income levels. This will help reduce overcrowding rates, especially in Census Tract 4.03 and overpayment, especially with renters in Census Tract 4.07.

The General Plan land use map and zoning ordinance identify areas of the city that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are a necessary tool to promote and ensure a healthy, compatible, and high-quality living environment. The Zoning Ordinance allows for a wide range of residential uses, with densities ranging from a maximum of 3 units per gross acre in very low-density residential areas, up to 25 units per acre in the higher density multi-family areas.

Existing density bonus ordinance allows a developer to request a density bonus of up to 35 percent over the maximum density that is allowed by the zone in which the project is located if the developer agrees to reserve a certain percentage of the units as available to lower income households and/or senior citizens. A program has been added to amend the Density Bonus Ordinance to be compatible with new changes in law, as applicable. Some of these changes remove zoning barriers for “shared housing” projects and areas with “very low vehicle travel” which can help to reduce overcrowding rates and improve housing choice for residents in Hanford. The City is currently updating the Zoning Code effecting those changes.

In compliance with State Housing Law, the city will permit ADUs and JADUs within the City. In the last

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several years, the city has adopted amendments to the Municipal Code to include residential care facilities, emergency shelters, transitional and supportive housing, single-room occupancy (SRO), and employee/farmworker housing as a permitted use under various zones.

The introduction of greater housing choice, a broader cross-section of households provides more opportunities to live in the City of Lemoore and reduces overcrowding.

d) Disproportionate Housing Needs

The 6th Cycle RHNA projects the City of Lemoore's future housing needs at 2,329 units; the City of Lemoore's 5th Cycle RHNA determined a need for 2,985 units.

The total housing needs include 293 units for extremely low-income (approx. 12.6% of the RHNA allocation), 293 units for very low-income, 437 units for low-income, 408 units for moderate-income, and 898 units for above moderate-income. The need for lower income units totals to 1,023 units while the need for moderate and above housing units totals 1,306 units. Housing for lower income households represents 43.9% of projected housing needs.

Figure 19 shows the vacant lots in the City of Lemoore. The total number of units that could be accommodated in Lemoore during the 2024-32 planning period are 1,225 lower income housing units and 1,621 moderate and above-moderate income housing units. Available land can support 2,886 housing units which can meet RHNA allocation requirements.

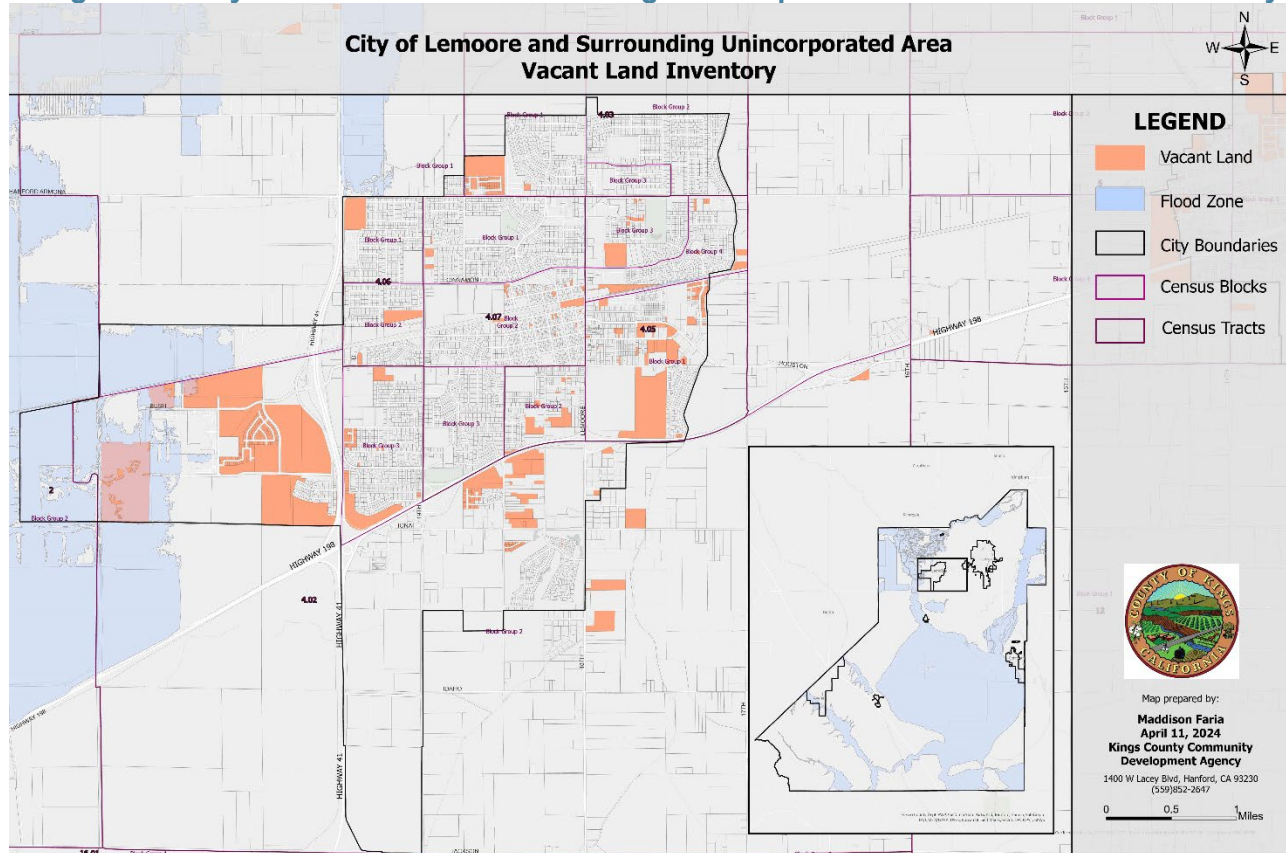
The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents. With a broader range of housing options, housing will become more affordable across the community, which should lessen the housing cost burden, particularly for renters in the City of Lemoore.

Table 25: Potential New Dwelling Units by Zone

General Plan	Zone	Acres	Potential New Units by Income		
			Lower	Moderate and Above	Total
LEMOORE					
VLDR/LDR	RL5/RVLD/RLD	332		990	990
MDR	RLMD/RMD/RN	146	599	671	1270
HDR/Mixed	RM-2, OR, PO	77	626		626
Sub-Total		555	1225	1661	2886

e) Sites Inventory Findings

The distribution of RHNA sites across the community will help to improve the opportunities and outcomes throughout the City. Furthermore, the RHNA sites will allow for development at densities needed to stimulate affordable housing development. Below is a summary of types of RHNA sites and characteristics within City of Lemoore census tracts.

Figure 19: City of Lemoore and Surrounding Unincorporated Area Vacant Land Inventory

Census Tract 2

Census Tract 2 contains only a small area in the west of the City of Lemoore. This area is zoned Wetland and Agriculture and does not contain any vacant land, as seen in Figure A1-18. This area is mostly identified as 1% of Annual Chance Flood Hazard and has the highest CalEnviroScreen 4.0 score compared to the rest of the census tracts. Additionally, there are no jobs within a 45-minute transit commute. This area does not require a targeted approach to encourage housing production.

Census Tract 4.02

There are two large, vacant sites zoned as Regional Commercial. This district is designated for large scale commercial development that serves local and regional needs. Sites are easily accessible from freeways and may contain a variety of goods and services, such as large format retail, department stores, eating and drinking establishments, hotels, and motels. This site is in proximity to 150+ Low Density Residential sites and a few Low Medium Density Residential sites.

The Low-Density Residential district is designated for single-family residential subdivisions at a range from a minimum of 3 to a maximum of 7 units per gross acre. Lot sizes range from 7,000 to 15,000 square feet.

The Low Medium Density Residential district is designated for higher density single-family residential development including small lot single-family, attached single-family and duplexes, triplexes, fourplexes, and townhomes. Typical residential density for this designation ranges from a minimum of 7 to a maximum of 12 units per gross acre.

If housing is produced in these areas prior to the development of the Regional Commercial sites, homeowners could benefit from higher rates of return over time.

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In addition, potential new housing at these sites can be supported by Community Facilities zoned land. Community Facilities zoned land is owned by public entities, including schools, administrative offices, corporation yards, and public facilities, including trash collection and solid waste facilities, sewage treatment ponds, and fire stations.

A large portion of the City of Lemoore is in census tract 4.02. It is identified as a Highest Resource area that has 0-2,500 jobs within a 45-minute transit commute. It is also a Lower Displacement Risk area with a lower poverty rate than most of the census tracts in the City of Lemoore. This area should be a priority area for lower income units.

Census Tract 4.03

There are 87 Low Density Residential zoned vacant sites adjacent to each other. These sites are also next to a large vacant site zoned Low Density Residential.

This census tract has the highest percentage of severely crowded units compared to the rest of all the other census tracts in the City of Lemoore. It is an area identified as High Resource and Lower Displacement Risk with no identified flood hazard risk. The local median income is between \$60,000-\$84,097. The City should target a range of housing units in a High Resource, Lower Displacement Risk area that has the highest percentage of severely overcrowded units in the City.

Census Tract 4.05

This census tract has several identified vacant sites identified on Figure 1A-18 that are zoned as Traditional Neighborhood Residential. This district is designated for older, historic neighborhoods in central Lemoore and new development that is designed with similar characteristics. Development features single-family residential homes at a density range from a minimum of 7 to a maximum of 12 units per gross acre with lot sizes between a minimum of 3,600 and a maximum of 7,500 square feet.

There is a large vacant property zoned Low Density Residential. This sight is adjacent to land zoned Service and Community Facilities. If housing is produced for lower income households, these households can especially benefit from proximity to community services.

Census Tract 4.07

Census Tract 4.07 has a few dozen vacant sites with various zoning designations scattered around the census tract. It is the only census tract that has some sites that are zoned for Downtown Mixed Use, Core.

This area is characterized as a Highest Resource area with a Lower Displacement Risk. It has the highest percentage of single parent female headed households with children and overpayment by renters compared to the rest of the census tracts.

Census Tract 4.06

There are only three vacant sites identified. One of the sites is in the .2% Annual Chance Flood Hazard risk area. One of the sites is zoned Low Medium Density Residential. The other site is zoned Medium Density Residential.

Medium Density Residential is designated for multi- family residential development, including apartments and townhomes. Development is typically 2 and sometimes 3 stories, with balconies, common area open space, and shared amenities. Residential densities range from a minimum of 12 to a maximum of 17 units per gross acre. Lot size to unit ratio is between 2,500 and 3,600 square feet.

This area is a Highest Resource area and has the highest local median income, \$84,097-\$120,000, in the City

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Children						
Figure 1A-7: Population with a Disability	10% - 20%	10% - 20%	10% - 20%	< 10%	10% - 20%	10% - 20%
Figure 1A-10: Jobs Within 45-Minute Transit Commute		1-2,500				
Figure 1A-12: CalEnviroScreen 4.0	> 50% - 75%	> 50% - 75%	> 50% - 75%	> 50% - 75%	> 50% - 75%	> 50% - 75%
Figure 1A-13: Flood Hazard Zones	1% Annual Chance Flood Hazard	Western portions identified as .02% or 1% Annual Chance Flood Hazard	No identified flood hazard	No identified flood hazard	No identified flood hazard	Significantly identified as .02% Annual Chance Flood Hazard
Figure 1A-14: Overcrowded Units	5.19% - 10%	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)	< 5.19% (Statewide Average)
Figure 1A-14: Severely Overcrowded Units	< 2.5%	< 2.5%	2.5%-6.5%	< 2.5%	< 2.5%	< 2.5%
Figure 1A-15: Overpayment by Renters	40% - 60%	20%-40%	20%-40%	40% - 60%	60%-80%	< 20%
Figure 1A-16: Percentage of Homeowners Overpaying	20%-40%	20%-40%	20%-40%	20%-40%	20%-40%	20%-40%
Figure 1A-17: Estimated Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	At Risk of Displacement	Lower Displacement Risk	Lower Displacement Risk

Summary

The City of Lemoore's RHNA sites are generally accommodated throughout the city and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or LMI households. For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by providing choice in Highest Resource and High Resource areas.

Contributing Factors

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory.

The County supports the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities.

Based on the issues identified in this Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

After considering these issues and FHEA recommendations, the City has identified in Table 27 potential contributing factors to fair housing issues in the City of Lemoore and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Plan.

