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CITY of
LEMOORE
CALIFORNIA
STAFF REPORT

**PLANNING
DEPARTMENT**

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To: Lemoore City Council
From: Holly Smyth, Planning Director
Date: May 23, 2012
Subject: 2011 Annual Housing Element and Regional Housing Needs
Allocation Progress Report

ITEM # 5H

Background:

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent of this statute is to ensure that the general plan directs all land use decisions and remains an effective guide for future development. Because the role of the general plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the general plan and its implementation. The Progress Report is a tool for monitoring this.

The Progress Report is useful to OPR in a number of ways. The report provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision making throughout the State of California. This information is critical to OPR to serve in its capacity as the statewide planning agency.

Due to staffing limitation and the Council's prior direction to avoid carrying out lengthy unfunded mandates, staff has only pulled together the Housing Element and the Regional Housing Needs assessment portions of the report as the legislation states that failure to submit this portion of the report will lead to a court potentially issuing an order or judgment compelling compliance with this section and potentially be sanctioned. Please note that bolded items represent anticipated tasks in the near future to carry out the policies.

Note that many policies state RDA is the responsible entity because this is how the Housing Element policies are written. There were still some RDA activities that were going on during the first half of 2011 but it is anticipated that little to no progress will be made in the 2012 calendar year towards the housing programs unless another funding source is identified or paying for some of the activities.

Fiscal Impact:

Failure to submit the Housing Element portion of the Annual Progress Report can result in court/attorney/sanction costs as well as preclude the City from applying for Housing Related Parks Program funds.

Recommendation:

The City Council should, by motion, accept the attached 2011 Housing Element and Regional Housing Needs Assessment Report and direct staff to submit to the Governor's Office of Planning and Research and the Housing Community Development Department in accordance with Government Code Section 65400(b)(1).

"In God We Trust"