Mayor
Willard Rodarmel
Mayor Pro Tem
John Plourde
Council Members
John Gordon
John Murray
William Siegel

City of
LEMOORE
CALIFORNIA

Planning Department

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June 11, 2012

Housing and Community Development
Division of Housing Policy Development
Post Office 952053
Sacramento, Ca 94252-2053

Re: 2011 Annual General Plan Progress Report on Housing

Dear Sir/Madam:

Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the Housing Element and progress in the implementation ("the Progress Report").

Please find enclosed the Report recently presented to the City Council of the City of Lemoore and signed by Mayor Willard Rodarmel. This Report is intended to comply with the requirements of Government Code Section 65400 and includes information on the Regional Housing Needs Allocation status. The report represents the Community Development activity for the period ending December 2011 with anticipated tasks also identified.

The City Council took action to accept this report on June 5, 2012 at a regularly scheduled meeting. Following the presentation of the report, the City Council accepted the report and authorized the Planning Director to forward the report indicating acceptance to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

If you desire more information, please contact me at (559) 924-6740.

Sincerely,

Holly P. Smyth

Holly P. Smyth
Planning Director

Enclosure: Housing Element Annual Report and RHNA progress report

cc: Governor's Office of Planning and Research (OPR)

2011 LEMOORE HOUSING ELEMENT SECTION OF THE GENERAL PLAN ANNUAL PROGRESS REPORT

IMPLEMENTATION PROGRAM/POLICIES	RESPONSIBILITY	TIME FRAME	STATUS
Policy 4.1 - Code Enforcement: Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance.	RDA Code Enforcement Staff, and Police, Planning, Department	-Ongoing	-Since 1999 the Police Department has carried out code enforcement activity through a community service officer in coordination with Planning and Fire Departments. -Full time code enforcement officer hired under the Redevelopment Agency February 2006 to fully dedicate time to this activity and coordinate with PD and Fire Departments regularly and Planning and Building when needed. 2008 2009 2010 2011 Prop. Maintenance 1,092 1,125 1,716 1,298 Vehicle Violations 300 209 218 141 Zoning Violations 38 7 23 1 Business License 19 23 10 15 Public Nuisance 1,149 957 1,103 571 (Sign/Banner Violations & Shopping Carts) Substandard Housing 5 15 5 8 *-Code enforcement referred applicants to City's housing or façade programs when applicable.*
Policy 4.2 - Exterior Home Improvement (Paint-Up/Fix-Up) Program: Assist 10-15 households annually with grant amounts up to $8,000.	RDA	Ongoing All RDA funded programs were put on hold 6/29/2011 with AB 1X 26	-2003 calendar yr assisted 25 for $111,207 -2004 calendar yr assisted 19 for $86,314 -2005 assisted 18 at cost of $122,329 -Raised max. grant from $5,000 to $8,000 FY 05/06 -2006 assisted 36 at cost of $247,966 -2007 assisted 11 at costs of $82,509 -2008 assisted 11 at costs of $67,805 -2009 assisted 14 at a cost of $99,274. -2010 assisted 20 at a cost of $139,126 -2011 assisted 6 at a cost of $45,380
Policy 4.3 - Housing Rehabilitation Program: Initiate housing rehabilitation program and assist households during the grant cycle based on available funding.	RDA	-2003-2006 **-2010 Awarded new grant, program will begin in 2012**	Assisted eight (8) households during the grant cycle – six with rehabilitation loans of $20,000 - $70,000 and two reconstructions of $110,000-$116,000, utilizing a total of $508,127 of funds. - **Anticipate assisting three households with new grant funding**