Table 27: Factors Contributing to Fair Housing Issues

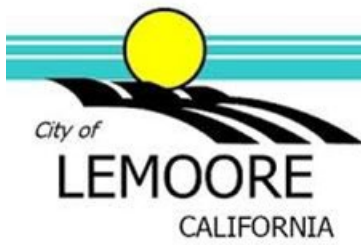
AFH Identified Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limitations in local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.	Existing low-density residential development under general plan and zoning code Gap between low density and medium density and high-density classification	High	Program 4.8 Assist Affordable Housing Development: Through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards,

Assist in the provision of housing by removing government constraints and promoting equal housing opportunity	Limitations in zoning code and density classifications Permission of pre-approved design, and development standards	High	Program 4.8 Assist Affordable Housing Development: 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 4.7 Section 8 Rental Assistance Program 4.9 Senior and Special Needs Housing Program 4.10 Emergency Shelters and Transitional/Supportive Housing Program 4.11 Employee and Farmworker Housing
Funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.	Ensuring funding is available for marginalized and distressed community	High	Research, identify, and apply for funds available through the CDBG and HOME Programs, Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP), United States Department of Agriculture (USDA), Cap-and-Trade Program, and other funding sources that support affordable housing development and preservation, infrastructure investment, energy efficiency, homeownership, code enforcement, farmworker housing, etc. Program 4.4 Downtown Revitalization

SECTION 1A-1: LOCAL ASSESSMENT OF FAIR HOUSING

			Program 4.6 First-Time Homebuyer Program Program 4.7 Section 8 Rental Assistance Program 4.8 Affordable Housing Project Assistance
Provide guidance for site selection of affordable housing developments.	Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 2,329 units	High	Program 4.3 Zoning for Adequate Sites: Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.
Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.	Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	Program 4.13 Promote Equal Housing Opportunities
Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.	Code enforcement	High	Program 4.1 Code Enforcement, 4.2 Housing Rehabilitation Program,
Disproportionate Housing Needs, including Overpayment and Substandard Housing	Ongoing need for affordable housing Need for assistance with monthly housing costs Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs Need for targeted housing revitalization strategies	Medium	Program 4.7 Section 8 Rental Assistance Program 4.9 Senior and Special Needs Housing Program 4.10 Emergency Shelters and Transitional/Supportive Housing Program 4.11 Employee and Farmworker Housing Program 4.12 Remove Constraints on Housing for Persons with Disabilities and

			Special Needs
Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.	Limitations in zoning code and density classifications · Approval process	Medium	Program 4.5 Planned Unit Development (PUD)



*Kings County • **Lemoore** • Corcoran • Hanford • Avenal • Kings
(Unincorporated)*



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Presentation of Downtown Traffic and Pedestrian Improvement Project Status and Discussion of Project and Funding Alternatives, and Impacts

RECOMMENDATION:

Recommendation: Presentation of Downtown Traffic and Pedestrian Improvement Project Status and Discussion of Project and Funding Alternatives, and Impacts

Recommended Motion: Provide direction on Downtown Traffic and Pedestrian Improvement Project Status and Project and Funding Alternatives, and Impacts

BACKGROUND:

Staff recommends that City Council provide:

1. Direction on the Downtown Traffic and Pedestrian Project
 - a. Scope
 - b. Construction Management/Inspection
 - c. Alternatives
2. Feedback to staff due to impact of decisions from '1' and direction (as needed)

PROJECT STATUS

The City has made significant progress on the Downtown Traffic and Pedestrian Improvement Project (Project), now nearly at 90% design completion. It is planned to be ready for bid in October 2024, with a recommendation for contract award and contract executed by end of December 2024. Due to a funding deadline associated with a large financial component of the project from the State and Local Fiscal Recovery Funds (SLFRF) from American Rescue Plan Act (ARPA), the Project must be obligated (contract in place) before December 31, 2024 or obligated to another City Council approved project that meets the US Treasury guidelines.

The project will improve traffic flow and pedestrian safety, increase parking availability, provide traffic-calming features, improve stormwater drainage, upgrade/rehabilitate water and sewer lines, improve lighting, improve accessibility, replace trees and landscaping and include several other streetscape enhancements. This Project has been underway with Council authorization since June 2022, and has been under design since May 2023.

August 20, 2024 - At City Council's Meeting, Council took no official action to approve a contract for Construction Management and Inspection services for the Project. This has left staff needing to look

at doing this work internally, as no other direction or alternatives were provided by City Council to Staff.

Today's meeting is to present the Project's status, discuss with City Council Project Alternatives, including scope changes or shifting some funds to other projects, discussing the impacts, and requesting Council direction.

POTENTIAL ALTERNATIVES AND IMPACTS

Project Scope Changes - Immediate Impact

In February 2024, the City submitted a \$15.5 million application for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant to enhance sidewalks, streets, lighting, landscaping, pedestrian safety, public art, connectivity, and alleys in Downtown Hanford. The project also aimed to invest significantly in Hanford's historic areas, including China Alley. The total RAISE funding available nationally to date amounts to \$7.2 billion, with \$1.8 billion allocated for the 2024 cycle.

The City's 2024 application positioned the proposed RAISE project as part of a broader revitalization and safety initiative for Downtown Hanford. The application highlighted that the City had already secured funding for construction improvements, including a roundabout designed to reduce speeding, lower greenhouse gas emissions, enhance connectivity, and improve walkability. It emphasized that the RAISE project was a continuation of the City's ongoing safety and sustainability efforts, building on the Downtown Improvement Project and the East Lacey Project.

Although the City's project was not funded in the 2024 cycle, it was designated as a "Project of Merit," meaning it received a "Highly Rated" status at every assessment level. This designation allows the project to be **carried over** as a "Highly Recommended" submission for the 2025 grant cycle, eliminating the need for a reapplication in 2025 and preserving its top recommendation status.

However, any changes to the project's scope or associated facts will result in the loss of its "Project of Merit" designation, necessitating a new application for 2025. A modified application, including one with a four-way stop or the removal of the Downtown project all together, will be less competitive, reducing or completely removing the City from contention to secure \$15.5 million for improvements to the Downtown and the historic areas.

Council does have the authority to request scope change(s) to the Project as currently designed. However, there will be significant challenges to get the project awarded by the end of the year deadline. In discussion with Engineering Staff, this is possible. However, time is of the essence in getting further City Council direction.

Alternative Project Impacts

Should Council decide to transfer the funding to another project(s), there are several important factors to consider. According to SLFRF rules, funding may NOT be used for:

- **No pension deposits, debt service or replenishing financial reserves.** Since SLFRF funds are intended to be used prospectively, recipients may not use SLFRF funds for debt service or replenishing financial reserves (e.g., rainy day funds). While pension deposits are prohibited, recipients may use funds for routine payroll contributions connected to an eligible use of funds

(e.g., for public health and safety staff).

Staff does not recommend any alternative that deviates from SLFRF requirements and established policy.

At this time, should the current Project be unable to be delivered/obligated by the deadline, the only alternatives that Staff could utilize (and recommends) would be to allocate the funding to those established projects already approved by City Council. There are two established alternatives for the remaining SLFRF (approximately \$4 million remaining as of the date of this report) previously approved (and potentially viable) by City Council:

- a. Public Safety Salaries and Benefits (7/1/24 - 12/31/24)
- b. Xeriscape Projects at Police and Fire Stations (this may not be feasible closer to deadline)

Staff recently discussed the possibility of other alternative projects; however, significant challenges present themselves to the viability of the delivery of new projects so close to the obligation deadline. Below is a listing of some projects that have recently been discussed with City Council or among staff and associated challenges or viability. None are recommended by Staff. They are presented as theoretical options for City Council's information. In addition, some projects listed may require funding beyond what may be available from current sources (meaning a General Fund impact) as only about \$3.9 million in grant funding remains.

<u>Project</u>	<u>Estimated Cost</u>	<u>Deliverability by 12/31/24</u>
Police Patrol Vehicles (10)/ Fire F250 (1) Replacements	~\$1 million	Possible, could order/purchase vehicles for replacement
Hidden Valley - Phase 1	~\$4 million	Not feasible, short timeline to obligation deadline
Youth Athletic Complex (YAC) - Basin Turf	~\$4.5 million	Very challenging or not feasible, short timeline to obligation deadline
Court Street Promenade (at Civic Center Park)	~\$4 million	Very challenging or not feasible, short timeline to obligation deadline

There are many other projects that the City has needs for, but most (if not all) would have significant challenges due to very limited time remaining to have SLFRF funds obligated. Adding multiple small projects adds additional challenges with resources available to prepare projects for bid or proposal in order to get encumbered. Multiple projects would not be recommended by Staff due to significant challenges of a short timeline. Of important note, the minimum timeline for a project to have a bid or proposal as required by federal guidelines and City Policy would be 2 to 3 months, which leaves very little time for outreach, preliminary scoping, and project vetting and development.

PROJECT PRIOR COUNCIL ACTION

On May 5, 2015, staff presented an item to City Council for the removal of five midblock crosswalks. These crosswalk locations were determined to be non-compliant with current ADA requirements and needed excessive improvements to bring them into compliance. At that time, the Council heard comments and voted to remove two of the five crosswalks and to evaluate the others for upgrades to

meet ADA compliance.

In September 2018, as directed by the City Council, a Downtown Pedestrian and Vehicular Safety Committee was formed. The purpose of forming that committee was to meet with staff and consultants to discuss the potential for converting some downtown streets to one-way streets, traffic calming at intersections, safety lighting, and traffic controls in the downtown area. The intention was then to meet with the City Council and provide recommendations for a final report and plan for downtown improvements that would benefit pedestrian and vehicular safety. The committee consisted of local downtown business owners and representatives.

At the February 16, 2021, City Council meeting, staff, along with the City's consultant, Peters Engineering, presented the Council with the results of the Downtown Committee's recommendations for the Downtown Pedestrian Safety & Traffic Circulation Study. At that meeting, the Council directed staff to move forward with the recommendations of the committee. The recommendations included roundabouts along Douty Street at Sixth, Seventh, and Eighth Streets, the removal of five midblock crosswalks on Irwin, Douty, and Sixth Streets, and the construction of pedestrian curb extensions at twenty-eight intersections in the downtown study area.

At the September 7, 2021, City Council Study Session, staff discussed the downtown traffic circulation and related improvements to improve safety and walkability, as well as potential funding opportunities from the Clean California Local Grant Program administered by the California Department of Transportation. Staff presented the committee's project recommendations for the Council's review and direction. The Council further discussed the midblock crosswalks and the project budget. It was the Council's consensus to direct staff to move forward with the recommendations. Additional appropriations would be presented to the Council at a future meeting for review and approval.

At the June 21, 2022, Council meeting Study Session, staff presented the ARPA funding information to Council and requested approval for allocations. Council approved the recommendation to allocate \$4.4 million for Downtown Economic Development Improvements, including improvements to Sixth Street, Seventh Street, and Eighth Street. Should additional funding become available, or if existing funding is redirected, additional downtown intersections could be improved with curb extensions as identified in the Study.

At the December 6, 2022, City Council meeting, Council requested that staff present the potential development scenarios for the downtown, including the implications of including a roundabout at Seventh and Douty, three roundabouts on Douty, and all way stops on Douty.

At the December 20, 2022, City Council meeting, as requested by Council, Peters Engineering Group, along with City staff, presented the development scenarios and the implications for traffic, parking, future planning, and budget for each scenario. Council directed staff to circulate a Request for Proposals for the design of pedestrian improvements and a single roundabout at Seventh and Douty.

At the May 5, 2023, Council meeting, approved the design award to Interwest Consulting Group for the Downtown Traffic and Pedestrian Improvement Project. This includes designing a roundabout at Douty Street and Seventh Street with ADA-compliant features, reconfiguring Douty Street from four lanes to two lanes with angled parking, and implementing streetscape improvements on both Douty Street and Seventh Street. Additionally, the project entails removing traffic signals at the intersections of Seventh and Harris, Seventh and Irwin, and Seventh and Douty, and replacing them with bulb-outs, all way stops, and a roundabout.

At the March 19, 2024, Council meeting, directed final design elements on the intersections, mid-block crossings, sidewalks, landscaping, lighting and street furniture within the scope of the Project.

At the August 20, 2024, Council meeting, no action was taken by City Council for award of construction management and inspection services.

FISCAL IMPACT:

Of primary importance is that remaining ARPA/SLFRF funds must be obligated by the end of December 31, 2024 or used for alternative City Council approved projects. For this Project, based on City Council direction today, costs will change for additional design services and/or scope changes. Staff will bring to City Council a separate item for consideration of additional authorizations and/or appropriations needed due to current/future changes. Below is a current estimate of costs associated with this project:

Budget Summary:	
Available Funding:	
ARPA Grant	\$ 4,416,000
USDA - Urban Forestry Grant	\$ 230,000
Storm, Water, and Sewer funds	\$ 1,507,300
Transportation Funding	\$ 1,400,000
Total Available Funding:	\$ 7,553,300
Estimated Project Costs:	
Construction (Interwest's Estimate)	\$ 4,650,000
Utilities (Storm, Sewer, Water)	\$ 1,400,000
Architect/Engineer (Interwest Consulting)	\$ 391,945
Construction Manager (Per Submitted Fee)	\$ 506,853
Surveying (2%)	\$ 93,000
Construction Contingency (10%)	\$ 465,000
permits/fees (1%)	\$ 46,500
Total Estimated Project Costs	\$ 7,553,298

The construction estimate above is based on 60% level engineering plans. There is a potential that items can be adjusted to help reduce the construction cost. Those items include using enhanced concrete instead of pavers. This and other items will be looked at with City staff and a Construction Manager (if selected) to reduce project costs but maintain high quality. As of the date of this report, approximately \$3.9 million remains of the ARPA funding due to design costs of the Project.

Note that the above identified USDA, Utilities, and Transportation funds will require an appropriation

by City Council, but final amounts will be recommended at the time of award when actual costs are known.

