

# *Appendix A Evaluation of the Prior Housing Element*

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Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review each jurisdiction's housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in crafting the 2016-2024 Housing Plan.

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

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

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

Table A-4 presents each jurisdiction's progress in meeting the quantified objectives from the previous Housing Element.

## Appendix A – Evaluation of the Prior Housing Element

**Table A-1a**  
**Housing Element Program Evaluation**  
**City of Avenal**  
**2009-2014**

City of Avenal Housing Programs	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>1.1. Code Enforcement</b>  Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Public Works department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.</p>	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.	The City will continue to use Code Enforcement to improve the quality of housing.
<p><b>1.2. Housing Rehabilitation Program</b>  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.</p>	Community Development Department and Self-Help Enterprises	CDBG; HOME; CAL-HOME	Continue to provide between 6 and 12 loans per year. Continue to market the program through brochures at the public counter. (Timeline: Ongoing)	The City has continued to provide an average of 4 to 5 rehab loans per year funded by HOME, CDBG and CalHome grants.	The City will continue to apply for and implement HOME and CDBG grants. The amount available to applicants for rehab will increase as needed with inflation.
<p><b>1.3. Preservation of At-Risk Affordable Housing</b>  The City will work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. As noted in Chapter 2, Avenal has 317 units of affordable housing created through City, state, and federal programs, some of which serve very-low- and extremely-low-income persons, and none are at risk for conversion during the next 10 years.</p>	Community Development Department	General Fund	Continue to monitor at-risk units. (Timeline: Ongoing)	Although no units were at-risk, the City cooperated with property owners to explore Tax Credit funding to extend affordability covenants.	The City will continue to work with interested agencies and community organizations to preserve at-risk units.
<p><b>1.4. Adequate Sites</b>  The City will facilitate the production of new housing to accommodate demand commensurate</p>	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing	The City has maintained adequate sites to accommodate the RHNA	The City will continue to ensure the availability of adequate sites

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with the City’s share of regional housing needs. To that end, the Housing Element identifies “adequate” sites to accommodate the City’s regional housing needs allocation identified as 771 units (40 extremely-low, 40 very-low, 126 low, 214 moderate, and 291 above moderate income affordability) during the current planning period. Adequate sites are those with appropriate development and density standards, water and sewer services, and adequate infrastructure.			to meet Avenal’s housing needs allocation of 771 units. (Timeline: 2009-2014)	allocation.	commensurate with the RHNA for the new planning period.
<b>1.5. Infill Development</b> The City will continue to support infill development for homes and mobile homes in residential zones. Infill lots are being extensively used in Avenal for new development. Over 170 single-family homes have been built during the previous planning period almost exclusively on infill lots. The City works with developers to complete variances that allow more infill lots to be created and used. The City will provide an inventory at the public counter on the location of infill sites that are adequately served by infrastructure and suitable for residential development.	Community Development Department	General Fund	Provide the location and zoning of residential infill sites in the community. (Timeline: Ongoing)	The City has continued to work with developers to facilitate infill development.	The City will continue to encourage the use of infill lots. However, the inventory of available lots is shrinking.
<b>1.6. Density Bonus Program</b> In accordance with state law, Avenal has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.	Community Development Department	General Fund	Continue to implement the density bonus ordinance to assist development of affordable housing.	No requests for density bonus have been submitted since higher density is not necessary or desirable in this market area.	The City will continue to answer inquiries and work with developers on density bonus if requested.
<b>1.7. Regulatory and Financial Assistance</b> Avenal allows multi-family housing in high density zones and requires a conditional use permit for projects in excess of 19 units. The City also assists developers of affordable housing by reducing or deferring development fees and reducing processing times. The City expedited two CUP applications for multi-family low-income projects during the previous planning period. The City also assisted these developers with Tax Credit applications. The City continues to use the CUP process for large apartment	Community Development Department	General Fund	Continue to defer/reduce fees and expedite processing for affordable housing.	One 41-unit affordable multi-family project was approved.	The City will continue to expedite and assist low income multi-family projects.

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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.					
<p><b>1.8. First Time Homebuyer Program</b> In collaboration with a housing partner, Avenal will continue to provide home ownership opportunities to new low-income homebuyers through the First Time Homebuyer Program. Initiated in 2000, this program provides up to \$130,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Residents must provide a \$1,000 down payment and qualify for a home loan. The City assisted 54 applicants with the purchase of homes under the First Time Homebuyer program during the previous planning period and is applying for CDBG funds to provide additional assistance.</p>	Community Development Department and Self-Help Enterprises	HOME	Assist 10-15 new homebuyers on an annual basis. (Timeline: Ongoing)	The City continued to assist applicants with the purchase of homes under the First Time Homebuyer program during 2009-2014.	The City will continue to apply for and administer the HOME program for use in its First Time Homebuyer program.
<p><b>1.9. Section 8 Rental Assistance</b> Avenal will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to 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.</p>	Community Development Department, County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to support the Kings County Housing Authority by posting information on the Section 8 program at City Hall.	Continue to participate in the Section 8 rental assistance program.
<p><b>1.10. Affordable Housing Assistance</b> The City works with nonprofit groups, such as Self-Help Enterprises, to build and/or rehabilitate housing affordable to lower- income households. The City receives CDBG and HOME funds for these efforts. Affordable housing is being developed under existing zoning and development standards, although in some cases the City provides financial assistance to projects in the form of fee waivers and regulatory incentives</p>	Community Development Department and interested affordable housing providers/developers	Local, state, and federal funds	Seek applicable grants from state and federal sources, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	The City continued to provide grants and loans for rehabilitation and first time homebuyers using CDBG, HOME and CalHome during 2009-2014. The City has waived building fees for housing rehabilitation.	The City will continue to rehabilitate homes and provide first time homebuyer loans using CDBG, HOME and CalHome and continue to waive building fees for housing rehabilitation.
<p><b>1.11. Special Needs Housing for Senior and Disabled</b> The City will assist in planning and locating affordable housing for special needs groups such</p>	Community Development Department	General Fund	Continue to work with developers on the completion of a senior project, including assistance to persons with disabilities by	No applications for senior or special needs housing projects were received during 2009-2014.	The City will continue to work with developers in the completion of a senior project as well as for the

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as seniors and persons with disabilities, many of whom have very-low- or extremely-low-incomes. The City expedited one application for a senior housing apartment complex and assisted the developer with a tax credit application. The City will continue to work with developers on the completion of a senior project, including assistance to persons with disabilities by expediting applications and assisting with grant applications.			expediting applications and assisting with grant applications. (Timeline: Apply for grant funds annually as available)		disabled by expediting applications and assisting with grant applications.
<b>1.12. Second Units</b> Second units can provide additional housing opportunities for many special needs groups, including seniors, farmworkers and other persons with very-low or extremely-low incomes. The City updated its Zoning Ordinance during the previous planning period to allow second units by right in residentially zoned areas consistent with state law. The City will continue to assist property owners with second unit applications by providing information and expediting their applications.	Community Development Department	General Fund	Continue to encourage production of second units by providing information and assistance with expedited permit processing. (Timeline: Ongoing)	No applications for second units were received during 2009-2014.	The City will continue to assist property owners with second unit applications by providing information and expediting their applications.
<b>1.13. Emergency and Transitional Shelters</b> Housing Element Law requires a jurisdiction to provide adequate sites for a variety of housing types, including emergency shelters and transitional/supportive housing, through appropriate zoning and development standards. These types of housing typically serve those with very-low or extremely-low incomes. To address the requirements of Senate Bill 2, Avenal will amend the Zoning Code to permit emergency shelters and transitional housing in the High Density Multi-Family Residential (R-3) zone by right subject to appropriate development standards. The R-3 zone is conveniently located adjacent to services needed by persons residing in a shelter. The Code amendment will also clarify that transitional and supportive housing is a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone.	Community Development Department	General Fund	Amend the Avenal Zoning Ordinance to allow emergency shelters and transitional/supportive housing in compliance with SB 2. (Timeline: Within one year of Housing Element adoption)	The Zoning Ordinance was amended to allow emergency shelters by-right in the R-3 zone and by CUP in the P-F zone, and allow transitional and supportive housing as a residential use subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone.	The City will continue to work with Kings Community Action Organization and other organizations to facilitate provision of emergency shelters and transitional and supportive housing.

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<p><b>1.14. Farmworker and Employee Housing</b>            Farmworker housing is a permitted use in the R-2 and R-3 zones and is conditionally permitted in the AI and AE zones in conjunction with a primary permitted use (see concluding note below). Development standards of the underlying district apply to proposals for farmworker housing. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers. Many of the farmworkers served by these programs have very-low or extremely-low incomes.</p>	Community Development Department	General Fund	<ol style="list-style-type: none"> <li>1) Amend the Zoning Code to incorporate Section 17021.5 and 17021.6 of the Health and Safety Code</li> <li>2) Inventory suitable sites for farm worker housing with the update of the Land Use Element</li> <li>3) Assist interested developers by identifying sites and supporting funding applications</li> <li>4) Provide, to the extent feasible, financial and regulatory incentives</li> </ol> (Timeline: Zoning Code amendment by 2010; facilitate construction of farmworker housing throughout the planning period.)	The Zoning Ordinance was amended to allow farmworker housing consistent with state law. No applications for farmworker housing were submitted during 2009-2014.	The City will continue to offer assistance in facilitating production of farmworker housing.
<p><b>1.15. Housing for Persons with Disabilities</b>            State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, many of whom have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments. In order to address the potential constraints identified in Chapter 4, the City will amend the Zoning Code to ensure that the definition of “family” is consistent with current law, and also adopt a reasonable accommodation ordinance in conformance with SB 520.</p>	Community Development Department	General Fund	Amend the Zoning Ordinance to ensure that the definition of “family” is consistent with state law and adopt reasonable accommodation procedures consistent with state law. (Timeline: Zoning Code amendment by 2010)	The City amended the Zoning Ordinance to revise the definition of “family” and establish reasonable accommodation procedures.	The City will continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite applications for residential care facilities.
<p><b>1.16. Promote Equal Housing Opportunities</b>            Currently, the City does not refer fair housing complaints to a fair housing agency. This is particularly problematic if a resident or landlord has a problem and cannot find the appropriate agency to provide assistance. The City will designate and publicize an agency to provide information on fair housing laws, and refer</p>	Community Development Department	General Fund	Avenal will coordinate with Kings County to select a local fair housing agency to provide landlord and tenant mediation and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair	The City refers fair housing inquiries to the Fresno office of the California Department of Fair Employment and Housing (DFEH). Brochures are also made available in government offices and on	Avenal will continue to coordinate with DFEH and other jurisdictions in Kings County to provide fair housing information.

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complaints of housing discrimination to the appropriate state or federal agencies.			housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: 2010)	the website.	
<b>1.17 Multi-Family Permit Processing</b> The City currently requires approval of a conditional use permit (CUP) for multi-family projects with 20 units or more. Although the CUP requirement has not been a significant constraint to housing development in the past, in order to increase development certainty the City will amend the Zoning Code to eliminate the CUP requirement in favor of a site plan review (SPR) by the Planning Commission. The SPR process will focus on ensuring compliance with applicable development standards.	Community Development Department	General Fund	Amend the Zoning Code to increase development certainty by requiring SPR rather than a CUP for multi-family projects of 20 or more units. (Timeline: 2010-11)	Zoning amendment adopted to change CUP to Site Plan Review.	This program has been completed and is no longer necessary.
<b>1.18 Energy Conservation</b> The City of Avenal is developing a Partnership with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation. The partnership should be in place early in 2010.	Community Development Department	General Fund	Reduce energy use in residential developments by providing information and low-energy products to residents. (Timeline: initiation in 2010 and implementation throughout the planning period)	The City initiated discussions with PG&E.	This program should be continued.

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**Table A-1b**  
**Housing Element Program Evaluation**  
**City of Corcoran**  
**2009-2014**

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>2.1. Code Enforcement</b>            Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of residential neighborhoods and housing is maintained. The City's Code Enforcement staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff provides information to homeowners regarding the City's Housing Rehabilitation Program.</p>	Code Enforcement Staff	General Fund	Continue to work with the community to eliminate code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	The City continued to implement code enforcement program and refer property owners to available programs to assist with repairs.	This program should be continued.
<p><b>2.2. Paint Programs</b>            The City offers assistance to low- and moderate-income homeowners for exterior or interior painting in three related programs. The City's Paint Program covers the cost of paint only. Under the Senior/Handicapped Paint Program, the City provides low- and moderate-income seniors and people with disabilities with paint, paint supplies, and supervision.</p>	Community Development Department, Job Training Office, Kings County Planning Department, and Kings County Office of Education	CDBG	City Paint Program: 20-25 annually Senior/Handicapped Paint Program: 15 homes annually Kings County Paint Program: 5-10 homes annually-as funding permits (Timeline: Ongoing)	No homes were assisted.	This program should be continued.
<p><b>2.3. Housing Rehabilitation Program</b>            The City will continue providing rehabilitation loans to lower-income households through the Housing Rehabilitation Program. Initiated in 1981, the Housing Rehabilitation Program provides loans for up to 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.</p>	Community Development Department	HOME; CDBG	Provide 5-10 loans annually and 10 grants annually. Continue to market the program through brochures at the public counter. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program. (Timeline: Ongoing)	22 homes have been assisted	This program should be continued.
<p><b>2.4. Preservation of At-Risk Affordable Housing</b>            The City continues to work with interested</p>	Community Development Department	General Fund	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property	The City continued to monitor affordable units.	This program should be continued.

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agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Corcoran has 593 units of affordable housing for very-low-, low-, and moderate-income households created through various City, state, and federal programs. One of the housing projects (Saltair Place) is at-risk for conversion to market rate during the next 10 years. The City will work with the project owner and interested non-profit organizations to preserve this project, if feasible.			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)		
<p><b>2.5. Adequate Sites</b> The City will facilitate construction of new housing to accommodate projected employment and population growth and to meet the needs of existing residents. To that end, the Housing Element identifies adequate sites to accommodate the City’s share of the region’s housing needs allocation identified as 905 units (80 very low, 160 low, 295 moderate, and 370 above moderate) for the new planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.</p> <p>In order to provide additional rental housing opportunities for persons of modest means, the City is also working with downtown property owners to encourage conversion of underutilized second floor space to residential apartments in existing commercial buildings.</p>	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran’s housing needs allocation of 905 units. Work with downtown property owners to facilitate the conversion of underutilized commercial buildings for residential use. (Timeline: Ongoing)	The City continued to maintain adequate sites to accommodate housing needs.	This program should be continued.
<p><b>2.6. Density Bonus Program</b> In accordance with state law, Corcoran has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.</p>	Community Development Department	General Fund	Continue to implement the density bonus ordinance to facilitate affordable housing. (Timeline: Ongoing)	The City continued to offer density bonus and other incentives, although no requests were submitted for density bonus.	This program should be continued.
<p><b>2.7. Affordable Housing Development Assistance</b></p>	Community Development	General Fund	Seek applicable grants from state and federal sources (e.g., CDBG,	The City continued to apply for grants in support of	This program should be continued.

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<p>The City facilitates the development of affordable housing through a number of tools including density bonuses, minimal fee requirements (no impact fees), and PUD development standards. The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to extremely-low-, very-low-, low-, and moderate-income households commensurate with its fair share housing needs. SRO and transitional housing projects in particular can help to address the needs of extremely-low-income persons. In addition, the City will facilitate the improvement and redevelopment of underutilized properties by encouraging consolidation of adjacent parcels through expedited processing, modified development standards and reduced development fees when such projects include affordable housing. To facilitate the development of affordable housing, the City will approve projects at or above the maximum allowable density pursuant to state density bonus law and continue to identify rezoning opportunities for additional High Density residential development.</p>	<p>Department</p>		<p>HOME, Proposition 1C) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Continue to defer/reduce fees and expedite processing for affordable housing. (Timeline: Ongoing.)</p>	<p>affordable housing.</p>	
<p><b>2.8. First Time Homebuyer Program</b> The City provides housing assistance to new homebuyers through its First Time Homebuyer Program. Up to \$30,000 in housing assistance in the form of a low interest second mortgage loans is provided to qualified very low and low income homebuyers. While the Program is currently funded by HOME, a revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.</p>	<p>Community Development Department</p>	<p>HOME and revolving loan fund</p>	<p>Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program. (Timeline: Ongoing)</p>	<p>Five 1<sup>st</sup> time buyers were assisted.</p>	<p>This program should be continued.</p>
<p><b>2.9. RDA Closing Costs Assistance Program</b> The RDA Closing Costs Assistance Program is designed to assist moderate-income families to purchase a home. This program is designed to assist families that do not qualify for the HOME-funded First Time Homebuyer Program. The objective of the program is to assist households by providing up to \$5,000 toward the closing</p>	<p>RDA</p>	<p>RDA Funds</p>	<p>Initiate new program and assist 10 households annually. Conduct outreach to major employers regarding the program. (Timeline: Ongoing)</p>	<p>This program was discontinued due to the dissolution of the redevelopment agency.</p>	<p>This program has been eliminated.</p>

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costs of purchasing a new home. The City will actively work with major employers in Corcoran, including the hospital, school district and prisons, and provide publications and advertisements, to ensure that they are aware of the program.					
<p><b>2.10. Purchase and Rehabilitation Homeownership Program</b></p> <p>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.</p>	Community Development Department and RDA	RDA Funds	Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year. (Timeline: Ongoing)	The City continued to assist purchase and rehabilitation.	This program should be modified to reflect the loss of RDA funding.
<p><b>2.11. Section 8 Rental Voucher</b></p> <p>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.</p>	Community Development Department, County Housing Authority	HUD	Assist the Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to participate in the Section 8 program.	This program should be continued.
<p><b>2.12. Emergency Shelters and Transitional Housing</b></p> <p>State law requires jurisdictions to provide for a variety of housing types including emergency shelters and transitional/supportive housing. Senate Bill 2 of 2007 requires all jurisdictions to allow emergency shelters by-right in at least one zone, and stipulates that transitional and supportive housing is a residential use subject only to the same standards and procedures as for other residential uses of the same type in the same zone. The Corcoran Zoning Ordinance will be</p>	Community Development Department	General Fund	Amend the Zoning Ordinance with regard to emergency shelters and transitional/supportive housing in conformance with SB 2. (Timeline: Revise Ordinance within one year of Housing Element adoption)	Zoning Ordinance regulations for emergency shelters and transitional/supportive housing were amended in conformance with SB 2.	This program should be revised to reflect accomplishments.

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<p>updated consistent with the requirements of SB 2 within one year of Housing Element adoption. The C-S (Service Commercial) zone will be amended to include shelters as a permitted use subject to appropriate development standards. The C-S zone encompasses approximately 181 acres, is located near transportation routes and commercial services, and provides the capacity for at least one emergency shelter.</p>					
<p><b>2.13. Farmworker and Employee Housing</b>                      The Corcoran Zoning Ordinance permits mobile homes as farm employee housing and conditionally permits farm employee housing in excess of five units in the A-zone. Farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. Corcoran also supported the development of the Whitely Avenue project.</p>	<p>Community Development Department</p>	<p>General Fund</p>	<ol style="list-style-type: none"> <li>1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the <i>Health and Safety Code</i></li> <li>2. Develop an inventory of suitable sites for farmworker housing</li> <li>3. Assist interested developers by identifying sites and supporting funding applications</li> <li>4. Provide, to the extent feasible, regulatory and financial incentives; and</li> <li>5. Ensure that zoning and development standards facilitate farmworker housing</li> </ol> <p>(Timeline: Provide site inventory and amend Zoning Code by 2010)</p>	<p>Zoning Ordinance regulations for farmworker housing were amended in conformance with state law.</p>	<p>This program should be revised to reflect accomplishments.</p>
<p><b>2.14. Housing for Persons with Disabilities</b>                      State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments. In order to address the potential constraints identified in Chapter 4, the City will amend the Zoning Code to allow licensed residential care facilities for six or fewer persons in any residential zone as a permitted use, and allow residential care facilities for more than six persons by conditional use permit in the R-1 and RM zones. In addition, the City will adopt a reasonable accommodation</p>	<p>Community Development Department</p>	<p>General Fund</p>	<ol style="list-style-type: none"> <li>1. Amend the Zoning Code regarding residential care facilities; and</li> <li>2. Adopt an ordinance to establish administrative procedures for reviewing and approving modifications to land use or building regulations necessary to provide reasonable accommodation for persons with disabilities.</li> </ol> <p>(Timeline: 2010)</p>	<p>Zoning Ordinance regulations for residential care facilities and reasonable accommodation were amended in conformance with state law.</p>	<p>This program should be revised to reflect accomplishments.</p>

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ordinance in conformance with SB 520.					
<p><b>2.15. Promote Equal Housing Opportunities</b> Corcoran currently refers fair housing complaints to HUD and the Tulare/Kings County Legal Aid Foundation. However, other communities within Kings County refer fair housing complaints to different agencies. Therefore, it may be confusing to residents to know the appropriate agency to handle fair housing complaints or issues.</p>	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 housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: Select a local provider by 2010)	This program is in process.	This program should be continued.
<p><b>2.16. Multi-Family Permit Processing</b> The City currently requires approval of a conditional use permit (CUP) for multi-family projects with 20 units or more. Although the CUP requirement has not been a significant constraint to housing development in the past, in order to increase development certainty the City will amend the Zoning Code to eliminate the CUP requirement in favor of a site plan review (SPR) by the Planning Commission. The SPR process will focus on ensuring compliance with applicable development standards.</p>	Community Development Department	General Fund	Amend the Zoning Code to increase development certainty by requiring SPR rather than a CUP for multi-family projects of 20 or more units. (Timeline: Zoning Code amendment in 2010-2011)	The Zoning Code was amended to allow multi-family developments subject to site plan review (SPR) rather than a CUP.	This program has been completed and is no longer necessary.
<p><b>2.17. Weatherization and Energy-Efficient Home Improvements</b> 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.</p>	Community Development Department	Nominal funding required	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: Ongoing)	The City continued to implement this program.	This program should be continued.

## Appendix A – Evaluation of the Prior Housing Element

**Table A-1c  
Housing Element Program Evaluation  
City of Hanford  
2009-2014**

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>3.1. Code Compliance</b> 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.</p>	Code Compliance Staff	General Fund	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	City code enforcement officers have continued to work with property owners to encourage compliance.	Continue program.
<p><b>3.2. Paint Programs</b> The City offers two paint assistance programs for low- and moderate-income homeowners. Through the Do-It-Yourself Paint Program, the City assists qualified homeowners with the cost of the paint, while materials and labor are provided by the homeowner. The New Looks Summer Paint Program assists extremely-low-, very-low-, low- and moderate-income senior and/or disabled residents by providing assistance in paint supplies and materials.</p>	Community Development Department	RDA Funds	Do-It-Yourself Paint Program - 10 units per year New Looks Summer Paint Program – 10 to 15 units per year (Timeline: Ongoing)	The City continued to offer this program.	Continue program.
<p><b>3.3. Housing Rehabilitation Program</b> The City will continue providing rehabilitation loans to lower-income households. Initiated in 1985, the Housing Rehabilitation Program provides loans for up to \$90,000 for housing repairs, energy conservation improvements, and handicapped accessibility devices. Hanford has designated southwest and central Hanford as "target areas" for this program. Since 2004, 46 homeowners have benefited from this program.</p>	Community Development Department	CDBG Funds; CalHome	Assist 10 to 15 units per year (Timeline: Ongoing)	The City continued to offer this program.	Continue program.
<p><b>3.4. Preservation of At-Risk Affordable Housing</b> The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper</p>	Community Development Department and interested affordable housing providers/ developers	General Fund	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-	The City continued to offer this program.	There are no units at risk during this planning period therefore this program is not necessary.

## Appendix A – Evaluation of the Prior Housing Element

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p>tenant notification prior to project conversion. Hanford has approximately 815 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. One project – Cedarbrook - is considered to be at high-risk of converting to market-rate housing during the next 10 years. The City will work with the project owner and interested non-profit organizations to preserve this project, if feasible.</p>			<p>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)</p>		
<p><b>3.5. Adequate Sites</b>                      The City will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City’s residents. To that end, the Housing Element identifies “adequate” sites to accommodate the City’s share of the regional housing needs allocation identified as 5,758 units (1,446 very-low, 1,015 low, 938 moderate, and 2,359 above-moderate) from 2007-2014. Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure. Staff will monitor development affordability and report annually on progress toward the City’s share of the regional housing need.</p> <p>In order to enhance the feasibility of affordable housing development, the City will review current land use and zoning designations as part of the next General Plan update and increase the maximum density in the Medium Density category above 15 units/acre and/or redesignate additional sites to High Density Residential.</p> <p>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.</p>	Community Development Department	General Fund	<p>Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford’s housing needs allocation of 5,758 units. (Timeline: Provide adequate sites throughout the planning period; initiate a General Plan update by 2012 if funding is available)</p>	<p>The City maintained adequate sites commensurate with the RHNA allocation and initiated a General Plan update in 2014.</p>	<p>This program should be continued and updated to reflect current information.</p>
<p><b>3.6. Density Bonus Program</b>                      In accordance with state law, Hanford adopted a local density bonus ordinance in 2008 that is in conformance with state law. The City will continue to implement this program to encourage and facilitate development of affordable housing through</p>	Community Development Department	General Fund	<p>Continue to publicize and implement the density bonus ordinance to assist development of affordable housing. (Timeline: Ongoing)</p>	<p>The City continued to implement the density bonus ordinance.</p>	<p>This program should be continued but merged with Program 11.</p>

## Appendix A – Evaluation of the Prior Housing Element

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
the provision of density bonuses or other incentives for qualifying projects.					
<p><b>3.7. Planned Unit Development</b> The Hanford 2002 General Plan Update includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized “net” densities.</p>	Community Development Department	General Fund	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints. (Timeline: Ongoing)	The City continued to utilize PUD zoning to facilitate housing development.	This program should be continued.
<p><b>3.8. First Time Homebuyer Programs</b> The City offers the RDA First-Time Homebuyers Program that provides financing assistance to very-low-, low- and moderate-income first-time homebuyers. The program has been revised to increase the loan limit to \$100,000, reduce the interest rate to 2% and extend the term to 45 years. Payment is deferred for the entire loan term. The City also offers the HOME Sweet Home Program, which has also increased its loan limit to \$100,000, as well as reduced the interest rate to 2%. Payment is deferred for the entire loan term.</p>	Community Development Department	HOME and RDA set-aside funds	Assist 10 households each year for the RDA First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program. (Timeline: Ongoing)	Funding for this program was reduced due to the dissolution of the redevelopment agency.	This program should be continued at a reduced funding level.
<p><b>3.9. Section 8 Rental Assistance Program</b> Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to 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.</p>	Community Development Department, County Housing Authority	HUD funds	Assist Kings County Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to support the Section 8 program, which is administered by the Kings County Housing Authority.	Hanford will continue to participate in the Section 8 rental assistance program.
<p><b>3.10. Residential Infill Construction Program</b> The City offers very-low-, low- and moderate-income homebuyers the opportunity to purchase a newly constructed home on an infill lot. City funds are used to purchase infill lots and finance construction of affordable single-family homes. The City oversees the construction of the home while qualified buyers are required to obtain primary financing from a bank or mortgage company to purchase the home upon completion of construction.</p>	Community Development Department	General fund and RDA set-aside funds	Continue to implement program and assist construction of 4 homes per year. (Timeline: Ongoing)	This program was eliminated due to the dissolution of the redevelopment agency.	This program is no longer active.

## Appendix A – Evaluation of the Prior Housing Element

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>3.11. Affordable Housing Assistance</b> The City promotes affordable housing through various programs - home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. The City currently receives CDBG and HOME funds for much of its program activities. Affordable housing is being developed under existing zoning and development standards. To continue supporting affordable housing production, the City will undertake the following actions.</p>	Community Development Department and affordable housing developers	Local, state, and federal funds	Seek applicable grants under Proposition 1C and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter. (Timeline: Ongoing)	The City continued to facilitate development and rehabilitation of affordable housing.	This program should be continued.
<p><b>3.12. Farmworker and Employee Housing</b> To address farmworker housing needs, the City permits farmworker housing in the AG zone. However, in order to remove potential constraints identified in Chapter 4 the City will amend the Zoning Code in conformance with <i>Health and Safety Code</i> §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.</p>	Community Development Department	General Fund	<ol style="list-style-type: none"> <li>1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the <i>Health and Safety Code</i></li> <li>2. Assist interested developers in identifying sites and preparing funding applications</li> <li>3. Provide, to the extent feasible, regulatory incentives; and</li> <li>4. Ensure that zoning and development standards facilitate farmworker housing</li> </ol> (Timeline: Amend the Zoning Code by 2010; provide assistance throughout the planning period)	Zoning regulations for farmworker housing were amended in conformance with state law.	This program should be continued and revised to reflect prior accomplishments.
<p><b>3.13. Emergency and Transitional Shelters</b> State law requires jurisdictions to provide adequate sites for a variety of housing types including</p>	Community Development Department	General Fund	Amend the Zoning Code to clarify the zoning regulations for emergency shelters and	Zoning regulations for emergency shelters and transitional/supportive	This program should be continued and revised to reflect prior

## Appendix A – Evaluation of the Prior Housing Element

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p>emergency shelters and transitional/supportive housing. Emergency shelters and transitional housing are currently permitted subject to site plan review in the OR zone. The Zoning Code will be amended to clarify that emergency shelters are a non-discretionary permitted use in the OR zone and identify appropriate development standards consistent with SB 2.</p> <p>The Zoning Code will also be amended to clarify that transitional and supportive housing facilities are permitted uses subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.</p>			<p>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. (Timeline: Amend the Zoning Code within one year of Housing Element adoption; facilitate establishment of emergency shelters and transitional/supportive housing throughout the planning period)</p>	<p>housing were amended in conformance with state law.</p>	<p>accomplishments.</p>
<p><b>3.14. Housing for Persons with Disabilities</b> State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes. That analysis concluded that the City will amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the R-1 zone (the Code already allows large care facilities in the RM and OR zones by CUP). The City will continue to monitor legal requirements and local conditions and will update local regulations and procedures as necessary to encourage and facilitate the development, maintenance, and improvement of housing for persons with disabilities.</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the R-1 zone.</p> <p>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: Code amendment by 2010)</p>	<p>Zoning regulations for residential care facilities were amended in conformance with state law.</p>	<p>This program should be continued and revised to reflect prior accomplishments.</p>
<p><b>3.15. Promote Equal Housing Opportunities</b> Hanford currently refers fair housing complaints to the Fair Housing Enforcement Center in San Francisco. These offices are far removed from Hanford and may be difficult to access. Referrals to a local agency could offer residents better access to services as well as allow the City to benefit from other fair housing services.</p>	<p>Planning Department</p>	<p>General Fund</p>	<p>Hanford will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library,</p>	<p>The City refers fair housing inquiries to the Fair Housing Council of Central California (FHCCC). Literature is distributed at City Hall and other locations.</p>	<p>This program should be continued.</p>

## Appendix A – Evaluation of the Prior Housing Element

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
			post office, and appropriate shopping areas. (Timeline: Select a provider by 2010.)		
<p><b>3.16. Single Room Occupancy (SRO) Housing</b> To ensure development standards do not constrain the development of SROs, the City will adopt development standards for SRO housing which may include:</p> <ul style="list-style-type: none"> <li>• Requirements for a management plan outlining policies and procedures and annual review of services by the Planning Department</li> <li>• 24-hour on-site management</li> <li>• Room limitation to single occupancy, with allowance for overnight guests</li> <li>• Requirements for monthly tenancies</li> <li>• Units must be 250–300 square feet in size and include kitchen or bathroom</li> <li>• Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units</li> </ul>	Community Development Department	General Fund	Address the needs of extremely-low-income persons through SRO housing. (Timeline: Code amendment in 2010-2011)	Zoning regulations for SRO facilities were adopted to allow this type of housing in the Office-Residential zone.	This program has been completed and is no longer necessary.

## Appendix A – Evaluation of the Prior Housing Element

**Table A-1d  
Housing Element Program Evaluation  
City of Lemoore  
2009-2014**

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p><b>4.1. Code Enforcement</b> The City will continue to provide code enforcement services and refer property owners to City rehabilitation programs. Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding Lemoore's Exterior Home Improvement (Paint-Up/Fix-Up) Program and Housing Rehabilitation Program.</p>	RDA Code Enforcement coordinated with Police, Business License, Planning, Building and Fire Departments	RDA, General Fund and grant funds	Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance. (Timeline: Ongoing)	The Police Dept. continued to provide code enforcement services in cooperation with the Planning and Fire Depts.	This program should be continued.
<p><b>4.2. Exterior Home Improvement (Paint-Up/Fix-Up) Program</b> The City offers the Exterior Home Improvement (Paint-Up/Fix-Up) Program that provides rehabilitation assistance for minor repairs for extremely-low, very-low-, low- and moderate-income households. The Program provides grants of up to \$8,000 to make exterior home repairs such as painting, minor roof work, carpentry, porch steps repair, concrete work for driveways, and front sidewalks.</p>	RDA	RDA LMIH funds	Assist 10-15 households annually with grant amounts up to \$8,000. (Timeline: Ongoing)	During 2009-2011, 40 homes were assisted under this program. When the state eliminated redevelopment agencies, this program was discontinued.	This program is no longer active.
<p><b>4.3. Housing Rehabilitation Program</b> The City's Housing Rehabilitation Program would assist, as generally identified in the housing conditions survey, lower-income households with substantial home repairs or reconstruction. This program will only be implemented should HOME grant funds be awarded. In the past, loans of up to \$70,000 for rehabilitation and \$116,000 for home reconstruction were provided to qualified applicants. All loans were deferred for 50 years with a zero percent interest rate as long as the</p>	RDA	HOME funds	Initiate program and assist households during the grant cycle based on available funding. (Timeline: As HOME funding is available)	This program became inactive due to lack of funding.	This program is no longer active due to lack of funding.

