

# **Kings County** **2009-2014 Housing Element**

**Planning Commission**  
**April 12, 2010**

# ***Housing Element Overview***

- Part of the General Plan
- 2009-2014 update required by state law
- Joint effort of KCAG, county & cities
- Focus housing priorities & strategies through 2014
- Review by HCD – “Certification”

# ***Housing Element Overview***

- **Importance of HCD Certification**
  - Eligibility for grant funds
  - Legal adequacy of the General Plan
  - Local control of land use decisions
  - No RHNA "carryover"
  - Ensure 8-year Housing Element "shelf life"

# *Key Issues*

- Regional Housing Needs Allocation
  - ✓ Update Zoning Ordinance
- Housing for persons with special needs
  - ✓ Emergency shelters, transitional & supportive housing
  - ✓ Community care facilities
  - ✓ Definition of "*family*"
  - ✓ SROs
  - ✓ Reasonable accommodation

# ***Regional Housing Needs Allocation***

***2007-2014***

- Mandated by state law & prepared by KCAG
- Each jurisdiction must accommodate its fair share of the total county housing need
- Housing for all economic segments in each jurisdiction
- Linked to availability of sites with appropriate zoning
- Programs to encourage new housing at all income levels

## ***Significance of RHNA***

- RHNA is not a construction quota
- RHNA is compared to inventory of sites (vacant and underutilized)
- Focus on Lower-income categories (<\$44,000)
- City has demonstrated adequate sites to accommodate the RHNA (3,021 new housing units)
  - Program 4.7 – Zoning Code Update
  - Program 4.9 – Density Bonus regulations
  - Program 4.14 – Affordable Housing Project Assistance

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# ***New Programs***

## **Program 4.16 – Emergency Shelters & Transitional/Supportive Housing**

- ✓ Allow emergency shelters in the RSC zone by-right subject to appropriate development standards
- ✓ Transitional/supportive housing is a residential use
  - Same requirements as for other residential uses of the same type in the same zone

# ***New Programs***

## **Program 4.18 – Special Needs Housing**

- ✓ Licensed community care facilities for 6 or fewer permitted by-right in any residential district
- ✓ Larger care facilities subject to CUP
- ✓ Reasonable accommodation ordinance establishing administrative procedures to process a request
- ✓ Definition & standards for SROs
- ✓ Definition of “family”

## ***Next Steps***

- **Planning Commission & City Council hearings**
- **Final State HCD certification**
- **Implementation actions**