City staff recommends implementing a cost allocation strategy for project costs based on the project's water, stormwater, and transportation related components to match appropriate funding sources. Interwest, the City's design consultant, has provided preliminary estimates indicating that approximately 10% of the construction costs are stormwater-related, 15% are water-related, and the remaining 75% can be covered by the ARPA grant or Transportation funds. Staff will apply these percentages to the CM contract, ensuring that the costs are proportionately funded by the appropriate sources. This approach ensures that the funding is accurately distributed according to the specific components of the project.

City staff is also reviewing the requirements of the USDA – Urban Forestry Grant and may be able to pull additional funding from this grant to cover more of the landscaping improvements in the project.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Authorize the City Manager to enter into a contract amendment with Interwest Consulting Group for the Downtown Improvement Project additional scope of work.

RECOMMENDATION:

Recommendation:

Staff recommends that the City Council authorize the City Manager to enter into a contract amendment no.1 with Interwest Consulting Group for additional design work to the Downtown Improvement Project in the amount of \$93,255.

Recommended Motion:

I move to authorize the City Manager to enter into contract amendment no. 1 with Interwest Consulting Group for additional design work associated with the Downtown Improvement Project in the amount of \$93,255.

BACKGROUND:

At the May 5, 2023, meeting, Council approved the design award to Interwest Consulting Group for the Downtown Traffic and Pedestrian Improvement Project. The scope of work included designing a roundabout at Douty Street and Seventh Street with ADA-compliant features, reconfiguring Douty Street from four lanes to two lanes with angled parking, and implementing streetscape improvements on both Douty Street and Seventh Street.

Added Scope:

During the design process, staff directed Interwest to expand their scope of work to resolve Downtown flooding issues as well as the aged underlying utility infrastructure within the Project's footprint area. It was noted that the water lines beneath Douty as well as the lines beneath 7th Avenue to be 40-years old and of frail material. Because of the investment being made to replace sidewalks and pavement, to minimize construction inconvenience, to take advantage of economies of scale, and in the essence of time, Staff directed Interwest to make the storm drain improvements and utility replacements along with the Downtown Project. Storm Drain work will include redirecting storm runoff away from the intersection of 8th and Irwin via new storm drain basins and pipe. Design is also evaluating the installation of a drywell(s) to further reduce storm and nuisance runoff away from the intersection. *Estimated Fees for Added Scope: \$63,525*

Change in Design:

Should Council direct staff to make changes in the design during the previous General Business item at this same meeting, Interwest was requested to provide a proposal to make the necessary changes in design. Fees will necessitate expedited service to keep the project on schedule. *Estimated Fees for Change in Design:* \$30,000.

The above not to exceed fees are based on fees estimated by Interwest to complete the design changes. Billed costs are based on actual hours expended.

FISCAL IMPACT:

This is a multi-funded project using ARPA Federal Funds, USDA Grant Funds, Enterprise Funds (Storm, Sewer, and Water), and State Transportation Funds. The table below shows the budget summary for the project:

Budget Summary:

Available Funding:

ARPA Grant	\$ 4,416,000	
Tree Grant	\$ 230,000	
Storm and Sewer fees	\$ 1,507,300	
TDA/RSTP (Transportation Funding)	\$ 1,400,000	
Total Available Funding:		\$ 7,553,300

Estimated Project Costs:

Construction (Interwest's Estimate)	\$ 4,650,000	
Utilities (Storm, Sewer, Water - Staff estimate)	\$ 1,400,000	
Engineer (Interwest Consulting Grp)	\$ 391,945	
Interwest Amendment No. 1	\$ 93,255	
Construction Manager (Per Submitted Fee)	\$ 506,853	
Surveying (2%)	\$ 93,000	
Construction Contingency (5%)	\$ 465,000	
permits/fees (1%)	\$ 46,500	
Total Estimated Project Costs		\$ 7,646,553

The total project costs, including the additional design services and construction contingencies, is estimated to be \$7,646,553. The total budgeted for this project is \$7,553,300. Although there is a budget deficit in the overall total cost of the project, there are sufficient funds to cover the cost of the added design services. Therefore, no additional appropriation is needed at this time. Staff will be returning to council during the award of the construction contract to appropriate the funds when the actual amount of construction is known.

ATTACHMENTS:

1. Interwest Amendment #1

September 9, 2024

Jason Waters
City of Hanford
900 South 10th Avenue
Hanford, CA 93230



Re: Revised: Downtown Traffic and Pedestrian Improvement Project – Amendment #1 to the City of Hanford Professional Services Agreement, dated June 5, 2023

Dear Mr. Waters,

Based off our bi-weekly project update meetings with the City of Hanford, the city is interested in replacing storm drain infrastructure from the intersection of Douty Street and 8th Street, toward Harris Street with new storm drain improvements based off recommendations from the cities storm drain master plan. The city has also expressed the importance of replacing the water and sewer infrastructure due to it being 40-50 years old. Lastly, the city has recently asked for a design change at the 90% plan submittal for an enhanced all way stop at the intersection of Douty Street and 7th Street. Our team is requesting additional hours and budget to add the Storm Drain, Water, and Sewer Design Services to the original consulting agreement. Our team is also requesting compensation for the change in design to an enhanced all way stop at the 90% submittal.

The additional scope of services is as follows:

- Conduct additional survey of drainage area requested by City with 1 site visit. Review survey data.
- Research and review all available existing and proposed storm drain, street, sewer videos, and topographic plans. Research and review all relevant storm water quality, storm drain master plans and hydrology available. Attend project progress meetings to discuss and incorporate changes.
- Research and review all available existing and proposed water and sewer plans, sewer videos, existing material and conditions. Attend project progress meetings to discuss and incorporate changes.
- Evaluate drywell options near the intersection of Irvine and 8th street where drainage is compromised.
- 30% geometric layout due to design change from roundabout to all way stop at the intersection of Douty Street and 7th Street.
- Reevaluate utilities, quantities, and project layout due to design change.
- Recreate 3D conceptual renderings of add alts with all way stop.
- Expedite plans, specifications, and cost estimate ready for bid prior to the grant deadline.
- Support during construction.

FEE PROPOSAL

TASK FOR AMENDMENT #1	Fee Type: T&M	Direct Cost
*Conduct additional survey of drainage area requested by City with 1 site visit. Review survey data.	\$ 2,500.00	\$ 9,754.48
*Research and review all available existing and proposed storm drain, street, and topographic plans. Research and review all relevant storm water quality, storm drain master plans and hydrology available. Attend project progress meeting to discuss and incorporate changes.	\$ 8,000.00	
*Research and review all available existing and proposed water and sewer plans, sewer videos, existing material and conditions. Attend project progress meetings to discuss and incorporate changes.	\$ 8,000.00	
*Evaluate drywell options near the intersection of Irvine and 8th street where drainage is compromised.	\$ 5,000.00	
*Expedited design change from the 90% roundabout to an all way stop at the intersection of Dooty Street and 7th Street.	\$ 20,000.00	
*Reevaluate utilities, quantities, project layout, parking and recreate 3D conceptual renderings of add alts with the all way stop.	\$ 10,000.00	
*Provide 90%, 100% draft plans, specifications, and cost estimates to include drainage, water, sewer, and all way stop improvements ready for bid by grant deadline.	\$ 25,000.00	
*Support during construction	\$ 5,000.00	
TOTAL:	\$ 83,500.00	\$ 9,754.48
TOTAL ESTIMATED NTE COST:	\$93,254.48	

As shown in the Fee Proposal Table, the total updated Not-To-Exceed budget to complete the additional scope of services as outlined in this amendment #1 proposal letter is \$93,254.48. Our team is confident with the latest addition to the scope of work that we will be able to expedite our design and deliver this project as requested by the city.

In conclusion, we appreciate the opportunity to present this amendment #1 letter proposal and look forward to continuing to provide the City of Hanford with excellent service. Please do not hesitate to contact Scott Harrison at 407-739-4805 should you have any questions.

Respectfully Submitted,



Paul Meschino

President - Interwest Consulting Group



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Council reconsideration of the Approval of a contract with 4Creeks Inc., to provide Construction Management and Inspection Services for the Downtown Traffic and Pedestrian Improvement Project in an amount not exceed \$506,853.

RECOMMENDATION:

Recommendation: That the City Council, by motion, authorize the City Manager to enter into a contract with 4Creeks Inc, of Hanford, CA, to provide Construction Management and Inspection Services for the Downtown Traffic and Pedestrian Improvement Project in the not to exceed amount of \$506,853.

Recommended Motion: I move to authorize the City Manager to enter into a contract with 4Creeks Inc, of Hanford, CA for the Construction Management and Inspection Services for the Downtown Traffic and Pedestrian Improvement Project in the not to exceed amount of \$506,853.

BACKGROUND:

City staff presented to the City Council on August 20th, 2024, requesting authorization to enter into a contract with 4-Creeks Inc. for construction management services. However, no motion was carried regarding the contract. The City Council requested further discussion on the project at a future meeting. At the upcoming Council meeting on September 17th, 2024, City staff will provide an update along with additional information and options for moving forward with the project. The potential design scope change will not affect the scope of the construction management contract. Therefore, City staff requests that the CM contract be authorized by motion if the project proceeds. These services are essential for the successful completion of the project. Currently, there is no designated staff member available to provide these services for the project. While we have qualified staff members who could complete these services in-house, doing so would drastically impact other critical projects, causing them to be put on hold or significantly delaying their timelines.

PROJECT SUMMARY:

The City of Hanford is making significant progress on the Downtown Pedestrian Improvement Project, now at 60% design completion. The project will improve traffic flow and pedestrian safety, increase parking availability, incorporate traffic-calming features, improve stormwater drainage, upgrade existing water and sewer lines, improve lighting, improve ADA accessibility, replace trees and landscaping, and include several other streetscape enhancements.

As part of the project, the all-way stop at Douty and Seventh Street will be replaced by a new

enhanced intersection (the design of which will be a subject of discussion as a separate agenda item at the September 17, 2024 City Council Meeting), while the intersections at Sixth and Eighth Streets will remain all-way stops. The signal at Seventh and Irwin will be replaced by bulb-outs and all-way stops. Planned improvements also include new sidewalks, curbs, gutters, upgraded street structural sections, drainage enhancements, utility relocations, and other necessary updates. Streetscape enhancements will focus on Douty Street from Sixth to Eighth Streets and Seventh Street from Douty to Irwin, with features such as landscaping, decorative lighting, planters, and historical signs, all designed to improve walkability and safety. Additionally, Douty Street between Sixth and Eighth Streets will be transformed to include diagonal parking,

City Staff is also working with Interwest to upgrade the 40-year-old water lines beneath Douty and 7th Street. The 2017 Water Master Plan showed no deficiencies, but given the lines' age and the cost of repaving, staff recommends replacing the lines with this project. This will improve water system reliability and prevent potential issues or repairs after the new pavement is installed, ensuring a more durable solution for the community. Existing sanitary sewers are also being reviewed for possible rehabilitation or replacement.

City staff has recently advertised for Construction Management services, moving the project closer to the construction phase. The Construction Management firm will be responsible for overseeing construction to ensure it stays on track, within budget, and meets quality standards. The consultant will coordinate with contractors, conduct regular inspections, enforce safety regulations, and address any issues that arise. For this project, it is recommended that 4Creeks provide these services, assist with public outreach efforts, provide inspection services for nighttime work, and offer other construction-related support as needed. 4Creeks has an in-house marketing officer who will manage public outreach components; given the project's complexity, coordination needs, and phased approach. Constant attention will be required to ensure all construction phases are executed smoothly, and the team will help keep the community informed about the project and its progress. The project is currently on schedule to advertise and award a construction contract prior to the end of 2024.

SELECTION PROCESS:

Staff published a request for proposals (RFP) for construction management and inspection services beginning July 11, 2024 through August 6, 2024. The City of Hanford received one proposal in response to the advertised Request for Proposals, RFP 2024-24, for the Downtown Traffic and Pedestrian Improvement Project. The following single proposal was received:

Company:	Location:
1.4Creeks Inc	Visalia, Ca

4Creeks was found technically qualified to do the work. Following review of their proposal and reference checks, staff determined4Creeks Inc as a qualified candidate due to their portfolio of construction management projects of similar size and scale, and experience coordinating with the public on projects that impact regular pedestrian traffic.

4Creeks Inc has managed many recent projects in California and across the Central Valley including:

1. The Farmersville Widening Project
2. The City of Visalia's Akers & 198 Interchange Widening Project
3. The City of Exeter's Visalia Road Improvement Project, Phase 1

4. Pratt, Mefford & Choice Improvement Project

4Creeks Inc comes highly recommended, receiving praise from their references. These references include Frank Senteno from City of Hanford, Jennifer Gomez formerly from City of Farmersville, and Nick Bartsch from City of Visalia. Their references described them as an amazing partner, an efficient problem solver, easy to work with, quick to respond, and passionate about their work. 4Creeks's references expressed willingness to work with them again in the future. Jennifer Gomes from City of Farmersville said, "Their [4Creeks] knowledge of the construction process was proven quickly in their ability to identify construction issues in the plans and the field and provide cost-effective and innovative solutions to keep the project moving forward."

