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CITY of  
**LEMOORE**  
CALIFORNIA  
**STAFF REPORT**

**PLANNING  
DEPARTMENT**  
  
711 Cinnamon Drive  
Lemoore CA 93245  
Phone (559) 924-6740  
FAX (559) 924-6708

**To:** Lemoore City Council  
**From:** Holly Smyth, Planning Director *MS*  
**Date:** April 12, 2013  
**Subject:** **2012 Annual Housing Element and Regional Housing Needs  
Allocation Progress Report**

**ITEM # 3H**

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**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 limitations 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 possible sanctions. Additionally, not submitting the reports could potentially threaten the awarding of State grant funds. Please note that bolded items represent tasks carried out in the 2012 year towards carrying out the policies.

Note that many policies state RDA is the responsible entity because this is how the Housing Element policies are written. Because we have a joint Countywide Housing Element certified by the state, the policies are not anticipated to be updated until the 2014/15 fiscal year when the Element must be updated and re-certified by the State. There were still some housing activities that were going on during 2012 if other grant funding sources were available to pay for 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 or potentially jeopardize other State awarded grant funds.

**Recommendation:**

The City Council should, by motion, accept the attached 2012 Housing Element and Regional Housing Needs Assessment Reports 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"*