## Appendix A – Evaluation of the Prior Housing Element

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
residence remained the owner’s primary home.					
<p><b>4.4. Emergency Home Repair Program</b>            The City initiated the Emergency Home Repair Program in 2006 to provide rehabilitation assistance for emergency health and safety repairs and accessibility improvements for the disabled and for extremely-low-, very-low-, and low-income households. The program provides grants of up to \$2,500 for home repairs to correct problems such as unsafe electrical, unsanitary plumbing, broken windows, doors and locks, non-working heating and cooling systems, wheelchair ramps, bathroom or kitchen modifications, etc.</p>	RDA	RDA LMIH funds	Assist up to 10 households annually. (Timeline: Ongoing)	During 2009-2011, 9 homes were assisted under this program. When the state eliminated redevelopment agencies, this program was discontinued.	This program is no longer active.
<p><b>4.5. Do-it-Yourself and Senior House Painting Program</b>            In 2007 the City initiated the Do-It-Yourself House Painting Program that pays for paint and materials needed for house painting. In addition, in 2008 the City partnered with West Hills Community College to implement a Senior House Painting Program for individuals 55 years or older and/or disabled persons to have their homes painted by students at no charge. Both programs are available to extremely-low-, very-low-, low- and moderate-income households.</p>	RDA	RDA LMIH funds	Assist up to 20-30 households annually. (Timeline: Ongoing)	During 2009-2011, 11 homes were assisted under this program. When the state eliminated redevelopment agencies, this program was discontinued.	This program is no longer active.
<p><b>4.6. Preservation of At-Risk Affordable Housing</b>            The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Lemoore has 13 assisted projects with 624 units of affordable housing for extremely-low, very-low-, low-, and moderate-income households created through various City, state, and federal programs. One project in Lemoore is at risk of converting to market rents during the next 10 years – Lucerne Hotel which has 7 units with restrictions expiring in 2015. In</p>	RDA	General Fund; various federal, state and local funding sources	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.	Affordability covenants on one at-risk project expired.	After the dissolution of the Redevelopment Agency, no funding is available to implement this program.

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

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p>addition, the Country Club Apartments tax credit funding restriction has already expired on 107 of their units; however, they have continued to restrict 55-units to low-income persons through another program.</p>			<p>(Timeline: Ongoing)</p>		
<p><b>4.7. Zoning for Adequate Sites</b>                      The City will facilitate the construction of new housing to accommodate projected employment and population growth and to meet the needs of residents. To that end, the Housing Element identifies adequate sites to accommodate the City’s share of the Regional Housing Needs Allocation of 3,021 units (374 extremely-low-, 374 very-low, 534 low, 502 moderate, and 1,237 above-moderate) from January 1, 2007 to June 30, 2014. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure. The City will continue the Zoning Code update process to bring the Code into conformance with the new General Plan, which was adopted in 2008. During the interim period until the Zoning Code update is completed, the General Plan is the controlling land use designation. In cases where an inconsistency between the new General Plan and zoning exists for a proposed development project, the City will process a zone change concurrently with other development applications (e.g., subdivision map) at no additional cost to the applicant, and the project must conform to the General Plan and the development standards for the new zoning designation. Any proposed development that conforms to the old zoning but is inconsistent with the new General Plan designation would require a General Plan amendment.                      Mixed-use development represents one of the City’s key land use strategies not only for meeting its housing needs, but also for achieving other planning objectives such as economic development, walkable communities, and reductions in vehicular trips and greenhouse</p>	<p>Planning Department</p>	<p>General Fund</p>	<p>Provide adequate sites to meet the housing needs allocation of 3,021 units. (Timeline: Zoning Code update during 2010-2011; Annual implementation progress reports; Continue to accommodate the City’s housing needs through 2014)</p>	<p>The Zoning Code update was completed and the City continued to have adequate sites to accommodate the RHNA allocation.</p>	<p>This program should be revised to reflect prior accomplishments.</p>

## Appendix A – Evaluation of the Prior Housing Element

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
gas emissions. The new Zoning Code will include regulations and incentives to implement the mixed-use policies contained in the Land Use Element of the General Plan, including incentives to encourage the inclusion of a residential component in projects located in mixed-use districts. Where necessary, the City will facilitate the subdivision of large parcels for development. The City will monitor and report annually on its progress toward these objectives.					
<p><b>4.8. Downtown Revitalization</b> As part of the City’s 1992 Downtown Revitalization Plan, the City has been encouraging and facilitating the development and redevelopment of its downtown core. An important component of these efforts has been mixed residential-commercial uses in the C-C district. The City has converted two historic hotels in the downtown to provide low-income and senior housing above commercial uses. Such projects have assisted the City in meeting revitalization objectives, historic preservation, and the need for lower-income housing.</p>	RDA	CDBG, RDA, and grants	Facilitate additional mixed use projects in the downtown as opportunities arise. (Timeline: Ongoing)	The City continued to encourage new development downtown, and in 2013 a CDBG Planning Technical Assistance grant application was submitted for a business incubator program to support downtown restaurants that use locally grown produce. The grant application was not approved.	This program should be continued.
<p><b>4.9. Density Bonus Program</b> In accordance with state density bonus law, Lemoore adopted a local ordinance in 1992 that provided incentives to encourage the development of affordable housing. The City has not yet completed its comprehensive update of the Zoning Code following adoption of the new General Plan in 2008. The Zoning Code update will include a revision to the City’s density bonus regulations consistent with state law.</p>	Planning Department	General Fund	Update the City’s density bonus ordinance in conformance with state law and continue to offer a density bonus and other incentives for qualified projects. (Timeline: Density bonus ordinance update by 2010)	The Density Bonus ordinance was updated in conformance with state law as part of the new Zoning Code. One density bonus project was approved during 2009-2014.	This program has been completed and is no longer necessary.
<p><b>4.10. Planned Unit Development (PUD)</b> The City implements a PUD overlay zone to provide flexibility in setback requirements and other regulations, increase residential densities in certain areas through techniques such as clustering, provide flexible site requirements, and stimulate creative, flexible and more affordable development. A PUD Livable Neighborhood booklet has been prepared and is</p>	Planning Department	General Fund	Continue to promote the benefits of PUD alternatives to traditional development. (Timeline: Ongoing)	The City continued to offer PUD zoning.	This program should be continued.

## Appendix A – Evaluation of the Prior Housing Element

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
available to interested developers at the Planning Department counter.					
<p><b>4.11. First Time Homebuyer Programs</b>            The City offers first-time home ownership assistance to very-low-, low- and moderate-income homebuyers through two <i>First Time Homebuyer Programs</i>. One program offers assistance as a deferred second mortgage loan of up to \$30,000, and the other up to \$100,000 for down payment and closing cost assistance. Assistance under these programs may include foreclosed properties. Buyers must provide a \$1,000 down payment, qualify with a primary lender and comply with their requirements.</p>	RDA	RDA LIMH and HOME funds	Assist 20 households annually. (Timeline: Ongoing)	Approximately 34 households were assisted through this program during 2009-2014. With the dissolution of the RDA, available funding has been reduced.	This program should be revised to reflect the dissolution of the RDA.
<p><b>4.12. Infill Housing Program</b>            This program was initiated in 2008-09 for the purpose of constructing affordable housing in predominately developed neighborhoods for sale to low- and moderate-income families. Initially, the Redevelopment Agency had contracted to have new homes built on vacant lots, which were then sold to qualifying households at affordable prices. This program may be expanded to identify vacant lots or severely dilapidated houses in the City's core area, purchase them and build homes on them for low/moderate-income families.</p>	RDA	RDA LIMH funds	Assist 1 to 2 households annually. (Timeline: Ongoing)	2 homes were assisted under this program prior to the state dissolution of redevelopment agencies. This program has been discontinued due to the loss of RDA funding.	This program is no longer active.
<p><b>4.13. Section 8 Rental Assistance</b>            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.</p>	RDA and Kings County Housing Authority	HUD	Assist the Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to assist the Housing Authority in publicizing this program.	This program should be continued.
<p><b>4.14. Affordable Housing Project Assistance</b>            The RDA considers assisting specific affordable housing projects separate and apart from its regular programs. In the past, this has included assistance for multi-family or single-family subdivision projects. The RDA recently</p>	RDA	RDA and other funds	Assist affordable housing projects on a case-by-case basis, including priority for extremely-low-income units where feasible. (Timeline: As funding	The RDA provided funding to affordable housing projects prior to statewide dissolution of redevelopment agencies. Since then, assistance has been limited to density bonus incentives and	This program should be revised to reflect the elimination of the RDA.

## Appendix A – Evaluation of the Prior Housing Element

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
awarded \$1.2 million to one multi-family project and has earmarked funds for two affordable housing projects in this planning period - \$850,000 remaining for Oleander Terrace and \$1,650,000 for Village at Acacia.			becomes available)	administrative assistance.	
<p><b>4.15. Senior and Special Needs Housing</b>            The City supports development of affordable housing for special needs households, including elderly and disabled. The City has been supportive of special needs housing including affordable senior housing development, housing rehabilitation programs, and development of second units, all of which serve the needs of very-low- and extremely-low-income households. The City also supported the conversion of the Antlers Hotel into senior housing. The City will pursue the development of senior housing, special needs housing, and/or a senior assisted living facility in the Lemoore Market Area.</p>	RDA	RDA, CDBG, state and federal funds	Continue to support the development of senior/disabled/assisted living housing (Timeline: Ongoing)	The RDA provided funding to senior housing projects prior to statewide dissolution of redevelopment agencies. Since then, assistance has been limited to density bonus incentives and administrative assistance.	This program should be revised to reflect changed circumstances.
<p><b>4.16. Emergency Shelters and Transitional/Supportive Housing</b>            State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. This type of housing is particularly important in addressing the needs of very-low- and extremely-low-income persons. The Zoning Code will be amended to allow emergency shelters by-right in the RSC (Recreation, School and Conservation) zone subject to objective development standards. The RSC zone encompasses 730 acres, has the capacity for at least one shelter, and provides access to transit and other services used by homeless persons. In addition, the Code amendment will clarify that transitional and supportive housing is a residential use subject only to the same requirements as other residential uses of the same type in the same zone.</p>	Planning Department	General Fund	Amend Zoning Code to permit emergency shelters by-right in the RSC zone subject to objective development standards and clarify that transitional and supportive housing are residential uses subject only to the same requirements as other residential uses of the same type in the same zone. (Timeline: Amend Zoning Code within one year of Housing Element adoption)	Zoning Code regulations for emergency shelters and transitional/supportive housing were amended pursuant to state law. Minor revisions are required to ensure that City regulations conform to current law.	This program should be revised to reflect prior accomplishments.
<p><b>4.17. Employee and Farmworker Housing</b>            As the second most urbanized city in Kings County, Lemoore has few resident farmworkers,</p>	Planning Department and RDA	RDA LMIH funds and General Fund	1. Assist interested affordable housing developers by	Zoning Code regulations for employee housing were amended pursuant to state law. Minor	This program should be revised to reflect prior accomplishments.

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

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p>no farmland within its boundaries and no agricultural zoning. As a result, Lemoore is not directly affected by the provisions of <i>Health and Safety Code</i> §17021.5 and §17021.6. The City’s Zoning Code does not explicitly allow farmworker housing. However, in the past decade Lemoore worked with Self-Help Enterprises to create 36 affordable single-family units by providing land and home ownership assistance while families provided “sweat equity” towards constructing their homes. Occupants were primarily very-low-income farmworker families. In addition, the RDA has recently purchased land for an affordable multi-family complex, Oleander Terrace, that will provide 39 units for farmworker housing.</p>			<p>identifying sites and supporting funding applications for farmworker housing, and</p> <p>2. Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing (Timeline: ongoing)</p>	<p>revisions are required to ensure that City regulations conform to current law.</p>	
<p><b>4.18. Housing for Persons with Disabilities and Special Needs</b> State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, who often have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments. In order to comply with state requirements and reduce potential constraints, the City will amend the Zoning Code in the following areas:</p> <ol style="list-style-type: none"> <li>1. Licensed community care facilities serving 6 or fewer persons, excluding staff, will be included as a permitted use by-right in any residential district;</li> <li>2. Large community care facilities serving more than 6 persons will be identified as a conditional use in appropriate district(s);</li> <li>3. A reasonable accommodation ordinance establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities.</li> <li>4. A definition and development standards</li> </ol>	<p>Planning Department</p>	<p>General Fund</p>	<p>Amend the Zoning Ordinance to remove potential constraints on community care facilities, housing for persons with disabilities, SROs, and amend the definition of “family” consistent with current law. (Timeline: Amend Zoning Code by 2010)</p>	<p>Zoning regulations for care facilities and SROs were amended in conformance with state law. A follow-up amendment is needed to allow small residential care facilities in the AR and DMX-1 zones and establish a definition of “family.”</p>	<p>This program should be revised to reflect prior accomplishments</p>

## Appendix A – Evaluation of the Prior Housing Element

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
<p>for Single Room Occupancy (SRO) units will be added to the Zoning Code.</p> <p>5. A definition of “family” will be added in conformance with current law.</p>					
<p><b>4.19. Promote Equal Housing Opportunities</b>            The City provides information on fair housing laws, landlord/tenant rights and responsibilities and refers complaints of housing discrimination to the U.S. Department of Housing and Urban Development (HUD), the Department of Fair Housing, and Tulare/Kings Legal Aid. Information on housing discrimination is available at City Hall and flyers on fair housing are distributed to participants in the City’s First Time Homebuyer Program. HUD’s address and toll-free number are provided on the flyer. However, since the closest HUD representative is located in San Francisco, it is an inconvenient distance for Lemoore residents to receive fair housing counseling. A fair housing service organization in the Central Valley would provide more direct services.</p>	RDA	General Fund	<p>Lemoore will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations, and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will make the brochure available at City Hall and on the City website.            (Timeline: Select a local provider by 2010.)</p>	<p>The City refers residents seeking fair housing information to the Department of Fair Employment and Housing (Fresno) and Central California Legal Services (Fresno or Visalia). Fair housing brochures are available in City Hall and on the City website.</p>	<p>This program should be revised to reflect prior accomplishments.</p>

## Appendix A – Evaluation of the Prior Housing Element

**Table A-1e**  
**Housing Element Program Evaluation**  
**County of Kings**  
**2009-2014**

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
<p><b>5.1. Code Enforcement</b>            Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The Kings County Code Compliance staff will continue to work to enforce state and local regulations regarding building and property maintenance. In conjunction with code enforcement activities, staff will provide information to homeowners regarding the County’s Housing Rehabilitation Program.</p>	Code Compliance Division	General Fund	Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance. (Timeline: Ongoing)	The County continued to address code violations and refer property owners to rehabilitation assistance.	This program should be continued.
<p><b>5.2. Housing Rehabilitation Program</b>            Working through nonprofit organizations and jurisdictions, the County offers housing rehabilitation assistance through the Housing Rehabilitation Program. Kings County offers housing rehabilitation assistance throughout County unincorporated areas, including and in the Corcoran fringe, Hanford fringe, Lemoore fringe, Armona, Home Gardens, Kettleman City, Stratford and other small community areas. The County provides low- or no-interest loans up to \$190,430 to correct health and safety hazards and make more routine repairs. The loan can be deferred until the owner sells the home, moves out of the home, or is able to begin making payments.</p>	Community Development Agency	HOME and CDBG funds	Provide 5 to 10 loans per year. (Timeline: Ongoing)	The County provided funding assistance for rehabilitation of approximately 25 homes.	This program should be continued.
<p><b>5.3. Preservation of At-Risk Affordable Housing</b>            The County will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Unincorporated Kings County has four projects with approximately 197 units of affordable housing created through various County, state, and federal programs. None are at</p>	Community Development Agency	General fund	Continue to monitor at-risk units. (Timeline: Ongoing)	The County continued to monitor assisted units, although none were at risk during 2009-2014.	This program should be continued.

## Appendix A – Evaluation of the Prior Housing Element

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
risk for conversion to market rate.					
<p><b>5.4. Adequate Sites</b> The County will ensure that an adequate supply of residential land is designated in unincorporated areas to accommodate projected growth needs. Appendix B of the Housing Element identifies adequate sites within unincorporated areas to accommodate the County’s share of the regional housing needs allocation, which is identified as 1,094 units (69 extremely-low, 68 very-low, 193 low, 316 moderate, and 448 above-moderate) for the new planning period. Adequate sites are those with appropriate zoning and development standards and adequate water and sewer services and other infrastructure.</p>	Community Development Agency	General Fund	Designate adequate sites to meet Kings County’s housing needs of 1,094 units for the new planning period. (Timeline: ongoing)	The County continued to provide adequate sites to accommodate its RHNA allocation.	This program should be continued.
<p><b>5.5. Density Bonus Program</b> The County granted density bonuses for 14 homes during the previous planning period, however, the Zoning Ordinance has not yet been amended to reflect the latest changes to state density bonus law. The County will amend the Zoning Ordinance to include the current density bonus standards in <i>Government Code</i> §65915, et seq.</p>	Community Development Agency	General Fund	Amend the density bonus ordinance in conformance with state law. (Timeline: Code amendment by 2010)	County zoning regulations were amended in conformance with current state law.	This program should be revised to reflect prior accomplishments and merged with Program 5.14.
<p><b>5.6. First-Time Homebuyer Program</b> The County’s First-Time Homebuyer Program provides qualified first-time homebuyers up to \$20,000 towards a home purchase. The loan is deferred for the life of the first loan or until the home owner sells the house. This program is available in all the unincorporated areas of Kings County and is administered by Self-Help Enterprises. During the previous planning period the County assisted an average of 10 first-time homebuyers per year.</p>	Community Development Agency and Self-Help Enterprises	HOME funds	Provide 10 to 15 loans per year. (Timeline: Ongoing)	The County continued to provide first-time homebuyer loans using HOME and CalHOME funds.	This program should be continued.
<p><b>5.7. Section 8 Rental Assistance</b> 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</p>	Kings County Housing Authority	HUD	Support the Housing Authority’s Section 8 program by promoting the program via the County website and brochures at County offices. (Timeline: Ongoing)	The County continued to support the Section 8 program.	This program should be continued.

## Appendix A – Evaluation of the Prior Housing Element

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
and allowable rent determined by HUD.					
<p><b>5.8. Foster Youth Transitional Program</b>            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.</p>	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: Ongoing)	The County continued to support the Housing Authority in this program.	This program should be continued.
<p><b>5.9. Emergency Shelters and Transitional/Supportive Housing</b>            Housing Element Law requires jurisdictions to provide adequate sites for a variety of housing including emergency shelters and transitional/supportive housing through appropriate zoning and development standards. The Kings County Zoning Ordinance allows emergency shelters in the RM and PF zones subject only to a ministerial Site Plan Review, consistent with SB 2. The Zoning Ordinance does not explicitly address transitional or supportive housing, however. The Code will be amended to specify that transitional/supportive housing is a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone.</p>	Community Development Agency	General Fund	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. (Timeline: Code amendment within one year of Housing Element adoption)	The Zoning Code was amended to allow emergency shelters by-right in the PF zone and transitional and supportive housing for up to 6 persons in all residential zones.	This program should be revised to reflect prior accomplishments, and include a revision to ensure that transitional and supportive housing are permitted subject only to the same standards as apply to other residential dwellings of the same type in the same zone.
<p><b>5.10. Mobile Home/Manufactured Housing</b>            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.</p>	Community Development Agency	General fund	Continue to allow manufactured housing by right in all R zones which allow “one-family dwellings.” (Timeline: Ongoing)	The county continued to permit manufactured homes consistent with state law.	This program should be continued.

## Appendix A – Evaluation of the Prior Housing Element

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
<p><b>5.11. Farmworker and Employee Housing</b> 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.</p>	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers	General Fund	<p>Continue to support farmworker housing as follows:</p> <ol style="list-style-type: none"> <li>1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the Health and Safety Code</li> <li>2. Assist interested developers by identifying sites and supporting funding applications</li> <li>3. Provide, to the extent feasible, regulatory incentives.</li> </ol> <p>(Timeline: Amend the Zoning Code by 2010)</p>	The Development Code was amended to allow farmworker housing for up to 4 units in all agricultural zones subject to Site Plan Review, and 5 or more units subject to a CUP.	This program should be revised to reflect prior accomplishments and a follow-up Code amendment in conformance with the Employee Housing Act.
<p><b>5.12. Housing for Persons with Disabilities</b> State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update, the County conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments. In order to comply with state requirements and reduce potential constraints, the County will amend the Zoning Code in the following areas:</p> <ol style="list-style-type: none"> <li>1. Large community care facilities serving more than 6 persons will be identified as a conditional use in the RR, R and RM zones; and</li> <li>2. A reasonable accommodation ordinance establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities.</li> </ol>	Community Development Agency	General fund	<p>Amend Zoning Code to remove potential constraints on community care facilities and housing for persons with disabilities.</p> <p>(Timeline: Code amendment by 2010)</p>	<p>The revised Development Code allows community care facilities in conformance with state law.</p> <p>Sec. 2208 of the Development Code establishes administrative procedures to allow reasonable accommodation in conformance with state law.</p>	This program should be revised to reflect prior accomplishments.
<p><b>5.13. Promote Equal Housing Opportunities</b> Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office. However, since a number of communities within Kings County</p>	Community Development Agency	General fund	The County will coordinate with the communities of Avenal, Corcoran, Hanford and Lemoore to select a local fair housing provider that will provide	This program has not been completed.	This program should be continued.

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

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
<p>refer fair housing complaints to different agencies it may be confusing to residents to know the appropriate agency to handle fair housing complaints.</p>			<p>centralized fair housing services for all jurisdictions within Kings County. The County will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider or HUD. To broadly disseminate fair housing information, the County will distribute the brochure at the City Hall, library, post office, appropriate shopping areas, and primary government offices within each Community Service District. (Timeline: Select a local agency by 2010)</p>		
<p><b>5.14. Assist Affordable Housing Development</b>                      The County promotes the development of housing for extremely-low-, very-low-, low- and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards, administrative support to developers on grant applications. Programs 5.7 (Section 8 Rental Assistance), 5.9 (Emergency Shelters and Transitional/Supportive Housing), 5.10 (Mobile/Manufactured Housing), 5.11 (Farmworker and Employee Housing), 5.12 (Housing for Persons with Disabilities) and 5.17 (SRO Housing) are all intended to address the needs of extremely-low-income (ELI) households. In order to further assist in the development of ELI units, the following actions will be taken: The County shall apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. Potential funding sources include CDBG and HOME. The County shall also seek State and Federal funding specifically targeted for the development of housing affordable to ELI households, such as Proposition 1C funds. The County shall promote the benefits of this program to the development community by posting information on its web</p>	<p>Community Development Agency and affordable housing developers</p>	<p>Local, state and federal funds</p>	<p>Seek applicable grants under Proposition 1C and federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing; apply for grant funding on an annual basis as available)</p>	<p>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.</p>	<p>This program should be continued.</p>

## Appendix A – Evaluation of the Prior Housing Element

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
page and creating a handout to be distributed with land development applications.					
<p><b>5.15. Energy Conservation and Greenhouse Gas/Particulate Matter Reduction</b>            The Community Development Agency recently adopted this new program that includes expediting plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also provided for photovoltaic systems that generate energy for residential uses.</p>	Community Development Agency and housing developers	No additional funding required	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. (Timeline: Ongoing)	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.	This program should be continued.
<p><b>5.16. Weatherization and Energy-Efficient Home Improvements</b>            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.</p>	Community Development Agency	Nominal funding required	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: Ongoing)	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.	This program should be continued.
<p><b>5.17. Single Room Occupancy (SRO) Housing</b>            To ensure development standards do not constrain the development of SROs, the County will adopt development standards for SRO housing which may include:</p> <ul style="list-style-type: none"> <li>Requirements for a management plan outlining policies and procedures and annual review of services by the Planning Department</li> </ul>	Community Development Agency	Nominal funding required	Address the needs of extremely-low-income persons through SRO housing. (Timeline: Code amendment in 2010-2011)	SRO hotels are permitted by Site Plan Review in the CS, CH and CR zones.	This program should be revised to reflect prior accomplishments.

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

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
<ul style="list-style-type: none"> <li>• 24-hour on-site management</li> <li>• Room limitation to single occupancy, with allowance for overnight guests</li> <li>• Requirements for monthly tenancies</li> <li>• Units must be 250–300 square feet in size and include kitchen or bathroom</li> <li>• Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units</li> </ul>					
<p><b>5.18. Promote Fair and Balanced Fee Structures</b>            Kings County promotes the development of affordable housing. However, such properties are often owned by non-profit organizations that are exempt from property taxes, which are necessary to provide funding for the public services and facilities required by residents. As a result, non-profit developments can have a negative fiscal impact on the County. In the event that affordable housing production by non-profit developers exceeds the level of need identified in the Regional Housing Needs Allocation Plan for this planning period, the County will initiate a study to assess the fiscal impacts of additional non-profit affordable housing development, and consider appropriate mechanisms such as in-lieu fees to mitigate such impacts. Prior to implementation of such mitigation, the County shall conduct an evaluation of its effect on the cost and supply of housing, and process an amendment to the Housing Element.</p>	Community Development Agency	No funding required at this time	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. (Timeline: TBD)	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.	This program should be continued.

## Appendix A – Evaluation of the Prior Housing Element

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

Goal	Policy	Appropriateness
<i>Housing and Neighborhood Conservation</i>		
<b>GOAL 1</b>	<b>Improve and maintain the quality of housing and residential neighborhoods.</b>	Appropriate - continue
	<b>Policy 1.1.</b> <i>Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.</i>	Appropriate - continue
	<b>Policy 1.2.</b> <i>Assist in the repair, rehabilitation, and improvement of residential structures; demolish structures which are dilapidated and beyond repair.</i>	Appropriate - continue
	<b>Policy 1.3.</b> <i>Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve future and present residential developments.</i>	Appropriate - continue
	<b>Policy 1.4.</b> <i>Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.</i>	Appropriate - continue
<i>Housing Production</i>		
<b>GOAL 2.</b>	<b>Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.</b>	Appropriate - continue
	<b>Policy 2.1.</b> <i>Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs goals for 2003-2008.</i>	Appropriate – continue but update for the 2009-2014 planning period
	<b>Policy 2.2.</b> <i>Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.</i>	Appropriate - continue
	<b>Policy 2.3.</b> <i>Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.</i>	Appropriate - continue
	<b>Policy 2.4.</b> <i>Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.</i>	Appropriate - continue
<i>Housing Constraints</i>		
<b>GOAL 3.</b>	<b>Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.</b>	Appropriate - continue
	<b>Policy 3.1.</b> <i>Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.</i>	Appropriate - continue
	<b>Policy 3.2.</b> <i>Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.</i>	Appropriate - continue

## Appendix A – Evaluation of the Prior Housing Element

Goal	Policy	Appropriateness
	<b>Policy 3.3.</b> <i>Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.</i>	Appropriate - continue
	<b>Policy 3.4.</b> <i>Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.</i>	Appropriate - continue
<b>Housing Assistance</b>		
<b>GOAL 4. Provide housing assistance to very low-, low-, and moderate income households and those with special housing needs.</b>		Appropriate - continue
	<b>Policy 4.1.</b> <i>Support the provision of rental assistance to provide affordable housing options for very-low- and low-income households.</i>	Appropriate - continue
	<b>Policy 4.2.</b> <i>Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.</i>	Appropriate - continue
	<b>Policy 4.3.</b> <i>Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large household, single-parent families, and farm workers.</i>	Appropriate - continue
	<b>Policy 4.4.</b> <i>Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.</i>	Appropriate - continue
<b>Fair and Equal Housing Opportunities</b>		
<b>GOAL 5. Further equal housing opportunities for persons, regardless of status.</b>		Appropriate - continue
	<b>Policy 5.1.</b> <i>Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.</i>	Appropriate - continue
	<b>Policy 5.2.</b> <i>Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.</i>	Appropriate - continue

## Appendix A – Evaluation of the Prior Housing Element

**Table A-3a  
Residential Development Summary  
City of Avenal  
2009-2015**

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
<b>Single-family detached</b>	R-1													
(All infill–no subdivisions)					14	6		20				3		3
<b>Multi-family apts.</b>														
Arroyo Del Camino**	R-3	15.4							40			1		41
<b>Totals</b>					<b>14</b>	<b>6</b>		<b>20</b>		<b>40</b>		<b>4</b>		<b>44</b>

\*Units completed after January 1, 2014 may be credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted lower-income units are counted toward the RHNA

\*\*Deed-restricted

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

**Table A-3b  
Residential Development Summary  
City of Corcoran  
2009-2015**

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached	LDR/R-1		3	14	52	5	-	74						
Multi-family apts.														
Second units														
Totals			3	14	52	5	-	74						

\*Units completed after January 1, 2014 may be credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted units are counted toward the RHNA

## Appendix A – Evaluation of the Prior Housing Element

**Table A-3c  
Residential Development Summary  
City of Hanford  
2009-2015**

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
<b>Single-family detached</b>					17	202	189	408		1***	1**	63	64	129
<b>Multi-family apts.</b>														
Tierra Vista Apartments**	RM-3	15.1		36	12	2		50						
Anchor Supportive Housing***	MC	9.5								4				4
<b>Second units</b>														
<b>Totals</b>				<b>36</b>	<b>29</b>	<b>204</b>	<b>189</b>	<b>458</b>		<b>5</b>	<b>1</b>	<b>63</b>	<b>64</b>	<b>133</b>

\*Units completed after January 1, 2014 are credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted units are counted toward the RHNA

\*\*Deed-restricted project

\*\*\*Housing Authority project

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

**Table A-3d  
Residential Development Summary  
City of Lemoore  
2009-2015**

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
<b>Single-family detached</b>					23	108	36	167						
<b>Multi-family apartments</b>														
Cinnamon Villas-Phase 1**	Low-Med. Density Res./ RMD		6	33	40	1		80						
Cinnamon Villas-Phase 2**	Low-Med. Density Res./ RLMD	15.1							3	10	14	1		28
The Grove	Prof. Office/ RMD	16.7										184		184
<b>Totals</b>			<b>6</b>	<b>33</b>	<b>63</b>	<b>109</b>	<b>36</b>	<b>247</b>	<b>3</b>	<b>10</b>	<b>14</b>	<b>185</b>		<b>212</b>

\* Units completed after January 1, 2014 are credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted units are counted toward the RHNA

\*\* Deed-restricted

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

**Table A-3e  
Residential Development Summary  
County of Kings  
2009-2014**

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
<b>Single-family detached</b>														
Armona North**										9				9
Infill					7	30	53	90		1	1	16	13	31
Mobile homes				20				20		4				4
<b>Multi-family apts.</b>														
(none)														
<b>Second units</b>														
Totals			-	20	7	30	53	110	-	14	1	16	13	44

\*Units completed after January 1, 2014 are credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted units are counted toward the RHNA.

\*\*Deed-restricted (Self-Help Enterprises)

## Appendix A – Evaluation of the Prior Housing Element

**Table A-4  
Progress in Achieving Quantified Objectives 2009-2014**

Program Category	Avenal		Corcoran		Hanford		Lemoore		Kings County	
	Objective	Progress	Objective	Progress	Objective	Progress	Objective	Progress	Objective	Progress
<b>New Construction</b>										
Extremely Low	40		40		140		374	6	68	
Very Low	40	40	40	17	1,306		374	33	69	20
Low	126	17	160	52	1,015		534	91	193	7
Moderate	214	7	295	5	938		502	293	316	30
Above Moderate	291		370		2,359		1,237	36	448	53
<b>Rehabilitation</b>										
Extremely Low	5	1	10	5	20		12		12	6
Very Low	5	7	20	8	80		13	65	13	14
Low	10	3	45	8	100		25		25	10
Moderate	0		0		0		25		0	0
Above Moderate	0		0		0		0		0	0
<b>Conservation</b>										
Extremely Low										
Very Low										
Low	317	317	593	593	718	718	624	617	197	197
Moderate										
Above Moderate	0		0		0		0		0	

# Appendix B Land Inventory

## 1. Methodology and Assumptions

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

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

### Affordability Assumptions

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

1. Affordability Covenants. The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. Market Prices or Rents. When covenants are not in place, affordability levels for newly built units are based on actual prices or rents. Summarized below are 2015 affordability levels along with the monthly rental costs or estimated sales prices that correspond with each level.

2015 County Median Income = \$57,900	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$24,250	\$606	\$110,000
Very Low (31-50%)	\$28,950	\$724	\$130,000
Low (51-80%)	\$46,300	\$1,158	\$210,000
Moderate (81-120%)	\$69,500	\$1,738	\$315,000
Above moderate (120%+)	>\$69,500	>\$1,738	>\$315,000

- a. Home Prices. Like most areas of the San Joaquin Valley, new home prices are generally affordable to moderate-income households. A survey of recent new home sales found that nearly all projects were priced within the moderate-income category of \$210,000 to \$315,000. Some new single-family homes on standard-sized lots sold within the low-income price range.