In addition to 4 Creeks' impressive references, they have demonstrated their expertise through numerous successful projects completed on time and within budget. This can be attributed in part to their team's excellent problem-solving skills, industry experience, and strong collaboration techniques. 4-Creeks has several offices in the Central Valley, including one in Hanford.

PRIOR COUNCIL ACTION:

On May 5, 2015, staff presented an item to City Council for the removal of five midblock crosswalks. These crosswalk locations were determined to be non-compliant with current ADA requirements and needed excessive improvements to bring them into compliance. At that time, the Council heard comments and voted to remove two of the five crosswalks and to evaluate the others for upgrades to meet ADA compliance.

In September 2018, as directed by the City Council, a Downtown Pedestrian and Vehicular Safety Committee was formed. The purpose of forming that committee was to meet with staff and consultants to discuss the potential for converting some downtown streets to one-way streets, traffic calming at intersections, safety lighting, and traffic controls in the downtown area. The intention was then to meet with the City Council and provide recommendations for a final report and plan for downtown improvements that would benefit pedestrian and vehicular safety. The committee consisted of local downtown business owners and representatives.

At the February 16, 2021, City Council meeting, staff, along with the City's consultant, Peters Engineering, presented the Council with the results of the Downtown Committee's recommendations for the Downtown Pedestrian Safety & Traffic Circulation Study. At that meeting, the Council directed staff to move forward with the recommendations of the committee. The recommendations included roundabouts along Douty Street at Sixth, Seventh, and Eighth Streets, the removal of five midblock crosswalks on Irwin, Douty, and Sixth Streets, and the construction of pedestrian curb extensions at twenty-eight intersections in the downtown study area.

At the September 7, 2021, City Council Study Session, staff discussed the downtown traffic circulation and related improvements to improve safety and walkability, as well as potential funding opportunities from the Clean California Local Grant Program administered by the California Department of Transportation. Staff presented the committee's project recommendations for the Council's review and direction. The Council further discussed the midblock crosswalks and the project budget. It was the Council's consensus to direct staff to move forward with the recommendations. Additional appropriations would be presented to the Council at a future meeting for review and approval.

At the June 21, 2022, Council meeting Study Session, staff presented the ARPA funding information

to Council and requested approval for allocations. Council approved the recommendation to allocate \$4.4 million for Downtown Street Economic Development, including improvements to Sixth Street, Seventh Street, and Eighth Street. Should additional funding become available, or if existing funding is redirected, additional downtown intersections could be improved with curb extensions as identified in the Study.

At the December 6, 2022, City Council meeting, Council requested that staff present the potential development scenarios for the downtown, including the implications of including a roundabout at Seventh and Douty, three roundabouts on Douty, and four-way stops on Douty.

At the December 20, 2022, City Council meeting, as requested by Council, Peters Engineering Group, along with City staff, presented the development scenarios and the implications for traffic, parking, future planning, and budget for each scenario. Council directed staff to circulate a Request for Proposals for the design of pedestrian improvements and a single roundabout at Seventh and Douty.

At the May 5, 2023, meeting, Council approved the design award to Interwest Consulting Group for the Downtown Traffic and Pedestrian Improvement Project. This includes designing a roundabout at Douty Street and Seventh Street with ADA-compliant features, reconfiguring Douty Street from four lanes to two lanes with angled parking, and implementing streetscape improvements on both Douty Street and Seventh Street. Additionally, the project entails removing traffic signals at the intersections of Seventh and Harris, Seventh and Irwin, and Seventh and Douty, and replacing them with bulb-outs, four-way stops, and a roundabout.

At the August 20th, 2024, meeting, City staff provided an update on the project's progress and schedule. Following the update, staff requested approval of the construction management (CM) contract. However, no motion was carried. The City Council requested additional information and discussion on the project at a future council meeting.

FISCAL IMPACT:

Design and construction of this project will be funded using ARPA funds, TDA/RSTP, water funds, sewer, stormwater funds and the USDA – Urban Forestry Grant. This project has a total ARPA allocation of \$4.416 million for design, construction management, and project construction and must be obligated by the end of 2024, with all funding spent by the end of 2026.

The construction management fee provided by 4Creeks, Inc. for the Downtown Pedestrian Improvement Project is approximately 10% of the estimated construction cost. The not-to-exceed amount from 4Creeks is \$506,853, which falls within the allocated budget. This fee is based on a 9-month construction period and has been found to be reasonable in accordance with similar service-based fees. Below is an estimated breakdown of costs associated with this project:

Budget Summary:	
Available Funding:	
ARPA Grant	\$ 4,416,000.00
USDA - Urban Forestry Grant	\$ 230,000.00
Storm, Water, and Sewer funds	\$ 1,507,300.00
TDA/RSTP (Transportation Funding)	\$ 1,400,000.00

<i>Total Available Funding:</i>	\$	7,553,300.00
Estimated Project Costs:		
Construction (Interwest's Estimate)	\$	4,650,000.00
Utilities (Storm, Sewer, Water)	\$	1,400,000.00
Architect/Engineer (Interwest Consulting Grp)	\$	391,944.72
Construction Manager (Per Submitted Fee)	\$	506,853.00
Surveying (2%)	\$	93,000.00
Construction Contingency (10%)	\$	465,000.00
permits/fees (1%)	\$	46,500.00
<i>Total Estimated Project Costs</i>	\$	7,553,297.72

The construction estimate above is based on 60% level engineering plans and is therefore still in flux. 4Creeks will be working with City staff to complete a value engineering (costs savings) assessment. In preliminary discussions, there are items that can be adjusted to help reduce the construction cost. Those items include using an enhanced concrete instead of pavers. This and other items will be looked at with City staff and the Construction Manager to reduce project costs but maintain high quality.

Note that the above identified USDA, Utilities, and Transportation funds will require an appropriation, but final amounts will be recommended at the time of award when actual costs are known.

City staff is implementing a cost allocation strategy for the construction management (CM) contract based on the project's water, stormwater, and transportation related components to match appropriate funding sources. Interwest, the City's design consultant, has provided preliminary estimates indicating that approximately 10% of the construction costs are stormwater-related, 15% are water-related, and the remaining 75% can be covered by the ARPA grant or Transportation funds. Staff will apply these percentages to the CM contract, ensuring that the costs are proportionately funded by the appropriate sources. This approach ensures that the funding is accurately distributed according to the specific components of the project.

City staff is also reviewing the requirements of the USDA – Urban Forestry Grant and may be able to pull additional funding from this grant to cover more of the landscaping improvements in the project.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 9/17/2024

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Introduction of Ordinance No. 24-08, Amending Hanford Municipal Code Chapter 12.24 to severely restrict sitting, lying down, and sleeping on public and private properties and the addition of provisions to address camping on private property and prohibiting trespassing on business premises.

RECOMMENDATION:

Recommendation: It is recommended that the Council, by motion, waive the first reading of Ordinance No. 24-08 and pass the Ordinance to a second reading.

Recommended Motion: I move to waive the first reading of Ordinance No. 24-08 and pass the Ordinance to a second reading.

BACKGROUND:

Hanford Municipal Code Chapter 12.24 currently contains provisions that limit camping on public property and establishes regulations regarding use of City parks.

The United States Supreme Court recently issued a decision in *Grants Pass v. Johnson*, in which the Court determined that enforcement of a camping ordinance against homeless persons does not violate the Eighth Amendment of the U.S. Constitution, which prohibits cruel and unusual punishment.

Through Executive Order No. N-1-24, Governor Newsom ordered State agencies to adopt policies to address encampments. The Executive Order is not binding on local agencies, although, "Local governments are encouraged to adopt policies consistent with [the] Order and to use all available resources and infrastructure, including resources provided by the State's historic investments in housing and intervention programs where appropriate and available, to take action with the urgency this crisis demands to humanely remove encampments from public spaces, prioritizing those encampments that most threaten the life, health, and safety of those in and around them."

In response to the Supreme Court's decision and Executive Order No. N-1-24, an amendment to Hanford Municipal Code Ch. 12.24 has been prepared to address the following:

1. Existing camping restrictions include an exemption for homeless individuals. This exemption will be eliminated.
2. Restrictions regarding the storage of personal belongings on public property currently include an exemption for homeless individuals. This exemption will be eliminated.

3. New restrictions and prohibitions will be added to Ch. 12.24:
 - a. Sitting, lying down, and sleeping on public and private properties will be restricted.
 - b. Use of vehicles for habitation will be prohibited.
 - c. Camping regulations will be expanded to address camping on private property.
 - d. Trespassing on business premises will be prohibited.
4. The following remedies will be added to Ch. 12.24:
 - a. Violations will constitute a misdemeanor, and conviction may result in confinement for up to one (1) year in county jail and/or a \$1,000.00 per-violation fine. The Kings County Superior Court is, however, encouraged to grant diversion or probation with a condition that an offender completes a rehabilitation program, which is consistent with Executive Order N-1-24's intent that a humane approach be utilized.
 - b. A citing officer may, in lieu of arrest, elect to take a violator to a facility providing social services related to mental health, housing, and/or substance abuse treatment.
 - c. In lieu of criminal remedies, the City may pursue civil or administrative remedies (e.g., issuance of administrative citations).
 - d. The City may issue an exclusion order for park violations if two or more citations are issued to a person during a period of one hundred eighty (180) days or a person is issued one citation for violating any State law.

While violation of Ch. 12.24 may result in the issuance of criminal citations that could result in imprisonment, such remedy will depend on the successful prosecution of an offender by the Kings County District Attorney. In the event of prosecution, the defendant will be allowed to offer a defense. In the Grants Pass case, the Supreme Court recognized that the defense of necessity could be a valid defense for a homeless person who violates a camping ordinance. In other words, a homeless person will not be convicted of violating a camping ordinance if the offender camps on public property out of necessity because they have nowhere else to go.

A redline draft of the revised Ch. 12.24 is attached, which highlights proposed revisions.

FISCAL IMPACT:

None

ATTACHMENTS:

1. 2024.09.17 Ordinance 24-08
2. 2024.09.17 HMC Ch. 12.24 Additional Rules Governing Public and Private Properties (redline).docx
3. 2024.09.17 HMC CH. 12.24 Additional Rules Governing Public and Private Properties (Final)

ORDINANCE NO. 24-08
AN ORDINANCE OF THE CITY OF HANFORD
AMENDING HANFORD MUNICIPAL CODE CHAPTER 12.24,
REGULATING PUBLIC AND PRIVATE PROPERTIES

The City Council of Hanford does ordain as follows:

Section 1. Chapter 12.24 of Title 12 of the Hanford Municipal Code is hereby amended and restated as set forth in the attached Exhibit “A,” which is incorporated herein by reference:

Section 2: This Ordinance shall take effect thirty (30) days after its adoption and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2024 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

TRAVIS PADEN
MAYOR of the City of Hanford

Attest:

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing Ordinance was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2024.

Date: _____

City Clerk

EXHIBIT “A”

12.24.070 Trespassing on business premises prohibited.

A. Restrictions.

1. No person shall willfully remain on any business premises, whether indoors or outdoors, after being notified by the owner, tenant, or other person in charge thereof to leave.

2. No person, without permission, express or implied, of the owner, tenant, or other person in charge of business premises, shall enter upon such premises after having been notified by the owner, tenant, or other person in charge thereof to keep off or to keep away from the business premises.

3. The notification referred to in Subsection 1. and 2. above may be given orally or in the form of a written notice, posted in any conspicuous place, and, in either case, the notice shall identify the prohibited area and the time period, if limited, during which such prohibition remains in effect.

B. Exceptions. This section shall not apply to any of the following instances:

1. When its application results in, or is coupled with, any act prohibited by the Unruh Civil Rights Act, or any other provision of law relating to prohibited discrimination against any period.

2. When its application results in, or is coupled with, an act prohibited by California Penal Code Section 365 or any other provision of law relating to the duties of innkeepers.

3. When public officers or employees are acting within the course and scope of their employment or in the performance of their official duties.

4. When the application would result in an interference with or an inhibition of any exercise of a constitutionally protected right of speech or assembly.

Chapter 12.24 ADDITIONAL RULES GOVERNING PUBLIC AND PRIVATE PROPERTIES

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12.24.010 Purpose and findings.

12.24.020 Definitions.

12.24.030 Sitting, lying down, and sleeping restricted.

Deleted: 12.24.030 Camping in parks, recreation areas, and other facilities prohibited.

12.24.040 Use of vehicles for human habitation prohibited.

12.24.050 Camping on public property prohibited.

12.24.060 Camping on private property restricted.

12.24.070 Trespassing on business premises prohibited

12.24.080 Storage of personal belongings prohibited.

12.24.090 Fires prohibited.

12.24.100 Littering, personal waste, and dumping prohibited.

12.24.110 Resource protection.

12.24.120 Animals and pets.

12.24.130 Violation—Remedies.

12.24.140 Severability

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12.24.010 Purpose and findings.

The purpose of this chapter is to protect private and public property and control activities at such properties that may pose a risk to health or safety, or which may negatively affect the enjoyment of such property by an owner or tenant, if private property, or the public, if public property. The city council of the city of Hanford finds:

A. The city has invested millions of dollars in its public facilities, including, without limitation, parks, that are designed to be used by the entire population of Hanford.