2011 LEMOORE HOUSING ELEMENT SECTION OF THE GENERAL PLAN ANNUAL PROGRESS REPORT

IMPLEMENTATION PROGRAM/POLICIES	RESPONSIBILITY	TIME FRAME	STATUS
Policy 4.4 - Emergency Home Repair Program: Assist up to 10 households annually with grant amounts up to $2,500.	RDA	Ongoing All RDA funded programs were put on hold 6/29/2011 with AB 1X 26	-2009 assisted 1 at a cost of $488. -2010 assisted 6 at a cost of $13,455 -2011 assisted 2 at a cost of $4,925
Policy 4.5 - Do-It-Yourself and Senior House Painting Programs: Assist up to 20-30 households annually to paint their homes.	RDA	Ongoing All RDA funded programs were put on hold 6/29/2011 with AB 1X 26	-2009 assisted 8 at a cost of $20,000, plus $9,000 in start-up costs through the Senior Paint Program -2010 assisted 1 at a cost of $703 through the Do-It-Yourself Program & assisted 5 at a cost of $12,500 through the Senior Paint Program -2011 assisted 2 at a cost of $5,000, plus $8,000 in start-up costs though the Senior Paint Program
Policy 4.6 - Preservation of At-Risk Affordable Housing: Continue to monitor the status of publicly-assisted 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.	RDA	Ongoing	-The 2009-2014 Housing Element identified one project at risk of converting to market rents in the next ten years. The Redevelopment Agency will continue to monitor this situation.
Policy 4.7 - Zoning for Adequate Sites: Provide adequate sites to meet the housing needs allocation of 3,021 units.	Planning Department	-2008 -2009/10 **-2011**	-Adequate sites included in current General Plan. -2009-2014 Housing Element accessed General Plan designated lands which meet the new RHNA. **-Zoning Ordinance Update will insure that zoning made consistent with General Plan while continuing to meet the current RHNA (in effect 5/18/2012)**
Policy 4.8 - Downtown Revitalization: Facilitate additional mixed-use projects in the downtown as opportunities arise.	RDA	Ongoing	-No new mixed used projects, that include housing, have been done since the Antlers Hotel projects in downtown in 2004. -2030 General Plan update changed downtown to several "Mixed-Use" designations to encourage policy. **-The City may want to take on future renovation projects that renovate under-utilized areas or get involved in new construction project with grant funds.**

2011 LEMOORE HOUSING ELEMENT SECTION OF THE GENERAL PLAN ANNUAL PROGRESS REPORT

IMPLEMENTATION PROGRAM/POLICIES	RESPONSIBILITY	TIME FRAME	STATUS
Policy 4.9 - Density Bonus Program: Update the City's density bonus ordinance and continue to offer a density bonus and other incentives for qualified projects.	Planning Department	-2005 -2009 **-2011**	-Eastgate Village project approved a 25% PUD density bonus from 118 units to 147 (allowing 15 additional units) in 2005. -Montgomery Crossings project approved an 8% Density Bonus from 53 allowed units to 57 units (17*3.13 acres= 53 allowed units) for affordable housing project which was completed in 2009. **-The City's density bonus ordinance will be updated with the Zoning Ordinance overhaul (in effect 5/18/2012)**
Policy 4.10 - Planned Unit Development: Continue to promote the benefits of PUD alternatives to traditional development.	Planning Department	-Ongoing **-2011**	-All new residential single family subdivisions over 10 acres in size and multi-family over 5 acres in size all zoned with a PUD overlay requiring small and larger house sizes. -Have made PUD Livable Neighborhood booklet and PUD short list available for free at the counter for those considering PUD. **-During Zoning Ordinance update will update PUD section to be more user-friendly (in effect 5/18/2012)**
Policy 4.11 - First Time Homebuyer Programs: Assist 20 households annually through the City's two First Time Homebuyer Programs with grant amounts ranging from $30,000 to $100,000. **- Maximum grant amount for HOME Program reduced to $75,000 for new grant cycle**	RDA	Ongoing All RDA funded programs were put on hold 6/29/2011 with AB 1X 26	-2003 assisted 4 at cost of $79,300 total with HOME funds -2004 assisted 1 at cost of $29,927 total with HOME funds -2005 assisted 1 at cost of $20,000 total with HOME funds -2006 assisted 22 at cost of $444,727 with RDA funds -2007 assisted 10 at cost of $298,021 with RDA funds -2008 assisted 19 at cost of $ 559,696 with RDA funds -2009 assisted 12 at cost of $338,049 with RDA funds -2009 assisted 12 at a cost of $866,422 with HOME funds -2010 assisted 13 at a cost of $365,621 with RDA funds -2010 assisted 2 at a cost of $112,884 with HOME funds -2011 assisted 1 at a cost of $26,897 with RDA funds -2011 assisted 5 at a cost of $327,820 with HOME funds
Policy 4.12 - Infill Housing Program: Assist 1 to 2 households annually by constructing infill homes for low to moderate income households.	RDA	Ongoing	-Two infill homes were constructed and sold to income qualified families in the 2009 calendar yr at a cost of $363,378.
Policy 4.13 - Section 8 Rental Assistance: Assist the Housing Authority in promoting the Section 8 program.	RDA / Kings County Housing Authority	Ongoing	-The City does not offer rental assistance so we refer people to Housing Authority who administers the Section 8 Program for Kings County, as well as, other rental assistance programs.

