

**Department of Housing and
Community Development**

1-13-2014

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Kings County

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Reporting Period by Calendar Year: from Jan. 1, 2012 to Dec. 31, 2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction County of Kings
Reporting Period 1/1/2012 - 12/31/2012

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter; O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			5	13	18						
(10) Total by income Table A/A3 ▶▶			5	13	18						
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	4	4	<i>Kings County 2009-2014 Housing Element , Chapter 5, Housing Plan , Section B.5.2</i>
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	5	5	<i>Kings County 2009-2014 Housing Element , Chapter 5, Housing Plan , Section B.5.2</i>
(5) Total Units by Income	0	0	9	9	

* Note: This field is voluntary

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	5					5	
No. of Units Permitted for Above Moderate	13					13	

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2009	2010	2011	2012	2013						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	137										39	98
	Non-deed restricted		9	10	9	11							
Low	Deed Restricted	193										19	174
	Non-deed restricted		5	8	4	2							
Moderate	Deed Restricted	316										18	298
	Non-deed restricted		4	5	4	5							
Above Moderate		448	7	9	10	13						39	409
Total RHNA by COG. Enter allocation number:		1,094										115	979
Total Units ▶ ▶ ▶			25	32	27	31							
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Code Enforcement	Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance.	Throughout the planning period	Code enforcement is an effective means of improving neighborhoods and addressing code violations. Code Enforcement does address code violations in the County unincorporated areas.
Housing Rehabilitation Program	Provide 5 to 10 loans per year.	Throughout the planning period	During the 2012 reporting year, 4 homes were rehabilitated with funds obtained from CDBG and CalHome grant funds.
Preservation of At-Risk Affordable Housing	Continue to monitor at-risk units.	Throughout the planning period	Kings County continues to monitor the potential units at-risk. Three projects with 117 deed-restricted units have affordability covenants that could expire within the upcoming planning period. None of these units are within the Kings County jurisdiction; however, the County will continue to provide support to the cities with at-risk units whenever possible.
Adequate Sites	Designate adequate sites to meet Kings County's housing needs of 1,094 units for the new planning period	Throughout the planning period	Kings County has updated its General Plan Land Use Map and Zoning Ordinance and Zoning Map to reflect the RHNA plan. The County will maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Kings County's housing needs allocation.
Density Bonus Program	Amend the Density Bonus Ordinance in conformance with current state law.	Code amendment by 2010.	The County has amended its Density Bonus Ordinance, and has included all of the current State requirements for Density Bonuses.
First Time Homebuyers Program	Provide 10 to 15 loans per year.	Throughout the planning period	In 2010, Kings County obtained \$1 million in CalHome Funding, part of which has been earmarked for supporting first-time homebuyers in upcoming reporting periods. In 2011, Kings County received an additional \$700,000 in HOME funds to support first-time homebuyers.
Section 8 Rental Assistance	Support the Housing Authority's Section 8 program by promoting the program via the County website and brochures at County Offices.	Throughout the planning period	The County continues to work with the Kings County Housing Authority to ensure that as many Section 8 vouchers as possible are distributed in Kings County.
Foster Youth Transitional Program	Continue to support the Housing Authority in the provision of transitional homes for foster youth.	Throughout the planning period	The Kings County Housing Authority implements the Foster Youth Transitional Program for Kings County, which ensures safe housing locations for youth are available.
Emergency and Transitional Shelters	Amend the Zoning Code to permit transitional/supportive housing subject to the same requirements and procedures as for other residential uses of the same type in the same zone, as required by state law. Continue to support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families.	Amend the Zoning Code within one year of Housing Element Adoption	The Zoning Ordinance has been amended to allow Emergency Shelters in the R-1 and RM Zones.
Mobile Home/Manufactured Housing	Continue to allow manufactured housing by right in all R zones which allow "one-family dwellings."	Throughout the planning period	In the 2011 calendar year, 8 mobile or manufactured homes installation permits were issued within the unincorporated County territory.

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Farmworker and Employee Housing	Continue to support farmworker housing as follows: 1) Amend the Zoning Code to incorporate Sec. 17021.5 and Section 17021.6 of the Health and Safety Code; 2) Assist interested developers by identifying sites and supporting funding applications; 3) Provide, to the extent feasible, regulatory incentives.	Amend Zoning Code by 2010	The Zoning Ordinance has been amended to allow community care facilities, supportive housing, and transitional housing that serves six (6) or fewer persons in the R-1 and RM Zones. Facilities that serve seven (7) or more employees or workers are allowed with a conditional use permit in the R, RM, and A Zone Districts. Kings County administratively permits farm employee housing of five (5) units or less in the AG-20, AX, AL-10, and AG-40 zones. 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 also has a significant number of government-subsidized housing projects. The County works with the Housing Authority and non-profit developers to develop rental and ownership housing for farmworkers
Housing for Disabled Persons	Amend Zoning Code to remove potential constraints on community care facilities and housing for persons with disabilities.	Code amendment by 2010.	The Zoning Ordinance has been amended to allow community care facilities, supportive housing, and transitional housing that serves six (6) or fewer persons in the R-1 and RM Zones.
Promote Equal Housing Opportunities	The County will coordinate with the communities of Avenal, Corcoran, Hanford, and Lemoore to select a local fair housing provider that will provide centralized fair housing services for all jurisdictions within Kings County. The County will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider or HUD. To broadly disseminate fair housing information, the County will distribute the brochure at City Hall, library, post office, appropriate shopping areas, and primary government offices within each Community Service District.	Select a local agency by 2010	This project has yet to be completed.
Assist Affordable Housing Development	Seek applicable grants under Proposition 1C and Federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with non-profits.	Throughout the planning period; apply for grant funding on an annual basis as available	In 2011, Kings County obtained HOME Grant Funds to support first-time homebuyers and owner-occupied rehab projects in the unincorporated County. Kings County will continue to apply for State and Local funding that will allow the County to erect affordable housing units and/or supplement affordable housing developments already in operation.

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Energy Conserv. and GHG/Particulate Matter Reduction	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.	Throughout the planning period	Kings County Community Development Agency has adopted a new program that includes expediting plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. This expedited plan check/permit processing will also be provided for photovoltaic systems that generate energy for residential uses.
Weatherization and Energy-Efficient Home Improvements	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.	Throughout the planning period	The County has established a goal to provide 5 to 10 households in the unincorporated county with funding for owner-occupied rehabilitation projects. These rehab projects may include weatherization and energy-efficiency upgrades as part of the program.
Single Room Occupancy (SRO) Housing	Address the needs of extremely-low-income persons through SRO housing.	Code amendment in 2010-2011	Kings County administratively permits multi-family housing, including SROs, in the RM Zone District. Facilities that serve seven (7) or more farm employees or farm workers are allowed with a conditional use permit in the R, RM, and A Zone Districts.
Promote Fair and Balanced Fee Structures	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.	To be determined	Kings County has not experienced a significant negative impact due to the loss of property tax revenue. Kings County will continue to work with County analysts to determine the status of local funding.

General Comments:

[Empty box for general comments]