B. The act of sitting, lying down, sleeping, and the storage of personal property on public property may: (i) interfere with the public's use of such facilities; (ii) interfere with the operations of such facilities; and/or (iii) pose a danger to the health and safety of others, and such activities must be limited or prohibited altogether.

C. The use of vehicles on rights-of-way for habitation poses a danger to the health and safety of vehicle occupants and the public as rights-of-way are not designed for such use.

D. City parks are used for a variety of purposes, including periodic heavy use by families with children. Park usage may be limited by the large number of people that use parks and by other aspects of each park, including shape, location, nature of amenities, and competing uses of facilities. The lack of camping accommodations and the uncontrolled placement of camping sites in parks presents a clear danger to persons using, crossing, or playing in parks. These dangers include the potential for health hazards, criminal activity, interference with handicapped accessibility, and physical injury. These hazards are demonstrated through activity that has occurred within the city and in other communities. City parks are designed to facilitate temporary experiences within set hours of operation, to ensure the ability of city personnel to properly maintain the grounds. In keeping with this requirement, permanent or overnight encampments would prevent the city from maintaining its parks.

E. Public facilities within the city are not designed to be used as camping sites and lack the infrastructure necessary to provide a safe and proper camping experience. Public facilities lack, to differing degrees, showers, restrooms, lighting, electricity, security, washing facilities, burn pits, adequate refuse containers, potable water, kitchen facilities, and other facilities needed for safe camping.

F. The unauthorized use of public property, including, without limitations parks and rights-of-way, for the storage of unlimited amounts of personal property interferes with the rights of other members of the public to use such facilities for their intended purposes and creates a public health or safety hazard.

G. These factors constitute an unreasonable interference with the use of public property by the community and are injurious to health and safety, offensive to the senses, create visual blight, and constitute a public nuisance.

H. Sleeping, sitting, lying down, storage of personal property, and trespassing on private property without authorization violate the property rights of the owner and/or tenant of the private property and are contrary to public interest.

12.24.020 Definitions.

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section:

“Bulky item” means any item that is too large to fit in a sixty (60) gallon trash container with the lid closed, including, but not limited to, a tent, mattress, couch, chair, or other furniture or appliance. “Bulky item” does not include a portable, collapsible picnic chair or table.

“Business” means a commercial, industrial, professional, or other form of enterprise.

“Business premises” means real property at which a private party engages in business.

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"Camp" or "camping" means placing, setting up, or utilizing camping equipment. Camping does not include use of umbrellas or sunshades at a park during the time a park is open to the public. An activity shall constitute camping when it reasonably appears, in light of all the circumstances, the participant conducting these activities is in fact using the area as a sleeping or living accommodation regardless of the intent of the participant or the nature of any other activities in which they may also be engaging.

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"Camping equipment," "camping paraphernalia," or "camp facilities" means tents, tarpaulins, lean-tos, huts, structures made of cardboard, or similar make-shift temporary shelters (whether commercially produced or improvised from random materials), as well as cooking facilities, hammocks, ground cover, mattresses, bedding, sleeping bags, cots, buckets, furniture, or similar items used for living in the outdoors.

"City parks" or "parks" means publicly owned naturalistic and/or recreation areas in urban environments. These areas are open to the public to offer recreation and/or green space to residents and visitors of the city.

"Park amenities" means any man-made structure or improvement, monument, statue, vase, fountain, pole, wall, fence, railing, bench, picnic table, trash receptacle, arbor, shade structure, playground, splash pad, building, landscaping, natural vegetation, lighting system, sprinkler system, walking or biking trails, paths or walkways, waterways, and other man-made or natural amenities found in a park.

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"Parks," "Park and recreation facilities" and "park/recreation areas" means all parks and their associated open spaces, trails, park amenities, buildings, and recreation facilities offered to the public within the boundaries of the city, and which are owned, operated, and/or maintained by the city.

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"Park personnel" means those people employed by the city who are responsible for the maintenance, operation, protection, or management of any city park or facility.

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"Personal property" means tangible personal belongings or possessions, which shall include: (i) any movable or tangible thing that is subject to ownership; and (ii) property or chattels that can be seen, weighed, measured, felt, or touched or which is in any other manner perceptible to the senses.

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"Private property" means real property not owned or controlled by a public entity, including, but not limited to, buildings, streets, sidewalks, alleys, and improved or unimproved land.

"Public property" means real property owned or controlled by a public entity, including, without limitation, buildings, streets, sidewalks, trails, alleys, medians, greenways, easements, parks, waterways, stormwater drainage basins, rights-of-way, amenities, and improved or unimproved land.

“Restroom facilities” means a public toilet that is a small room or small building with toilets and/or urinals, which do not belong to a particular household, and are available for use by the general public, customers, travelers, etc. Restroom facilities include privately owned portable toilet facilities contracted by the city and temporarily placed at a location for public use.

“Right-of-way” means all publicly or privately owned or controlled streets, sidewalks, bicycle and pedestrian trails and paths, alleys, medians, park strips, greenways, parking lots, easements, waterways, canal banks, and other forms of rights-of-way.

“Store,” “stored,” or “storage” means to put aside or accumulate personal property, whether attended or unattended, public property or private property without written authorization of the owner or tenant controlling the property. Moving personal property from one (1) location to another at a public or private or private property, or returning personal property to the same block on a daily or regular basis shall be considered storage of such property and shall not be considered removal of the belongings. This definition shall not include any placement of personal property on public or private property that is authorized by statute, ordinance, permit, or regulation, or by written permission of the party that owns or controls the real property at which the personal property is placed.

“Tent” means a collapsible shelter made of fabric such as nylon or canvas or a tarp stretched and sustained by supports, which is not open on all sides and which hinders an unobstructed view behind or into the area surrounded by the fabric.

“Umbrellas or sunshades” means any canopy or cover that is open on all sides, from ground level to the top of the structure, and consists of pliable tent-like material such as canvas, plastic, nylon, or other synthetic fabric, and that is held aloft by one or more supporting metal, plastic, or wooden poles.

“Vehicle” means: (i) a vehicle, as defined by Vehicle Code Section 670; (ii) a house car, as defined by Vehicle Code Section 362; (iii) a camper, as defined by Vehicle Code Section 243; or (iv) a trailer coach, as defined by Vehicle Code Section 635.

12.24.030 Sitting, lying down, and sleeping restricted.

A. Unless otherwise allowed by statute, ordinance, permit, or regulation, it is unlawful and a public nuisance for any person to sit, lie down, or sleep in or on the following:

1. Public property, with the exception of parks.
2. Parks; provided however, sitting is allowed during hours that a park is open to the public.
3. Outdoor areas of private property; provided however, such prohibition shall not apply to the owner or tenant of private property engaging in otherwise legal activity at property that they own or lease.

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Deleted: -owned or publicly-controlled property or accumulate it for use when needed; to place personal property in a public park/recreation area or on other publicly-owned or -controlled property for safekeeping; and/or to leave personal property unattended in a public park/recreation area or on other publicly-owned or -controlled property.

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Deleted: In order to qualify as a tent for purposes of this chapter, a tent, when deconstructed, must be able to fit within a sixty (60) gallon container with the lid closed.

B. In addition to any other remedy provided herein or under law, any person found in violation of this section may be immediately removed from the premises.

12.24.040 Use of vehicles for human habitation prohibited.

A. No person shall use or occupy any vehicle for human habitation on public property or private property. Habitation shall be deemed to exist when it reasonably appears, in light of all circumstances, that a person is using a vehicle as a place of residence or accommodation. Relevant facts will include, without limitation, sleeping, cooking, eating, or resting in a vehicle, either singly or in groups, possession inside or on a vehicle of items that are not associated with ordinary vehicle use, such as a sleeping bag, bedroll, blanket, sheet, pillow, kitchen utensils, cookware, cooking equipment, or bodily fluids.

B. Nothing herein precludes the enforcement of any other laws, including, without limitation, parking restrictions.

12.24.050 Camping on public property restricted.

A. It is unlawful and a public nuisance for any person to engage in the following on public property:

1. Establish, maintain, or operate a camp or occupy camp facilities, including, without limitation, a tent or similar temporary shelter or improvised make-shift structure from random items; or,

2. Utilize camping equipment or camping paraphernalia while camping or occupying camping facilities.

"Establish" means setting up or moving camping equipment or camp paraphernalia on such property to camp or operate camp facilities. "Maintain" means keeping or permitting camping equipment or camping paraphernalia on public property in order to camp or operate camping facilities. "Operate" means participating or assisting in establishing or maintaining a camp or camping facilities.

B. Camping may, however, be permitted at park and recreation facilities in conjunction with any city-sponsored and approved event.

C. The use of park restroom facilities shall be available to all patrons. Camping and/or sleeping in park restroom facilities would interfere with the public's use of such facilities, and, therefore, camping, sleeping, and lying down in park restroom facilities is prohibited. This chapter shall not be interpreted to allow the public use of city restroom facilities that are normally reserved for the use by city employees.

12.24.060 Camping on private property restricted.

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B. Notwithstanding the provisions of subsection A. above, an individual or family unit experiencing homelessness shall not violate subsection A. by camping in a park/recreation area or other publicly-owned or -controlled property unless: (i) there is available shelter as defined above; (ii) they interfere with or impede the performance of maintenance, repair, or improvement work conducted by a city employee or contractor; (iii) such activity creates a public health or safety risk or violates federal, state, or local laws or regulations, including, without limitation, regulations establishing disabled access requirements.¶

C. Notwithstanding the exemption provided for in subsection B. above, camping facilities, camping equipment, and camping paraphernalia may not be affixed or attached to, or constructed upon or with, or otherwise located within ten (10) feet of any park amenities or structures.¶

D. Notwithstanding the exemption provided for in subsection B. above, camping facilities, camping equipment, and camping paraphernalia may not be located or utilized within any waterways or drainage basins.¶

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A. Except as provided in this section, it is unlawful and a public nuisance for any person(s) to establish, maintain, or operate a camp or occupy camp facilities, and to utilize camping equipment or camping paraphernalia while camping or occupying camping facilities on private property not zoned for such activity or otherwise authorized by the necessary land use entitlement(s) for such activities.

B. Nothing contained herein shall, however, prohibit camping on private property by the owner or tenant of such property if such activity is a permitted use under and satisfies the requirements of Title 17 of this code and all health and sanitation requirements of the State of California and Kings County.

12.24.070 Trespassing on business premises prohibited.

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A. Restrictions.

1. No person shall willfully remain on any business premises, whether indoors or outdoors, after being notified by the owner, tenant, or other person in charge thereof to leave.

2. No person, without permission, express or implied, of the owner, tenant, or other person in charge of business premises, shall enter upon such premises after having been notified by the owner, tenant, or other person in charge thereof to keep off or to keep away from the business premises.

3. The notification referred to in Subsection 1. and 2. above may be given orally or in the form of a written notice, posted in any conspicuous place, and, in either case, the notice shall identify the prohibited area and the time period, if limited, during which such prohibition remains in effect.

B. Exceptions. This section shall not apply to any of the following instances:

1. When its application results in, or is coupled with, any act prohibited by the Unruh Civil Rights Act, or any other provision of law relating to prohibited discrimination against any period.

2. When its application results in, or is coupled with, an act prohibited by California Penal Code Section 365 or any other provision of law relating to the duties of innkeepers.

3. When public officers or employees are acting within the course and scope of their employment or in the performance of their official duties.

4. When the application would result in an interference with or an inhibition of any exercise of a constitutionally protected right of speech or assembly.

12.24.080 Storage of personal belongings prohibited.

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A. It is unlawful and a public nuisance for any person to store personal property, whether attended or unattended, on: (i) city-owned or -controlled property, except as otherwise approved in writing by the city manager or designee or by ordinance or resolution of the city council; or (ii) other public property without the written consent of the entity that owns or controls such property. Personal property stored in violation of this section may be impounded pursuant to the requirements of this section.

B. Unless specifically authorized by the chief of police, the city manager, or their designees in writing, no person shall possess at any public property: (i) any bulky item; or (ii) personal property that cumulatively exceeds the amount of property that could fit in a sixty (60) gallon trash receptacle with lid closed. Such limitations shall not, however, apply to the city or other public entity that operates or is responsible for public property.

C. It is unlawful and a public nuisance for any person to store personal property, whether attended or unattended, on private property not owned or leased by such person, unless: (i) approved in writing by the owner or lessee of the property; (ii) such storage does not endanger the health or safety of the public; and (iii) is otherwise permitted under this code. Personal property stored in violation of this section may be impounded pursuant to the provisions of this section.

D. The chief of police, the city manager, and their designees, are authorized to impound personal property pursuant to the provisions of this section and shall make provisions for the receipt and safekeeping of personal property coming into his or her possession pursuant to this section.

E. Notice Prior to Impoundment.

1. Stored personal property or personal property violating this chapter may be impounded without notice if there is a reasonable belief that it is abandoned, presents an immediate threat to public health or safety, is evidence of a crime, is evidence in a criminal investigation, or is contraband. Unattended personal property shall not be assumed to be abandoned and determination of whether personal property has been abandoned shall occur in accordance with federal and state law.