2011 LEMOORE HOUSING ELEMENT SECTION OF THE GENERAL PLAN ANNUAL PROGRESS REPORT

IMPLEMENTATION PROGRAM/POLICIES	RESPONSIBILITY	TIME FRAME	STATUS
Policy 4.14 - Affordable Housing Project Assistance: Assist affordable housing projects on a case-by-case basis, including priority for extremely-low income units where feasible.	RDA	Ongoing & as funding is available	-The RDA committed $1,200,000 to an affordable multi-family project of 57 units that was completed in 2008. -The RDA has also committed $2,500,000 to an additional affordable multi-family project of 81 units that is expected to begin construction in 2012. -Maps are provided to potential developers both in the office and on the website showing vacant multi-family housing sites.
Policy 4.15 - Senior and Special Needs Housing: Continue to support the development of senior/disabled/assisted living housing.	RDA	-2011	-RDA has committed $2,680,000 to develop a new senior housing project that will provide 80 units. The City has also received a CDBG grant to further support this project. This project began construction at the end of 2011.
Policy 4.16 - Emergency Shelters and Transitional/Supportive Housing: 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.	Planning Department	-2008 **-2011**	-2030 General Plan update included this policy **-Zoning Ordinance Update will incorporate this (in effect 5/18/2012)**
Policy 4.17 Employee and Farmworker Housing: 1) Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing, and 2) Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing.	Planning Department and RDA	-2009 -Ongoing **-2011**	-2009-2014 Housing Element incorporated a vacant residential land inventory available on Figure B-1d in Appendix B of the document. -The RDA has purchased land for an affordable multi-family complex that would have provided 39 units of farmworker housing; however, this project was not able to secure funding needed to complete project. **-Zoning Ordinance Update will incorporate this (in effect 5/18/2012)**
Policy 4.18 - Housing for Persons with Disabilities and Special Needs: Amend the Zoning Ordinance to remove potential constraints on community care facilities, housing for persons with disabilities and SROs, and amend the definition of "family" consistent with current law.	Planning / CDD	**-2011** -Ongoing	**-Zoning Ordinance Update will incorporate this (in effect 5/18/2012)** -The City continues to operate a transitional home for low to moderate income young adults, including aged-out foster youth.

2011 LEMOORE HOUSING ELEMENT SECTION OF THE GENERAL PLAN ANNUAL PROGRESS REPORT

IMPLEMENTATION PROGRAM/POLICIES	RESPONSIBILITY	TIME FRAME	STATUS
Policy 4.19 - Promote Equal Housing Opportunities: Lemoore will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations, and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at City Hall and on the City website.	RDA	Select a local provider by 2010	-A joint local provider has not been selected yet; however, any complaints are referred to the Fresno HUD office and Central California Legal Services. -A Fair Housing Brochure and a Tenant/Landlord Rights Brochure have been placed on the City website. These brochures are also available, by request, in print at City Hall.

Report continues on portrait view pages that follow regarding the Regional Housing Needs Assessment evaluation.

2011 LEMOORE GENERAL PLAN ANNUAL PROGRESS REPORT in meeting Regional Housing Needs Allocation (RHNA)

The City is required to file a report annually with the State Department of Housing and Community Development (HCD) on progress in meeting goals and objectives of the 2009-2014 Housing Element of the General Plan.