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

In **Avenal**, all standard-sized lots were allocated to the moderate-income category. As noted in Chapter 2, all single-family homes sales and listings in Avenal, both new and resale, were priced within the low- or moderate-income categories during 2015.

In **Corcoran**, all standard-sized infill lots were allocated to the moderate-income category while large parcels suitable for standard-lot subdivisions were allocated 50%

## Appendix B – Land Inventory

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moderate and 50% above-moderate. As noted in Chapter 2, all single-family homes sales and listings in Corcoran, both new and resale, were priced within the low- or moderate-income categories during 2015. Half of the sites zoned for single-family subdivisions were allocated upward to the above-moderate category in order to accommodate the City’s RHNA allocation.

In **Hanford**, Very Low Density single-family sites were allocated to the above-moderate category, while Low Density single-family sites were evenly distributed between the moderate and above-moderate categories. As shown in Chapter 2, most of Hanford’s newer home listings were priced in the moderate category. Most new single-family subdivisions offered homes in the moderate category at the time of the survey. Sites in the Medium designation allow small-lot subdivisions, PUDs and attached product types at up to 15 units/acre. Parcels larger than one acre were equally divided between the low and moderate income categories while smaller parcels were assigned to the moderate category.

In **Lemoore**, Agricultural-Rural and Very Low Density Residential sites were allocated to the above-moderate category. Low Density single-family sites were allocated 50% moderate and 50% above-moderate. As shown in Chapter 2, most recent home sales (both new and resale) were priced in the moderate category. Sites in the Low-Medium designation allow small-lot subdivisions and attached product types and were allocated to the moderate category.

In **unincorporated Kings County**, the Very Low Density and Low Density Residential sites allow large lots (1/2 acre or more) and were allocated to the above-moderate category. The Low Medium sites allow standard size lots and were allocated to the moderate category.

**Mobile homes** are an affordable option for lower-income households. As noted in Chapter 2, new mobile homes are available at prices ranging from \$24,000 to \$72,000. These prices are within the lower-income affordability range, including the price of a single-family lot.

- b. Apartment Rents. As with single-family homes, apartment rents are very affordable in Kings County. Nearly all newer market-rate apartments surveyed, including larger projects as well as small duplex/triplex projects, had rents within the low-income category (i.e., less than \$1,158 per month), and some apartments were renting at the very-low-income affordability level (i.e., less than \$724 per month). Many projects built by non-profit organizations using assistance such as Low-Income Housing Tax Credits include apartments affordable to extremely-low- and very-low-income households. Therefore, vacant sites in all jurisdictions designated for multi-family or mixed-use development at densities greater than 15 units/acre were allocated to the lower-income category. In Hanford, sites in the RM-3 zone (up to 15 units/acre) were conservatively divided between the low and moderate categories, with sites larger than one acre equally divided between low and moderate categories and smaller sites assigned to the moderate category. In unincorporated Kings County, RM-3 sites (up to 11 units/acre) were conservatively assigned to the moderate category.
3. Density and Affordability. For potential new units in a jurisdiction’s land inventory, state law establishes that affordability assumptions may be based on density. The “default” density for jurisdictions in Kings County is 20 units per acre. This means that if the General Plan and zoning allow development at 20 units per acre or greater, these sites are assumed to be suitable for

lower-income housing. State law also allows jurisdictions to establish an alternative to the default density if local market conditions and experience support a different density assumption for affordability.

As discussed in Chapter 4, all of the jurisdictions in Kings County allow multi-family development at densities greater than 20 units/acre, excluding density bonus, in at least one multi-family zone. In addition to multi-family zones, all jurisdictions allow multi-family or mixed-use development in at least one non-residential zone. However, most new multi-family developments in Kings County – including affordable projects by non-profit developers – are built at densities significantly lower than the “default” density. Conversations with non-profits confirmed that densities in the range of 11-13 units/acre are typical and sufficient to make such projects feasible. This density range allows one-and two-story projects with large units (3-4 bedrooms) as well as spacious community facilities such as play areas for children. Developers indicated that they rarely request a density bonus, but may take advantage of other concessions such as modifications to development standards such as setbacks.

Hanford and Lemoore generally have the highest home prices and rents among the five jurisdictions. As an example of market conditions, a new market-rate high-end apartment development (The Grove) was recently built in Lemoore at a density of 16.7 units acre with rents at the upper end of the low-income affordability category. The maximum density under zoning regulations applicable to that project was 17 units/acre, but the applicant chose not to seek the maximum density. Cinnamon Villas, a recent deed-restricted affordable project in Lemoore, is located in the Low-Medium Density (RLMD) zone which has a maximum density of 14.5 units/acre. The project requested and was granted a density bonus to allow 15 units/acre although a density of 20 units/acre was allowed under density bonus law. In Hanford, a recent affordable tax credit project (Tierra Vista) was built at a density of 15.1 units/acre even though the project was eligible for a density bonus of up to 20 units/acre. These projects demonstrate that affordable housing is feasible at densities less than 20 units/acre in all jurisdictions in Kings County.

### **Realistic Capacity**

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

### **2. Units Built or Approved 2014-2015**

Tables A-3a through A-3e in Appendix A summarize new residential units built or approved during 2009-2014. Under State law, new housing units completed after January 1, 2014 are credited in the new planning period. These units have been assigned to income categories based on affordability covenants or market prices/rents and are summarized in Table B-1.

### **3. Vacant or Underutilized Land**

Tables B-2a through B-2e contain a parcel-level inventory of sites with potential for residential development in each jurisdiction during the current planning period. As noted above, the capacity of each site has been estimated based on realistic assumptions, recent development trends and any existing site constraints that could prevent the site from being developed to its full potential.

## Appendix B – Land Inventory

### 4. Capacity to Accommodate the RHNA

Based on the assumptions described above and the inventory of sites shown in Tables B-2a through B-2e, the realistic development capacity has been estimated for each jurisdiction and is summarized in Table B-1 below. This table demonstrates that each jurisdiction has adequate capacity to accommodate its RHNA allocation for the planning period.

**Table B-1: Land Inventory Summary**

Jurisdiction	Income Category			Total	
	EL/VL	Low	Mod		
<b>Avenal</b>					
RHNA (Table 2-34)	145	108	115	271	639
Units completed or permitted (Table A-3a)*	40	-	4		44
Net Remaining RHNA	213		111	271	595
Housing sites (Table B-2a)	580		2,145	2,049	4,774
Adequate Capacity?	Yes		Yes	Yes	Yes
<b>Corcoran</b>					
RHNA (Table 2-34)	215	161	169	401	946
Units completed or permitted (Table A-3b)*					
Net Remaining RHNA	376		169	401	946
Housing sites (Table B-2b)	398		1,119	1,000	2,675
Adequate Capacity?	Yes		Yes	Yes	Yes
<b>Hanford</b>					
RHNA (Table 2-34)	1,097	821	865	2,049	4,832
Units completed or permitted (Table A-3c)*	9	1	63	64	137
Net Remaining RHNA	1,908		802	1,985	4,695
Housing sites (Table B-2c)	2,067		3,394	41	5,502
Adequate Capacity?	Yes		Yes	Yes	Yes
<b>Lemoore</b>					
RHNA (Table 2-34)	677	507	534	1,267	2,985
Units completed or permitted (Table A-3d)*	13	14	185	-	212
Net Remaining RHNA	1,157		350	1,267	2,773
Housing sites (Table B-2d)	1,523		1,181	1,121	3,825
Adequate Capacity?	Yes		Yes	Yes	Yes
<b>Kings County Unincorporated</b>					
RHNA (Table 2-34)	186	138	147	347	818
Units completed or permitted (Table A-3e)*	9		22	13	44
Net Remaining RHNA	315		131	334	774
Housing sites (Table B-2e)	341		845	906	2,092
Adequate Capacity?	Yes		Yes	Yes	Yes

Notes:

\*Only deed-restricted units have been counted toward the lower-income RHNA.

### Avenal Sites Inventory

Avenal has approximately 600 acres of vacant land zoned for single-family housing with a realistic capacity of approximately 4,200 units. This potential inventory is equally divided between the Moderate

## Appendix B – Land Inventory

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and Above Moderate categories. Vacant sites zoned for multi-family development total approximately 47 acres and have a realistic capacity of about 650 units. Allowable density is 29 units/acre although the inventory assumes only 14 units/acre for multi-family sites based on recent projects. This inventory exceeds the RHNA allocation in all income categories.

### Corcoran Sites Inventory

Corcoran has approximately 454 acres of vacant land zoned for low-density and very-low-density single-family housing with a realistic capacity of approximately 2,200 units. This potential inventory is equally divided between the Moderate and Above Moderate categories. Sites zoned for multi-family development total approximately 29 acres and have a realistic capacity of about 370 units. Allowable density for multi-family sites ranges from 15 to 29 units/acre. In addition, vacant sites in the Downtown Commercial and Professional Office zones allowing high-density residential development have a realistic capacity of over 100 units. Most of the sites allowing multi-family development are vacant, although a few sites have existing structures but are underutilized. Multi-family sites with allowable densities of 17.5 units/acre or more were assigned to the lower-income category while multi-family sites of one acre or more with an allowable density of 14.5 units/acre were divided equally between the lower and moderate categories. Multi-family sites smaller than one acre and an allowable density of 14.5 units/acre were assigned to the moderate-income category.

Recent multi-family developments in Corcoran demonstrate that allowable densities facilitate affordable housing. Four LIHTC projects have been built in the past 10 years at densities ranging from 14.1 to 17.8 units/acre with rents in the extremely-low to low income range. None of these projects requested density bonuses, which confirms that the allowable densities are appropriate for the type of projects that are suitable in this market area.

One significant underutilized site in Corcoran (see photos below) near the northwest corner of Orange and Otis represents a redevelopment opportunity. The possible redevelopment project includes four lots, two of which are in common ownership totaling 1.93 acres. One lot, in separate ownership, is 0.42 acre and is currently vacant; while a fourth lot is 1.5 acres. The developed lots all contain substandard housing. It is believed that the property was once a farm worker housing camp that has been converted to rental units. APN 034-050-025 (0.20 acre) contains a 2-bedroom/1-bath unit of 644 square feet, built in 1920. APN 034-050-026 (1.73 acres) contain seven units, which includes the main house with 3 bedrooms, 2 bathrooms and approximately 1200 square feet and six additional units. Of the six units, three are vacant and boarded up and the other three single-room units are occupied. APN 034-050-018 (1.50 acres) also contains six units all built around 1949. Two of the units are 2-bedroom/2-bath, three units are 2-bedroom/1-bath, and one unit is a 1-bedroom/1-bath.



## **Appendix B – Land Inventory**

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All of these units are occupied and all appear to be substandard except one unit which was recently remodeled. The property is zoned RM-2 (low density multi-family) which allows 21.7 units/acre and is bordered by light industrial zone to the north, neighborhood commercial to the east and single-family residential to the south and west. The City will encourage the redevelopment of this site through the actions described in Program 2.7 of the Housing Plan (Chapter 5).

### **Hanford Sites Inventory**

Hanford has over 380 acres of vacant land zoned for low-density and very-low-density single-family housing with a realistic capacity of approximately 2,500 moderate- and above-moderate-income units. Vacant sites zoned for multi-family development total over 200 acres and have a realistic capacity of about 2,700 units. Allowable density for multi-family sites ranges from 15 to 22 units/acre. In addition, vacant sites in the Downtown East Precise Plan and Office-Residential zones allowing residential development at up to 22 units/acre have a realistic capacity of over 300 units.

Although market-rate multi-family development at a density of 15 units/acre is feasible at rents affordable to lower-income households, the vacant land inventory for the RM-3 zone conservatively assigns all potential units on lots smaller than one acre to the moderate-income category and equally divides potential units on lots greater than one acre between the lower and moderate income categories.

### **Lemoore Sites Inventory**

Lemoore has approximately 442 acres of vacant land zoned for medium-low-density, low-density and very-low-density single- and multi-family housing with a realistic capacity of approximately 2,300 units. This potential inventory is divided between the Moderate and Above Moderate categories. Vacant sites zoned for multi-family residential use total about 55 acres and have a realistic capacity of about 762 lower-income units.

The General Plan and zoning regulations also designate five Mixed Use districts where retail, residential, office, business and personal services, public, and institutional uses are clustered in neighborhood-oriented centers in a variety of mixed use configurations, such as ground floor commercial with residential or office uses above, or collocation of buildings with different single uses in a contiguous area. Three-story buildings and densities of 20 units/acre are permitted. Density transfers are also allowed within centers. Typical densities of 9 units/acre are assumed in the General Plan. The land inventory includes vacant sites totaling approximately 80 acres with an estimated capacity of about 700 lower-income units.

High-density housing is also permitted in the downtown area. The downtown has three zoning districts (DMX-1, DMX-2 and DMX-3) that utilize form-based principles. The highest intensity is allowed in the DMX-1 area, which has a 40-foot height limit. The DMX-2 zone allows buildings up to 25 in height. Densities in the range of 20 units/acre are possible in the DMX districts, although the General Plan assumes a typical density of 14 units/acre. Vacant DMX sites total about 4 acres with an estimated realistic capacity of 48 lower-income units.

### **Kings County Unincorporated Area Sites Inventory**

The County unincorporated area has approximately 440 acres of vacant land zoned for low-density and very-low-density single-family housing with a realistic capacity of approximately 1,400 units. Standard-sized single-family lots (R-1-6 and R-1-8) are equally divided between the Moderate and Above Moderate categories while larger lots are assigned to the Above Moderate category. Vacant sites zoned for high-density and very-high-density multi-family residential use total about 22 acres and have a realistic capacity of about 341 lower-income units.

## Appendix B – Land Inventory

**Table B-2a: Residential Land Inventory - City of Avenal**

APN	General Plan / Zoning	Parcel Size (acres)	Max Density (units/acre)	Realistic Density (units/acre)	Lower Income	Potential Units		Total
						Moderate Income	Above Moderate Income	
038-260-039-000	Low Density / R-1	20.46	4-7	7	-	71	71	142
038-260-038-000	Low Density / R-1	20.46	4-7	7	-	71	71	142
038-260-037-000	Low Density / R-1	20.46	4-7	7	-	71	71	142
038-260-036-000	Low Density / R-1	20.46	4-7	7	-	71	71	142
038-260-057-000	Low Density / R-1	35.97	4-7	7	-	125	125	250
038-260-048-000	Low Density / R-1	81.50	4-7	7	-	285	285	570
038-270-060-000	Low Density / R-1	201.57	4-7	7	-	705	705	1,410
038-400-003-000	Low Density / R-1	5.25	4-7	7	-	18	18	36
038-400-006-000	Low Density / R-1	6.09	4-7	7	-	21	21	42
038-411-001-000	Low Density / R-1	3.18	4-7	7	-	11	11	22
038-441-001-000	Low Density / R-1	5.30	4-7	7	-	18	18	36
040-280-018-000	Low Density / R-1	1.00	4-7	7	-	3	3	6
040-280-021-000	Low Density / R-1	1.00	4-7	7	-	3	3	6
040-280-040-000	Low Density / R-1	10.65	4-7	7	-	37	37	74
040-280-033-000	Low Density / R-1	7.50	4-7	7	-	26	26	52
040-280-039-000	Low Density / R-1	12.87	4-7	7	-	45	45	90
040-291-002-000	Low Density / R-1	0.84	4-7	7	-	2	2	4
040-291-006-000	Low Density / R-1	25.49	4-7	7	-	89	89	178
040-291-007-000	Low Density / R-1	37.84	4-7	7	-	132	132	264
038-260-029-000	Low Density / R-1	7.85	4-7	7	-	27	27	54
038-260-056-000	Low Density / R-1	19.55	4-7	7	-	68	68	136
038-270-064-000	Low Density / R-1	32.03	4-7	7	-	112	112	224
040-291-008-000	Low Density / R-1	5.38	4-7	7	-	18	18	36
040-291-009-000	Low Density / R-1	5.38	4-7	7	-	18	18	36
040-330-030-000	Low Density / R-1	0.33	4-7	7	-	1	1	2
040-330-031-000	Low Density / R-1	0.35	4-7	7	-	1	1	2
040-330-032-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
040-330-033-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
040-330-014-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
040-330-015-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
040-330-016-000	Low Density / R-1	0.23	4-7	7	-	1	-	1
040-330-017-000	Low Density / R-1	0.20	4-7	7	-	1	-	1
040-330-019-000	Low Density / R-1	0.19	4-7	7	-	1	-	1
040-330-020-000	Low Density / R-1	0.26	4-7	7	-	1	-	1

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**Table B-2a: Residential Land Inventory - City of Avenal**

APN	General Plan / Zoning	Parcel Size (acres)	Max Density (units/acre)	Realistic Density (units/acre)	Lower Income	Potential Units		Total
						Moderate Income	Above Moderate Income	
040-330-021-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
040-330-028-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
040-330-029-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
040-330-026-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
040-330-027-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
040-330-042-000	Low Density / R-1	0.19	4-7	7	-	1	-	1
038-460-001-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-002-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-003-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-004-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-005-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-006-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-007-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-008-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-009-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-010-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-011-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-011-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-013-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-014-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-015-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-016-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-017-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-018-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-019-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-020-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-021-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-022-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-023-000	Low Density / R-1	0.20	4-7	7	-	1	-	1
038-460-024-000	Low Density / R-1	0.20	4-7	7	-	1	-	1
038-460-025-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-026-000	Low Density / R-1	0.18	4-7	7	-	1	-	1
038-460-027-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-028-000	Low Density / R-1	0.15	4-7	7	-	1	-	1

## Appendix B – Land Inventory

**Table B-2a: Residential Land Inventory - City of Avenal**

APN	General Plan / Zoning	Parcel Size (acres)	Max Density (units/acre)	Realistic Density (units/acre)	Lower Income	Potential Units		Total
						Moderate Income	Above Moderate Income	
038-460-029-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-030-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-031-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-032-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-033-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-034-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-035-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-036-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-037-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-054-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-055-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-056-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-053-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-052-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-051-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-050-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-049-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-048-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-047-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-046-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-045-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-057-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-058-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-059-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-060-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-061-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-062-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-063-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-064-000	Low Density / R-1	0.22	4-7	7	-	1	-	1
038-460-065-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-066-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-067-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-068-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-038-000	Low Density / R-1	0.16	4-7	7	-	1	-	1

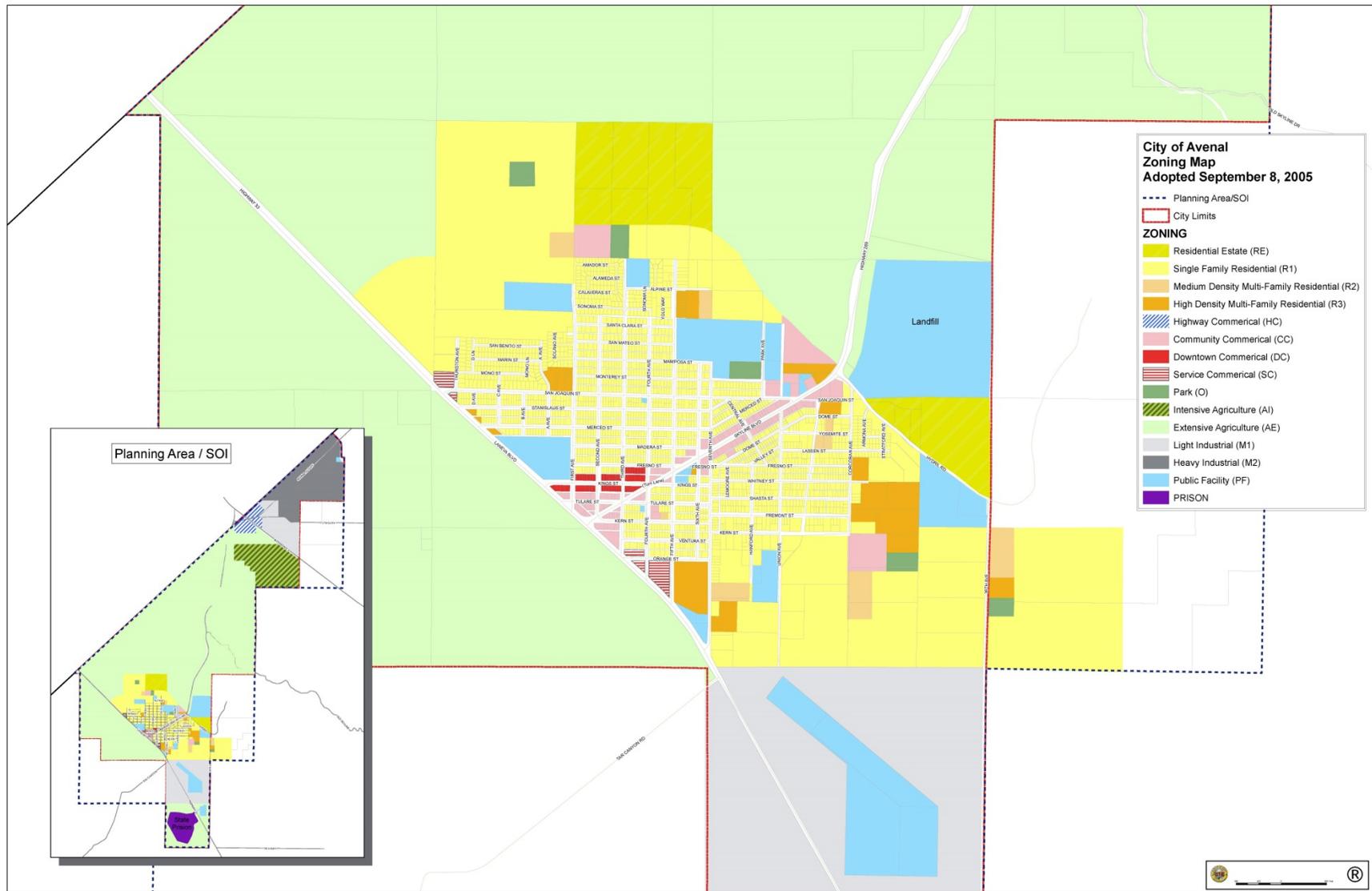
## Appendix B – Land Inventory

**Table B-2a: Residential Land Inventory - City of Avenal**

APN	General Plan / Zoning	Parcel Size (acres)	Max Density (units/acre)	Realistic Density (units/acre)	Lower Income	Potential Units		Total
						Moderate Income	Above Moderate Income	
038-460-039-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-040-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-041-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-042-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-043-000	Low Density / R-1	0.14	4-7	7	-	1	-	1
038-460-044-000	Low Density / R-1	0.19	4-7	7	-	1	-	1
038-460-082-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-069-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-081-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-070-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-080-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-071-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-079-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-072-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-078-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-073-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-077-000	Low Density / R-1	0.15	4-7	7	-	1	-	1
038-460-076-000	Low Density / R-1	0.17	4-7	7	-	1	-	1
038-460-074-000	Low Density / R-1	0.16	4-7	7	-	1	-	1
038-460-075-000	Low Density / R-1	0.19	4-7	7	-	1	-	1
<b>Subtotal</b>		<b>603.84</b>			<b>-</b>	<b>2,145</b>	<b>2,049</b>	<b>4,194</b>
040-301-002-000	High Density / RM-3	4.56	29	14	63	-	-	63
038-432-007-000	High Density / RM-3	0.42	29	14	5	-	-	5
038-432-011-000	High Density / RM-3	0.17	29	14	2	-	-	2
038-432-012-000	High Density / RM-3	0.53	29	14	7	-	-	7
038-432-010-000	High Density / RM-3	1.14	29	14	15	-	-	15
038-260-052-000	High Density / RM-3	7.18	29	14	100	-	-	100
038-260-060-000	High Density / RM-3	9.08	29	14	127	-	-	127
038-260-055-000	High Density / RM-3	18.65	29	14	261	-	-	261
<b>Subtotal</b>		<b>41.73</b>			<b>580</b>	<b>-</b>	<b>-</b>	<b>580</b>
<b>TOTALS</b>					<b>580</b>	<b>2,145</b>	<b>2,049</b>	<b>4,774</b>

# Appendix B – Land Inventory

## Figure B-1a: Avenal Land Inventory Map



## Appendix B – Land Inventory

**Table B-2b: Residential Land Inventory - City of Corcoran**

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
030-011-003-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-011-020-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-011-021-000	Low Density / R-1-6	0.31	7.5	5	-	1	-	1
030-022-019-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-022-025-000	Low Density / R-1-6	1.12	7.5	5	-	2	2	4
030-072-032-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
030-082-003-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-082-004-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
030-082-018-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-082-022-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-082-029-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-122-025-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-123-002-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
030-123-021-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-124-020-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
030-131-013-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-131-014-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
030-154-003-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-154-004-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-164-002-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-164-011-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
030-181-007-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-183-008-000	Low Density / R-1-6	0.10	7.5	5	-	1	-	1
030-183-016-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
030-192-002-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-192-003-000	Low Density / R-1-6	0.28	7.5	5	-	1	-	1
030-192-023-000	Low Density / R-1-6	0.31	7.5	5	-	1	-	1
030-212-005-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
030-234-011-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
030-260-007-000	Low Density / R-1-6	2.50	7.5	5	-	6	6	12
030-260-008-000	Low Density / R-1-6	1.25	7.5	5	-	3	3	6
030-260-009-000	Low Density / R-1-6	0.42	7.5	5	-	1	1	2
030-260-013-000	Low Density / R-1-6	9.48	7.5	5	-	23	23	46
030-260-035-000	Low Density / R-1-6	6.51	7.5	5	-	16	16	32
030-260-062-000	Low Density / R-1-6	4.87	7.5	5	-	12	12	24
030-260-064-000	Low Density / R-1-6	3.00	7.5	5	-	7	7	14
030-260-066-000	Low Density / R-1-6	0.33	7.5	5	-	1	-	1
030-261-003-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-261-004-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-261-008-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-262-025-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1

## Appendix B – Land Inventory

**Table B-2b: Residential Land Inventory - City of Corcoran**

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
030-262-032-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-292-054-000	Low Density / R-1-6	0.23	7.5	5	-	1	-	1
030-292-058-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
030-320-001-000	Low Density / R-1-6	0.32	7.5	5	-	1	-	1
030-320-066-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-320-067-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-320-068-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-320-071-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
030-320-072-000	Low Density / R-1-6	0.42	7.5	5	-	1	1	2
030-320-073-000	Low Density / R-1-6	0.30	7.5	5	-	1	-	1
030-320-078-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-320-079-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
030-340-001-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-002-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-003-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-004-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-005-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-006-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-340-007-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-340-008-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-009-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-010-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-011-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-012-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-013-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-014-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-015-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-016-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-017-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-018-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-019-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-020-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-021-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
030-340-022-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
030-340-024-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-024-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-025-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-026-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-027-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-028-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
030-340-029-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1

## Appendix B – Land Inventory

**Table B-2b: Residential Land Inventory - City of Corcoran**

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
030-340-030-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
032-023-003-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
032-063-002-000	Low Density / R-1-6	0.13	7.5	5	-	1	-	1
032-072-013-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
032-072-017-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
032-091-003-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
032-093-020-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
032-095-005-000	Low Density / R-1-6	0.13	7.5	5	-	1	-	1
032-134-002-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
032-141-001-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
032-142-009-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
032-164-001-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
032-174-001-000	Low Density / R-1-6	0.23	7.5	5	-	1	-	1
032-191-028-000	Low Density / R-1-6	0.37	7.5	5	-	1	-	1
032-200-036-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
032-200-043-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
032-210-013-000	Low Density / R-1-6	0.28	7.5	5	-	1	-	1
032-210-018-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
032-210-026-000	Low Density / R-1-6	0.23	7.5	5	-	1	-	1
032-230-012-000	Low Density / R-1-6	3.00	7.5	5	-	7	7	14
032-230-021-000	Low Density / R-1-6	1.97	7.5	5	-	4	4	8
032-230-022-000	Low Density / R-1-6	1.97	7.5	5	-	4	4	8
032-230-106-000	Low Density / R-1-6	0.46	7.5	5	-	1	1	2
032-240-002-000	Low Density / R-1-6	0.57	7.5	5	-	1	1	2
032-240-004-000	Low Density / R-1-6	0.86	7.5	5	-	2	2	4
032-240-008-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
032-240-021-000	Low Density / R-1-6	0.77	7.5	5	-	1	1	2
032-240-022-000	Low Density / R-1-6	0.51	7.5	5	-	1	1	2
032-240-023-000	Low Density / R-1-6	0.51	7.5	5	-	1	1	2
032-240-024-000	Low Density / R-1-6	0.51	7.5	5	-	1	1	2
032-251-020-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
032-253-004-000	Low Density / R-1-6	0.93	7.5	5	-	2	2	4
032-254-008-000	Low Density / R-1-6	0.58	7.5	5	-	1	1	2
032-254-009-000	Low Density / R-1-6	0.40	7.5	5	-	1	1	2
032-260-018-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
032-260-019-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
032-260-030-000	Low Density / R-1-6	1.63	7.5	5	-	4	4	8
032-271-007-000	Low Density / R-1-6	0.49	7.5	5	-	1	1	2
032-271-008-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
032-271-009-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
032-271-010-000	Low Density / R-1-6	0.37	7.5	5	-	1	-	1

## Appendix B – Land Inventory

**Table B-2b: Residential Land Inventory - City of Corcoran**

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
032-272-015-000	Low Density / R-1-6	0.46	7.5	5	-	1	1	2
034-016-023-000	Low Density / R-1-6	9.16	7.5	5	-	22	22	44
034-016-027-000	Low Density / R-1-6	0.64	7.5	5	-	1	1	2
034-016-028-000	Low Density / R-1-6	0.71	7.5	5	-	1	1	2
034-016-030-000	Low Density / R-1-6	0.53	7.5	5	-	1	1	2
034-016-031-000	Low Density / R-1-6	0.75	7.5	5	-	1	1	2
034-051-030-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
034-051-062-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
034-060-011-000	Low Density / R-1-6	9.07	7.5	5	-	22	22	44
034-060-018-000	Low Density / R-1-6	3.87	7.5	5	-	9	9	18
034-070-019-000	Low Density / R-1-6	53.50	7.5	5	-	133	133	266
034-070-020-000	Low Density / R-1-6	2.62	7.5	5	-	6	6	12
034-080-013-000	Low Density / R-1-6	1.03	7.5	5	-	2	2	4
034-080-035-000	Low Density / R-1-6	29.98	7.5	5	-	74	74	148
034-100-005-000	Low Density / R-1-6	29.11	7.5	5	-	72	72	144
034-110-001-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-110-003-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-110-005-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-110-017-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-110-018-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-110-019-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-110-022-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-110-023-000	Low Density / R-1-6	1.50	7.5	5	-	3	3	6
034-110-029-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-110-030-000	Low Density / R-1-6	5.50	7.5	5	-	13	13	26
034-110-031-000	Low Density / R-1-6	0.49	7.5	5	-	1	1	2
034-110-032-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-110-033-000	Low Density / R-1-6	3.00	7.5	5	-	7	7	14
034-110-044-000	Low Density / R-1-6	0.92	7.5	5	-	2	2	4
034-110-045-000	Low Density / R-1-6	1.25	7.5	5	-	3	3	6
034-110-046-000	Low Density / R-1-6	2.00	7.5	5	-	5	5	10
034-110-048-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-111-021-000	Low Density / R-1-6	0.56	7.5	5	-	1	1	2
034-112-008-000	Low Density / R-1-6	2.30	7.5	5	-	5	5	10
034-112-009-000	Low Density / R-1-6	2.25	7.5	5	-	5	5	10
034-112-023-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-112-033-000	Low Density / R-1-6	0.22	7.5	5	-	1	-	1
034-120-001-000	Low Density / R-1-6	20.00	7.5	5	-	50	50	100
034-120-003-000	Low Density / R-1-6	10.00	7.5	5	-	25	25	50
034-120-005-000	Low Density / R-1-6	1.00	7.5	5	-	2	2	4
034-120-020-000	Low Density / R-1-6	9.30	7.5	5	-	23	23	46

## Appendix B – Land Inventory

**Table B-2b: Residential Land Inventory - City of Corcoran**

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
034-120-029-000	Low Density / R-1-6	1.83	7.5	5	-	4	4	8
034-120-034-000	Low Density / R-1-6	0.48	7.5	5	-	1	1	2
034-120-037-000	Low Density / R-1-6	1.89	7.5	5	-	4	4	8
034-130-026-000	Low Density / R-1-6	3.75	7.5	5	-	9	9	18
034-130-029-000	Low Density / R-1-6	0.76	7.5	5	-	1	1	2
034-130-062-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-130-068-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-130-069-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-130-070-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-130-071-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
034-132-014-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-132-015-000	Low Density / R-1-6	0.52	7.5	5	-	1	1	2
034-132-017-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-132-021-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-133-009-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-133-011-000	Low Density / R-1-6	0.50	7.5	5	-	1	1	2
034-133-012-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-134-015-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-134-016-000	Low Density / R-1-6	0.29	7.5	5	-	1	-	1
034-134-022-000	Low Density / R-1-6	0.28	7.5	5	-	1	-	1
034-134-026-000	Low Density / R-1-6	0.26	7.5	5	-	1	-	1
034-135-024-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-136-005-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-143-028-000	Low Density / R-1-6	0.48	7.5	5	-	1	1	2
034-170-020-000	Low Density / R-1-6	16.77	7.5	5	-	41	41	82
034-190-021-000	Low Density / R-1-6	2.00	7.5	5	-	5	5	10
034-190-022-000	Low Density / R-1-6	5.00	7.5	5	-	12	12	24
034-200-017-000	Low Density / R-1-6	35.98	7.5	5	-	89	89	178
034-210-001-000	Low Density / R-1-6	20.00	7.5	5	-	50	50	100
034-220-026-000	Low Density / R-1-6	67.32	7.5	5	-	168	168	336
034-280-007-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-280-008-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-280-009-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-001-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-002-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-003-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-004-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-005-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-006-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-007-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-008-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1