2. In matters in which subsection E.1. does not apply, personal property unlawfully stored on public or private property or personal property that otherwise violates this section shall be impounded only after a notice is posted on each tent, if tents are present, and in other distinct areas in the vicinity of the personal property at least seventy-two (72) hours prior to the commencement of abatement efforts, which advises that the personal property will be impounded if it is not removed. This notice will specify the following:

You must remove your belongings from the site by _____ a.m./p.m. on _____, 20____. You should not leave behind any belongings you want to keep. All belongings left behind may be removed by the City within forty-eight (48) hours of the time specified above. The City will post an Impound Notice for the belongings that the City takes and stores during the clean-up process.

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1. Notwithstanding these prohibitions, an individual or family unit experiencing homelessness shall not be in violation of this section and their belongings located within a park/recreation area or the outdoor portion of other publicly-owned or -controlled property may not be impounded unless: (i) there is available shelter as defined above; (ii) a belonging violates the restrictions described in subsection B. below; (iii) the personal property is maintained in a manner that interferes with or impedes the performance of maintenance, repair, or improvement work conducted by a city employee or contractor; or (iv) the personal property or the manner in which it is maintained creates a public health or safety risk or violates federal, state, or local laws or regulations, including, without limitation, regulations establishing disabled access requirements.¶

2. This subsection A. shall not be interpreted to allow any individual or family unit experiencing homelessness to leave their personal property unattended in a park/recreation area or the outdoor area of other publicly-owned or -controlled property, and unattended property shall be subject to the impoundment provisions contained below.¶ ... [1]

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If you wish to reduce the risk of losing valued belongings, you should try to keep those belongings on your person at all times, at a storage facility, or in visible, sanitary, and safely accessible bags or bins.

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Belongings that are hazardous, likely to become hazardous while stored, contraband and stolen items, or which pose a threat to public health and safety will be subject to immediate disposal by the City.

If your belongings are impounded, you can claim them by following the directions on the Impound Notice after the clean-up is completed. Information about how to claim your belongings is also available on the City's website. You may retrieve any impounded belongings without being asked about your criminal background or outstanding warrants.

The chief of police, the city manager, or their designees shall conduct abatement of a site at the time specified in the notice. If abatement is delayed or rescheduled, the chief of police, the city manager, or their designees may conduct abatement within forty-eight (48) hours of the time specified in the notice without posting a new notice. If abatement does not occur within forty-eight (48) hours of the time specified in a notice, the chief of police, the city manager, or their designees shall post a new notice prior to engaging in abatement activities.

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3. Notwithstanding the provisions of subsection E.2., the chief of police, the city manager, or their designees may engage in expedited abatement by giving the required pre-impound notice a minimum of three (3) hours prior to the commencement of abatement efforts if: (1) the City receives direction from the County of Kings or other governmental authority that abatement is necessary to preserve public health or safety; or (2) the chief of police, the city manager, or their designees observe or reasonably suspect that personal property creates a significant risk to public health or safety or a significant risk of property damage.

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E. If, at the time specified in a notice required by subsection E. above, personal property remains unlawfully stored on public or private property, that personal property may be impounded in accordance with the process identified below.

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1. The chief of police, the city manager, or their designees shall document the abatement and impoundment process as follows:

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a. Photograph or video record the site before any abatement begins;

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b. Open backpacks, purses, suitcases, and other containers to determine whether they contain items eligible for storage;

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c. Set out items in backpacks, purses, suitcases, and other containers and photograph or video record the items;

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d. Photograph or video record all items to be stored or which will be subject to immediate disposal;

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e. Photograph or video record the cleanup process; and,

f. Photograph or video record the site after abatement has concluded.

G. Personal property taken by the city during cleanup occurring pursuant to this chapter shall be stored unless it meets one (1) of the following disqualifying conditions:

1. Hazardous, including, without limitation, explosives, flammables, toxins, weapons, drug paraphernalia, or items contaminated with human waste, animal waste, insects, hazardous liquids, or mold;

2. Likely to become hazardous in storage, including perishables, wet material that may become moldy, and items covered in mud;

3. Contraband or stolen; or

4. Pose a threat to public health or safety or may become a threat to public health or safety during storage.

H. After abatement has concluded and when personal property is collected for impoundment, the chief of police, the city manager, or their designees shall post an Impound Notice at the location of the abatement that includes information on how a person can retrieve impounded items. Information about retrieval of impounded items shall also be available on the City's website.

I. Personal property impounded by the city pursuant to this section shall be retained for a period of at least ninety (90) days. If the personal property consists of money, it shall be deposited with the city's finance director or designee for a period of not less than ninety (90) days, unless sooner claimed by its owner. Personal property not claimed within ninety (90) days of the impoundment date shall be deemed to be abandoned personal property and will be subject to disposition as provided in this section.

J. During the time that any personal property is held by the city, it may be delivered or paid to its owner as follows:

1. The personal property shall be delivered upon proof of ownership satisfactory to the chief of police, the city manager, or their designees. A person may retrieve impounded items without inquiry into the person's criminal background or outstanding warrants.

2. If the personal property consists of money, it shall be paid to the owner upon written order from the chief of police, the city manager, or their designees to the director of finance. The chief of police, city manager, or their designees shall make such order upon the same proof of ownership and with the same notice as prescribed in the case of other personal property.

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Deleted: , after ten (10) days' notice by mail to any other person(s), if any, who has asserted a claim of ownership at any address given by such person(s).

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3. If ownership cannot be determined to the satisfaction of the chief of police, the city manager, or their designees, he or she may refuse to deliver the personal property or refuse to order the payment of such money to anyone until ordered to do so by a court of competent jurisdiction.

K. Upon expiration of the ninety (90) day impoundment period, any personal property held by the city ~~that is not retrieved by~~ the owner ~~shall be deemed abandoned and~~ may be appropriated for use by the city upon order of the city manager or his or her designee, upon finding that the personal property is needed for a public use. Any personal property not appropriated for city use may be disposed of at the discretion of the city manager or his or her designee. All unclaimed money received by the city, and not delivered to the owner during the ninety (90) day impoundment period shall thereafter be ~~deemed abandoned and~~ deposited in the general fund.

L. The provisions of this ~~section~~ shall not apply to personal property that is: (1) subject to confiscation pursuant to state or federal law; (2) evidence of a crime; or (3) evidence in an ongoing criminal investigation and/or civil proceeding pursuant to state or federal law.

12.24.090 Fires prohibited.

No person shall kindle or build a fire in park and recreation facilities or other publicly-owned or -controlled property, including within any portable fire rings, receptacle, or park amenity for the purpose of creating or containing a fire, unless a fire is allowed by the city in conjunction with any city sponsored and approved event. A fire that is lighted and maintained in a barbecue grill being utilized for cooking purposes only, and only in designated areas, shall, however, be exempt from this prohibition. Installed park grills are designed for charcoal-based cooking, and no other flammable material may be used in them. Grill fires shall be completely extinguished before leaving the park/recreation area. Fires solely for the purpose of personal warmth are not allowed, and park grills shall not be used as a trash receptacle.

12.24.100 Littering, personal waste, and dumping prohibited.

A. ~~Trash receptacles at parks~~ are provided for trash related to park activities. Park users shall deposit their trash in designated receptacles.

B. It is unlawful for any person to enter, occupy, or sleep in any trash receptacle or ~~trash enclosure within the city.~~

C. No person shall bring and leave refuse, furniture, or surplus material from another property, including home-based litter and refuse and/or business-related refuse, for the purpose of dumping it in any ~~public property or private property.~~

D. No person shall deposit or cause to be deposited urine, fecal matter, or other bodily discharges ~~on or at public property,~~ with the exception of the normal use of designated restrooms. Park and recreation facility restrooms and washrooms that are designated single-use, unisex facilities, are to be used by one person at a time for their designated purpose and for a reasonable time period. This rule shall not, ~~however,~~ apply to children under the age of eight (8) years, or

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A. Except as otherwise provided in this section, it is unlawful for any person to set up and utilize a tent, or similar temporary shelter or improvised make-shift structure from random items in park/recreation areas or on publicly-owned or -controlled property, except in conjunction with a city sponsored and approved event. The use of umbrellas or sunshades is permissible in a public park.¶

B. Notwithstanding the restrictions contained in subsection A., an individual or family unit that is experiencing homelessness will not be in violation of this section unless: (i) it is confirmed that there is available shelter as defined above; (ii) the tent is located or constructed in such a manner that interferes with the performance of maintenance, repair, or improvement work conducted by a city employee or contractor; (iii) the tent is inconsistent with the "tent" definition of Section 12.24.020 above; or (iv) the tent creates a public health or safety risk or violates federal, state, or local laws or regulations, including, without limitation, regulations establishing disabled access requirements. A prohibited tent will be subject to citation and to the impoundment procedures of Section 12.24.040. ¶ 12.24.060

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persons with special needs, who may be accompanied by a person responsible for that child or person.

12.24.110 Resource protection.

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A. Natural Features. It is unlawful for members of the public to engage in any of the following acts within any city park or facility:

1. Cut, pick, mutilate, or destroy any vegetation.

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2. Introduce any flora or fauna.

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3. Pick, dig up, cut, mutilate, destroy, injure, disturb, move, molest, burn, or carry away any tree, or plant, or portion thereof, including, but not limited to, leaf mold, flowers, foliage, berries, fruit, grass, fern, turf, humus, shrubs, cones, and dead wood.

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4. Place upon, attach, or secure to any tree, plant, shrub, rock, or other natural feature any rope, wire mark, writing, printing, card, display, placard, or object.

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B. Geological Features. It is unlawful for any member of the public to engage in the following acts within any city park or facility:

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1. Remove, cut, dig, or disfigure any soil, rock, or fossil.

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2. Dig up, pick, remove, mutilate, injure, or collect any historical or archaeological artifact or object.

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3. Disturb, deface, disfigure, mark on, or destroy any cave, rock formation, or any other naturally occurring feature.

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4. Deposit any earth, sand, rock, stone, or other substance, or dig such materials from any area.

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C. Water Features. It is unlawful for any member of the public to engage in the following acts within any city park or facility:

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1. Throw, discharge or otherwise place or cause to be placed into any fountain, pond, basin, or other body of water any substance, matter, or thing, liquid or solid, including, but without limitation to, particles or objects made of paper, metal, glass, styrofoam, garbage, rubbish, rubber, fuel, food matter, wood, fiber, and plastics, human waste, or other polluting substances of any kind.

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2. Discharge any wastewater, sewage, or effluents anywhere except in proper receptacles.

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3. Receive, bring or cause to be brought into any park/recreation area any species that poses a threat to the waters of such facility.

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D. Pesticides and Hazardous Materials. No person, with the exception of park personnel in the normal course of their duties, shall disperse or otherwise apply any pesticide or any other hazardous material within any city park or facility whether to the air, water, ground, or vegetation.

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E. Propagation of Plants and Animals. No person shall receive, bring or cause to be brought into any city park any animals or plants from any place for the purpose of propagation.

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F. Animals.

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1. No member of the public, shall or attempt to molest, hunt, disturb, injure, trap, take, net, poison, harm, tease or kill any kind of wild or domestic animal, bird, or reptile, or their eggs or nests, or fish.

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2. No member of the public shall release or abandon any animal, amphibian, bird, or reptile, dead or alive, within a city park.

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G. Climbing. It is unlawful for the public to climb any trees or structures at any park/recreation area, which were not designed for climbing.

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12.24.120 Animals and pets.

A. Animals in City Parks. A person may bring a dog or other animal into park/recreation areas subject to the following conditions, requirements, and mandates:

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H. Permanent Structures. No person shall erect or cause to be erected at parks and recreation facilities any structure that is not designed to be able to be moved each day.

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1. Dogs and other animals must be controlled by a leash not exceeding six (6) feet in length, or by a bridle, unless in an area specifically designated for such use (dog park). All domesticated dogs and cats are subject to H.M.C. Section 6.08.020 Restraint of Animals.

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2. Dogs in a designated off-leash area must be at all times under the control of and visible to the owner or person in control of the dog.

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3. It is unlawful to leave an animal unattended or abandoned in a park.

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4. It is unlawful to allow an animal to be in any portion of a park/recreation area where specifically prohibited.

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5. It is unlawful to keep or permit to remain in any park/recreation area any noisy, vicious, or dangerous animal, or an animal that unduly disturbs, bothers, inconveniences, or endangers other persons or animals.

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B. Animal Waste. The owner or any person responsible for bringing an animal into any park or recreation facility shall be responsible for removing any waste or refuse left by that animal and shall deposit it in a proper receptacle.

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12.24.130 Violation—Remedies.

A. A violation of this chapter is declared to be a public nuisance.

B. Any person who violates any of the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction, shall be confined for up to one (1) year in the Kings County Jail and/or fined up to one thousand dollars (\$1,000.00) per violation, plus payment of the costs incurred by the city for enforcing the provisions of this chapter.

1. Any individual charged with violation of this chapter, in lieu of being taken to jail may, at the election of the citing police officer and with the consent of the individual, be taken to a facility providing social services related to mental health, housing, and/or substance abuse treatment.