This report includes an update on progress in meeting the City's RHNA as stated in the Housing Element (which covers January 2007 to June 2014 period) while the City's Annual Report on the Housing Element of the General Plan discusses a program-by-program assessment of the Housing Element's effectiveness in addressing the City's housing goals and objectives.

This report includes the new housing construction activity for the period from January 1 2007 through December 31, 2011 as well as the maximum income limits each year for a 4-person household size.

From	To	Extremely Low	Very-Low Income	Low-Income	Moderate Income	Above Moderate	Total New Homes
RHNA Units Assigned		**374**	**374**	**534**	**502**	**1,237**	**3,021**
(percentage of total)		12%	12%	18%	17%	41%	100%
1/1/2007	12/31/2007	$15,450	$25,750	$41,200	$61,800	N/A	
*		0	0	4	14	90	108
1/1/2008	12/31/2008	$16,150	$26,900	$43,050	$64,600	N/A	
**		2	19	116	6	54	197
1/1/2009	12/31/2009	$16,750	$27,900	$44,650	$66,950	N/A	
*		1	0	1	3	24	29
1/1/2010	12/31/2010	$16,900	$28,150	$45,050	$67,550	N/A	
		0	0	1	4	6	11
1/1/2011	12/31/2011	$17,150	$28,600	$45,750	$68,650	N/A	
***		6	33	40	28	2	109
1/1/2012	12/31/2012						
1/1/2013	12/31/2013						
1/1/2014	12/31/2014						
TOTAL UNITS		**9**	**52**	**162**	**55**	**176**	**454**
% of total housing built		**1.98%**	**11.45%**	**35.68%**	**12.12%**	**38.77%**	**100%**
% of RHNA Number meet		2.41%	13.9%	30.34%	10.96%	14.23%	
RHNA Remaining		365	322	372	447	1,061	2,567

* Used pulled building permit data, sorted new housing units, inserted actual purchase price or estimated purchase price, then compared the house prices with the maximum purchase price a particular income group could afford

** Includes 73 Valley Oak apartments (these qualify as low-income under RHNA but not under RDA, because a "low-income" family could afford the units however they are not income restricted units with covenants) and 57 Montgomery Crossing apartments.

*** Includes 80 Cinnamon Villas apartments

According to the findings in the Housing Element, the City had 713 vacant parcels, 27 underutilized sites, and 62 parcels within the Urban Growth Boundary Area outside City limits that could support new housing. Table 3-6 of the new Housing Element specifies the amount of housing capacity in each residentially designated area within the City Limits.

Substantially undeveloped and vacant parcels with multi-family or mixed-use land-use designations could accommodate 1,571 units, which could serve extremely-low, very-low and low-income households. Substantially undeveloped and vacant parcels with single-family land-use designations could accommodate 2,581 units, which would most likely serve moderate and above moderate income households. Based on this information, the amount of land required to achieve the housing allocation goals for development applications was sufficient at the time the Housing Element was adopted to accomplish the Housing Element target goal of 3,021 units by 2014. However, based on the approximatly, 200 housing units constructed during "good" building/development years, it is anticipated that no more than 1,400 new housing units will be built between 2007 to 2014 Regional Housing Needs Assessment period (given the housing slump these numbers will be far fewer). Therefore, the City should strive to meet the type of housing units by their proportional percentage highlighted on the above sheet.

During the Comprenhensive Zoning & Development Code Update (just made effective May 18, 2012), City staff recalculated the overall amount of residentially zoned undeveloped and under-developed land available for various types of housing and insured that adequate sites are provided to accommodate all income households as required by the RHNA.

THIS 2011 ANNUAL REPORT/ASSESSMENT OF THE HOUSING ELEMENT POLICIES OF THE GENERAL PLAN AND REGIONAL HOUSING NEEDS ASSESSMENT REPORT WAS REVIEWED AND ADOPTED BY THE LEMOORE CITY COUNCIL ON TUESDAY, JUNE 5, 2012. THE REMAINDER OF THE GENERAL PLAN ANNUAL REPORT FOR 2011, WILL BE SUBMITTED UNDER SEPERATE COVER.

Mayor, Willard Rodarmel

June 5, 2012
Dated