## Appendix B – Land Inventory

**Table B-2b: Residential Land Inventory - City of Corcoran**

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
034-310-009-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-010-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-011-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-012-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-013-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-014-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-015-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-016-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-017-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-018-000	Low Density / R-1-6	0.14	7.5	5	-	1	-	1
034-310-019-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
034-310-020-000	Low Density / R-1-6	0.25	7.5	5	-	1	-	1
034-310-021-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-022-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-023-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-024-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-025-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-026-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-027-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-028-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-029-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-030-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-031-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-032-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-033-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-034-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-035-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-036-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-037-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-038-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-039-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-040-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-041-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-042-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-043-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-044-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-045-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-046-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-047-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-048-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-049-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1

## Appendix B – Land Inventory

**Table B-2b: Residential Land Inventory - City of Corcoran**

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
034-310-050-000	Low Density / R-1-6	0.23	7.5	5	-	1	-	1
034-310-055-000	Low Density / R-1-6	0.24	7.5	5	-	1	-	1
034-310-056-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-310-057-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-310-058-000	Low Density / R-1-6	0.20	7.5	5	-	1	-	1
034-310-059-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-310-060-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-061-000	Low Density / R-1-6	0.15	7.5	5	-	1	-	1
034-310-062-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-063-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-064-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-310-065-000	Low Density / R-1-6	0.17	7.5	5	-	1	-	1
034-310-066-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-067-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-068-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-069-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-070-000	Low Density / R-1-6	0.16	7.5	5	-	1	-	1
034-310-071-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
034-310-072-000	Low Density / R-1-6	0.21	7.5	5	-	1	-	1
034-310-073-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-310-074-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-310-075-000	Low Density / R-1-6	0.18	7.5	5	-	1	-	1
034-310-076-000	Low Density / R-1-6	0.19	7.5	5	-	1	-	1
<b>Subtotal</b>					-	1,189	994	2,183
034-111-012-000	Very Low Density / R-1-10	1.15	2	2	-	1	1	2
034-141-006-000	Very Low Density / R-1-10	1.32	2	2	-	1	1	2
034-141-008-000	Very Low Density / R-1-10	1.00	2	2	-	1	1	2
034-141-009-000	Very Low Density / R-1-10	1.05	2	2	-	1	1	2
034-141-011-000	Very Low Density / R-1-10	1.02	2	2	-	1	1	2
034-141-036-000	Very Low Density / R-1-10	0.50	2	2	-	1	-	1
034-143-038-000	Very Low Density / R-1-10	0.75	2	2	-	1	-	1
034-143-081-000	Very Low Density / R-1-10	1.77	2	2	-	1	1	2
034-143-082-000	Very Low Density / R-1-10	0.42	2	2	-	1	-	1
<b>Subtotal</b>					-	9	6	15
034-050-018-000*	High Density / RM-2	1.50	21.7	20	30	-	-	30
034-050-020-000*	High Density / RM-2	0.42	21.7	20	8	-	-	8
034-050-025-000*	High Density / RM-2	0.20	21.7	20	4	-	-	4
034-050-026-000*	High Density / RM-2	1.73	21.7	20	34	-	-	34
<b>Subtotal</b>					76	-	-	76
034-190-037-000	Medium Density / RM-2.5	4.83	17.5	12	57	-	-	57

## Appendix B – Land Inventory

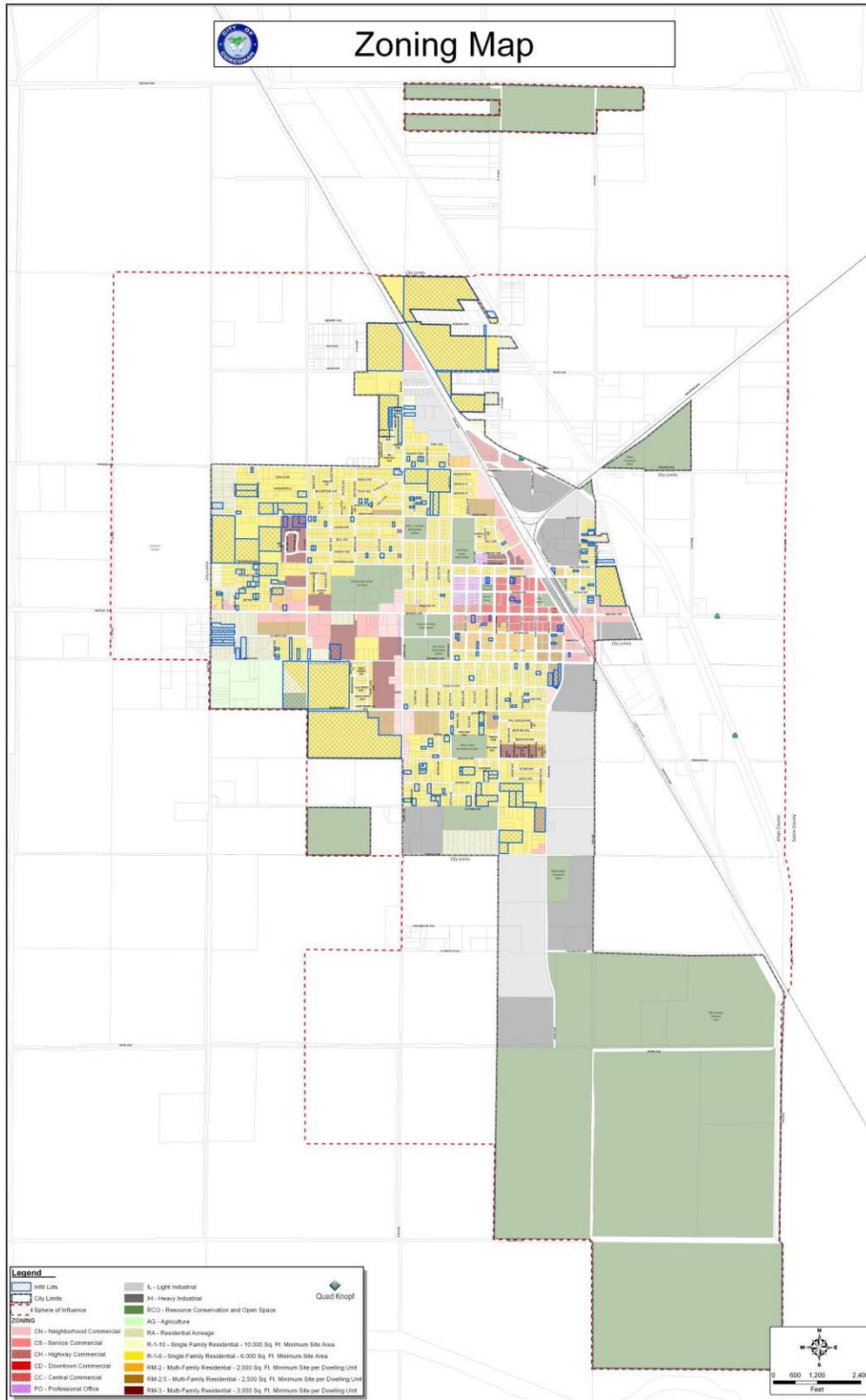
### Table B-2b: Residential Land Inventory - City of Corcoran

APN	General Plan / Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Mod	Above Mod	
032-143-008-000	Medium Density / RM-2.5	2.92	17.5	12	35	-	-	35
034-142-010-000*	Medium Density / RM-2.5	3.21	17.5	12	38			38
032-150-003-000	Medium Density / RM-2.5	0.91	17.5	12	10	-	-	10
<b>Subtotal</b>					<b>140</b>	<b>-</b>	<b>-</b>	<b>140</b>
034-150-040-000	Medium Density / RM-3	2.76	14.5	12	16	17	-	33
034-120-037-000	Medium Density / RM-3	1.89	14.5	12		11	-	22
034-120-005-000	Medium Density / RM-3	1.00	14.5	12	6	6	-	12
030-092-007-000	Medium Density / RM-3	0.18	14.5	12	-	2	-	2
034-150-012-000*	Medium Density / RM-3	7.10	14.5	12	42	43	-	85
<b>Subtotal</b>					<b>75</b>	<b>79</b>	<b>-</b>	<b>154</b>
030-164-002-000	Downtown Commercial / CD	0.19	29	22	4	-	-	4
030-165-003-000	Downtown Commercial / CD	0.19	29	22	4	-	-	4
030-163-012-000	Downtown Commercial / CD	0.27	29	22	5	-	-	5
030-163-006-000	Downtown Commercial / CD	0.21	29	22	4	-	-	4
030-163-004-000	Downtown Commercial / CD	0.69	29	22	15	-	-	15
030-212-013-000	Downtown Commercial / CD	0.16	29	22	3	-	-	3
030-212-015-000	Downtown Commercial / CD	0.37	29	22	8	-	-	8
030-212-018-000	Downtown Commercial / CD	0.28	29	22	6	-	-	6
032-033-014-000	Downtown Commercial / CD	0.17	29	22	3	-	-	3
032-033-015-000	Downtown Commercial / CD	0.09	29	22	1	-	-	1
032-033-009-000	Downtown Commercial / CD	0.24	29	22	5	-	-	5
032-042-005-000	Downtown Commercial / CD	0.16	29	22	3	-	-	3
030-164-011-000	Downtown Commercial / CD	0.19	29	22	4	-	-	4
<b>Subtotal</b>					<b>65</b>	<b>-</b>	<b>-</b>	<b>65</b>
030-155-010-000	Professional Office / PO	0.19	21.8	20	3	-	-	3
030-154-001-000	Professional Office / PO	1.14	21.8	20	22	-	-	22
030-154-002-000	Professional Office / PO	0.21	21.8	20	4	-	-	4
030-154-003-000	Professional Office / PO	0.19	21.8	20	3	-	-	3
030-154-004-000	Professional Office / PO	0.19	21.8	20	3	-	-	3
030-154-005-000	Professional Office / PO	0.19	21.8	20	3	-	-	3
030-154-006-000	Professional Office / PO	0.23	21.8	20	4	-	-	4
<b>Subtotal</b>					<b>42</b>	<b>-</b>	<b>-</b>	<b>42</b>
<b>TOTALS</b>					<b>398</b>	<b>1,119</b>	<b>1,000</b>	<b>2,675</b>

\*Underutilized site

Appendix B – Land Inventory

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



## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008270030000	Office Residential / OR	0.71	22	15	10			10
008294008000	Office Residential / OR	0.46	22	15	6			6
010041004000	Office Residential / OR	0.23	22	15	3			3
010102003000	Office Residential / OR	0.21	22	15	3			3
010183006000	Office Residential / OR	0.15	22	15	2			2
010186006000	Office Residential / OR	0.20	22	15	3			3
010189004000	Office Residential / OR	0.14	22	15	2			2
010189005000	Office Residential / OR	0.14	22	15	2			2
010197010000	Office Residential / OR	0.15	22	15	2			2
010233010000	Office Residential / OR	0.15	22	15	2			2
010261003000	Office Residential / OR	0.26	22	15	3			3
010500001000	Office Residential / OR	0.44	22	15	6			6
011250020000	Office Residential / OR	0.64	22	15	9			9
012240030000	Office Residential / OR	0.79	22	15	11			11
012240051000	Office Residential / OR	1.57	22	15	23			23
012240052000	Office Residential / OR	0.26	22	15	3			3
012240053000	Office Residential / OR	0.52	22	15	7			7
012240057000	Office Residential / OR	0.79	22	15	11			11
012250041000	Office Residential / OR	0.27	22	15	4			4
012250042000	Office Residential / OR	0.27	22	15	3			3
012271003000	Office Residential / OR	0.43	22	15	6			6
012272005000	Office Residential / OR	0.14	22	15	2			2
012272014000	Office Residential / OR	0.23	22	15	3			3
012272017000	Office Residential / OR	0.03	22	15	0			0
012272019000	Office Residential / OR	0.05	22	15	0			0
012272021000	Office Residential / OR	0.06	22	15	0			0
012272024000	Office Residential / OR	0.18	22	15	2			2
012272027000	Office Residential / OR	0.11	22	15	1			1
012272031000	Office Residential / OR	0.23	22	15	3			3
012272036000	Office Residential / OR	0.08	22	15	1			1
012272038000	Office Residential / OR	0.09	22	15	1			1
012281007000	Office Residential / OR	0.31	22	15	4			4
012281013000	Office Residential / OR	0.22	22	15	3			3
012281022000	Office Residential / OR	0.21	22	15	3			3
012281042000	Office Residential / OR	0.54	22	15	8			8
012281043000	Office Residential / OR	0.54	22	15	8			8
012281044000	Office Residential / OR	0.43	22	15	6			6
012282029000	Office Residential / OR	0.19	22	15	2			2
012282030000	Office Residential / OR	0.18	22	15	2			2
012282033000	Office Residential / OR	0.69	22	15	10			10
012282039000	Office Residential / OR	0.49	22	15	7			7

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
012282041000	Office Residential / OR	1.27	22	15	19			19
012282054000	Office Residential / OR	0.27	22	15	4			4
012282055000	Office Residential / OR	0.72	22	15	10			10
012282057000	Office Residential / OR	0.75	22	15	11			11
012282059000	Office Residential / OR	1.44	22	15	21			21
012282079000	Office Residential / OR	0.29	22	15	4			4
012282084000	Office Residential / OR	0.33	22	15	5			5
<b>Subtotals</b>		<b>18.85</b>			<b>261</b>			<b>261</b>
010272011000	Downtown East Precise Plan	0.09	22	15	1			1
010272014000	Downtown East Precise Plan	0.17	22	15	2			2
010274010000	Downtown East Precise Plan	0.20	22	15	2			2
010275009000	Downtown East Precise Plan	0.30	22	15	4			4
010275010000	Downtown East Precise Plan	0.22	22	15	3			3
010282013000	Downtown East Precise Plan	0.21	22	15	3			3
010283016000	Downtown East Precise Plan	0.07	22	15	1			1
010285006000	Downtown East Precise Plan	0.17	22	15	2			2
010285013000	Downtown East Precise Plan	0.17	22	15	2			2
010286009000	Downtown East Precise Plan	0.17	22	15	2			2
010286010000	Downtown East Precise Plan	0.08	22	15	1			1
010286018000	Downtown East Precise Plan	0.32	22	15	4			4
010286022000	Downtown East Precise Plan	0.46	22	15	6			6
012032004000	Downtown East Precise Plan	0.14	22	15	2			2
012035012000	Downtown East Precise Plan	0.37	22	15	5			5
012036009000	Downtown East Precise Plan	0.38	22	15	5			5
012037021000	Downtown East Precise Plan	0.05	22	15	0			0
012042004000	Downtown East Precise Plan	0.18	22	15	2			2
012042015000	Downtown East Precise Plan	0.16	22	15	2			2
012044001000	Downtown East Precise Plan	0.25	22	15	3			3
012044010000	Downtown East Precise Plan	0.17	22	15	2			2
012102018000	Downtown East Precise Plan	0.32	22	15	4			4
<b>Subtotals</b>		<b>4.64</b>			<b>58</b>			<b>58</b>
011020034000	High Density Residential / RM-2	27.40	22	15	411			411
014230082000	High Density Residential / RM-2	21.51	22	15	322			322
011020045000	High Density Residential / RM-2	13.11	22	15	196			196
011020035000	High Density Residential / RM-2	3.15	22	15	47			47
007270007000	High Density Residential / RM-2	2.76	22	15	41			41
011020044000	High Density Residential / RM-2	2.57	22	15	38			38
011020043000	High Density Residential / RM-2	2.03	22	15	30			30
011020033000	High Density Residential / RM-2	1.41	22	15	21			21
<b>Subtotals</b>		<b>73.94</b>			<b>1,106</b>			<b>1,106</b>

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
014153011000	Medium Density Residential RM-3	32.70	15	12	196	196		392
011440027000	Medium Density Residential RM-3	14.60	15	12	87	88		175
009050085000	Medium Density Residential RM-3	8.47	15	12	50	51		101
012310016000	Medium Density Residential RM-3	7.90	15	12	47	47		94
011420031000	Medium Density Residential RM-3	4.78	15	12	28	29		57
012310019000	Medium Density Residential RM-3	4.64	15	12	27	28		55
011110003000	Medium Density Residential RM-3	3.84	15	12	23	23		46
012161054000	Medium Density Residential RM-3	3.69	15	12	22	22		44
012231029000	Medium Density Residential RM-3	3.48	15	12	20	21		41
009050080000	Medium Density Residential RM-3	3.17	15	12	19	19		38
011010017000	Medium Density Residential RM-3	3.00	15	12	18	18		36
012310047000	Medium Density Residential RM-3	2.79	15	12	16	17		33
011090004000	Medium Density Residential RM-3	2.03	15	12	12	12		24
011010019000	Medium Density Residential RM-3	1.98	15	12	11	12		23
012231003000	Medium Density Residential RM-3	1.82	15	12	10	11		21
011010014000	Medium Density Residential RM-3	1.72	15	12	10	10		20
012310023000	Medium Density Residential RM-3	1.65	15	12	9	10		19
011010016000	Medium Density Residential RM-3	1.54	15	12	9	9		18
012161049000	Medium Density Residential RM-3	1.50	15	12	8	9		17
010330026000	Medium Density Residential RM-3	1.45	15	12	8	9		17
010121046000	Medium Density Residential RM-3	1.06	15	12	6	6		12
014152015000	Medium Density Residential RM-3	1.02	15	12	6	6		12
012161015000	Medium Density Residential RM-3	0.95	15	12		11		11
011420049000	Medium Density Residential RM-3	0.92	15	12		11		11
012191002000	Medium Density Residential RM-3	0.87	15	12		10		10
012161020000	Medium Density Residential RM-3	0.82	15	12		9		9
014153010000	Medium Density Residential RM-3	0.82	15	12		9		9
012310022000	Medium Density Residential RM-3	0.80	15	12		9		9
011440021000	Medium Density Residential RM-3	0.67	15	12		8		8
011090002000	Medium Density Residential RM-3	0.53	15	12		6		6
012310041000	Medium Density Residential RM-3	0.52	15	12		6		6
012171003000	Medium Density Residential RM-3	0.52	15	12		6		6
012161050000	Medium Density Residential RM-3	0.49	15	12		5		5
011090001000	Medium Density Residential RM-3	0.48	15	12		5		5
011090008000	Medium Density Residential RM-3	0.46	15	12		5		5
012172020000	Medium Density Residential RM-3	0.44	15	12		5		5
012450020000	Medium Density Residential RM-3	0.41	15	12		4		4
012193021000	Medium Density Residential RM-3	0.40	15	12		4		4
012193019000	Medium Density Residential RM-3	0.40	15	12		4		4
012450019000	Medium Density Residential RM-3	0.40	15	12		4		4
012450014000	Medium Density Residential RM-3	0.40	15	12		4		4

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
012221017000	Medium Density Residential RM-3	0.39	15	12		4		4
012450021000	Medium Density Residential RM-3	0.38	15	12		4		4
012450022000	Medium Density Residential RM-3	0.38	15	12		4		4
012191003000	Medium Density Residential RM-3	0.38	15	12		4		4
012450018000	Medium Density Residential RM-3	0.37	15	12		4		4
012450016000	Medium Density Residential RM-3	0.37	15	12		4		4
012450015000	Medium Density Residential RM-3	0.37	15	12		4		4
012450017000	Medium Density Residential RM-3	0.37	15	12		4		4
012213007000	Medium Density Residential RM-3	0.36	15	12		4		4
012201001000	Medium Density Residential RM-3	0.36	15	12		4		4
008460004000	Medium Density Residential RM-3	0.34	15	12		4		4
010281003000	Medium Density Residential RM-3	0.31	15	12		3		3
012125003000	Medium Density Residential RM-3	0.30	15	12		3		3
012224025000	Medium Density Residential RM-3	0.30	15	12		3		3
010132025000	Medium Density Residential RM-3	0.29	15	12		3		3
012161053000	Medium Density Residential RM-3	0.29	15	12		3		3
010121022000	Medium Density Residential RM-3	0.28	15	12		3		3
010121047000	Medium Density Residential RM-3	0.28	15	12		3		3
010121048000	Medium Density Residential RM-3	0.28	15	12		3		3
010142028000	Medium Density Residential RM-3	0.26	15	12		3		3
012116017000	Medium Density Residential RM-3	0.26	15	12		3		3
012125020000	Medium Density Residential RM-3	0.26	15	12		3		3
011450001000	Medium Density Residential RM-3	0.25	15	12		2		2
012322011000	Medium Density Residential RM-3	0.24	15	12		2		2
012343018000	Medium Density Residential RM-3	0.24	15	12		2		2
012192039000	Medium Density Residential RM-3	0.23	15	12		2		2
012221012000	Medium Density Residential RM-3	0.23	15	12		2		2
012224004000	Medium Density Residential RM-3	0.23	15	12		2		2
010199005000	Medium Density Residential RM-3	0.23	15	12		2		2
012221015000	Medium Density Residential RM-3	0.22	15	12		2		2
011450002000	Medium Density Residential RM-3	0.22	15	12		2		2
011450003000	Medium Density Residential RM-3	0.22	15	12		2		2
010282013000	Medium Density Residential RM-3	0.22	15	12		2		2
008460015000	Medium Density Residential RM-3	0.21	15	12		2		2
008460016000	Medium Density Residential RM-3	0.21	15	12		2		2
010186006000	Medium Density Residential RM-3	0.20	15	12		2		2
012221010000	Medium Density Residential RM-3	0.20	15	12		2		2
012193017000	Medium Density Residential RM-3	0.20	15	12		2		2
012161052000	Medium Density Residential RM-3	0.19	15	12		2		2
012322029000	Medium Density Residential RM-3	0.19	15	12		2		2
012202002000	Medium Density Residential RM-3	0.17	15	12		2		2

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
010281004000	Medium Density Residential RM-3	0.17	15	12		2		2
010283001000	Medium Density Residential RM-3	0.17	15	12		2		2
010285006000	Medium Density Residential RM-3	0.17	15	12		2		2
012115006000	Medium Density Residential RM-3	0.17	15	12		2		2
012124006000	Medium Density Residential RM-3	0.17	15	12		2		2
012135004000	Medium Density Residential RM-3	0.17	15	12		2		2
012135012000	Medium Density Residential RM-3	0.17	15	12		2		2
012211009000	Medium Density Residential RM-3	0.17	15	12		2		2
012211011000	Medium Density Residential RM-3	0.17	15	12		2		2
012211013000	Medium Density Residential RM-3	0.17	15	12		2		2
012124008000	Medium Density Residential RM-3	0.17	15	12		2		2
012343028000	Medium Density Residential RM-3	0.17	15	12		2		2
012124007000	Medium Density Residential RM-3	0.17	15	12		2		2
010224017000	Medium Density Residential RM-3	0.17	15	12		2		2
010272014000	Medium Density Residential RM-3	0.17	15	12		2		2
012172037000	Medium Density Residential RM-3	0.16	15	12		1		1
010223005000	Medium Density Residential RM-3	0.16	15	12		1		1
012161021000	Medium Density Residential RM-3	0.15	15	12		1		1
010252011000	Medium Density Residential RM-3	0.14	15	12		1		1
012161012000	Medium Density Residential RM-3	0.14	15	12		1		1
010113013000	Medium Density Residential RM-3	0.14	15	12		1		1
010206025000	Medium Density Residential RM-3	0.14	15	12		1		1
010206016000	Medium Density Residential RM-3	0.14	15	12		1		1
012193016000	Medium Density Residential RM-3	0.14	15	12		1		1
010224016000	Medium Density Residential RM-3	0.14	15	12		1		1
012181014000	Medium Density Residential RM-3	0.13	15	12		1		1
012202005000	Medium Density Residential RM-3	0.12	15	12		1		1
010215020000	Medium Density Residential RM-3	0.11	15	12		1		1
010197005000	Medium Density Residential RM-3	0.11	15	12		1		1
010215019000	Medium Density Residential RM-3	0.11	15	12		1		1
011440020000	Medium Density Residential RM-3	0.11	15	12		1		1
012172027000	Medium Density Residential RM-3	0.11	15	12		1		1
010224009000	Medium Density Residential RM-3	0.11	15	12		1		1
012201004000	Medium Density Residential RM-3	0.10	15	12		1		1
012135008000	Medium Density Residential RM-3	0.09	15	12		1		1
012212019000	Medium Density Residential RM-3	0.09	15	12		1		1
010272011000	Medium Density Residential RM-3	0.09	15	12		1		1
012125006000	Medium Density Residential RM-3	0.09	15	12		1		1
012192028000	Medium Density Residential RM-3	0.09	15	12		1		1
012192029000	Medium Density Residential RM-3	0.09	15	12		1		1
012212011000	Medium Density Residential RM-3	0.07	15	12		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
<b>Subtotals</b>		<b>136.98</b>			<b>642</b>	<b>949</b>		<b>1,591</b>
009030127000	Low Density Residential / R-1-6	56.83	9	7		412		412
009030141000	Low Density Residential / R-1-6	35.39	9	7		256		256
009050088000	Low Density Residential / R-1-6	22.00	9	7		159		159
011110038000	Low Density Residential / R-1-6	15.08	9	7		109		109
009030115000	Low Density Residential / R-1-6	10.70	9	7		77		77
009030128000	Low Density Residential / R-1-6	9.94	9	7		72		72
014143086000	Low Density Residential / R-1-6	8.43	9	7		61		61
009030005000	Low Density Residential / R-1-6	7.47	9	7		54		54
008360015000	Low Density Residential / R-1-6	5.00	9	7		36		36
012290029000	Low Density Residential / R-1-6	4.71	9	7		34		34
009030143000	Low Density Residential / R-1-6	4.40	9	7		31		31
012310046000	Low Density Residential / R-1-6	2.73	9	7		19		19
007360014000	Low Density Residential / R-1-6	1.94	9	7		14		14
009030140000	Low Density Residential / R-1-6	1.78	9	7		12		12
012310062000	Low Density Residential / R-1-6	1.47	9	7		10		10
014472001000	Low Density Residential / R-1-6	1.40	9	7		10		10
010490021000	Low Density Residential / R-1-6	1.25	9	7		9		9
010480069000	Low Density Residential / R-1-6	1.25	9	7		9		9
011100065000	Low Density Residential / R-1-6	0.81	9	7		5		5
007510010000	Low Density Residential / R-1-6	0.63	9	7		4		4
009340025000	Low Density Residential / R-1-6	0.53	9	7		3		3
014242048000	Low Density Residential / R-1-6	0.48	9	7		3		3
012310004000	Low Density Residential / R-1-6	0.46	9	7		3		3
010320042000	Low Density Residential / R-1-6	0.42	9	7		3		3
010091011000	Low Density Residential / R-1-6	0.40	9	7		2		2
010320002000	Low Density Residential / R-1-6	0.39	9	7		2		2
007510017000	Low Density Residential / R-1-6	0.39	9	7		2		2
012310043000	Low Density Residential / R-1-6	0.36	9	7		2		2
014251039000	Low Density Residential / R-1-6	0.32	9	7		2		2
007510032000	Low Density Residential / R-1-6	0.32	9	7		2		2
007500026000	Low Density Residential / R-1-6	0.30	9	7		2		2
007500028000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510003000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510004000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510005000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510002000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510009000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510006000	Low Density Residential / R-1-6	0.29	9	7		2		2
007510033000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510029000	Low Density Residential / R-1-6	0.28	9	7		2		2