2. As an alternative to a fine or jail sentence, the city encourages the court to grant diversion or probation with a condition that the offender complete a rehabilitation program.

C. The city may institute civil actions or pursue administrative remedies, including, without limitation, the issuance of administrative citations, to abate or address a violation of this chapter.

D. With respect to any violation occurring at a park, an individual may be issued a written exclusion order by a law enforcement officer barring the individual from city parks for a period of one hundred eighty (180) calendar days, if within a one (1) year period, the individual:

1. Is issued two (2) or more citations for violating the provisions of this chapter; or

2. Is issued one (1) citation for violating any state law while in a park.

E. Nothing contained herein shall be interpreted to limit the remedies available to the city; rather, the city may pursue any remedies available under this code and/or state law to enforce the provisions of this chapter. Remedies shall be cumulative and non-exclusive.

12.24.140 Severability.

The city council declares that it would have adopted this chapter, sentence by sentence, paragraph by paragraph and section by section, and does hereby declare that the provisions of this chapter are severable, and, if for any reason any sentence, paragraph, or section of this chapter shall be held invalid, such decision shall not affect the validity of the remaining parts of this chapter. The provisions of this chapter shall be enforceable only to the extent they are consist with then-current federal, state, and case law.

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Chapter 12.24 ADDITIONAL RULES GOVERNING PUBLIC AND PRIVATE PROPERTIES

- 12.24.010 Purpose and findings.
- 12.24.020 Definitions.
- 12.24.030 Sitting, lying down, and sleeping restricted.
- 12.24.040 Use of vehicles for human habitation prohibited.
- 12.24.050 Camping on public property prohibited.
- 12.24.060 Camping on private property restricted.
- 12.24.070 Trespassing on business premises prohibited
- 12.24.080 Storage of personal belongings prohibited.
- 12.24.090 Fires prohibited.
- 12.24.100 Littering, personal waste, and dumping prohibited.
- 12.24.110 Resource protection.
- 12.24.120 Animals and pets.
- 12.24.130 Violation—Remedies.
- 12.24.140 Severability

12.24.010 Purpose and findings.

The purpose of this chapter is to protect private and public property and control activities at such properties that may pose a risk to health or safety or which may negatively affect the enjoyment of such property by an owner or tenant, if private property, or the public, if public property. The city council of the city of Hanford finds:

- A. The city has invested millions of dollars in its public facilities, including, without limitation, parks, that are designed to be used by the entire population of Hanford.
- B. The act of sitting, lying down, sleeping, and the storage of personal property on public property may: (i) interfere with the public's use of such facilities; (ii) interfere with the operations of such facilities; and/or (iii) pose a danger to the health and safety of others, and such activities must be limited or prohibited altogether.

C. The use of vehicles on rights-of-way for habitation poses a danger to the health and safety of vehicle occupants and the public as rights-of-way are not designed for such use.

D. City parks are used for a variety of purposes, including periodic heavy use by families with children. Park usage may be limited by the large number of people that use parks and by other aspects of each park, including shape, location, nature of amenities, and competing uses of facilities. The lack of camping accommodations and the uncontrolled placement of camping sites in parks presents a clear danger to persons using, crossing, or playing in parks. These dangers include the potential for health hazards, criminal activity, interference with handicapped accessibility, and physical injury. These hazards are demonstrated through activity that has occurred within the city and in other communities. City parks are designed to facilitate temporary experiences within set hours of operation to ensure the ability of city personnel to properly maintain the grounds. In keeping with this requirement, permanent or overnight encampments would prevent the city from maintaining its parks.

E. Public facilities within the city are not designed to be used as camping sites and lack the infrastructure necessary to provide a safe and proper camping experience. Public facilities lack, to differing degrees, showers, restrooms, lighting, electricity, security, washing facilities, burn pits, adequate refuse containers, potable water, kitchen facilities, and other facilities needed for safe camping.

F. The unauthorized use of public property, including, without limitations parks and rights-of-way, for the storage of unlimited amounts of personal property interferes with the rights of other members of the public to use such facilities for their intended purposes and creates a public health or safety hazard.

G. These factors constitute an unreasonable interference with the use of public property by the community and are injurious to health and safety, offensive to the senses, create visual blight, and constitute a public nuisance.

H. Sleeping, sitting, lying down, storage of personal property, and trespassing on private property without authorization violate the property rights of the owner and/or tenant of the private property and are contrary to public interest.

12.24.020 Definitions.

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section:

“Bulky item” means any item that is too large to fit in a sixty (60) gallon trash container with the lid closed, including, but not limited to, a tent, mattress, couch, chair, or other furniture or appliance. “Bulky item” does not include a portable, collapsible picnic chair or table.

“Business” means a commercial, industrial, professional, or other form of enterprise.

“Business premises” means real property at which a private party engages in business.

“Camp” or “camping” means placing, setting up, or utilizing camping equipment. Camping does not include use of umbrellas or sunshades at a park during the time a park is open to the public. An activity shall constitute camping when it reasonably appears, in light of all the circumstances, the participant conducting these activities is in fact using the area as a sleeping or living accommodation regardless of the intent of the participant or the nature of any other activities in which they may also be engaging.

“Camping equipment,” “camping paraphernalia,” or “camp facilities” means tents, tarpaulins, lean-tos, huts, structures made of cardboard, or similar make-shift temporary shelters (whether commercially produced or improvised from random materials), as well as cooking facilities, hammocks, ground cover, mattresses, bedding, sleeping bags, cots, buckets, furniture, or similar items used for living in the outdoors.

“City parks” or “parks” means publicly owned naturalistic and/or recreation areas in urban environments. These areas are open to the public to offer recreation and/or green space to residents and visitors of the city.

“Park amenities” means any man-made structure or improvement, monument, statue, vase, fountain, pole, wall, fence, railing, bench, picnic table, trash receptacle, arbor, shade structure, playground, splash pad, building, landscaping, natural vegetation, lighting system, sprinkler system, walking or biking trails, paths or walkways, waterways, and other man-made or natural amenities found in a park.

“Parks,” “Park and recreation facilities” and “park/recreation areas” means all parks and their associated open spaces, trails, park amenities, buildings, and recreation facilities offered to the public within the boundaries of the city, and which are owned, operated, and/or maintained by the city.

“Park personnel” means those people employed by the city who are responsible for the maintenance, operation, protection, or management of any city park or facility.

“Personal property” means tangible personal belongings or possessions, which shall include: (i) any movable or tangible thing that is subject to ownership; and (ii) property or chattels that can be seen, weighed, measured, felt, or touched or which is in any other manner perceptible to the senses.

“Private property” means real property not owned or controlled by a public entity, including, but not limited to, buildings, streets, sidewalks, alleys, and improved or unimproved land.

“Public property” means real property owned or controlled by a public entity, including, without limitation, buildings, streets, sidewalks, trails, alleys, medians, greenways, easements, parks, waterways, stormwater drainage basins, rights-of-way, amenities, and improved or unimproved land.

“Restroom facilities” means a public toilet that is a small room or small building with toilets and/or urinals, which do not belong to a particular household, and are available for use by the general public, customers, travelers, etc. Restroom facilities include privately owned portable toilet facilities contracted by the city and temporarily placed at a location for public use.

“Right-of-way” means all publicly or privately owned or controlled streets, sidewalks, bicycle and pedestrian trails and paths, alleys, medians, park strips, greenways, parking lots, easements, waterways, canal banks, and other forms of rights-of-way.

“Store,” “stored,” or “storage” means to put aside or accumulate personal property, whether attended or unattended, public property or private property without written authorization of the owner or tenant controlling the property. Moving personal property from one (1) location to another at a public or private or private property, or returning personal property to the same block on a daily or regular basis shall be considered storage of such property and shall not be considered removal of the belongings. This definition shall not include any placement of personal property on public or private property that is authorized by statute, ordinance, permit, or regulation, or by written permission of the party that owns or controls the real property at which the personal property is placed.

“Tent” means a collapsible shelter made of fabric such as nylon or canvas or a tarp stretched and sustained by supports, which is not open on all sides and which hinders an unobstructed view behind or into the area surrounded by the fabric.

“Umbrellas or sunshades” means any canopy or cover that is open on all sides, from ground level to the top of the structure, and consists of pliable tent-like material such as canvas, plastic, nylon, or other synthetic fabric, and that is held aloft by one or more supporting metal, plastic, or wooden poles.

“Vehicle” means: (i) a vehicle, as defined by Vehicle Code Section 670; (ii) a house car, as defined by Vehicle Code Section 362; (iii) a camper, as defined by Vehicle Code Section 243; or (iv) a trailer coach, as defined by Vehicle Code Section 635.

12.24.030 Sitting, lying down, and sleeping restricted.

A. Unless otherwise allowed by statute, ordinance, permit, or regulation, it is unlawful and a public nuisance for any person to sit, lie down, or sleep in or on the following:

1. Public property, with the exception of parks.
2. Parks; provided however, sitting is allowed during hours that a park is open to the public.
3. Outdoor areas of private property; provided however, such prohibition shall not apply to the owner or tenant of private property engaging in otherwise legal activity at property that they own or lease.

B. In addition to any other remedy provided herein or under law, any person found in violation of this section may be immediately removed from the premises.

12.24.040 Use of vehicles for human habitation prohibited.

A. No person shall use or occupy any vehicle for human habitation on public property or private property. Habitation shall be deemed to exist when it reasonably appears, in light of all circumstances, that a person is using a vehicle as a place of residence or accommodation. Relevant facts will include, without limitation, sleeping, cooking, eating, or resting in a vehicle, either singly or in groups, possession inside or on a vehicle of items that are not associated with ordinary vehicle use, such as a sleeping bag, bedroll, blanket, sheet, pillow, kitchen utensils, cookware, cooking equipment, or bodily fluids.

B. Nothing herein precludes the enforcement of any other laws, including, without limitation, parking restrictions.

12.24.050 Camping on public property restricted.

A. It is unlawful and a public nuisance for any person to engage in the following on public property:

1. Establish, maintain, or operate a camp or occupy camp facilities, including, without limitation, a tent or similar temporary shelter or improvised make-shift structure from random items; or

2. Utilize camping equipment or camping paraphernalia, while camping or occupying camping facilities.

“Establish” means setting up or moving camping equipment or camp paraphernalia on such property to camp or operate camp facilities. “Maintain” means keeping or permitting camping equipment or camping paraphernalia on public property in order to camp or operate camping facilities. “Operate” means participating or assisting in establishing or maintaining a camp or camping facilities.

B Camping may, however, be permitted at park and recreation facilities in conjunction with any city sponsored and approved event.

C. The use of park restroom facilities shall be available to all patrons. Camping and/or sleeping in park restroom facilities would interfere with the public’s use of such facilities, and, therefore, camping, sleeping, and lying down in park restroom facilities is prohibited. This chapter shall not be interpreted to allow the public use of city restroom facilities that are normally reserved for the use by city employees.

12.24.060 Camping on private property restricted.

A. Except as provided in this section, it is unlawful and a public nuisance for any person(s) to establish, maintain, or operate a camp or occupy camp facilities, and to utilize camping equipment or camping paraphernalia while camping or occupying camping facilities on private property not zoned for such activity or otherwise authorized by the necessary land use entitlement(s) for such activities.

B. Nothing contained herein shall, however, prohibit camping on private property by the owner or tenant of such property if such activity is a permitted use under and satisfies the requirements of Title 17 of this code and all health and sanitation requirements of the State of California and Kings County.

12.24.070 Trespassing on business premises prohibited.

A. Restrictions.

1. No person shall willfully remain on any business premises, whether indoors or outdoors, after being notified by the owner, tenant, or other person in charge thereof to leave.

2. No person, without permission, express or implied, of the owner, tenant, or other person in charge of business premises, shall enter upon such premises after having been notified by the owner, tenant, or other person in charge thereof to keep off or to keep away from the business premises.

3. The notification referred to in Subsection 1. and 2. above may be given orally or in the form of a written notice, posted in any conspicuous place, and, in either case, the notice shall identify the prohibited area and the time period, if limited, during which such prohibition remains in effect.

B. Exceptions. This section shall not apply to any of the following instances:

1. When its application results in, or is coupled with, any act prohibited by the Unruh Civil Rights Act, or any other provision of law relating to prohibited discrimination against any period.

2. When its application results in, or is coupled with, an act prohibited by California Penal Code Section 365 or any other provision of law relating to the duties of innkeepers.

3. When public officers or employees are acting within the course and scope of their employment or in the performance of their official duties.

4. When the application would result in an interference with or an inhibition of any exercise of a constitutionally protected right of speech or assembly.

12.24.080 Storage of personal belongings prohibited.

A. It is unlawful and a public nuisance for any person to store personal property, whether attended or unattended, on: (i) city-owned or -controlled property, except as otherwise approved in writing by the city manager or designee or by ordinance or resolution of the city council; or (ii) other public property without the written consent of the entity that owns or controls such property. Personal property stored in violation of this section may be impounded pursuant to the requirements of this section.