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
007510030000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510031000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510034000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510035000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510036000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510028000	Low Density Residential / R-1-6	0.28	9	7		2		2
011500030000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510008000	Low Density Residential / R-1-6	0.28	9	7		2		2
007500012000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510013000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510014000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510015000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510016000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510011000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510012000	Low Density Residential / R-1-6	0.28	9	7		2		2
009360017000	Low Density Residential / R-1-6	0.27	9	7		1		1
007500027000	Low Density Residential / R-1-6	0.27	9	7		1		1
010091014000	Low Density Residential / R-1-6	0.26	9	7		1		1
009050090000	Low Density Residential / R-1-6	0.26	9	7		1		1
010091015000	Low Density Residential / R-1-6	0.26	9	7		1		1
014473006000	Low Density Residential / R-1-6	0.26	9	7		1		1
007500006000	Low Density Residential / R-1-6	0.26	9	7		1		1
011140059000	Low Density Residential / R-1-6	0.25	9	7		1		1
011140060000	Low Density Residential / R-1-6	0.25	9	7		1		1
009350017000	Low Density Residential / R-1-6	0.24	9	7		1		1
010083024000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130030000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130032000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130043000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130045000	Low Density Residential / R-1-6	0.24	9	7		1		1
014242049000	Low Density Residential / R-1-6	0.23	9	7		1		1
014242050000	Low Density Residential / R-1-6	0.23	9	7		1		1
014242014000	Low Density Residential / R-1-6	0.22	9	7		1		1
012310039000	Low Density Residential / R-1-6	0.22	9	7		1		1
009360018000	Low Density Residential / R-1-6	0.22	9	7		1		1
007400019000	Low Density Residential / R-1-6	0.22	9	7		1		1
007500007000	Low Density Residential / R-1-6	0.22	9	7		1		1
011080048000	Low Density Residential / R-1-6	0.21	9	7		1		1
011130031000	Low Density Residential / R-1-6	0.21	9	7		1		1
011130044000	Low Density Residential / R-1-6	0.21	9	7		1		1
016052011000	Low Density Residential / R-1-6	0.21	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
016052008000	Low Density Residential / R-1-6	0.21	9	7		1		1
007510018000	Low Density Residential / R-1-6	0.21	9	7		1		1
016052007000	Low Density Residential / R-1-6	0.21	9	7		1		1
007500011000	Low Density Residential / R-1-6	0.21	9	7		1		1
016051011000	Low Density Residential / R-1-6	0.21	9	7		1		1
016051012000	Low Density Residential / R-1-6	0.21	9	7		1		1
011080035000	Low Density Residential / R-1-6	0.20	9	7		1		1
014184002000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080046000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080047000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080045000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080044000	Low Density Residential / R-1-6	0.20	9	7		1		1
009350016000	Low Density Residential / R-1-6	0.20	9	7		1		1
009350015000	Low Density Residential / R-1-6	0.20	9	7		1		1
012321002000	Low Density Residential / R-1-6	0.20	9	7		1		1
007500020000	Low Density Residential / R-1-6	0.20	9	7		1		1
007500010000	Low Density Residential / R-1-6	0.20	9	7		1		1
007500009000	Low Density Residential / R-1-6	0.19	9	7		1		1
007510023000	Low Density Residential / R-1-6	0.19	9	7		1		1
007500008000	Low Density Residential / R-1-6	0.19	9	7		1		1
016284002000	Low Density Residential / R-1-6	0.19	9	7		1		1
011130014000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310003000	Low Density Residential / R-1-6	0.19	9	7		1		1
008620075000	Low Density Residential / R-1-6	0.19	9	7		1		1
007510024000	Low Density Residential / R-1-6	0.19	9	7		1		1
007510027000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310002000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310004000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310005000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310006000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310007000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310008000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310009000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310010000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310011000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310012000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310013000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310014000	Low Density Residential / R-1-6	0.19	9	7		1		1
011140061000	Low Density Residential / R-1-6	0.19	9	7		1		1
009350018000	Low Density Residential / R-1-6	0.19	9	7		1		1
011510028000	Low Density Residential / R-1-6	0.19	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
007500033000	Low Density Residential / R-1-6	0.19	9	7		1		1
014185003000	Low Density Residential / R-1-6	0.19	9	7		1		1
014185002000	Low Density Residential / R-1-6	0.19	9	7		1		1
011130015000	Low Density Residential / R-1-6	0.19	9	7		1		1
012322028000	Low Density Residential / R-1-6	0.19	9	7		1		1
007500031000	Low Density Residential / R-1-6	0.19	9	7		1		1
014800015000	Low Density Residential / R-1-6	0.18	9	7		1		1
016052012000	Low Density Residential / R-1-6	0.18	9	7		1		1
008590049000	Low Density Residential / R-1-6	0.18	9	7		1		1
010012011000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500013000	Low Density Residential / R-1-6	0.18	9	7		1		1
011100066000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500019000	Low Density Residential / R-1-6	0.18	9	7		1		1
007510025000	Low Density Residential / R-1-6	0.18	9	7		1		1
007510026000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080042000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080043000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080041000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500034000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500029000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080053000	Low Density Residential / R-1-6	0.18	9	7		1		1
011510023000	Low Density Residential / R-1-6	0.18	9	7		1		1
011510026000	Low Density Residential / R-1-6	0.18	9	7		1		1
014790016000	Low Density Residential / R-1-6	0.18	9	7		1		1
011130004000	Low Density Residential / R-1-6	0.18	9	7		1		1
011500024000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080065000	Low Density Residential / R-1-6	0.18	9	7		1		1
008620007000	Low Density Residential / R-1-6	0.18	9	7		1		1
009350012000	Low Density Residential / R-1-6	0.17	9	7		1		1
011140064000	Low Density Residential / R-1-6	0.17	9	7		1		1
014352024000	Low Density Residential / R-1-6	0.17	9	7		1		1
014352024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130033000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130034000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130046000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130025000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130037000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130038000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130050000	Low Density Residential / R-1-6	0.17	9	7		1		1
009350013000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500044000	Low Density Residential / R-1-6	0.17	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008590002000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500007000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500008000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500009000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500010000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360021000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360020000	Low Density Residential / R-1-6	0.17	9	7		1		1
009340025000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620047000	Low Density Residential / R-1-6	0.17	9	7		1		1
014242050000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310034000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130098000	Low Density Residential / R-1-6	0.17	9	7		1		1
011080044000	Low Density Residential / R-1-6	0.17	9	7		1		1
011270116000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510022000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510023000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510021000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510022000	Low Density Residential / R-1-6	0.17	9	7		1		1
011080041000	Low Density Residential / R-1-6	0.17	9	7		1		1
007380034000	Low Density Residential / R-1-6	0.17	9	7		1		1
007380035000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620081000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620083000	Low Density Residential / R-1-6	0.17	9	7		1		1
011490008000	Low Density Residential / R-1-6	0.17	9	7		1		1
011490011000	Low Density Residential / R-1-6	0.17	9	7		1		1
014551024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130097000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500025000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130047000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130051000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510021000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510020000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360019000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360020000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130096000	Low Density Residential / R-1-6	0.17	9	7		1		1
011080066000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500004000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500004000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500036000	Low Density Residential / R-1-6	0.17	9	7		1		1
009030005000	Low Density Residential / R-1-6	0.17	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011130095000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620084000	Low Density Residential / R-1-6	0.17	9	7		1		1
007350001000	Low Density Residential / R-1-6	0.17	9	7		1		1
012310068000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500042000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500041000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310033000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310034000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310035000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310036000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310039000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310040000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310041000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310042000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130094000	Low Density Residential / R-1-6	0.17	9	7		1		1
012310043000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310022000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310023000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310027000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310028000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310029000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310030000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310033000	Low Density Residential / R-1-6	0.17	9	7		1		1
011170050000	Low Density Residential / R-1-6	0.17	9	7		1		1
014163015000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130012000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130016000	Low Density Residential / R-1-6	0.17	9	7		1		1
011490028000	Low Density Residential / R-1-6	0.16	9	7		1		1
011490029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080049000	Low Density Residential / R-1-6	0.16	9	7		1		1
011490027000	Low Density Residential / R-1-6	0.16	9	7		1		1
011490030000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130093000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360022000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360021000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130005000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500026000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500025000	Low Density Residential / R-1-6	0.16	9	7		1		1
014181012000	Low Density Residential / R-1-6	0.16	9	7		1		1
014163016000	Low Density Residential / R-1-6	0.16	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011310037000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310038000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080050000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080063000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080061000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080062000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080059000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080054000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080057000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080058000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080057000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080058000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080055000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080056000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080055000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080056000	Low Density Residential / R-1-6	0.16	9	7		1		1
012500060000	Low Density Residential / R-1-6	0.16	9	7		1		1
012450001000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620066000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130092000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130096000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620058000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620057000	Low Density Residential / R-1-6	0.16	9	7		1		1
014251039000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500024000	Low Density Residential / R-1-6	0.16	9	7		1		1
009350021000	Low Density Residential / R-1-6	0.16	9	7		1		1
009350020000	Low Density Residential / R-1-6	0.16	9	7		1		1
011500023000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130031000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130032000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130035000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130036000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130044000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130045000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130061000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130071000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130072000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130073000	Low Density Residential / R-1-6	0.16	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011130076000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130035000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130036000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130048000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130049000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130076000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130026000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130039000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130041000	Low Density Residential / R-1-6	0.16	9	7		1		1
011510005000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130027000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130040000	Low Density Residential / R-1-6	0.16	9	7		1		1
012510015000	Low Density Residential / R-1-6	0.16	9	7		1		1
014790064000	Low Density Residential / R-1-6	0.16	9	7		1		1
007510019000	Low Density Residential / R-1-6	0.16	9	7		1		1
007510020000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130028000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130030000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130037000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130043000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130062000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130070000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130034000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130047000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500030000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500031000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310027000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310028000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310030000	Low Density Residential / R-1-6	0.16	9	7		1		1
010083018000	Low Density Residential / R-1-6	0.16	9	7		1		1
010081019000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500032000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500033000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130102000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130103000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140001000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140002000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140004000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140005000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140006000	Low Density Residential / R-1-6	0.16	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011140007000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140050000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140004000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140005000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140006000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140007000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140050000	Low Density Residential / R-1-6	0.16	9	7		1		1
011500017000	Low Density Residential / R-1-6	0.16	9	7		1		1
011500018000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130101000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140002000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620078000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500021000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500022000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500023000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310035000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310036000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310037000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310038000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310039000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500022000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500023000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080051000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080050000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620080000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310041000	Low Density Residential / R-1-6	0.16	9	7		1		1
010051008000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620084000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500001000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500001000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360033000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500003000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500003000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360001000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360027000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360028000	Low Density Residential / R-1-6	0.16	9	7		1		1
009350040000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360026000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500037000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500036000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500019000	Low Density Residential / R-1-6	0.16	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
007500018000	Low Density Residential / R-1-6	0.16	9	7		1		1
012310039000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130025000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130038000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130042000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130063000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130069000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130033000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130042000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130046000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130063000	Low Density Residential / R-1-6	0.16	9	7		1		1
014251022000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310040000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140064000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130009000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130013000	Low Density Residential / R-1-6	0.16	9	7		1		1
007510001000	Low Density Residential / R-1-6	0.15	9	7		1		1
007510002000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350022000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350021000	Low Density Residential / R-1-6	0.15	9	7		1		1
009340085000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500002000	Low Density Residential / R-1-6	0.15	9	7		1		1
014251017000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130003000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620070000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130048000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130049000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130050000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130051000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130052000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130053000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130054000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130055000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130056000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130057000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130058000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130059000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130052000	Low Density Residential / R-1-6	0.15	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011130053000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130054000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130055000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130056000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130058000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500002000	Low Density Residential / R-1-6	0.15	9	7		1		1
008590049000	Low Density Residential / R-1-6	0.15	9	7		1		1
011490001000	Low Density Residential / R-1-6	0.15	9	7		1		1
011490031000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500002000	Low Density Residential / R-1-6	0.15	9	7		1		1
011490004000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500018000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500017000	Low Density Residential / R-1-6	0.15	9	7		1		1
011080052000	Low Density Residential / R-1-6	0.15	9	7		1		1
011080051000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350019000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350020000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350011000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620068000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620069000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130100000	Low Density Residential / R-1-6	0.15	9	7		1		1
011140076000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310042000	Low Density Residential / R-1-6	0.15	9	7		1		1
011450036000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500006000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500012000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350001000	Low Density Residential / R-1-6	0.15	9	7		1		1
009340085000	Low Density Residential / R-1-6	0.15	9	7		1		1
009360023000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130002000	Low Density Residential / R-1-6	0.15	9	7		1		1
009360022000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620056000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310021000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310022000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310023000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310024000	Low Density Residential / R-1-6	0.15	9	7		1		1
011140051000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620046000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620053000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500038000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500037000	Low Density Residential / R-1-6	0.15	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
009350002000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620079000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500003000	Low Density Residential / R-1-6	0.15	9	7		1		1
011140061000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350038000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350037000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350036000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620082000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500017000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500016000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500014000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500015000	Low Density Residential / R-1-6	0.15	9	7		1		1
010320002000	Low Density Residential / R-1-6	0.15	9	7		1		1
011110015000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500025000	Low Density Residential / R-1-6	0.15	9	7		1		1
011190001000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620009000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500020000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140062000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500021000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500005000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500022000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500016000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500015000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500025000	Low Density Residential / R-1-6	0.14	9	7		1		1
010052018000	Low Density Residential / R-1-6	0.14	9	7		1		1
010051008000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500023000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500024000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130006000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130011000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130007000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490012000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490013000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130008000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130012000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500026000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140074000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140076000	Low Density Residential / R-1-6	0.14	9	7		1		1
011080053000	Low Density Residential / R-1-6	0.14	9	7		1		1
011080052000	Low Density Residential / R-1-6	0.14	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011270039000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140062000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140074000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500010000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500019000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500022000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620010000	Low Density Residential / R-1-6	0.14	9	7		1		1
011120049000	Low Density Residential / R-1-6	0.14	9	7		1		1
011310015000	Low Density Residential / R-1-6	0.14	9	7		1		1
010320119000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490015000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490016000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490017000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490018000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490019000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490020000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490021000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490022000	Low Density Residential / R-1-6	0.14	9	7		1		1
009350023000	Low Density Residential / R-1-6	0.14	9	7		1		1
012310046000	Low Density Residential / R-1-6	0.14	9	7		1		1
009350022000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500039000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500038000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490023000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490014000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130015000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130014000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130018000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130013000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130017000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130018000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490002000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490003000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490004000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490005000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490006000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490007000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130017000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130016000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620043000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140052000	Low Density Residential / R-1-6	0.14	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011510003000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140053000	Low Density Residential / R-1-6	0.14	9	7		1		1
011510030000	Low Density Residential / R-1-6	0.14	9	7		1		1
012460039000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500040000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500041000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620044000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620045000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620054000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620055000	Low Density Residential / R-1-6	0.14	9	7		1		1
011110016000	Low Density Residential / R-1-6	0.14	9	7		1		1
011110038000	Low Density Residential / R-1-6	0.14	9	7		1		1
011120049000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500011000	Low Density Residential / R-1-6	0.14	9	7		1		1
012310062000	Low Density Residential / R-1-6	0.14	9	7		1		1
014760021000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500039000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500040000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140051000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490026000	Low Density Residential / R-1-6	0.14	9	7		1		1
011510029000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500004000	Low Density Residential / R-1-6	0.14	9	7		1		1
012310068000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350003000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350004000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350005000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350006000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350007000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350008000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350009000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350010000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350040000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360024000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360025000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360026000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360029000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360030000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360031000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360032000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360034000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360035000	Low Density Residential / R-1-6	0.13	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
010012010000	Low Density Residential / R-1-6	0.13	9	7		1		1
012321002000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350003000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360023000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360024000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360025000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360028000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360031000	Low Density Residential / R-1-6	0.13	9	7		1		1
011500021000	Low Density Residential / R-1-6	0.13	9	7		1		1
011490032000	Low Density Residential / R-1-6	0.13	9	7		1		1
011500014000	Low Density Residential / R-1-6	0.13	9	7		1		1
011510025000	Low Density Residential / R-1-6	0.13	9	7		1		1
011500032000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350024000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350023000	Low Density Residential / R-1-6	0.13	9	7		1		1
011490001000	Low Density Residential / R-1-6	0.13	9	7		1		1
014251027000	Low Density Residential / R-1-6	0.13	9	7		1		1
008470036000	Low Density Residential / R-1-6	0.13	9	7		1		1
011490013000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500033000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510024000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510020000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510022000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510021000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510014000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350025000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350024000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510019000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360016000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360016000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360012000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360013000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360014000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360015000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360012000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360013000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360014000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360015000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360009000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360010000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360011000	Low Density Residential / R-1-6	0.12	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
009360010000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360011000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360006000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360007000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360008000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360003000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360004000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360005000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350039000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360002000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350038000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350036000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350033000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350034000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350035000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360017000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350033000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350034000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350035000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350029000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350030000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350031000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350032000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350028000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350029000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350030000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350031000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350032000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350026000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350027000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350028000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350025000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350026000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350027000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500015000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490009000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510001000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490003000	Low Density Residential / R-1-6	0.12	9	7		1		1
011270039000	Low Density Residential / R-1-6	0.12	9	7		1		1
007510007000	Low Density Residential / R-1-6	0.12	9	7		1		1
010081019000	Low Density Residential / R-1-6	0.12	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
010052018000	Low Density Residential / R-1-6	0.12	9	7		1		1
009320099000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510015000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500018000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490007000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490008000	Low Density Residential / R-1-6	0.12	9	7		1		1
010163030000	Low Density Residential / R-1-6	0.12	9	7		1		1
010173001000	Low Density Residential / R-1-6	0.12	9	7		1		1
010083018000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510004000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500035000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490024000	Low Density Residential / R-1-6	0.12	9	7		1		1
011270116000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490010000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490002000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510018000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510027000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500028000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500034000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500036000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490025000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500026000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490026000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490027000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490028000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490029000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490030000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490031000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500017000	Low Density Residential / R-1-6	0.12	9	7		1		1
009320153000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500001000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510007000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510006000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500013000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510008000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500031000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500027000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510011000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510013000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510009000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510012000	Low Density Residential / R-1-6	0.11	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011510010000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490014000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490015000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490016000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490017000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490018000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490019000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490020000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490021000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490022000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490023000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500002000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500003000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500004000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500005000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500006000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500007000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500008000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500009000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500010000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500011000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500012000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500014000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500015000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500016000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490006000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500016000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500020000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490005000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490012000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490011000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510002000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490025000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500019000	Low Density Residential / R-1-6	0.11	9	7		1		1
011310015000	Low Density Residential / R-1-6	0.11	9	7		1		1
011310021000	Low Density Residential / R-1-6	0.11	9	7		1		1
010480069000	Low Density Residential / R-1-6	0.08	9	7		1		1
011510027000	Low Density Residential / R-1-6	0.08	9	7		1		1
009320127000	Low Density Residential / R-1-6	0.08	9	7		1		1
016051032000	Low Density Residential / R-1-6	0.06	9	7		1		1
009320149000	Low Density Residential / R-1-6	0.04	9	7		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
009320123000	Low Density Residential / R-1-6	0.04	9	7		1		1
007340039000	Low Density Residential / R-1-6	0.03	9	7		1		1
009320086000	Low Density Residential / R-1-6	0.03	9	7		1		1
009320073000	Low Density Residential / R-1-6	0.03	9	7		1		1
008530026000	Low Density Residential / R-1-6	0.03	9	7		1		1
009340002000	Low Density Residential / R-1-6	0.03	9	7		1		1
<b>Subtotals</b>		<b>308.70</b>				<b>2,155</b>		<b>2,155</b>
008410043000	Low Density Residential / R-1-8	14.88	9	5		81		81
009050007000	Low Density Residential / R-1-8	12.26	9	5		66		66
009050002000	Low Density Residential / R-1-8	7.93	9	5		43		43
008670015000	Low Density Residential / R-1-8	5.75	9	5		31		31
008410037000	Low Density Residential / R-1-8	2.69	9	5		14		14
008410044000	Low Density Residential / R-1-8	1.93	9	5		10		10
008140064000	Low Density Residential / R-1-8	0.70	9	5		3		3
014161049000	Low Density Residential / R-1-8	0.56	9	5		3		3
008570017000	Low Density Residential / R-1-8	0.39	9	5		2		2
008283018000	Low Density Residential / R-1-8	0.30	9	5		1		1
007480026000	Low Density Residential / R-1-8	0.29	9	5		1		1
008570021000	Low Density Residential / R-1-8	0.28	9	5		1		1
007480025000	Low Density Residential / R-1-8	0.28	9	5		1		1
007480028000	Low Density Residential / R-1-8	0.28	9	5		1		1
007480024000	Low Density Residential / R-1-8	0.27	9	5		1		1
007480029000	Low Density Residential / R-1-8	0.27	9	5		1		1
008320030000	Low Density Residential / R-1-8	0.27	9	5		1		1
008570026000	Low Density Residential / R-1-8	0.26	9	5		1		1
008570024000	Low Density Residential / R-1-8	0.26	9	5		1		1
007040037000	Low Density Residential / R-1-8	0.25	9	5		1		1
007040036000	Low Density Residential / R-1-8	0.25	9	5		1		1
007040038000	Low Density Residential / R-1-8	0.25	9	5		1		1
007480015000	Low Density Residential / R-1-8	0.25	9	5		1		1
007480016000	Low Density Residential / R-1-8	0.25	9	5		1		1
007480013000	Low Density Residential / R-1-8	0.24	9	5		1		1
007480014000	Low Density Residential / R-1-8	0.24	9	5		1		1
007040042000	Low Density Residential / R-1-8	0.24	9	5		1		1
007040040000	Low Density Residential / R-1-8	0.24	9	5		1		1
007480021000	Low Density Residential / R-1-8	0.24	9	5		1		1
008570011000	Low Density Residential / R-1-8	0.23	9	5		1		1
008113003000	Low Density Residential / R-1-8	0.23	9	5		1		1
008161010000	Low Density Residential / R-1-8	0.23	9	5		1		1
008022021000	Low Density Residential / R-1-8	0.22	9	5		1		1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

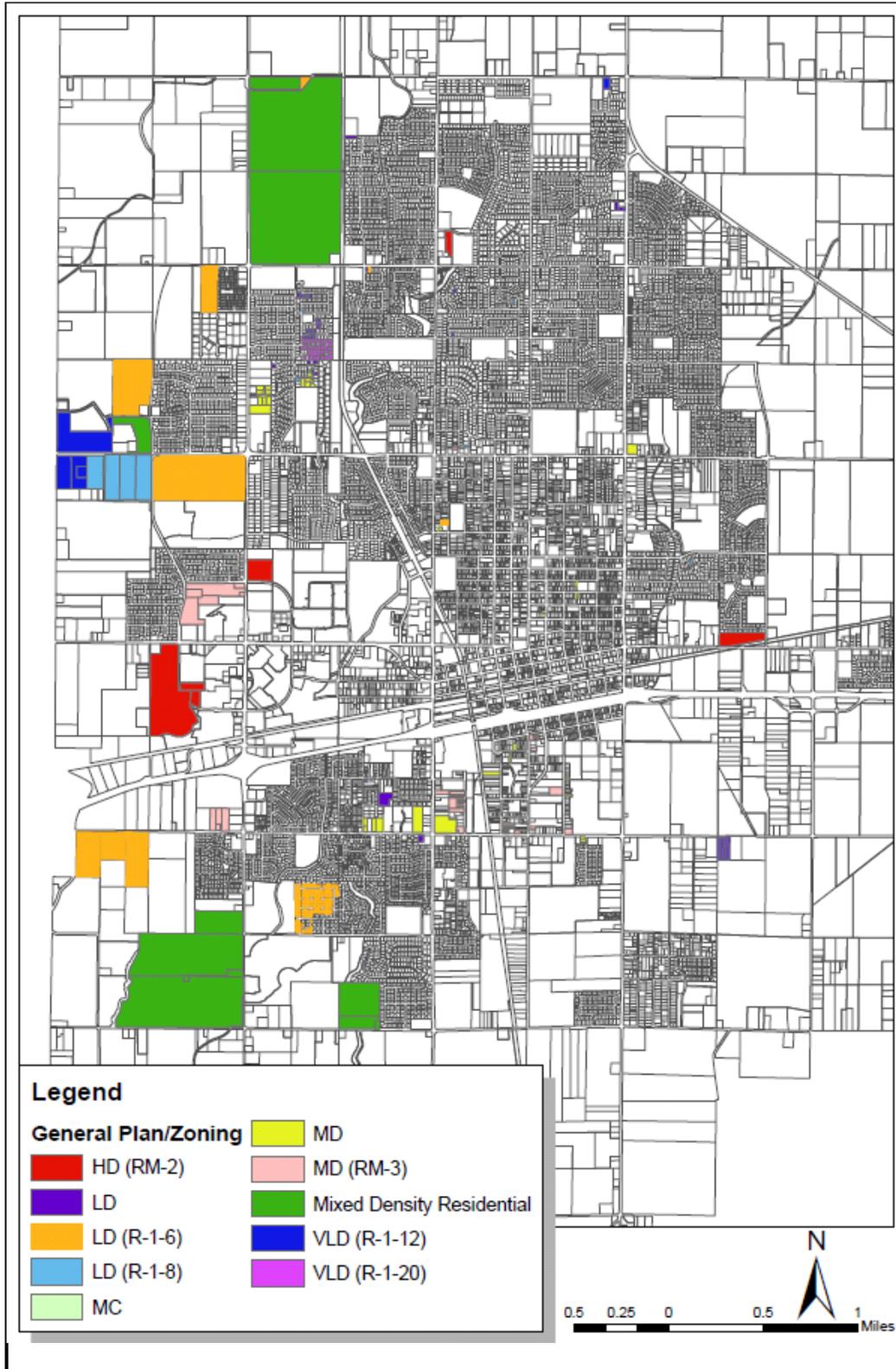
APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008293012000	Low Density Residential / R-1-8	0.22	9	5		1		1
008022018000	Low Density Residential / R-1-8	0.20	9	5		1		1
008022019000	Low Density Residential / R-1-8	0.20	9	5		1		1
008022020000	Low Density Residential / R-1-8	0.20	9	5		1		1
008350052000	Low Density Residential / R-1-8	0.19	9	5		1		1
008670008000	Low Density Residential / R-1-8	0.18	9	5		1		1
014161014000	Low Density Residential / R-1-8	0.17	9	5		1		1
008670003000	Low Density Residential / R-1-8	0.16	9	5		1		1
008670002000	Low Density Residential / R-1-8	0.15	9	5		1		1
008281004000	Low Density Residential / R-1-8	0.15	9	5		1		1
008670012000	Low Density Residential / R-1-8	0.15	9	5		1		1
008670010000	Low Density Residential / R-1-8	0.15	9	5		1		1
008670009000	Low Density Residential / R-1-8	0.13	9	5		1		1
Subtotals		55.44				290		290
007030019000	Very Low Density Residential / R-1-12	1.50	3	3			5	5
008410024000	Very Low Density Residential / R-1-12	3.23	2	2			7	7
011420054000	Very Low Density Residential / R-1-12	2.50	2	2			5	5
014080035000	Very Low Density Residential / R-1-12	1.23	2	2			2	2
009040009000	Very Low Density Residential / R-1-12	1.21	2	2			2	2
009040032000	Very Low Density Residential / R-1-12	0.88	2	2			1	1
009040013000	Very Low Density Residential / R-1-12	0.82	2	2			1	1
009040006000	Very Low Density Residential / R-1-12	0.76	2	2			1	1
009040002000	Very Low Density Residential / R-1-12	0.75	2	2			1	1
009040041000	Very Low Density Residential / R-1-12	0.75	2	2			1	1
009040042000	Very Low Density Residential / R-1-12	0.74	2	2			1	1
009040040000	Very Low Density Residential / R-1-12	0.73	2	2			1	1
009040036000	Very Low Density Residential / R-1-12	0.72	2	2			1	1
008410048000	Very Low Density Residential / R-1-12	0.72	2	2			1	1
008410047000	Very Low Density Residential / R-1-12	0.65	2	2			1	1
008410046000	Very Low Density Residential / R-1-12	0.65	2	2			1	1
007160012000	Very Low Density Residential / R-1-12	0.58	2	2			1	1
014400020000	Very Low Density Residential / R-1-12	0.55	2	2			1	1
014400021000	Very Low Density Residential / R-1-12	0.53	2	2			1	1
008410049000	Very Low Density Residential / R-1-12	0.47	2	2			1	1
008410050000	Very Low Density Residential / R-1-12	0.47	2	2			1	1
014400016000	Very Low Density Residential / R-1-12	0.47	2	2			1	1
014400026000	Very Low Density Residential / R-1-12	0.46	2	2			1	1
014400023000	Very Low Density Residential / R-1-12	0.46	2	2			1	1
014400024000	Very Low Density Residential / R-1-12	0.46	2	2			1	1
008410052000	Very Low Density Residential / R-1-12	0.46	2	2			1	1

## Appendix B – Land Inventory

**Table B-2c: Residential Land Inventory - City of Hanford**

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008410051000	Very Low Density Residential / R-1-12	0.41	2	2			1	1
007090026000	Very Low Density Residential / R-1-12	0.36	2	2			1	1
014400025000	Very Low Density Residential / R-1-12	0.34	2	2			1	1
014400028000	Very Low Density Residential / R-1-12	0.34	2	2			1	1
Subtotals		24.22					41	41
<b>TOTALS</b>					<b>2,067</b>	<b>3,394</b>	<b>41</b>	<b>5,502</b>

Figure B-1c: Land Inventory Map – City of Hanford



## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-020-064-000	Medium Density Multi-Family / RMD	128189.84	2.94	17.4	14	41	-	-	41
023-020-065-000	Medium Density Multi-Family / RMD	88691.33	2.04	17.4	14	28	-	-	28
023-020-066-000	Medium Density Multi-Family / RMD	33227.95	0.76	17.4	14	10	-	-	10
023-020-067-000	Medium Density Multi-Family / RMD	28983.44	0.67	17.4	14	9	-	-	9
023-020-068-000	Medium Density Multi-Family / RMD	30149.86	0.69	17.4	14	9	-	-	9
023-020-090-000	Medium Density Multi-Family / RMD	23957.03	0.55	17.4	14	7	-	-	7
023-020-091-000	Medium Density Multi-Family / RMD	16733.19	0.38	17.4	14	5	-	-	5
023-020-092-000	Medium Density Multi-Family / RMD	16443.23	0.38	17.4	14	5	-	-	5
023-150-020-000	Medium Density Multi-Family / RMD	20461.80	0.47	17.4	14	6	-	-	6
023-150-021-000	Medium Density Multi-Family / RMD	252669.74	5.80	17.4	14	81	-	-	81
023-150-023-000	Medium Density Multi-Family / RMD	18583.05	0.43	17.4	14	5	-	-	5
023-170-010-000	Medium Density Multi-Family / RMD	93519.72	2.15	17.4	14	30	-	-	30
023-170-015-000	Medium Density Multi-Family / RMD	47434.89	1.09	17.4	14	15	-	-	15
023-420-020-000	Medium Density Multi-Family / RMD	218024.22	5.01	17.4	14	70	-	-	70
023-450-007-000	Medium Density Multi-Family / RMD	54058.99	1.24	17.4	14	17	-	-	17
023-460-013-000	Medium Density Multi-Family / RMD	485356.36	11.14	17.4	14	155	-	-	155
023-480-026-000	Medium Density Multi-Family / RMD	131529.86	3.02	17.4	14	42	-	-	42
023-510-002-000	Medium Density Multi-Family / RMD	73221.72	1.68	17.4	14	23	-	-	23
023-510-019-000	Medium Density Multi-Family / RMD	58016.04	1.33	17.4	14	18	-	-	18
023-510-041-000	Medium Density Multi-Family / RMD	385255.21	8.84	17.4	14	123	-	-	123
023-510-042-000	Medium Density Multi-Family / RMD	197298.42	4.53	17.4	14	63	-	-	63
<b>Subtotals</b>			<b>55.14</b>			<b>762</b>	<b>-</b>	<b>-</b>	<b>762</b>
020-011-001-000	Low Medium Density / RLMD	13331.36	0.31	12	9	-	1	1	2
020-012-001-000	Low Medium Density / RLMD	3423.78	0.08	12	9	-	1	-	1
020-012-004-000	Low Medium Density / RLMD	7838.60	0.18	12	9	-	1	-	1
020-012-009-000	Low Medium Density / RLMD	15720.04	0.36	12	9	-	1	1	2
020-013-010-000	Low Medium Density / RLMD	3749.29	0.09	12	9	-	1	-	1
020-013-013-000	Low Medium Density / RLMD	7498.11	0.17	12	9	-	1	-	1
020-022-004-000	Low Medium Density / RLMD	5146.59	0.12	12	9	-	1	-	1
020-022-007-000	Low Medium Density / RLMD	2349.22	0.05	12	9	-	1	-	1
020-031-030-000	Low Medium Density / RLMD	62522.10	1.44	12	9	-	6	6	12
021-100-061-000	Low Medium Density / RLMD	16085.49	0.37	12	9	-	1	1	2

## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
021-100-062-000	Low Medium Density / RLMD	16325.20	0.37	12	9	-	1	1	2
021-360-025-000	Low Medium Density / RLMD	10768.01	0.25	12	9	-	1	1	2
023-020-010-000	Low Medium Density / RLMD	251899.77	5.78	12	9	-	26	26	52
023-020-011-000	Low Medium Density / RLMD	16249.68	0.37	12	9	-	1	1	2
023-020-085-000	Low Medium Density / RLMD	247003.00	5.67	12	9	-	25	25	50
023-130-001-000	Low Medium Density / RLMD	4357.81	0.10	12	9	-	1	-	1
023-130-041-000	Low Medium Density / RLMD	16239.52	0.37	12	9	-	1	1	2
023-140-043-000	Low Medium Density / RLMD	6510.80	0.15	12	9	-	1	-	1
023-150-044-000	Low Medium Density / RLMD	10267.76	0.24	12	9	-	1	1	2
023-150-046-000	Low Medium Density / RLMD	9455.58	0.22	12	9	-	1	-	1
023-150-047-000	Low Medium Density / RLMD	10029.42	0.23	12	9	-	1	1	2
023-320-005-000	Low Medium Density / RLMD	123386.33	2.83	12	9	-	12	12	24
023-480-031-000	Low Medium Density / RLMD	670098.47	15.38	12	9	-	69	69	138
023-480-034-000	Low Medium Density / RLMD	411315.46	9.44	12	9	-	42	42	84
023-480-035-000	Low Medium Density / RLMD	139000.78	3.19	12	9	-	14	14	28
023-480-036-000	Low Medium Density / RLMD	337861.21	7.76	12	9	-	34	34	68
023-510-038-000	Low Medium Density / RLMD	440852.26	10.12	12	9	-	45	45	90
023-510-039-000	Low Medium Density / RLMD	696551.31	15.99	12	9	-	71	71	142
023-510-040-000	Low Medium Density / RLMD	205050.25	4.71	12	9	-	21	21	42
023-590-012-000	Low Medium Density / RLMD	10445.96	0.24	12	9	-	1	1	2
023-590-013-000	Low Medium Density / RLMD	9929.57	0.23	12	9	-	1	1	2
023-590-014-000	Low Medium Density / RLMD	10659.66	0.24	12	9	-	1	1	2
023-590-015-000	Low Medium Density / RLMD	11239.23	0.26	12	9	-	1	1	2
023-590-016-000	Low Medium Density / RLMD	11717.45	0.27	12	9	-	1	1	2
023-590-017-000	Low Medium Density / RLMD	12116.64	0.28	12	9	-	1	1	2
023-590-018-000	Low Medium Density / RLMD	12810.74	0.29	12	9	-	1	1	2
023-590-019-000	Low Medium Density / RLMD	13242.75	0.30	12	9	-	1	1	2
023-590-020-000	Low Medium Density / RLMD	13781.61	0.32	12	9	-	1	1	2
024-390-001-000	Low Medium Density / RLMD	4890.22	0.11	12	9	-	1	-	1
024-390-002-000	Low Medium Density / RLMD	2338.80	0.05	12	9	-	1	-	1
024-390-003-000	Low Medium Density / RLMD	2342.81	0.05	12	9	-	1	-	1
024-390-004-000	Low Medium Density / RLMD	3916.14	0.09	12	9	-	1	-	1

## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
024-390-005-000	Low Medium Density / RLMD	3616.19	0.08	12	9	-	1	-	1
024-390-006-000	Low Medium Density / RLMD	2357.74	0.05	12	9	-	1	-	1
024-390-007-000	Low Medium Density / RLMD	2322.16	0.05	12	9	-	1	-	1
024-390-008-000	Low Medium Density / RLMD	3898.01	0.09	12	9	-	1	-	1
024-390-009-000	Low Medium Density / RLMD	4050.73	0.09	12	9	-	1	-	1
024-390-010-000	Low Medium Density / RLMD	2711.51	0.06	12	9	-	1	-	1
024-390-011-000	Low Medium Density / RLMD	2444.80	0.06	12	9	-	1	-	1
024-390-012-000	Low Medium Density / RLMD	4053.89	0.09	12	9	-	1	-	1
024-390-013-000	Low Medium Density / RLMD	4862.08	0.11	12	9	-	1	-	1
024-390-014-000	Low Medium Density / RLMD	3116.12	0.07	12	9	-	1	-	1
024-390-015-000	Low Medium Density / RLMD	2821.95	0.06	12	9	-	1	-	1
024-390-016-000	Low Medium Density / RLMD	4658.57	0.11	12	9	-	1	-	1
024-390-017-000	Low Medium Density / RLMD	3109.17	0.07	12	9	-	1	-	1
024-390-018-000	Low Medium Density / RLMD	2801.11	0.06	12	9	-	1	-	1
024-390-019-000	Low Medium Density / RLMD	4020.32	0.09	12	9	-	1	-	1
024-390-020-000	Low Medium Density / RLMD	4258.04	0.10	12	9	-	1	-	1
024-390-021-000	Low Medium Density / RLMD	2449.74	0.06	12	9	-	1	-	1
024-390-022-000	Low Medium Density / RLMD	2523.83	0.06	12	9	-	1	-	1
024-390-023-000	Low Medium Density / RLMD	3943.40	0.09	12	9	-	1	-	1
024-390-024-000	Low Medium Density / RLMD	4269.60	0.10	12	9	-	1	-	1
024-390-025-000	Low Medium Density / RLMD	2498.88	0.06	12	9	-	1	-	1
024-390-026-000	Low Medium Density / RLMD	2539.36	0.06	12	9	-	1	-	1
024-390-027-000	Low Medium Density / RLMD	4227.84	0.10	12	9	-	1	-	1
024-390-028-000	Low Medium Density / RLMD	4989.80	0.11	12	9	-	1	-	1
024-390-029-000	Low Medium Density / RLMD	2910.14	0.07	12	9	-	1	-	1
024-390-030-000	Low Medium Density / RLMD	2847.94	0.07	12	9	-	1	-	1
024-390-031-000	Low Medium Density / RLMD	4792.96	0.11	12	9	-	1	-	1
024-390-032-000	Low Medium Density / RLMD	4757.97	0.11	12	9	-	1	-	1
024-390-033-000	Low Medium Density / RLMD	2487.27	0.06	12	9	-	1	-	1
024-390-034-000	Low Medium Density / RLMD	2545.65	0.06	12	9	-	1	-	1
024-390-035-000	Low Medium Density / RLMD	5375.00	0.12	12	9	-	1	-	1
024-390-036-000	Low Medium Density / RLMD	2967.33	0.07	12	9	-	1	-	1

## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
024-390-037-000	Low Medium Density / RLMD	2113.37	0.05	12	9	-	1	-	1
024-390-038-000	Low Medium Density / RLMD	2146.31	0.05	12	9	-	1	-	1
024-390-039-000	Low Medium Density / RLMD	2143.88	0.05	12	9	-	1	-	1
024-390-040-000	Low Medium Density / RLMD	2152.27	0.05	12	9	-	1	-	1
024-390-041-000	Low Medium Density / RLMD	2006.49	0.05	12	9	-	1	-	1
024-390-042-000	Low Medium Density / RLMD	4349.65	0.10	12	9	-	1	-	1
<b>Subtotals</b>			<b>91.98</b>			<b>-</b>	<b>434</b>	<b>383</b>	<b>817</b>
020-113-048-000	Low Medium Density / RN	7153.15	0.16	12	9	-	1	-	1
020-122-031-000	Low Medium Density / RN	14558.42	0.33	12	9	-	1	1	2
020-122-037-000	Low Medium Density / RN	4193.32	0.10	12	9	-	1	-	1
020-172-056-000	Low Medium Density / RN	37271.53	0.86	12	9	-	3	3	6
020-183-001-000	Low Medium Density / RN	9702.23	0.22	12	9	-	1	1	2
020-184-007-000	Low Medium Density / RN	9908.16	0.23	12	9	-	1	1	2
020-184-008-000	Low Medium Density / RN	9962.73	0.23	12	9	-	1	1	2
020-184-017-000	Low Medium Density / RN	3965.23	0.09	12	9	-	1	-	1
020-191-009-000	Low Medium Density / RN	8732.01	0.20	12	9	-	1	-	1
020-191-030-000	Low Medium Density / RN	16806.25	0.39	12	9	-	1	1	2
020-192-019-000	Low Medium Density / RN	13376.71	0.31	12	9	-	1	1	2
020-192-035-000	Low Medium Density / RN	6462.19	0.15	12	9	-	1	-	1
023-130-014-000	Low Medium Density / RN	60849.70	1.40	12	9	-	6	6	12
023-130-015-000	Low Medium Density / RN	30059.51	0.69	12	9	-	3	3	6
023-130-016-000	Low Medium Density / RN	50045.78	1.15	12	9	-	5	5	10
<b>Subtotals</b>			<b>6.50</b>			<b>-</b>	<b>28</b>	<b>23</b>	<b>51</b>
020-014-004-000	Low Density / RLD	5260.87	0.12	7	4.5	-	1	-	1
020-014-009-000	Low Density / RLD	11249.67	0.26	7	4.5	-	1	-	1
020-021-008-000	Low Density / RLD	3759.57	0.09	7	4.5	-	1	-	1
021-100-003-000	Low Density / RLD	32133.18	0.74	7	4.5	-	1	1	2
021-110-008-000	Low Density / RLD	9083.68	0.21	7	4.5	-	1	-	1
021-110-009-000	Low Density / RLD	9828.78	0.23	7	4.5	-	1	-	1
021-250-033-000	Low Density / RLD	8764.76	0.20	7	4.5	-	1	-	1
021-260-004-000	Low Density / RLD	8131.20	0.19	7	4.5	-	1	-	1
021-260-006-000	Low Density / RLD	6382.99	0.15	7	4.5	-	1	-	1

## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
021-260-007-000	Low Density / RLD	6867.81	0.16	7	4.5	-	1	-	1
021-260-008-000	Low Density / RLD	6990.17	0.16	7	4.5	-	1	-	1
021-260-009-000	Low Density / RLD	7258.16	0.17	7	4.5	-	1	-	1
021-260-010-000	Low Density / RLD	8942.18	0.21	7	4.5	-	1	-	1
021-260-011-000	Low Density / RLD	7049.25	0.16	7	4.5	-	1	-	1
021-260-012-000	Low Density / RLD	6598.21	0.15	7	4.5	-	1	-	1
021-260-013-000	Low Density / RLD	7005.17	0.16	7	4.5	-	1	-	1
021-260-014-000	Low Density / RLD	6579.56	0.15	7	4.5	-	1	-	1
021-260-015-000	Low Density / RLD	6471.18	0.15	7	4.5	-	1	-	1
021-260-016-000	Low Density / RLD	6470.69	0.15	7	4.5	-	1	-	1
021-260-017-000	Low Density / RLD	6471.58	0.15	7	4.5	-	1	-	1
021-260-018-000	Low Density / RLD	6736.33	0.15	7	4.5	-	1	-	1
021-260-019-000	Low Density / RLD	7035.19	0.16	7	4.5	-	1	-	1
021-260-020-000	Low Density / RLD	7008.53	0.16	7	4.5	-	1	-	1
021-260-021-000	Low Density / RLD	6978.95	0.16	7	4.5	-	1	-	1
021-260-022-000	Low Density / RLD	7013.61	0.16	7	4.5	-	1	-	1
021-260-024-000	Low Density / RLD	7119.43	0.16	7	4.5	-	1	-	1
021-260-025-000	Low Density / RLD	7098.31	0.16	7	4.5	-	1	-	1
021-260-026-000	Low Density / RLD	7000.40	0.16	7	4.5	-	1	-	1
021-260-027-000	Low Density / RLD	6996.18	0.16	7	4.5	-	1	-	1
021-260-028-000	Low Density / RLD	6991.23	0.16	7	4.5	-	1	-	1
021-260-029-000	Low Density / RLD	7001.28	0.16	7	4.5	-	1	-	1
021-260-030-000	Low Density / RLD	6993.91	0.16	7	4.5	-	1	-	1
021-260-031-000	Low Density / RLD	7802.49	0.18	7	4.5	-	1	-	1
021-260-032-000	Low Density / RLD	7537.73	0.17	7	4.5	-	1	-	1
021-260-033-000	Low Density / RLD	6424.28	0.15	7	4.5	-	1	-	1
021-260-034-000	Low Density / RLD	6478.37	0.15	7	4.5	-	1	-	1
021-260-035-000	Low Density / RLD	6459.17	0.15	7	4.5	-	1	-	1
021-260-036-000	Low Density / RLD	6962.53	0.16	7	4.5	-	1	-	1
021-260-037-000	Low Density / RLD	6910.29	0.16	7	4.5	-	1	-	1
021-260-038-000	Low Density / RLD	6451.51	0.15	7	4.5	-	1	-	1
021-260-039-000	Low Density / RLD	6464.60	0.15	7	4.5	-	1	-	1

## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
021-260-040-000	Low Density / RLD	6463.37	0.15	7	4.5	-	1	-	1
021-260-041-000	Low Density / RLD	6447.65	0.15	7	4.5	-	1	-	1
021-260-042-000	Low Density / RLD	7353.12	0.17	7	4.5	-	1	-	1
021-260-043-000	Low Density / RLD	491132.63	11.27	7	4.5	-	25	25	50
021-360-067-000	Low Density / RLD	5317.97	0.12	7	4.5	-	1	-	1
021-430-026-000	Low Density / RLD	7545.98	0.17	7	4.5	-	1	-	1
021-460-012-000	Low Density / RLD	43827.73	1.01	7	4.5	-	2	2	4
021-610-042-000	Low Density / RLD	7321.11	0.17	7	4.5	-	1	-	1
021-620-005-000	Low Density / RLD	88933.86	2.04	7	4.5	-	4	4	8
021-620-007-000	Low Density / RLD	38737.15	0.89	7	4.5	-	2	2	4
021-620-012-000	Low Density / RLD	56991.50	1.31	7	4.5	-	2	2	4
021-620-013-000	Low Density / RLD	10955.57	0.25	7	4.5	-	1	-	1
021-800-038-000	Low Density / RLD	7886.89	0.18	7	4.5	-	1	-	1
021-800-048-000	Low Density / RLD	7775.79	0.18	7	4.5	-	1	-	1
021-800-049-000	Low Density / RLD	8456.63	0.19	7	4.5	-	1	-	1
021-810-005-000	Low Density / RLD	9979.24	0.23	7	4.5	-	1	-	1
021-810-013-000	Low Density / RLD	8810.44	0.20	7	4.5	-	1	-	1
021-820-018-000	Low Density / RLD	13979.79	0.32	7	4.5	-	1	-	1
023-010-013-000	Low Density / RLD	95904.08	2.20	7	4.5	-	4	4	8
023-010-014-000	Low Density / RLD	35912.97	0.82	7	4.5	-	1	1	2
023-010-015-000	Low Density / RLD	104148.66	2.39	7	4.5	-	5	5	10
023-010-016-000	Low Density / RLD	20958.40	0.48	7	4.5	-	1	1	2
023-020-010-000	Low Density / RLD	289613.83	6.65	7	4.5	-	14	14	28
023-020-062-000	Low Density / RLD	8287.13	0.19	7	4.5	-	1	-	1
023-040-057-000	Low Density / RLD	227628.45	5.23	7	4.5	-	11	11	22
023-040-058-000	Low Density / RLD	1906530.80	43.77	7	4.5	-	98	98	196
023-070-012-000	Low Density / RLD	8629.74	0.20	7	4.5	-	1	-	1
023-070-013-000	Low Density / RLD	8156.94	0.19	7	4.5	-	1	-	1
023-070-014-000	Low Density / RLD	8812.93	0.20	7	4.5	-	1	-	1
023-130-016-000	Low Density / RLD	74102.95	1.70	7	4.5	-	3	3	6
023-130-030-000	Low Density / RLD	165441.73	3.80	7	4.5	-	8	8	16
023-130-038-000	Low Density / RLD	239010.22	5.49	7	4.5	-	12	12	24

## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-150-006-000	Low Density / RLD	37437.76	0.86	7	4.5	-	1	1	2
023-150-009-000	Low Density / RLD	108818.46	2.50	7	4.5	-	5	5	10
023-150-024-000	Low Density / RLD	197670.77	4.54	7	4.5	-	10	10	20
023-150-029-000	Low Density / RLD	21072.33	0.48	7	4.5	-	1	1	2
023-150-033-000	Low Density / RLD	9861.68	0.23	7	4.5	-	1	-	1
023-150-037-000	Low Density / RLD	77235.47	1.77	7	4.5	-	3	3	6
023-150-049-000	Low Density / RLD	40980.05	0.94	7	4.5	-	2	2	4
023-150-055-000	Low Density / RLD	43901.74	1.01	7	4.5	-	2	2	4
023-170-001-000	Low Density / RLD	379814.53	8.72	7	4.5	-	19	19	38
023-170-002-000	Low Density / RLD	80185.47	1.84	7	4.5	-	4	4	8
023-170-003-000	Low Density / RLD	134035.59	3.08	7	4.5	-	6	6	12
023-170-004-000	Low Density / RLD	100625.39	2.31	7	4.5	-	5	5	10
023-170-009-000	Low Density / RLD	39934.81	0.92	7	4.5	-	2	2	4
023-170-010-000	Low Density / RLD	102184.81	2.35	7	4.5	-	5	5	10
023-170-013-000	Low Density / RLD	380436.54	8.73	7	4.5	-	19	19	38
023-170-015-000	Low Density / RLD	12193.34	0.28	7	4.5	-	1	-	1
023-180-020-000	Low Density / RLD	8031.78	0.18	7	4.5	-	1	-	1
023-360-008-000	Low Density / RLD	8714.64	0.20	7	4.5	-	1	-	1
023-360-009-000	Low Density / RLD	8557.93	0.20	7	4.5	-	1	-	1
023-360-010-000	Low Density / RLD	8016.51	0.18	7	4.5	-	1	-	1
023-360-011-000	Low Density / RLD	8648.57	0.20	7	4.5	-	1	-	1
023-360-015-000	Low Density / RLD	7357.61	0.17	7	4.5	-	1	-	1
023-360-017-000	Low Density / RLD	7659.91	0.18	7	4.5	-	1	-	1
023-360-018-000	Low Density / RLD	7611.23	0.17	7	4.5	-	1	-	1
023-360-019-000	Low Density / RLD	8465.77	0.19	7	4.5	-	1	-	1
023-360-023-000	Low Density / RLD	8329.72	0.19	7	4.5	-	1	-	1
023-360-025-000	Low Density / RLD	9448.97	0.22	7	4.5	-	1	-	1
023-360-027-000	Low Density / RLD	10668.24	0.24	7	4.5	-	1	-	1
023-360-029-000	Low Density / RLD	9077.58	0.21	7	4.5	-	1	-	1
023-360-030-000	Low Density / RLD	9874.83	0.23	7	4.5	-	1	-	1
023-360-031-000	Low Density / RLD	9207.58	0.21	7	4.5	-	1	-	1
023-360-032-000	Low Density / RLD	9198.10	0.21	7	4.5	-	1	-	1

## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-360-033-000	Low Density / RLD	9818.37	0.23	7	4.5	-	1	-	1
023-360-034-000	Low Density / RLD	8399.38	0.19	7	4.5	-	1	-	1
023-360-035-000	Low Density / RLD	9039.35	0.21	7	4.5	-	1	-	1
023-360-036-000	Low Density / RLD	8473.88	0.19	7	4.5	-	1	-	1
023-360-051-000	Low Density / RLD	8937.86	0.21	7	4.5	-	1	-	1
023-360-053-000	Low Density / RLD	9419.37	0.22	7	4.5	-	1	-	1
023-360-055-000	Low Density / RLD	8204.63	0.19	7	4.5	-	1	-	1
023-360-067-000	Low Density / RLD	9256.52	0.21	7	4.5	-	1	-	1
023-360-070-000	Low Density / RLD	9915.51	0.23	7	4.5	-	1	-	1
023-360-071-000	Low Density / RLD	10263.70	0.24	7	4.5	-	1	-	1
023-360-073-000	Low Density / RLD	8830.52	0.20	7	4.5	-	1	-	1
023-360-074-000	Low Density / RLD	9857.19	0.23	7	4.5	-	1	-	1
023-360-082-000	Low Density / RLD	10137.50	0.23	7	4.5	-	1	-	1
023-390-060-000	Low Density / RLD	7125.78	0.16	7	4.5	-	1	-	1
023-390-061-000	Low Density / RLD	6128.43	0.14	7	4.5	-	1	-	1
023-390-062-000	Low Density / RLD	6461.42	0.15	7	4.5	-	1	-	1
023-390-063-000	Low Density / RLD	6889.15	0.16	7	4.5	-	1	-	1
023-390-064-000	Low Density / RLD	6511.73	0.15	7	4.5	-	1	-	1
023-390-065-000	Low Density / RLD	7038.09	0.16	7	4.5	-	1	-	1
023-390-066-000	Low Density / RLD	6537.95	0.15	7	4.5	-	1	-	1
023-390-067-000	Low Density / RLD	9809.57	0.23	7	4.5	-	1	-	1
023-390-068-000	Low Density / RLD	7080.48	0.16	7	4.5	-	1	-	1
023-390-069-000	Low Density / RLD	7459.66	0.17	7	4.5	-	1	-	1
023-390-070-000	Low Density / RLD	7634.74	0.18	7	4.5	-	1	-	1
023-390-071-000	Low Density / RLD	7614.34	0.17	7	4.5	-	1	-	1
023-390-072-000	Low Density / RLD	7595.92	0.17	7	4.5	-	1	-	1
023-390-073-000	Low Density / RLD	10161.75	0.23	7	4.5	-	1	-	1
023-390-074-000	Low Density / RLD	9865.28	0.23	7	4.5	-	1	-	1
023-390-075-000	Low Density / RLD	9791.35	0.22	7	4.5	-	1	-	1
023-390-076-000	Low Density / RLD	7811.04	0.18	7	4.5	-	1	-	1
023-390-077-000	Low Density / RLD	6935.34	0.16	7	4.5	-	1	-	1
023-390-078-000	Low Density / RLD	11296.23	0.26	7	4.5	-	1	-	1

## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-390-079-000	Low Density / RLD	11512.90	0.26	7	4.5	-	1	-	1
023-390-080-000	Low Density / RLD	11285.70	0.26	7	4.5	-	1	-	1
023-390-081-000	Low Density / RLD	8542.64	0.20	7	4.5	-	1	-	1
023-390-082-000	Low Density / RLD	8700.02	0.20	7	4.5	-	1	-	1
023-480-006-000	Low Density / RLD	973999.08	22.36	7	4.5	-	50	50	100
023-480-031-000	Low Density / RLD	252170.27	5.79	7	4.5	-	13	13	26
023-480-037-000	Low Density / RLD	234693.24	5.39	7	4.5	-	12	12	24
023-480-038-000	Low Density / RLD	481378.64	11.05	7	4.5	-	24	24	48
023-510-002-000	Low Density / RLD	1294846.78	29.73	7	4.5	-	66	66	132
023-510-038-000	Low Density / RLD	1305432.14	29.97	7	4.5	-	67	67	134
023-510-040-000	Low Density / RLD	1024816.26	23.53	7	4.5	-	52	52	104
023-530-013-000	Low Density / RLD	10480.10	0.24	7	4.5	-	1	-	1
023-530-014-000	Low Density / RLD	7960.58	0.18	7	4.5	-	1	-	1
024-052-098-000	Low Density / RLD	582755.22	13.38	7	4.5	-	30	30	60
024-340-006-000	Low Density / RLD	4758.11	0.11	7	4.5	-	1	-	1
024-340-040-000	Low Density / RLD	4957.89	0.11	7	4.5	-	1	-	1
024-340-041-000	Low Density / RLD	4633.23	0.11	7	4.5	-	1	-	1
024-340-047-000	Low Density / RLD	5115.01	0.12	7	4.5	-	1	-	1
024-360-015-000	Low Density / RLD	7687.48	0.18	7	4.5	-	1	-	1
024-360-016-000	Low Density / RLD	10250.19	0.24	7	4.5	-	1	-	1
024-360-022-000	Low Density / RLD	10995.84	0.25	7	4.5	-	1	-	1
024-360-023-000	Low Density / RLD	3877.93	0.09	7	4.5	-	1	-	1
024-380-008-000	Low Density / RLD	12367.66	0.28	7	4.5	-	1	-	1
024-380-013-000	Low Density / RLD	7172.24	0.16	7	4.5	-	1	-	1
024-380-014-000	Low Density / RLD	7707.52	0.18	7	4.5	-	1	-	1
024-380-015-000	Low Density / RLD	7395.84	0.17	7	4.5	-	1	-	1
024-380-017-000	Low Density / RLD	9875.20	0.23	7	4.5	-	1	-	1
024-380-018-000	Low Density / RLD	7161.08	0.16	7	4.5	-	1	-	1
024-380-019-000	Low Density / RLD	12042.13	0.28	7	4.5	-	1	-	1
<b>Subtotals</b>			<b>294.72</b>			<b>-</b>	<b>719</b>	<b>591</b>	<b>1,310</b>
020-025-001-000	Low Density / RN	2553.73	0.06	7	4.5	-	-	1	1
020-025-021-000	Low Density / RN	9317.67	0.21	7	4.5	-	-	1	1

## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
020-025-022-000	Low Density / RN	9457.49	0.22	7	4.5	-	-	1	<b>1</b>
020-031-014-000	Low Density / RN	8214.11	0.19	7	4.5	-	-	1	<b>1</b>
020-113-034-000	Low Density / RN	14933.02	0.34	7	4.5	-	-	1	<b>1</b>
020-113-035-000	Low Density / RN	28348.56	0.65	7	4.5	-	-	2	<b>2</b>
020-113-038-000	Low Density / RN	9201.56	0.21	7	4.5	-	-	1	<b>1</b>
020-122-011-000	Low Density / RN	14631.42	0.34	7	4.5	-	-	1	<b>1</b>
020-122-042-000	Low Density / RN	8242.55	0.19	7	4.5	-	-	1	<b>1</b>
020-132-016-000	Low Density / RN	4963.92	0.11	7	4.5	-	-	1	<b>1</b>
020-142-009-000	Low Density / RN	9350.46	0.21	7	4.5	-	-	1	<b>1</b>
023-020-055-000	Low Density / RN	21017.00	0.48	7	4.5	-	-	1	<b>1</b>
<b>Subtotals</b>			<b>3.22</b>			-	-	<b>13</b>	<b>13</b>
023-080-007-000	Very Low Density / RVL	60738.19	1.39	3	2.5	-	-	3	<b>3</b>
023-100-002-000	Very Low Density / RVL	33243.95	0.76	3	2.5	-	-	1	<b>1</b>
023-150-002-000	Very Low Density / RVL	247256.70	5.68	3	2.5	-	-	14	<b>14</b>
023-150-003-000	Very Low Density / RVL	210642.85	4.84	3	2.5	-	-	12	<b>12</b>
023-150-041-000	Very Low Density / RVL	304127.04	6.98	3	2.5	-	-	17	<b>17</b>
023-150-042-000	Very Low Density / RVL	5564.11	0.13	3	2.5	-	-	-	<b>-</b>
023-510-037-000	Very Low Density / RVL	1117150.08	25.65	3	2.5	-	-	64	<b>64</b>
<b>Subtotals</b>			<b>45.43</b>			-	-	<b>111</b>	<b>111</b>
021-240-040-000	Mixed-Use / MU	109961.31	2.52	20	9	22	-	-	<b>22</b>
021-330-003-000	Mixed-Use / MU	536870.77	12.32	20	9	110	-	-	<b>110</b>
021-340-008-000	Mixed-Use / MU	31743.81	0.73	20	9	6	-	-	<b>6</b>
021-350-003-000	Mixed-Use / MU	210716.77	4.84	20	9	43	-	-	<b>43</b>
021-660-031-000	Mixed-Use / MU	347450.91	7.98	20	9	71	-	-	<b>71</b>
023-020-030-000	Mixed-Use / MU	42796.61	0.98	20	9	8	-	-	<b>8</b>
023-020-037-000	Mixed-Use / MU	144691.73	3.32	20	9	29	-	-	<b>29</b>
023-020-069-000	Mixed-Use / MU	68565.84	1.57	20	9	14	-	-	<b>14</b>
023-020-071-000	Mixed-Use / MU	122797.96	2.82	20	9	25	-	-	<b>25</b>
023-020-072-000	Mixed-Use / MU	25169.16	0.58	20	9	5	-	-	<b>5</b>
023-020-073-000	Mixed-Use / MU	153313.34	3.52	20	9	31	-	-	<b>31</b>
023-170-014-000	Mixed-Use / MU	12169.09	0.28	20	9	2	-	-	<b>2</b>
023-310-012-000	Mixed-Use / MU	839171.64	19.26	20	9	173	-	-	<b>173</b>

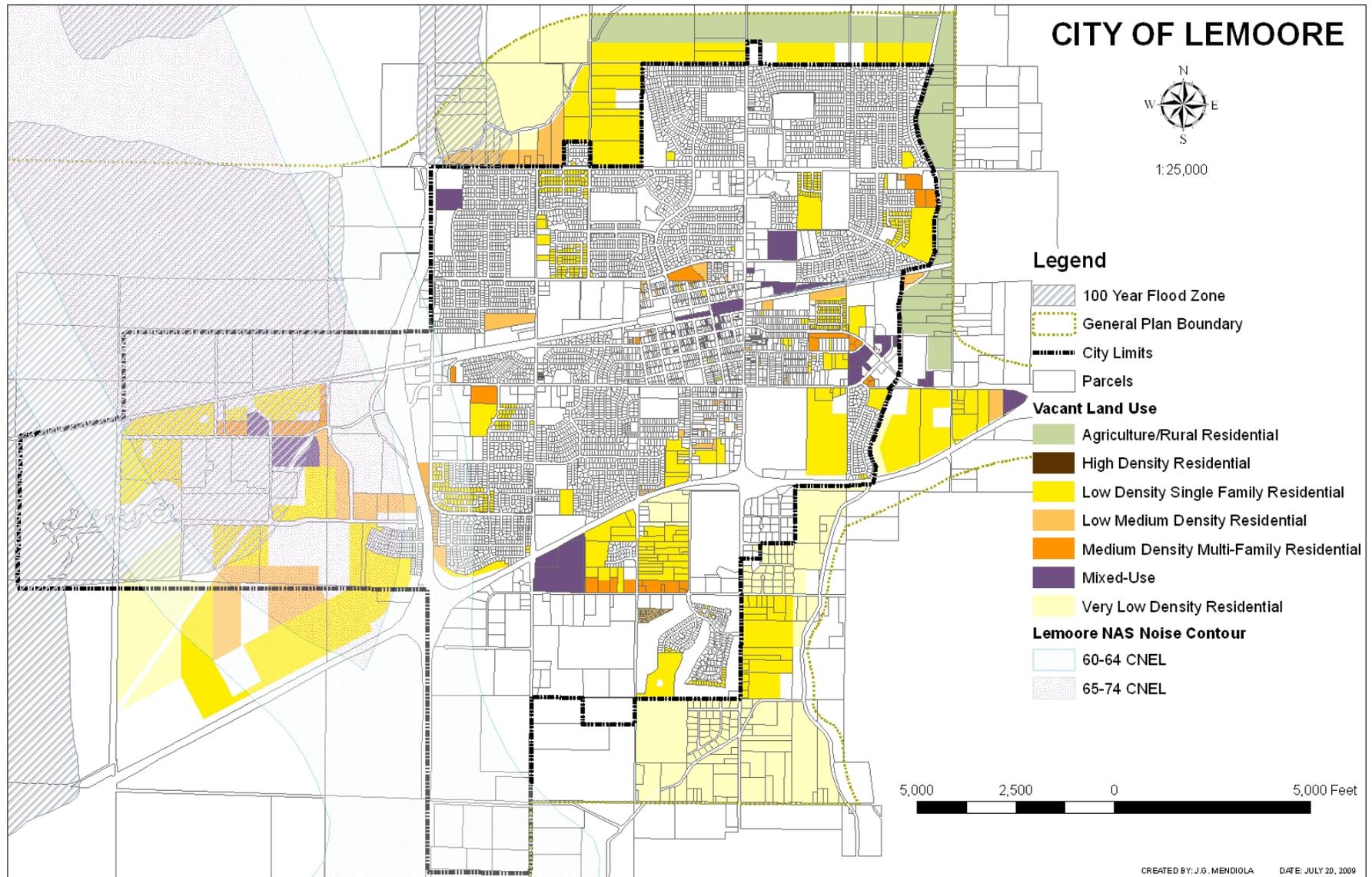
## Appendix B – Land Inventory

**Table B-2d: Residential Land Inventory - City of Lemoore**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (units/acre)	Realistic Density (units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
023-510-002-000	Mixed-Use / MU	92919.41	2.13	20	9	19	-	-	<b>19</b>
023-510-040-000	Mixed-Use / MU	558840.16	12.83	20	9	115	-	-	<b>115</b>
023-510-042-000	Mixed-Use / MU	194458.12	4.46	20	9	40	-	-	<b>40</b>
<b>Subtotals</b>			<b>80.16</b>			<b>713</b>	<b>-</b>	<b>-</b>	<b>713</b>
020-041-003-000	Mixed-Use / DMX-1	36783.86	0.84	20	14	11	-	-	<b>11</b>
020-042-011-000	Mixed-Use / DMX-1	11384.90	0.26	20	14	3	-	-	<b>3</b>
020-042-018-000	Mixed-Use / DMX-1	7250.20	0.17	20	14	2	-	-	<b>2</b>
020-053-003-000	Mixed-Use / DMX-1	7580.05	0.17	20	14	2	-	-	<b>2</b>
020-053-006-000	Mixed-Use / DMX-1	7465.54	0.17	20	14	2	-	-	<b>2</b>
020-053-015-000	Mixed-Use / DMX-1	11366.80	0.26	20	14	3	-	-	<b>3</b>
020-062-008-000	Mixed-Use / DMX-1	7528.14	0.17	20	14	2	-	-	<b>2</b>
020-082-016-000	Mixed-Use / DMX-1	5139.61	0.12	20	14	1	-	-	<b>1</b>
020-092-004-000	Mixed-Use / DMX-1	6932.39	0.16	20	14	2	-	-	<b>2</b>
020-092-019-000	Mixed-Use / DMX-1	3754.58	0.09	20	14	1	-	-	<b>1</b>
020-092-027-000	Mixed-Use / DMX-1	5949.50	0.14	20	14	1	-	-	<b>1</b>
020-101-001-000	Mixed-Use / DMX-1	11356.62	0.26	20	14	3	-	-	<b>3</b>
020-101-006-000	Mixed-Use / DMX-1	7354.81	0.17	20	14	2	-	-	<b>2</b>
<b>Subtotals</b>			<b>2.98</b>			<b>35</b>	<b>-</b>	<b>-</b>	<b>35</b>
020-041-003-000	Mixed-Use / DMX-2	35303.13	0.81	12 - 17	14	11	-	-	<b>11</b>
020-042-020-000	Mixed-Use / DMX-2	4308.27	0.10	12 - 17	14	1	-	-	<b>1</b>
020-043-009-000	Mixed-Use / DMX-2	3306.13	0.08	12 - 17	14	1	-	-	<b>1</b>
<b>Subtotals</b>			<b>0.99</b>			<b>13</b>	<b>-</b>	<b>-</b>	<b>13</b>
<b>TOTALS</b>						<b>1,523</b>	<b>1,181</b>	<b>1,121</b>	<b>3,825</b>

## Appendix B – Land Inventory

Figure B-1d: Land Inventory Map – City of Lemoore



## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
011-440-010*	Very High Density / RM-1.5 (Home Garden CSD)		3.3	29	20	65			<b>65</b>
017-070-054	High Density / RM-2 (Armona CSD)		0.5	24	15	8			<b>8</b>
017-310-009**	High Density / RM-2 (Armona CSD)		4.5	24	15	68			<b>68</b>
042-142-009	High Density / RM-2 (Kettleman City CSD)		1.5	24	15	22			<b>22</b>
017-070-060-000	High Density / RM-2 (Armona CSD)	3585.31	0.1	24	15	1	-	-	<b>1</b>
017-070-054-000	High Density / RM-2 (Armona CSD)	22537.52	0.5	24	15	7	-	-	<b>7</b>
017-070-062-000	High Density / RM-2 (Armona CSD)	6520.29	0.1	24	15	2	-	-	<b>2</b>
017-070-059-000	High Density / RM-2 (Armona CSD)	39013.45	0.9	24	15	13	-	-	<b>13</b>
016-140-065-000	High Density / RM-2 (Home Garden CSD)	66764.26	1.5	24	15	22	-	-	<b>22</b>
042-135-011-000	High Density / RM-2 (Kettleman City CSD)	5143.01	0.1	24	15	1	-	-	<b>1</b>
042-142-014-000	High Density / RM-2 (Kettleman City CSD)	50606.67	1.2	24	15	17	-	-	<b>17</b>
042-112-009-000	High Density / RM-2 (Kettleman City CSD)	20667.76	0.5	24	15	7	-	-	<b>7</b>
042-134-014-000	High Density / RM-2 (Kettleman City CSD)	2312.98	0.1	24	15	1	-	-	<b>1</b>
042-149-008-000	High Density / RM-2 (Kettleman City CSD)	54446.81	1.2	24	15	18	-	-	<b>18</b>
042-112-005-000	High Density / RM-2 (Kettleman City CSD)	4897.65	0.1	24	15	1	-	-	<b>1</b>
026-162-004-000	High Density / RM-2 (Stratford PUD)	118970.51	2.7	24	15	40	-	-	<b>40</b>
026-161-002-000	High Density / RM-2 (Stratford PUD)	139395.69	3.2	24	15	48	-	-	<b>48</b>
<b>Subtotals</b>			<b>22.0</b>			<b>341</b>	-	-	<b>341</b>
018-083-001-000	Medium High Density / RM-3	5341.79	0.1	11	9		1	-	<b>1</b>
018-082-004-000	Medium High Density / RM-3	8865.91	0.2	11	9		1	-	<b>1</b>
017-100-025-000	Medium High Density / RM-3	726504.64	16.7	11	9		150	-	<b>150</b>

## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
011-440-027-000	Medium High Density / RM-3	64496.87	1.5	11	9		13	-	<b>13</b>
011-380-031-000	Medium High Density / RM-3	40595.9	0.9	11	9		8	-	<b>8</b>
011-380-027-000	Medium High Density / RM-3	15333.67	0.4	11	9		3	-	<b>3</b>
042-115-022-000	Medium High Density / RM-3	2730.85	0.1	11	9		1	-	<b>1</b>
042-145-016-000	Medium High Density / RM-3	4135.3	0.1	11	9		1	-	<b>1</b>
042-145-012-000	Medium High Density / RM-3	12913.3	0.3	11	9		2	-	<b>2</b>
042-115-013-000	Medium High Density / RM-3	8778.44	0.2	11	9		1	-	<b>1</b>
026-120-039-000	Medium High Density / RM-3	195764.98	4.5	11	9		40	-	<b>40</b>
026-131-044-000	Medium High Density / RM-3	185863.09	4.3	11	9		38	-	<b>38</b>
026-131-034-000	Medium High Density / RM-3	29921.8	0.7	11	9		6	-	<b>6</b>
026-161-020-000	Medium High Density / RM-3	5382.65	0.1	11	9		1	-	<b>1</b>
026-161-019-000	Medium High Density / RM-3	13338.17	0.3	11	9		2	-	<b>2</b>
026-161-018-000	Medium High Density / RM-3	17724.35	0.4	11	9		3	-	<b>3</b>
026-161-017-000	Medium High Density / RM-3	17263.79	0.4	11	9		3	-	<b>3</b>
026-120-043-000	Medium High Density / RM-3	319739.02	7.3	11	9		66	-	<b>66</b>
026-120-042-000	Medium High Density / RM-3	15696.25	0.4	11	9		3	-	<b>3</b>
<b>Subtotals</b>			<b>38.8</b>				<b>343</b>	<b>-</b>	<b>343</b>
018-270-006-000	Medium Density / R-1-6	13221.69	0.3	7	7	-	1	1	<b>2</b>
018-270-057-000	Medium Density / R-1-6	705533.57	16.2	7	7	-	56	56	<b>112</b>
018-490-044-000	Medium Density / R-1-6	556309.21	12.8	7	7	-	44	44	<b>88</b>
018-041-029-000	Medium Density / R-1-6	18689.15	0.4	7	7	-	1	1	<b>2</b>
018-073-012-000	Medium Density / R-1-6	3297.42	0.1	7	7	-	1	-	<b>1</b>
018-074-015-000	Medium Density / R-1-6	5676.64	0.1	7	7	-	1	-	<b>1</b>
018-074-010-000	Medium Density / R-1-6	5521.91	0.1	7	7	-	1	-	<b>1</b>
018-073-013-000	Medium Density / R-1-6	7109.62	0.2	7	7	-	1	-	<b>1</b>
018-073-003-000	Medium Density / R-1-6	5220.95	0.1	7	7	-	1	-	<b>1</b>
018-101-027-000	Medium Density / R-1-6	650092.39	14.9	7	7	-	52	52	<b>104</b>
018-270-059-000	Medium Density / R-1-6	306281.36	7.0	7	7	-	24	24	<b>48</b>
017-020-061-000	Medium Density / R-1-6	14729.63	0.3	7	7	-	1	1	<b>2</b>
017-020-064-000	Medium Density / R-1-6	17729.05	0.4	7	7	-	1	1	<b>2</b>
017-310-012-000	Medium Density / R-1-6	276833.65	6.4	7	7	-	22	22	<b>44</b>
042-148-008-000	Medium Density / R-1-6	6398.13	0.1	7	7	-	1	-	<b>1</b>

## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
017-110-038-000	Medium Density / R-1-6	341321.41	7.8	7	7	-	27	27	54
017-320-006-000	Medium Density / R-1-6	5255.05	0.1	7	7	-	1	-	1
017-320-005-000	Medium Density / R-1-6	5144.49	0.1	7	7	-	1	-	1
017-320-004-000	Medium Density / R-1-6	5263.72	0.1	7	7	-	1	-	1
017-320-003-000	Medium Density / R-1-6	5230.1	0.1	7	7	-	1	-	1
017-320-002-000	Medium Density / R-1-6	5237.01	0.1	7	7	-	1	-	1
017-320-001-000	Medium Density / R-1-6	6205.18	0.1	7	7	-	1	-	1
017-320-020-000	Medium Density / R-1-6	4737.62	0.1	7	7	-	1	-	1
017-320-019-000	Medium Density / R-1-6	4718.27	0.1	7	7	-	1	-	1
017-320-018-000	Medium Density / R-1-6	4731.53	0.1	7	7	-	1	-	1
017-320-017-000	Medium Density / R-1-6	5009.62	0.1	7	7	-	1	-	1
017-320-016-000	Medium Density / R-1-6	8160.31	0.2	7	7	-	1	-	1
017-320-015-000	Medium Density / R-1-6	8170.17	0.2	7	7	-	1	-	1
017-320-014-000	Medium Density / R-1-6	11939.45	0.3	7	7	-	1	-	1
017-320-013-000	Medium Density / R-1-6	6602.92	0.2	7	7	-	1	-	1
017-320-012-000	Medium Density / R-1-6	5217.08	0.1	7	7	-	1	-	1
017-320-011-000	Medium Density / R-1-6	5293.91	0.1	7	7	-	1	-	1
017-320-010-000	Medium Density / R-1-6	5276.02	0.1	7	7	-	1	-	1
017-320-009-000	Medium Density / R-1-6	5317.34	0.1	7	7	-	1	-	1
017-320-008-000	Medium Density / R-1-6	5202.32	0.1	7	7	-	1	-	1
017-320-007-000	Medium Density / R-1-6	5838.09	0.1	7	7	-	1	-	1
017-320-022-000	Medium Density / R-1-6	5138.76	0.1	7	7	-	1	-	1
017-320-021-000	Medium Density / R-1-6	4705.2	0.1	7	7	-	1	-	1
017-010-046-000	Medium Density / R-1-6	102173.56	2.3	7	7	-	8	8	16
017-020-065-000	Medium Density / R-1-6	27257.21	0.6	7	7	-	2	2	4
017-020-068-000	Medium Density / R-1-6	79081.13	1.8	7	7	-	6	6	12
014-151-033-000	Medium Density / R-1-6	6326.1	0.1	7	7	-	1	-	1
014-151-023-000	Medium Density / R-1-6	9526.2	0.2	7	7	-	1	-	1
014-151-038-000	Medium Density / R-1-6	9367.9	0.2	7	7	-	1	-	1
018-150-005-000	Medium Density / R-1-6	588410.51	13.5	7	7	-	47	47	94
011-420-037-000	Medium Density / R-1-6	231143.45	5.3	7	7	-	18	18	36
011-380-007-000	Medium Density / R-1-6	17982.58	0.4	7	7	-	1	1	2

## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
011-380-008-000	Medium Density / R-1-6	47855.82	1.1	7	7	-	3	3	<b>6</b>
011-390-013-000	Medium Density / R-1-6	10959.2	0.3	7	7	-	1	-	<b>1</b>
011-380-015-000	Medium Density / R-1-6	7892.77	0.2	7	7	-	1	-	<b>1</b>
011-380-001-000	Medium Density / R-1-6	7996.3	0.2	7	7	-	1	-	<b>1</b>
011-380-002-000	Medium Density / R-1-6	7608.16	0.2	7	7	-	1	-	<b>1</b>
011-380-003-000	Medium Density / R-1-6	7757.79	0.2	7	7	-	1	-	<b>1</b>
011-380-004-000	Medium Density / R-1-6	9045.39	0.2	7	7	-	1	-	<b>1</b>
011-480-127-000	Medium Density / R-1-6	3024	0.1	7	7	-	1	-	<b>1</b>
011-480-128-000	Medium Density / R-1-6	2753.2	0.1	7	7	-	1	-	<b>1</b>
018-164-030-000	Medium Density / R-1-6	2485.01	0.1	7	7	-	1	-	<b>1</b>
016-140-062-000	Medium Density / R-1-6	112465.55	2.6	7	7	-	9	9	<b>18</b>
016-293-014-000	Medium Density / R-1-6	7412.72	0.2	7	7	-	1	-	<b>1</b>
016-293-015-000	Medium Density / R-1-6	7213.31	0.2	7	7	-	1	-	<b>1</b>
016-294-007-000	Medium Density / R-1-6	6494.17	0.1	7	7	-	1	-	<b>1</b>
016-294-004-000	Medium Density / R-1-6	6656.93	0.2	7	7	-	1	-	<b>1</b>
016-294-015-000	Medium Density / R-1-6	6580.55	0.2	7	7	-	1	-	<b>1</b>
016-293-013-000	Medium Density / R-1-6	13428.72	0.3	7	7	-	1	1	<b>2</b>
026-390-001-000	Medium Density / R-1-6	2616.99	0.1	7	7	-	1	-	<b>1</b>
042-114-018-000	Medium Density / R-1-6	2374.77	0.1	7	7	-	1	-	<b>1</b>
042-114-017-000	Medium Density / R-1-6	4125.02	0.1	7	7	-	1	-	<b>1</b>
042-114-016-000	Medium Density / R-1-6	1785.04	0.0	7	7	-	1	-	<b>1</b>
042-114-006-000	Medium Density / R-1-6	3173.22	0.1	7	7	-	1	-	<b>1</b>
042-391-016-000	Medium Density / R-1-6	3470.47	0.1	7	7	-	1	-	<b>1</b>
038-240-098-000	Medium Density / R-1-6	433286.15	9.9	7	7	-	34	34	<b>68</b>
042-119-006-000	Medium Density / R-1-6	9341.41	0.2	7	7	-	1	-	<b>1</b>
042-142-003-000	Medium Density / R-1-6	6134.82	0.1	7	7	-	1	-	<b>1</b>
042-142-011-000	Medium Density / R-1-6	6287.06	0.1	7	7	-	1	-	<b>1</b>
042-143-002-000	Medium Density / R-1-6	6070.57	0.1	7	7	-	1	-	<b>1</b>
042-111-005-000	Medium Density / R-1-6	21539.88	0.5	7	7	-	1	1	<b>2</b>
042-112-031-000	Medium Density / R-1-6	5453.63	0.1	7	7	-	1	-	<b>1</b>
042-112-026-000	Medium Density / R-1-6	6767.13	0.2	7	7	-	1	-	<b>1</b>
042-112-033-000	Medium Density / R-1-6	5990.64	0.1	7	7	-	1	-	<b>1</b>

## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
042-112-039-000	Medium Density / R-1-6	3366.78	0.1	7	7	-	1	-	1
042-112-040-000	Medium Density / R-1-6	3371.14	0.1	7	7	-	1	-	1
042-113-023-000	Medium Density / R-1-6	3685.74	0.1	7	7	-	1	-	1
026-141-019-000	Medium Density / R-1-6	9194.95	0.2	7	7	-	1	-	1
026-153-013-000	Medium Density / R-1-6	7962.67	0.2	7	7	-	1	-	1
026-120-044-000	Medium Density / R-1-6	549456.71	12.6	7	7	-	44	44	88
026-132-016-000	Medium Density / R-1-6	297891.77	6.8	7	7	-	23	23	46
002-252-007-000	Medium Density / R-1-6	7271.84	0.2	7	7	-	1	-	1
002-253-009-000	Medium Density / R-1-6	17527.18	0.4	7	7	-	1	1	2
<b>Subtotals</b>			<b>133.6</b>			<b>-</b>	<b>491</b>	<b>427</b>	<b>918</b>
014-251-022-000	Medium Density / R-1-8	6891.60	0.2	7	7	-	1	-	1
014-251-039-000	Medium Density / R-1-8	13942.76	0.3	7	7	-	1	1	2
014-251-018-000	Medium Density / R-1-8	6618.56	0.2	7	7	-	1	-	1
014-251-027-000	Medium Density / R-1-8	5483.54	0.1	7	7	-	1	-	1
014-251-016-000	Medium Density / R-1-8	16330.02	0.4	7	7	-	1	1	2
014-186-018-000	Medium Density / R-1-8	4150.93	0.1	7	7	-	1	-	1
014-186-010-000	Medium Density / R-1-8	8623.77	0.2	7	7	-	1	-	1
016-172-049-000	Medium Density / R-1-8	6483.15	0.1	7	7	-	1	-	1
016-171-084-000	Medium Density / R-1-8	12316.56	0.3	7	7	-	1	-	1
016-172-016-000	Medium Density / R-1-8	2988.26	0.1	7	7	-	1	-	1
016-173-040-000	Medium Density / R-1-8	14763.00	0.3	7	7	-	1	1	2
<b>Subtotals</b>			<b>2.3</b>			<b>-</b>	<b>11</b>	<b>3</b>	<b>14</b>
010-320-042-000	Low Medium Density / R-1-12	18573.46	0.4	4	4	-	-	1	1
010-320-121-000	Low Medium Density / R-1-12	41723.35	1.0	4	4	-	-	3	3
010-320-120-000	Low Medium Density / R-1-12	33408.86	0.8	4	4	-	-	3	3
016-182-014-000	Low Medium Density / R-1-12	14265.34	0.3	4	4	-	-	1	1
016-182-039-000	Low Medium Density / R-1-12	14693.53	0.3	4	4	-	-	1	1
016-182-040-000	Low Medium Density / R-1-12	14229.47	0.3	4	4	-	-	1	1
016-182-041-000	Low Medium Density / R-1-12	14548.95	0.3	4	4	-	-	1	1
016-182-007-000	Low Medium Density / R-1-12	14778.06	0.3	4	4	-	-	1	1
016-183-021-000	Low Medium Density / R-1-12	13877.78	0.3	4	4	-	-	1	1
016-183-034-000	Low Medium Density / R-1-12	14459.27	0.3	4	4	-	-	1	1

## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
016-183-037-000	Low Medium Density / R-1-12	14088.15	0.3	4	4	-	-	1	1
016-181-026-000	Low Medium Density / R-1-12	14363.37	0.3	4	4	-	-	1	1
026-161-016-000	Low Medium Density / R-1-12	17584.36	0.4	4	4	-	-	1	1
<b>Subtotals</b>			<b>5.5</b>			<b>-</b>	<b>-</b>	<b>17</b>	<b>17</b>
014-161-041-000	Low Density / R-1-20	10867.34	0.2	2	2	-	-	1	1
014-171-049-000	Low Density / R-1-20	16459.17	0.4	2	2	-	-	1	1
014-171-072-000	Low Density / R-1-20	30453.7	0.7	2	2	-	-	1	1
014-162-040-000	Low Density / R-1-20	13157.33	0.3	2	2	-	-	1	1
014-171-064-000	Low Density / R-1-20	191465.92	4.4	2	2	-	-	8	8
014-171-042-000	Low Density / R-1-20	83451.6	1.9	2	2	-	-	3	3
014-171-012-000	Low Density / R-1-20	144484.09	3.3	2	2	-	-	6	6
023-040-050-000	Low Density / R-1-20	405741.5	9.3	2	2	-	-	18	18
026-120-034-000	Low Density / R-1-20	24214.96	0.6	2	2	-	-	1	1
026-100-028-000	Low Density / R-1-20	183748.54	4.2	2	2	-	-	8	8
009-150-024-000	Low Density / R-1-20	30659.03	0.7	2	2	-	-	1	1
009-150-005-000	Low Density / R-1-20	39277.2	0.9	2	2	-	-	1	1
009-150-028-000	Low Density / R-1-20	35464.87	0.8	2	2	-	-	1	1
005-050-007-000	Low Density / R-1-20	15075.63	0.3	2	2	-	-	1	1
005-050-008-000	Low Density / R-1-20	11945.28	0.3	2	2	-	-	1	1
005-050-014-000	Low Density / R-1-20	12003.65	0.3	2	2	-	-	1	1
005-050-013-000	Low Density / R-1-20	7698.57	0.2	2	2	-	-	1	1
<b>Subtotals</b>			<b>28.8</b>			<b>-</b>	<b>-</b>	<b>55</b>	<b>55</b>
018-130-011-000	Very Low Density / RR	44321.75	1.0	1	1	-	-	1	1
017-280-022-000	Very Low Density / RR	173549.78	4.0	1	1	-	-	3	3
017-280-017-000	Very Low Density / RR	40848.51	0.9	1	1	-	-	1	1
017-280-018-000	Very Low Density / RR	40149.39	0.9	1	1	-	-	1	1
034-050-041-000	Very Low Density / RR	75902.84	1.7	1	1	-	-	1	1
034-060-051-000	Very Low Density / RR	7499.04	0.2	1	1	-	-	1	1
034-060-037-000	Very Low Density / RR	37088.65	0.9	1	1	-	-	1	1
034-060-002-000	Very Low Density / RR	41675.59	1.0	1	1	-	-	1	1
034-080-013-000	Very Low Density / RR	42115.37	1.0	1	1	-	-	1	1
034-080-034-000	Very Low Density / RR	34402.18	0.8	1	1	-	-	1	1

## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
034-080-031-000	Very Low Density / RR	35621.49	0.8	1	1	-	-	1	1
034-101-008-000	Very Low Density / RR	41783.52	1.0	1	1	-	-	1	1
034-101-018-000	Very Low Density / RR	40842.84	0.9	1	1	-	-	1	1
034-101-017-000	Very Low Density / RR	43759.71	1.0	1	1	-	-	1	1
034-101-027-000	Very Low Density / RR	20910.36	0.5	1	1	-	-	1	1
034-102-017-000	Very Low Density / RR	19778.38	0.5	1	1	-	-	1	1
034-102-024-000	Very Low Density / RR	21495.29	0.5	1	1	-	-	1	1
034-102-025-000	Very Low Density / RR	21281.75	0.5	1	1	-	-	1	1
034-102-019-000	Very Low Density / RR	20857.08	0.5	1	1	-	-	1	1
034-160-017-000	Very Low Density / RR	41909.55	1.0	1	1	-	-	1	1
034-160-016-000	Very Low Density / RR	40202.6	0.9	1	1	-	-	1	1
044-120-024-000	Very Low Density / RR	44416.58	1.0	1	1	-	-	1	1
044-120-021-000	Very Low Density / RR	172583.33	4.0	1	1	-	-	3	3
034-101-007-000	Very Low Density / RR	21638.43	0.5	1	1	-	-	1	1
016-042-075-000	Very Low Density / RR	46523.01	1.1	1	1	-	-	1	1
007-030-008-000	Very Low Density / RR	457610.85	10.5	1	1	-	-	10	10
016-043-044-000	Very Low Density / RR	54834.63	1.3	1	1	-	-	1	1
016-150-019-000	Very Low Density / RR	43675.52	1.0	1	1	-	-	1	1
016-160-071-000	Very Low Density / RR	105612.76	2.4	1	1	-	-	2	2
016-160-062-000	Very Low Density / RR	132425.5	3.0	1	1	-	-	3	3
014-400-002-000	Very Low Density / RR	110284.6	2.5	1	1	-	-	2	2
009-050-030-000	Very Low Density / RR	357972.05	8.2	1	1	-	-	8	8
009-050-031-000	Very Low Density / RR	62556.19	1.4	1	1	-	-	1	1
011-420-014-000	Very Low Density / RR	7501.97	0.2	1	1	-	-	1	1
011-430-001-000	Very Low Density / RR	80477.36	1.8	1	1	-	-	1	1
021-050-009-000	Very Low Density / RR	104366.12	2.4	1	1	-	-	2	2
021-050-007-000	Very Low Density / RR	73746.64	1.7	1	1	-	-	1	1
023-040-042-000	Very Low Density / RR	70875.89	1.6	1	1	-	-	1	1
023-040-041-000	Very Low Density / RR	86049.88	2.0	1	1	-	-	1	1
024-063-030-000	Very Low Density / RR	367828.96	8.4	1	1	-	-	8	8
024-064-032-000	Very Low Density / RR	22121.69	0.5	1	1	-	-	1	1
009-160-009-000	Very Low Density / RR	45915.14	1.1	1	1	-	-	1	1

## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
						Lower Income	Moderate Income	Above Moderate Income	
009-160-028-000	Very Low Density / RR	54556.93	1.3	1	1	-	-	1	1
018-201-086-000	Very Low Density / RR	37916.54	0.9	1	1	-	-	1	1
018-210-079-000	Very Low Density / RR	110721.94	2.5	1	1	-	-	2	2
002-251-015-000	Very Low Density / RR	84620.94	1.9	1	1	-	-	1	1
009-080-001-000	Very Low Density / RR	54458.33	1.3	1	1	-	-	1	1
009-080-017-000	Very Low Density / RR	64136.73	1.5	1	1	-	-	1	1
009-130-002-000	Very Low Density / RR	70858.19	1.6	1	1	-	-	1	1
009-160-034-000	Very Low Density / RR	53350.03	1.2	1	1	-	-	1	1
005-030-013-000	Very Low Density / RR	2186552.02	50.2	1	1	-	-	50	50
005-030-012-000	Very Low Density / RR	192027.42	4.4	1	1	-	-	4	4
005-090-005-000	Very Low Density / RR	52406.38	1.2	1	1	-	-	1	1
004-261-029-000	Very Low Density / RR	31773.17	0.7	1	1	-	-	1	1
004-261-028-000	Very Low Density / RR	167233.77	3.8	1	1	-	-	3	3
004-270-016-000	Very Low Density / RR	33331.27	0.8	1	1	-	-	1	1
023-040-022-000	Very Low Density / RR	132148.6	3.0	1	1	-	-	3	3
018-173-018-000	Very Low Density / RR	169303.75	3.9	1	1	-	-	3	3
009-090-012-000	Very Low Density / RR	39172.65	0.9	1	1	-	-	1	1
009-120-005-000	Very Low Density / RR	493824.99	11.3	1	1	-	-	11	11
009-090-017-000	Very Low Density / RR	52719.23	1.2	1	1	-	-	1	1
005-100-004-000	Very Low Density / RR	36689.1	0.8	1	1	-	-	1	1
005-100-002-000	Very Low Density / RR	42795.68	1.0	1	1	-	-	1	1
005-100-003-000	Very Low Density / RR	43292.29	1.0	1	1	-	-	1	1
005-100-001-000	Very Low Density / RR	42864.29	1.0	1	1	-	-	1	1
005-100-014-000	Very Low Density / RR	44106.92	1.0	1	1	-	-	1	1
005-100-013-000	Very Low Density / RR	44068.58	1.0	1	1	-	-	1	1
005-100-012-000	Very Low Density / RR	44038.2	1.0	1	1	-	-	1	1
005-100-009-000	Very Low Density / RR	48007.3	1.1	1	1	-	-	1	1
005-100-007-000	Very Low Density / RR	48909.37	1.1	1	1	-	-	1	1
005-100-008-000	Very Low Density / RR	40240.62	0.9	1	1	-	-	1	1
005-100-006-000	Very Low Density / RR	46232.69	1.1	1	1	-	-	1	1
005-100-005-000	Very Low Density / RR	37253.32	0.9	1	1	-	-	1	1
009-120-006-000	Very Low Density / RR	47208.5	1.1	1	1	-	-	1	1

## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
005-050-035-000	Very Low Density / RR	49700.88	1.1	1	1	-	-	1	1
009-160-016-000	Very Low Density / RR	42500.68	1.0	1	1	-	-	1	1
009-160-015-000	Very Low Density / RR	44156.77	1.0	1	1	-	-	1	1
009-160-014-000	Very Low Density / RR	47543.47	1.1	1	1	-	-	1	1
009-160-051-000	Very Low Density / RR	12885.92	0.3	1	1	-	-	1	1
009-160-050-000	Very Low Density / RR	53213.17	1.2	1	1	-	-	1	1
009-160-049-000	Very Low Density / RR	49447.79	1.1	1	1	-	-	1	1
009-160-032-000	Very Low Density / RR	52483.89	1.2	1	1	-	-	1	1
009-160-021-000	Very Low Density / RR	63028.84	1.4	1	1	-	-	1	1
009-160-022-000	Very Low Density / RR	50884.68	1.2	1	1	-	-	1	1
009-160-024-000	Very Low Density / RR	51540.95	1.2	1	1	-	-	1	1
009-160-025-000	Very Low Density / RR	48782.35	1.1	1	1	-	-	1	1
009-160-026-000	Very Low Density / RR	49874.79	1.1	1	1	-	-	1	1
009-160-029-000	Very Low Density / RR	54672.62	1.3	1	1	-	-	1	1
009-160-027-000	Very Low Density / RR	54438.07	1.2	1	1	-	-	1	1
009-160-030-000	Very Low Density / RR	44785.96	1.0	1	1	-	-	1	1
009-160-031-000	Very Low Density / RR	50143.38	1.2	1	1	-	-	1	1
009-160-020-000	Very Low Density / RR	73379.73	1.7	1	1	-	-	1	1
009-160-048-000	Very Low Density / RR	48325.21	1.1	1	1	-	-	1	1
009-160-047-000	Very Low Density / RR	49465.4	1.1	1	1	-	-	1	1
009-160-045-000	Very Low Density / RR	49345.86	1.1	1	1	-	-	1	1
009-160-044-000	Very Low Density / RR	49610.34	1.1	1	1	-	-	1	1
009-160-043-000	Very Low Density / RR	48643.86	1.1	1	1	-	-	1	1
009-160-042-000	Very Low Density / RR	49326.91	1.1	1	1	-	-	1	1
009-160-040-000	Very Low Density / RR	51096.71	1.2	1	1	-	-	1	1
009-160-039-000	Very Low Density / RR	52076.3	1.2	1	1	-	-	1	1
009-160-037-000	Very Low Density / RR	52524.88	1.2	1	1	-	-	1	1
009-160-036-000	Very Low Density / RR	52754.36	1.2	1	1	-	-	1	1
009-160-035-000	Very Low Density / RR	53307.72	1.2	1	1	-	-	1	1
009-160-033-000	Very Low Density / RR	52532.57	1.2	1	1	-	-	1	1
009-080-031-000	Very Low Density / RR	47795.17	1.1	1	1	-	-	1	1
009-080-032-000	Very Low Density / RR	48094.28	1.1	1	1	-	-	1	1

## Appendix B – Land Inventory

**Table B-2e: Residential Land Inventory – Unincorporated Kings County**

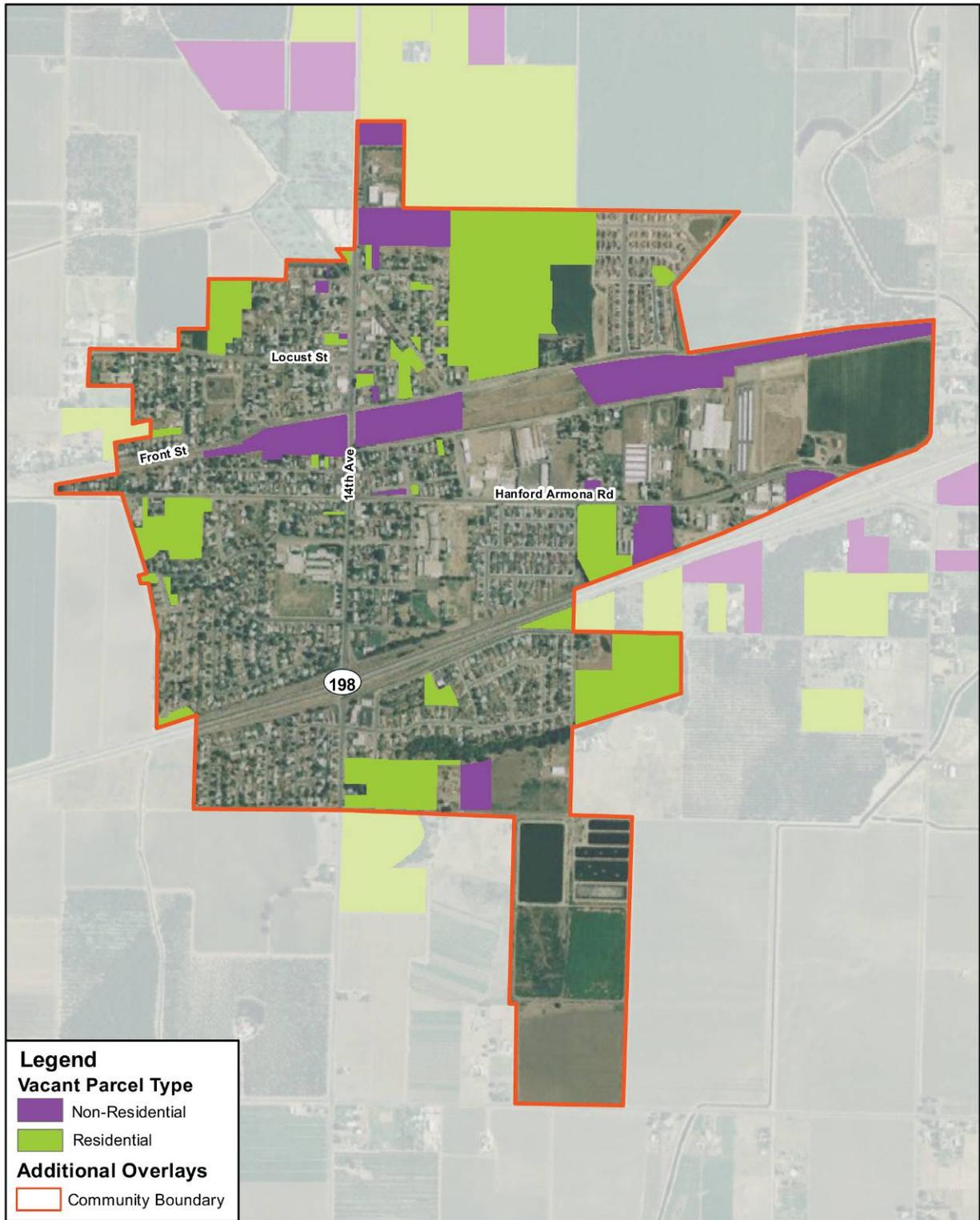
APN	General Plan / Zoning Designation	Lot size (s.f.)	Acreage	Max Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			
						Lower Income	Moderate Income	Above Moderate Income	Total
009-080-034-000	Very Low Density / RR	44625.07	1.0	1	1	-	-	1	<b>1</b>
005-050-030-000	Very Low Density / RR	52246.1	1.2	1	1	-	-	1	<b>1</b>
004-270-006-000	Very Low Density / RR	13939.4	0.3	1	1	-	-	1	<b>1</b>
<b>Subtotals</b>			<b>222.9</b>			<b>-</b>	<b>-</b>	<b>210</b>	<b>210</b>
017-310-008-000	Reserve Low Med Density / R-1-12	1785874.83	41.0	4	4	-	-	163	<b>163</b>
017-310-012-000	Reserve Low Med Density / R-1-12	347982.25	8.0	4	4	-	-	31	<b>31</b>
<b>Subtotals</b>			<b>49.0</b>			<b>-</b>	<b>-</b>	<b>194</b>	<b>194</b>
<b>TOTALS</b>						<b>341</b>	<b>845</b>	<b>906</b>	<b>2,092</b>

\*Total parcel is 3.77 ac on which approx. 0.5 ac is developed with 4 units.

\*\*Total parcel is 6.37 ac on which approx. 1.86 ac is developed with 10 units

## Appendix B – Land Inventory

### Figure B-1e: Land Inventory Map – Unincorporated Kings County (Armona)



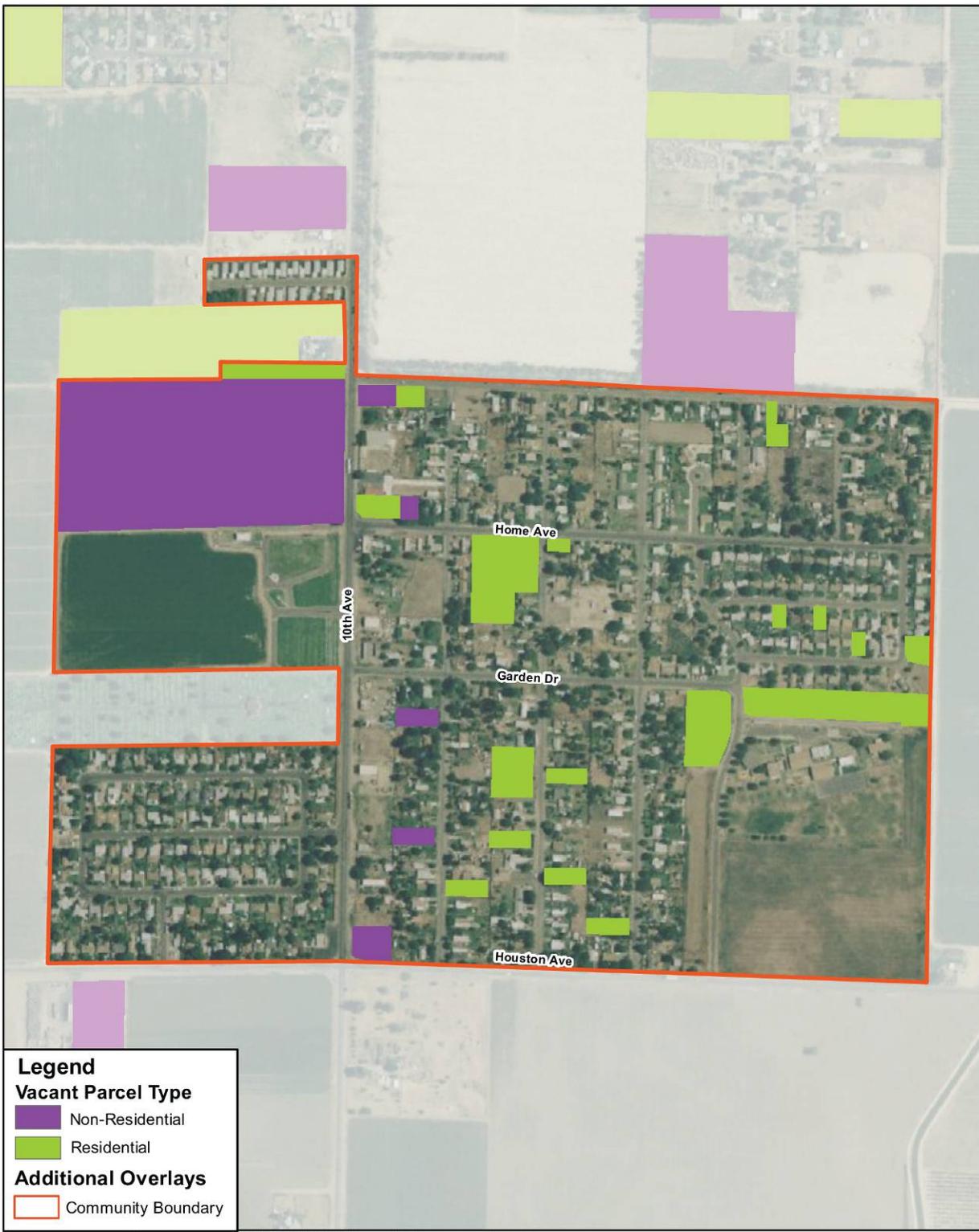
Base map source: Map images copyright © 2009 ESRI and its licensors. All rights reserved. Used by permission. U.S. Bureau of the Census TIGER 2000 data and Kings County, 2009.