B Unless specifically authorized by the chief of police, the city manager, or their designees in writing, no person shall possess at any public property: (i) any bulky item; or (ii) personal property that cumulatively exceeds the amount of property that could fit in a sixty (60) gallon trash receptacle with lid closed. Such limitations shall not, however, apply to the city or other public entity that operates or is responsible for public property.

C. It is unlawful and a public nuisance for any person to store personal property, whether attended or unattended, on private property not owned or leased by such person, unless: (i) approved in writing by the owner or lessee of the property; (ii) such storage does not endanger the health or safety of the public; and (iii) is otherwise permitted under this code. Personal property stored in violation of this section may be impounded pursuant to the provisions of this section.

D. The chief of police, the city manager, and their designees, are authorized to impound personal property pursuant to the provisions of this section and shall make provisions for the receipt and safekeeping of personal property coming into his or her possession pursuant to this section.

E. Notice Prior to Impoundment.

1. Stored personal property or personal property violating this chapter may be impounded without notice if there is a reasonable belief that it is abandoned, presents an immediate threat to public health or safety, is evidence of a crime, is evidence in a criminal investigation, or is contraband. Unattended personal property shall not be assumed to be abandoned and determination of whether personal property has been abandoned shall occur in accordance with federal and state law.

2. In matters in which subsection E.1. does not apply, personal property unlawfully stored on public or private property or personal property that otherwise violates this section shall be impounded only after a notice is posted on each tent, if tents are present, and in other distinct areas in the vicinity of the personal property at least seventy-two (72) hours prior to the commencement of abatement efforts, which advises that the personal property will be impounded if it is not removed. This notice will specify the following:

You must remove your belongings from the site by _____ a.m./p.m. on _____, 20____. You should not leave behind any belongings you want to keep. All belongings left behind may be removed by the City within forty-eight (48) hours of the time specified above. The City will post an Impound Notice for the belongings that the City takes and stores during the clean-up process.

If you wish to reduce the risk of losing valued belongings, you should try to keep those belongings on your person at all times, at a storage facility, or in visible, sanitary, and safely accessible bags or bins.

Belongings that are hazardous, likely to become hazardous while stored, contraband and stolen items, or which pose a threat to public health and safety will be subject to immediate disposal by the City.

If your belongings are impounded, you can claim them by following the directions on the Impound Notice after the clean-up is completed. Information about how to claim your belongings is also available on the City's website. You may retrieve any impounded belongings without being asked about your criminal background or outstanding warrants.

The chief of police, the city manager, or their designees shall conduct abatement of a site at the time specified in the notice. If abatement is delayed or rescheduled, the chief of police, the city manager, or their designees may conduct abatement within forty-eight (48) hours of the time specified in the notice without posting a new notice. If abatement does not occur within forty-eight (48) hours of the time specified in a notice, the chief of police, the city manager, or their designees shall post a new notice prior to engaging in abatement activities.

3. Notwithstanding the provisions of subsection E.2., the chief of police, the city manager, or their designees may engage in expedited abatement by giving the required pre-impound notice a minimum of three (3) hours prior to the commencement of abatement efforts if: (1) the City receives direction from the County of Kings or other governmental authority that abatement is necessary to preserve public health or safety; or (2) the chief of police, the city manager, or their designees observe or reasonably suspect that personal property creates a significant risk to public health or safety or a significant risk of property damage.

F. If, at the time specified in a notice required by subsection E. above, personal property remains unlawfully stored on public or private property, that personal property may be impounded in accordance with the process identified below.

1. The chief of police, the city manager, or their designees shall document the abatement and impoundment process as follows:

- a. Photograph or video record the site before any abatement begins;
- b. Open backpacks, purses, suitcases, and other containers to determine whether they contain items eligible for storage;
- c. Set out items in backpacks, purses, suitcases, and other containers and photograph or video record the items;
- d. Photograph or video record all items to be stored or which will be subject to immediate disposal;

- e. Photograph or video record the cleanup process; and
- f. Photograph or video record the site after abatement has concluded.

G. Personal property taken by the city during cleanup occurring pursuant to this chapter shall be stored unless it meets one (1) of the following disqualifying conditions:

- 1. Hazardous, including, without limitation, explosives, flammables, toxins, weapons, drug paraphernalia, or items contaminated with human waste, animal waste, insects, hazardous liquids, or mold;
- 2. Likely to become hazardous in storage, including perishables, wet material that may become moldy, and items covered in mud;
- 3. Contraband or stolen; or
- 4. Pose a threat to public health or safety or may become a threat to public health or safety during storage.

H. After abatement has concluded and when personal property is collected for impoundment, the chief of police, the city manager, or their designees shall post an Impound Notice at the location of the abatement that includes information on how a person can retrieve impounded items. Information about retrieval of impounded items shall also be available on the City's website.

I. Personal property impounded by the city pursuant to this section shall be retained for a period of at least ninety (90) days. If the personal property consists of money, it shall be deposited with the city's finance director or designee for a period of not less than ninety (90) days, unless sooner claimed by its owner. Personal property not claimed within ninety (90) days of the impoundment date shall be deemed to be abandoned personal property and will be subject to disposition as provided in this section.

J. During the time that any personal property is held by the city, it may be delivered or paid to its owner as follows:

- 1. The personal property shall be delivered upon proof of ownership satisfactory to the chief of police, the city manager, or their designees. A person may retrieve impounded items without inquiry into the person's criminal background or outstanding warrants.
- 2. If the personal property consists of money, it shall be paid to the owner upon written order from the chief of police, the city manager, or their designees to the director of finance. The chief of police, city manager, or their designees shall make such order upon the same proof of ownership and with the same notice as prescribed in the case of other personal property.

3. If ownership cannot be determined to the satisfaction of the chief of police, the city manager, or their designees, he or she may refuse to deliver the personal property or refuse to order the payment of such money to anyone until ordered to do so by a court of competent jurisdiction.

K. Upon expiration of the ninety (90) day impoundment period, any personal property held by the city that is not retrieved by the owner shall be deemed abandoned and may be appropriated for use by the city upon order of the city manager or his or her designee, upon finding that the personal property is needed for a public use. Any personal property not appropriated for city use may be disposed of at the discretion of the city manager or his or her designee. All unclaimed money received by the city and not delivered to the owner during the ninety (90) day impoundment period shall thereafter be deemed abandoned and deposited in the general fund.

L. The provisions of this section shall not apply to personal property that is: (1) subject to confiscation pursuant to state or federal law; (2) evidence of a crime; or (3) evidence in an ongoing criminal investigation and/or civil proceeding pursuant to state or federal law.

12.24.090 Fires prohibited.

No person shall kindle or build a fire in park and recreation facilities or other publicly-owned or -controlled property, including within any portable fire rings, receptacle, or park amenity for the purpose of creating or containing a fire, unless a fire is allowed by the city in conjunction with any city sponsored and approved event. A fire that is lighted and maintained in a barbecue grill being utilized for cooking purposes only, and only in designated areas, shall, however, be exempt from this prohibition. Installed park grills are designed for charcoal-based cooking, and no other flammable material may be used in them. Grill fires shall be completely extinguished before leaving the park/recreation area. Fires solely for the purpose of personal warmth are not allowed, and park grills shall not be used as a trash receptacle.

12.24.100 Littering, personal waste, and dumping prohibited.

A. Trash receptacles at parks are provided for trash related to park activities. Park users shall deposit their trash in designated receptacles.

B. It is unlawful for any person to enter, occupy, or sleep in any trash receptacle or trash enclosure within the city.

C. No person shall bring and leave refuse, furniture, or surplus material from another property, including home-based litter and refuse and/or business-related refuse, for the purpose of dumping it in any public property or private property.

D. No person shall deposit or cause to be deposited urine, fecal matter, or other bodily discharges on or at public property, with the exception of the normal use of designated restrooms. Park and recreation facility restrooms and washrooms that are designated single-use, unisex facilities, are to be used by one person at a time for their designated purpose and for a reasonable time period. This rule shall not, however, apply to children under the age of eight (8) years, or

persons with special needs, who may be accompanied by a person responsible for that child or person.

12.24.110 Resource protection.

A. Natural Features. It is unlawful for members of the public to engage in any of the following acts within any city park or facility:

1. Cut, pick, mutilate, or destroy any vegetation.
2. Introduce any flora or fauna.
3. Pick, dig up, cut, mutilate, destroy, injure, disturb, move, molest, burn, or carry away any tree, or plant, or portion thereof, including, but not limited to, leaf mold, flowers, foliage, berries, fruit, grass, fern, turf, humus, shrubs, cones, and dead wood.
4. Place upon, attach, or secure to any tree, plant, shrub, rock, or other natural feature any rope, wire mark, writing, printing, card, display, placard, or object.

B. Geological Features. It is unlawful for any member of the public to engage in the following acts within any city park or facility:

1. Remove, cut, dig, or disfigure any soil, rock, or fossil.
2. Dig up, pick, remove, mutilate, injure, or collect any historical or archaeological artifact or object.
3. Disturb, deface, disfigure, mark on, or destroy any cave, rock formation, or any other naturally occurring feature.
4. Deposit any earth, sand, rock, stone, or other substance, or dig such materials from any area.

C. Water Features. It is unlawful for any member of the public to engage in the following acts within any city park or facility:

1. Throw, discharge or otherwise place or cause to be placed into any fountain, pond, basin, or other body of water any substance, matter, or thing, liquid or solid, including, but without limitation to, particles or objects made of paper, metal, glass, styrofoam, garbage, rubbish, rubber, fuel, food matter, wood, fiber, and plastics, human waste, or other polluting substances of any kind.
2. Discharge any wastewater, sewage, or effluents anywhere except in proper receptacles.

3. Receive, bring or cause to be brought into any park/recreation area any species that poses a threat to the waters of such facility.

D. Pesticides and Hazardous Materials. No person, with the exception of park personnel in the normal course of their duties, shall disperse or otherwise apply any pesticide or any other hazardous material within any city park or facility whether to the air, water, ground, or vegetation.

E. Propagation of Plants and Animals. No person shall receive, bring or cause to be brought into any city park any animals or plants from any place for the purpose of propagation.

F. Animals.

1. No member of the public, shall or attempt to molest, hunt, disturb, injure, trap, take, net, poison, harm, tease or kill any kind of wild or domestic animal, bird, or reptile, or their eggs or nests, or fish.

2. No member of the public shall release or abandon any animal, amphibian, bird, or reptile, dead or alive, within a city park.

G. Climbing. It is unlawful for the public to climb any trees or structures at any park/recreation area, which were not designed for climbing.

12.24.120 Animals and pets.

A. Animals in City Parks. A person may bring a dog or other animal into park/recreation areas subject to the following conditions, requirements, and mandates:

1. Dogs and other animals must be controlled by a leash not exceeding six (6) feet in length, or by a bridle, unless in an area specifically designated for such use (dog park). All domesticated dogs and cats are subject to H.M.C. Section 6.08.020 Restraint of Animals.

2. Dogs in a designated off-leash area must be at all times under the control of and visible to the owner or person in control of the dog.

3. It is unlawful to leave an animal unattended or abandoned in a park.

4. It is unlawful to allow an animal to be in any portion of a park/recreation area where specifically prohibited.

5. It is unlawful to keep or permit to remain in any park/recreation area any noisy, vicious, or dangerous animal, or an animal that unduly disturbs, bothers, inconveniences, or endangers other persons or animals.

B. Animal Waste. The owner or any person responsible for bringing an animal into any park or recreation facility shall be responsible for removing any waste or refuse left by that animal and shall deposit it in a proper receptacle.

12.24.130 Violation—Remedies.

A. A violation of this chapter is declared to be a public nuisance.

B. Any person who violates any of the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction, shall be confined for up to one (1) year in the Kings County Jail and/or fined up to one thousand dollars (\$1,000.00) per violation, plus payment of the costs incurred by the city for enforcing the provisions of this chapter.

1. Any individual charged with violation of this chapter, in lieu of being taken to jail may, at the election of the citing police officer and with the consent of the individual, be taken to a facility providing social services related to mental health, housing, and/or substance abuse treatment.

2. As an alternative to a fine or jail sentence, the city encourages the court to grant diversion or probation with a condition that the offender complete a rehabilitation program.

C. The city may institute civil actions or pursue administrative remedies, including, without limitation, the issuance of administrative citations, to abate or address a violation of this chapter.

D. With respect to any violation occurring at a park, an individual may be issued a written exclusion order by a law enforcement officer barring the individual from city parks for a period of one hundred eighty (180) calendar days, if within a one (1) year period, the individual:

1. Is issued two (2) or more citations for violating the provisions of this chapter; or
2. Is issued one (1) citation for violating any state law while in a park.

E. Nothing contained herein shall be interpreted to limit the remedies available to the city; rather, the city may pursue any remedies available under this code and/or state law to enforce the provisions of this chapter. Remedies shall be cumulative and non-exclusive.

12.24.140 Severability.

The city council declares that it would have adopted this chapter, sentence by sentence, paragraph by paragraph and section by section, and does hereby declare that the provisions of this chapter are severable, and, if for any reason any sentence, paragraph, or section of this chapter shall be held invalid, such decision shall not affect the validity of the remaining parts of this chapter. The provisions of this chapter shall be enforceable only to the extent they are consist with then-current federal, state, and case law.