0 500 1,000 Feet

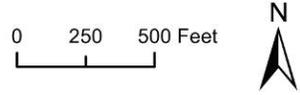


Appendix B – Land Inventory

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Home Garden)

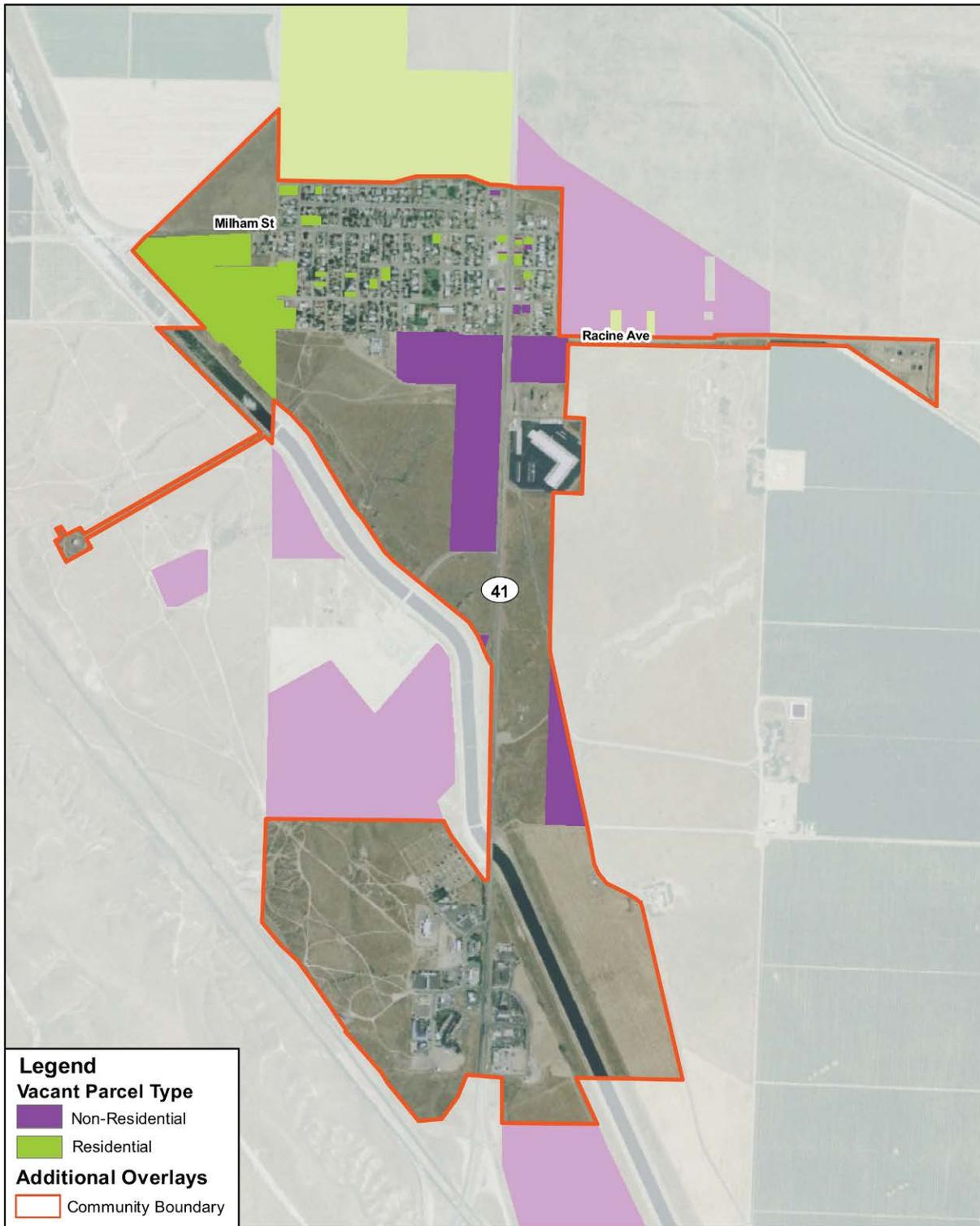


Base map source: Map images copyright © 2009 ESRI and its licensors. All rights reserved. Used by permission. U.S. Bureau of the Census TIGER 2000 data and Kings County, 2009.



**Appendix B – Land Inventory**

**Figure B-1e: Land Inventory Map – Unincorporated Kings County (Kettleman City)**



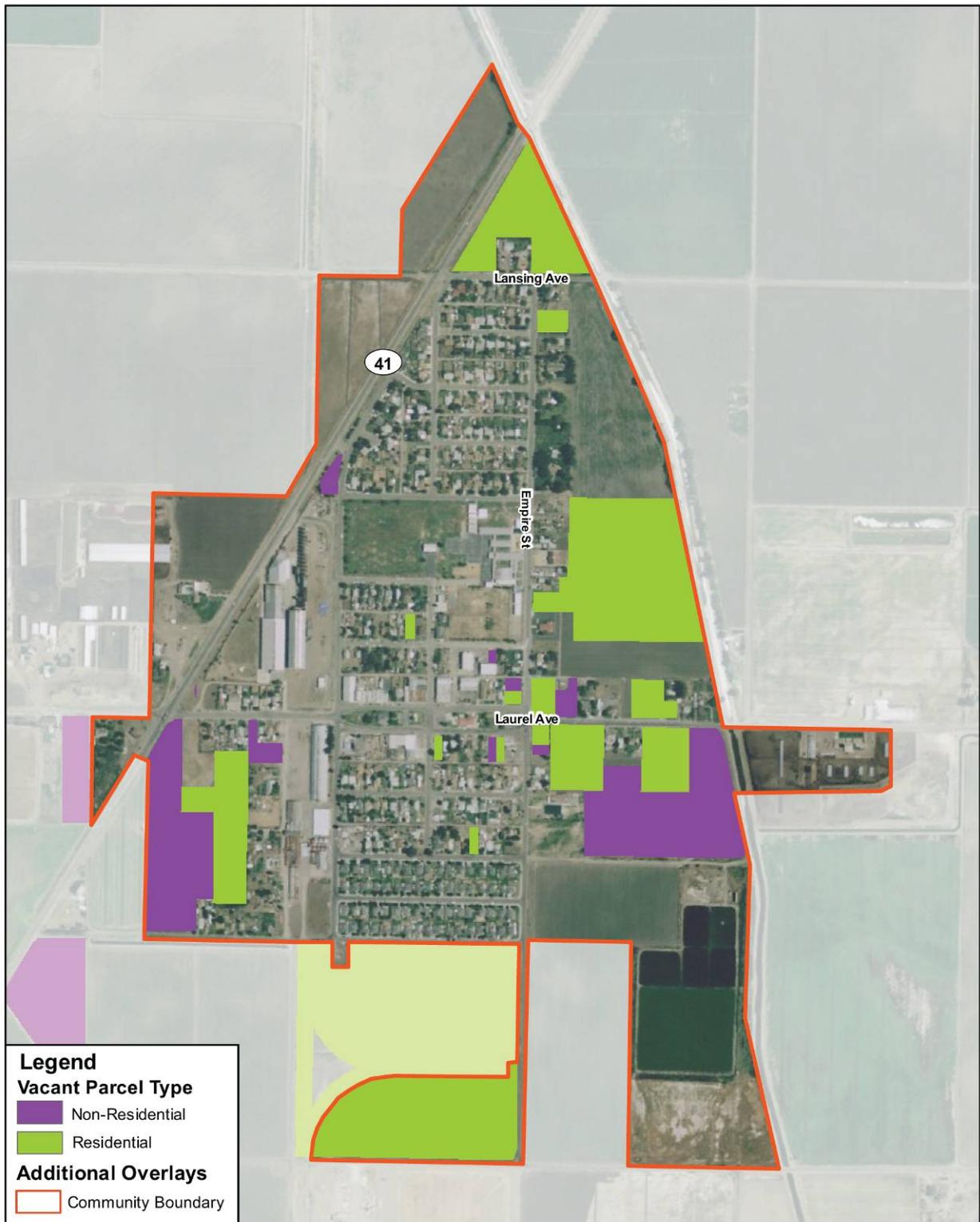
Base map source: Map images copyright © 2009 ESRI and its licensors. All rights reserved. Used by permission. U.S. Bureau of the Census TIGER 2000 data and Kings County, 2009.

0 500 1,000 Feet

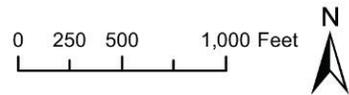


Appendix B – Land Inventory

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Stratford)



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# *Appendix C Public Participation Summary*

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. At the beginning of the update process, a Frequently Asked Questions pamphlet was prepared (Figure C-1) and public notices for all Housing Element meetings and public hearings were mailed to a list of interested persons and organizations and published in the local newspaper in advance of each meeting, as well as posting the notices on each jurisdiction’s website (see Figures C-2 and C-3). The draft Housing Element was made available for review at City Halls, the County Government Center, the Kings County Association of Governments office, and libraries, and was also posted on each jurisdiction’s website.

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to public hearings and adoption by each City Council and the Board of Supervisors.

**Table C-1. Public Meeting Summary**

<b>Date</b>	<b>Meeting</b>
10/21/2014	Hanford study session
11/4/2014	Lemoore study session
11/10/2014	Corcoran study session
11/13/2014	Avenal study session
11/13/2014	Kings County study session
12/7/2015	Avenal Planning Commission hearing
12/8/2015	Hanford Planning Commission hearing
12/10/2015	Avenal City Council hearing
12/14/2015	Lemoore Planning Commission hearing
1/4/2016	Kings County Planning Commission hearing
1/5/2016	Hanford City Council hearing
1/19/2016	Lemoore City Council hearing
1/26/2016	Kings County Board of Supervisors hearing
3/14/2016	Corcoran Planning Commission hearing
4/12/2016	Corcoran City Council hearing

Table C-1 includes a list of formal opportunities for public involvement in the preparation of this Housing Element update. Table C-2 provides the list of persons and organizations that were notified by direct mail of the availability of the draft Housing Element as well as public meeting notices. This notification list included persons and organizations representing the interests of lower-income households and persons with special needs such as the Kings County Housing Authority, Self-Help Enterprises, the Center on Race, Poverty and the Environment, the Kings Community Action Organization and many others. Table C-3 summarizes the public comments received during the preparation of the Housing Element update along with a description of how those comments were addressed in the element.

## Appendix C – Public Participation Summary

After receiving comments on the draft Housing Element from the state Department of Housing and Community Development, a proposed final Housing Element was prepared and made available for public review prior to adoption by each City Council and the Board of Supervisors.

**Table C-2. Public Notice List**

PEGGY GREGORY AG EXTENSION 1400 W. LACEY BLVD. HANFORD, CA 93230	MARY ANNE FORD SHERMAN BEHAVIORAL HEALTH DIRECTOR 1400 W. LACEY BLVD. HANFORD, CA 93230
MARLANA BROWN COMMUNITY PLANS LIAISON OFFICER 750 ENTERPRISE AVENUE NAS LEMOORE, CA 93246	TIM NISWANDER AGRICULTURAL COMMISSIONER 1400 W. LACEY BLVD. HANFORD, CA 93230
KETTLEMAN CITY CSD P.O. BOX 179 KETTLEMAN CITY CA 93239	ARMONA COMMUNITY SERVICES DISTRICT P.O. BOX 486 ARMONA, CA 93202
HOME GARDEN CSD 11677 2ND PLACE HANFORD, CA 93230	STRATFORD PUD 19681 RAILROAD AVENUE P. O. BOX 85 STRATFORD, CA 93266
LEMOORE ADVANCE 339 W. 'D' STREET LEMOORE, CA 93245	JAY SALYER KINGS COUNTY ECONOMIC DEVELOPMENT CORP. 120 N. IRWIN STREET HANFORD, CA 93230
CORCORAN JOURNAL P.O. BOX 487 CORCORAN, CA 93212	SALVATION ARMY 380 E IVY STREET HANFORD, CA 93230
LOUISE CARDOSA HANFORD SENTINEL P.O. BOX 9 HANFORD, CA 93232	DIWATA FONTE FRESNO BEE 525 W. MAIN STREET, SUITE F VISALIA, CA 93291-6149
KINGS TIMBERLAND 1220 JEPSON AVENUE CORCORAN, CA 93212	DIANA PECK KINGS COUNTY FARM BUREAU 870 GREENFIELD AVENUE HANFORD, CA 93230

## Appendix C – Public Participation Summary

CAROLINE FARRELL CENTER ON RACE, POVERTY & THE ENVIRONMENT 1224 JEFFERSON STREET, SUITE 25 DELANO, CA 93215	RANDY MCNARY HOUSING AUTHORITY OF KINGS COUNTY 670 SOUTH IRWIN STREET HANFORD, CA 93230
GREENACTION ONE HALLIDIE PLAZA, SUITE 760 SAN FRANCISCO, CA 94102	NANETTE VILLARREAL KINGS UNITED WAY 11050 13TH AVE HANFORD, CA 93230
KINGS COUNTY OFFICE OF EDUCATION 1144 W. LACEY BLVD. HANFORD, CA 93230	CENTRAL VALLEY CHRISTIAN HOUSING DEVELOPMENT 2222 W. SUNNYSIDE AVE VISALIA, CA 93277
AMERICAN RED CROSS MARIE DAVIS 505 WEST MAIN STREET VISALIA, CALIFORNIA 93291	CORNERSTONE RECOVERY SYSTEMS TOM DOYLE 801 W. 7 <sup>TH</sup> STREET POST OFFICE BOX 1124 HANFORD, CALIFORNIA 93232
CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	CORCORAN EMERGENCY AID MARILYN NOLAN 2121 W. WHITLEY AVE POST OFFICE BOX 393 CORCORAN, CALIFORNIA 93212
KINGS COMMUNITY ACTION ORGANIZATION EMERGENCY SVCS PROGRAM AND WOMAN'S SHELTER LUPE GARCIA 1222 WEST LACEY BOULEVARD HANFORD, CALIFORNIA 93230	LEMOORE CHRISTIAN AID, INC. JANEY CASTILLO 224 N. LEMOORE AVE. POST OFFICE BOX 134
YMCA OF KINGS COUNTY LAURA T. MARTIN 1010 W. GRANGEVILLE BLVD HANFORD, CALIFORNIA 93230	OPERATION LIFE TRANSFORMED KIM MARRERO 748 W. SANDSTONE COURT HANFORD, CALIFORNIA 93230
KINGS COUNTY COMMISSION ON AGING ADULT SOCIAL DAY CARE PROGRAM SHARON L.T. DEMASTERS 1197 SOUTH DRIVE HANFORD, CALIFORNIA 93230	THE SALVATION ARMY MAJOR GREGORY MOODY 380 E. IVY STREET POST OFFICE BOX 987 HANFORD, CALIFORNIA 93232
KINGS PARTNERSHIP FOR CHILDREN- SAT. ENRICHMENT PROGRAM DR. KIM WILDEY 11593 SOUTH 10TH AVE, POST OFFICE BOX 185 HANFORD, CALIFORNIA 93230	CHURCH OF THE SAVIOUR, SOUP KITCHEN CAROL DYER 519 NORTH DOUTY STREET HANFORD, CALIFORNIA 93230

**Appendix C – Public Participation Summary**

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K-POP 3056 CASTRO VALLEY BLVD, SUITE 186 CASTRO VALLEY, CA 94546	UNITED CEREBRAL PALSY OF CENTRAL CALIFORNIA DEBBIE GIBSON 606 WEST SIXTH STREET HANFORD, CALIFORNIA 93230
CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	SELF HELP ENTERPRISES TOM COLLISHAW 8445 W ELOWIN CT VISALIA, CA 93291-9262
	SELF HELP ENTERPRISES DOUG PINGEL 8445 W ELOWIN CT VISALIA, CA 93291-9262

## Appendix C – Public Participation Summary

**Table C-3. Summary of Public Comments**

Comment	Response
What happens if the City doesn't achieve the RHNA allocation?	The RHNA is a planning target, not a development quota. The City's primary responsibility is to ensure that adequate sites are available to accommodate the level of development for all income segments commensurate with the RHNA. There is no penalty for not achieving housing construction equal to the RHNA.
How is the RHNA determined?	The RHNA is prepared by the Kings County Association of Governments (KCAG) as the regional planning agency for Kings County based on growth trends, local plans, physical and other constraints such as public open space, prime agricultural land and sensitive environmental resources. The RHNA is reviewed and approved by the California Department of Housing and Community Development.
What are the requirements for transitional/ supportive housing and residential care facilities?	Transitional and supportive housing must be permitted according to the same standards and procedures as apply to other residential uses of the same type in the same zone. Also, state-licensed residential care facilities for 6 or fewer persons must be treated as a family residential use. Larger care facilities for 7 or more persons may require approval of a conditional use permit and may be restricted to multi-family or non-residential zones.
How can cities be expected to meet their affordable housing needs when a major source of housing funds were eliminated with redevelopment agencies?	The RHNA is a planning target, not a development mandate or quota. Cities are not solely responsible for production of affordable housing, but they play an important role through their land use plans and development regulations. If a city has adopted plans and regulations that facilitate affordable housing development commensurate with their RHNA allocation, it will not be penalized if housing production is less than the RHNA.
Does the Housing Element change any land use designations or development standards?	The Housing Element identifies whether any changes to development regulations are needed in order to reduce potential constraints to the provision of housing for all segments of the community or persons with special needs. If any such changes are needed, they are subject to a separate public review process and hearings. The Housing Element itself does not change development regulations.
Why is a definition of "family" important?	It is important for jurisdictions to support fair housing law by treating unrelated groups of persons as a family if they live under similar circumstances to traditional families. A proper definition of "family" can be used to distinguish between a family home and boardinghouse.
Are there consequences for failing to obtain certification of the Housing Element?	A finding of substantial compliance ("certification") by HCD helps to expand grant funding opportunities. For example, in recent years the cities of Avenal and

**Appendix C – Public Participation Summary**

	<p>Lemoore received state grants through the Housing Related Parks Program. These funds were only available to jurisdictions with certified Housing Elements. In addition, certification can help in maintaining local land use authority by supporting the legal adequacy of the General Plan.</p>
<p>What are the requirements for emergency shelters? Is each jurisdiction required to provide a certain number of beds or shelters? Can churches operate shelters on their property? Who typically builds and operates shelters? Where do the funds come from?</p>	<p>State law requires each jurisdiction to designate at least one zone where emergency shelters may be established by a simple administrative review process subject to a limited range of development standards. Jurisdictions are not required to build or fund shelters or meet a quota, but they must use their governmental authority to encourage and facilitate the development of sufficient shelter beds to accommodate the local homeless population. Churches may operate shelters on their property if it is permitted under local zoning regulations. Emergency shelters are typically built and operated by non-profit organizations and grant funds may be available to support those organizations.</p>

Figure C-1. FAQ Handout



**Kings County 2016-2024 Multi-Jurisdictional Housing Element**

## FREQUENTLY ASKED QUESTIONS

### 1. What is a Housing Element?

The Housing Element is part of City and County General Plans, which are intended to guide local decision-making regarding future growth and express community goals about the future distribution and character of land uses and activities, both public and private. The General Plan is a long-term document, establishing development policies to serve as the basis for decision-making regarding land use and development. In addition to the Housing Element, General Plans contain other elements dealing with issues such as land use, circulation, open space, safety, noise, resource conservation and air quality. The requirement for each city and county to adopt a General Plan is contained in state law, which also lays out specific requirements for each element. The Housing Element provides an overarching statement of city and county policies and programs to maintain and improve existing housing, and also accommodate growth needs. Among the requirements in state law for Housing Elements are the following:

- *Ensure adequate sites for new housing for persons of all income levels;*
- *Encourage and facilitate the development of affordable housing;*
- *Conserve and improve the existing affordable housing stock;*
- *Analyze and remove governmental constraints on new housing development;*
- *Promote equal housing opportunities; and*
- *Preserve assisted housing.*

### 2. What is a “Multi-Jurisdictional Housing Element”?

Each local government is required to maintain its own General Plan that applies only to its territory. The Multi-Jurisdictional Housing Element will include separate policies and programs for each of the five jurisdictions, but much of the background information related to demographic and housing market trends is relevant to all five jurisdictions. The participating jurisdictions are not required to adopt a common set of policies, but the multi-jurisdictional approach results in efficiencies in terms of staff time and cost that would not be possible if each jurisdiction were to undertake a separate Housing Element update. Kings County and the four cities have collaborated on multi-jurisdictional Housing Element updates twice previously, in 2003 and 2010.

### 3. What is “certification” of the Housing Element, and why is it important?

State law gives the California Department of Housing and Community Development (HCD) the authority to review local Housing Elements and issue findings regarding the elements’ compliance with the law. When HCD issues a letter stating that the Housing Element is “in compliance” it is referred to as *certification* of the Housing Element. Certification is important for maintaining local control of land use decisions and also for increasing eligibility for grant funds.

**4. Why is the Housing Element being updated now?**

Periodic updates of the Housing Element are mandated by state law. The jurisdictions in Kings County are required to prepare Housing Element updates for the 2016-2024 planning period.

**5. What are the major issues for this Housing Element update?**

The Housing Element is required to consider local needs related to preservation of the existing housing stock, new housing needs resulting from population growth, and housing affordability. Two major events have affected housing in recent years – the economic recession and the statewide dissolution of redevelopment agencies in 2012. Both have resulted in reduced public funding for the preservation and development of affordable housing.

Under state law, all cities are required to plan for the housing needs of our growing population. State law recognizes that cities do not build housing, since that is the role of private and non-profit developers. However, cities and counties must adopt policies, zoning regulations and development standards that encourage construction of a full range of new dwellings, including affordable housing and housing for persons with disabilities or other special needs. The Housing Element will include a review of City and County plans and regulations to determine whether they pose any unwarranted constraints to housing for all residents.

**6. What is “affordable” housing?**

By definition, housing is considered “affordable” when total housing cost, including utilities, is no more than 30 percent of a family’s gross income. State law describes five income categories, which are based on a percentage of median county income, as shown in the following table for jurisdictions in Kings County.

<b>2014 Affordable Housing Costs Kings County</b>			
<b>County Median Income = \$57,900</b>	<b>Income Limits<sup>1</sup></b>	<b>Affordable Rent<sup>2</sup></b>	<b>Affordable Price (est.)<sup>3</sup></b>
Extremely Low (up to 30% of median)	\$17,350	\$434	\$65,000
Very Low (31-50% of median)	\$28,950	\$724	\$110,000
Low (51-80% of median)	\$46,300	\$1,158	\$180,000
Moderate (81-120% of median)	\$69,500	\$1,738	\$270,000
Above Moderate (over 120% of median)	\$69,500+	\$1,738+	\$270,000+

*Assumptions:*  
 1. Maximum gross annual income based on a family of 4  
 2. Based on 30% of gross income, including utility costs  
 3. Based on 30% of gross income for principal, interest, taxes & insurance (PITI) assuming: 10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues  
 Source: Cal. HCD; J.H. Douglas & Associates

**7. What are cities and counties required to do to encourage affordable housing?**

All cities and counties in California are required to plan for their fair share of new housing needs. State housing policy is based on federal fair housing law and the premise that all local jurisdictions share responsibility for facilitating the provision decent housing for residents at all economic levels. State law establishes the process by which a portion of the state’s “fair share” housing need is assigned to each city and county in California.

All jurisdictions have a need for affordable housing for workers who serve the community such as teachers, police and fire personnel, retail clerks, medical office support staff, home and landscape construction and maintenance workers, farm workers, public utilities maintenance workers, etc. If a jurisdiction does not provide opportunities for lower-cost housing, the housing needs of these workers are shifted to other jurisdictions.

State law recognizes that land and construction costs vary depending on location, and that subsidies are necessary in order to provide housing that is affordable to families in the lower economic tiers. Cities and counties are held responsible only for the things they have control over, such as land use plans, zoning, development standards (e.g., allowable density, minimum lot sizes, maximum building height, parking requirements, yard setbacks), requirements for second units, and permit review procedures. State law recognizes the limitations and constraints on development of affordable housing and does not require jurisdictions to achieve their affordable housing needs, but each city and county is required to make a good-faith effort to facilitate affordable housing development.

**8. What are Kings County’s new housing needs, and how were they determined?**

Cities and counties are required to plan for their fair share of new housing needs. The Regional Housing Needs Assessment (RHNA) is the process established in state law by which new housing needs are determined. In January 2014, the California Department of Housing and Community Development (HCD) determined that the total new housing need for jurisdictions in Kings County is 10,220 units for the 2014-2024 period. This total is distributed among income categories as follows:

Very low	2,320 units (the extremely-low category is a subset of very-low)
Low	1,735 units
Moderate	1,830 units
<u>Above moderate</u>	<u>4,335 units</u>
Total	10,220 units

The Kings County Association of Governments (KCAG) is responsible for allocating this total countywide need to the five jurisdictions for use in their Housing Elements. KCAG is expected to adopt the RHNA allocations in January 2015. More information on the RHNA can be found on the KCAG website at: <http://www.kingscog.org/planning.html>

**9. What must cities and counties do to comply with the RHNA?**

As part of the Housing Element update, state law requires cities and counties to prepare an inventory of land suitable for residential development, and compare that inventory to the RHNA allocation. “Land suitable for residential development” can be vacant sites, or sites that are “underutilized” and have potential for additional residential development or redevelopment. Cities and counties must demonstrate that they have sufficient land to accommodate the amount of new housing allocated in the RHNA. There is no housing development mandate or quota that cities and counties must achieve, however.

**10. What are the requirements regarding fair housing and housing for persons with special needs?**

State law requires cities and counties to accommodate persons with “special needs” including the elderly, persons with disabilities, large families, farmworkers, families with female heads of household, and persons in need of emergency shelter. Cities and counties must demonstrate that their land use plans and regulations allow different types of housing to accommodate persons with these special needs, including emergency shelters, transitional and supportive housing, group homes, and residential care facilities.

**11. How does the current drought affect city and county responsibilities regarding housing?**

In some parts of California, the current drought has resulted in limitations on new housing development due to inadequate water supplies. Cities and counties are responsible for working to address water supply issues, to the extent feasible. While land use plans and regulations must demonstrate sufficient capacity to accommodate the RHNA allocations, state law recognizes that it may not be possible for cities and counties to achieve their RHNA targets due to a variety of factors, including infrastructure limitations.

**12. How do new state laws regarding climate change and greenhouse gasses affect the RHNA allocations?**

In recent years the California legislature adopted new laws intended to address the issue of climate change. Assembly Bill 32 and Senate Bill 375 require regional and local governments to coordinate their land use, transportation and housing plans in a way that helps to reduce vehicle travel and greenhouse gas emissions. These laws are intended to encourage new residential development in areas near employment centers and transportation routes in order to help reduce carbon emissions. Since the RHNA must be consistent with the Regional Transportation Plan, cities and counties help to address the issue of climate change through the adoption of land use plans that are compatible with both regional housing needs and transportation plans.

**13. What is the schedule and opportunities for public involvement in the Housing Element update?**

Public workshops will be held during Fall 2014. A draft Housing Element is expected to be released for public review in Spring 2015, with public hearings during Summer-Fall 2015. Please contact Jordan Davis at the Kings County Community Development Agency (see contact info below) if you would like to be added to the notification list for future meetings on the Housing Element.

Additional contacts for further information:

**Kings County**

Jordan Davis, 559-852-2679 [Jordan.Davis@co.kings.ca.us](mailto:Jordan.Davis@co.kings.ca.us)

**City of Avenal**

Steve Sopp, 559-386-5766 [ssopp@cityofavenal.com](mailto:ssopp@cityofavenal.com)

**City of Corcoran**

Kevin Tromborg, 559-992-2151 Ext 232 [ktromborg@cityofcorcoran.com](mailto:ktromborg@cityofcorcoran.com)

**City of Hanford**

Melody Haigh, 559-585-2583 [mhaigh@cityofhanfordca.com](mailto:mhaigh@cityofhanfordca.com)

**City of Lemoore**

Brooke Austin, 559-924-6702 [baustin@lemoore.com](mailto:baustin@lemoore.com)

Figure C-2. Public Meeting Notice

**NOTICE OF PUBLIC MEETINGS**  
**2016-2024 KINGS COUNTY JOINT HOUSING ELEMENT**



Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore are preparing a Joint Countywide Housing Element for the 2016-2024 planning period. The Housing Element is an important document that helps guide the decisions of City and County leaders also helps the jurisdictions in obtaining various state grant funds. The Housing Element contains information regarding housing needs, resources for housing, potential constraints to the provision of adequate housing for residents of all economic levels, and goals, policies and programs to address housing issues and needs.

**Meeting Times and Locations:**

The following public meetings will be held during the coming months. All interested persons are encouraged to attend and participate in the discussion.

November 4, 2014, 5:30 p.m.  
City of Lemoore  
Council Chambers  
429 "C" St.  
Lemoore, CA 93245

November 10, 2014, 5:30 p.m.  
City of Corcoran  
City Council Chambers  
1015 Chittenden Avenue  
Corcoran, CA 93212

November 13, 2014, 5:00 p.m.  
City of Avenal  
Avenal Theater Multi-Purpose Room  
233 E. Kings St.  
Avenal, CA 93204

November 13, 2014, 7:00 p.m.  
Kings County  
Multi-Purpose Room, Building 1  
1400 W. Lacey Blvd.  
Hanford, CA 93230

**Notice List:**

If you have received this notice, you are listed as an interested party for the Housing Element Update. If you would like to receive future notifications via email, or know of others who should be added to the notice list please contact Jordan Davis at: (559) 852-2679 or by email at [jordan.davis@co.kings.ca.us](mailto:jordan.davis@co.kings.ca.us)

Figure C-3. Public Hearing Notice

**NOTICE OF PUBLIC HEARINGS**  
**2016-2024 KINGS COUNTY JOINT HOUSING ELEMENT**



Kings County and the cities of Avenal, Corcoran, Hanford and Lemoore have prepared a Joint Countywide Housing Element for the 2016-2024 planning period. The Housing Element is an important document that guides the decisions of City and County leaders and supports applications for housing grant funds. The Housing Element contains information regarding housing needs, resources for housing, potential constraints to the provision of adequate housing for residents of all economic levels, and goals, policies and programs to address housing issues and needs. The draft Housing Element is available for review at each City Hall and the County Government Center, and online at: <http://www.countyofkings.com/home/showdocument?id=10016> <http://www.countyofkings.com/home/showdocument?id=10018>

The following public hearings will be held regarding the Housing Element. All interested persons are invited to attend and offer comments. Written comments may also be emailed prior to the hearings to the contact persons listed below.

December 7, 2015, 6:00 p.m.  
City of Avenal Planning Commission  
Kings County Superior Court  
501 E. Kings Street, Avenal, CA  
Contact: Fernando Santillan [fsantillan@cityofavenal.com](mailto:fsantillan@cityofavenal.com)

December 8, 2015, 7:00 p.m.  
City of Hanford Planning Commission  
Civic Auditorium  
400 N. Douty Street, Hanford, CA  
Contact: Melody Haigh [mhaigh@cityofhanfordca.com](mailto:mhaigh@cityofhanfordca.com)

December 14, 2015, 5:30 p.m.  
City of Corcoran Planning Commission  
City Council Chambers  
1015 Chittenden Avenue, Corcoran, CA  
Contact: Kevin Tromborg [kevin.tromborg@cityofcorcoran.com](mailto:kevin.tromborg@cityofcorcoran.com)

December 14, 2015, 7:00 p.m.  
City of Lemoore Planning Commission  
Council Chambers  
429 "C" Street, Lemoore, CA  
Contact: Judy Holwell [jholwell@lemoore.com](mailto:jholwell@lemoore.com)

January 4, 2016, 7:00 p.m.  
Kings County Planning Commission  
Board Hearing Room, Government Center Administration Building #1  
1400 W. Lacey Blvd., Hanford, CA  
Contact: Chuck Kinney [Chuck.Kinney@co.kings.ca.us](mailto:Chuck.Kinney@co.kings.ca.us)