

2012 LEMOORE HOUSING ELEMENT SECTION OF THE GENERAL PLAN ANNUAL PROGRESS REPORT

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<p>Policy 4.1 - Code Enforcement: Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance.</p>	<p>Code Enforcement Staff, and Police, Planning, Department</p>	<p>-Ongoing</p>	<p>-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.</p> <table border="0"> <tr> <td></td> <td align="right"><u>2008</u></td> <td align="right"><u>2009</u></td> <td align="right"><u>2010</u></td> <td align="right"><u>2011</u></td> <td align="right"><u>2012</u></td> </tr> <tr> <td>Prop. Maintenance</td> <td align="right">1,092</td> <td align="right">1,125</td> <td align="right">1,716</td> <td align="right">1,298</td> <td align="right">1,196</td> </tr> <tr> <td>Vehicle Violations</td> <td align="right">300</td> <td align="right">209</td> <td align="right">218</td> <td align="right">141</td> <td align="right">155</td> </tr> <tr> <td>Zoning Violations</td> <td align="right">38</td> <td align="right">7</td> <td align="right">23</td> <td align="right">1</td> <td align="right">2</td> </tr> <tr> <td>Business License</td> <td align="right">19</td> <td align="right">23</td> <td align="right">10</td> <td align="right">15</td> <td align="right">13</td> </tr> <tr> <td>Public Nuisance</td> <td align="right">1,149</td> <td align="right">957</td> <td align="right">1,103</td> <td align="right">571</td> <td align="right">487</td> </tr> <tr> <td>(Sign/Banner Violations & Shopping Carts)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Substandard Housing</td> <td align="right">5</td> <td align="right">15</td> <td align="right">5</td> <td align="right">8</td> <td align="right">4</td> </tr> </table> <p>-Code enforcement referred applicants to City's housing or façade programs when applicable.</p>		<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	Prop. Maintenance	1,092	1,125	1,716	1,298	1,196	Vehicle Violations	300	209	218	141	155	Zoning Violations	38	7	23	1	2	Business License	19	23	10	15	13	Public Nuisance	1,149	957	1,103	571	487	(Sign/Banner Violations & Shopping Carts)						Substandard Housing	5	15	5	8	4
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<p>Policy 4.2 - Exterior Home Improvement (Paint-Up/Fix-Up) Program: Assist 10-15 households annually with grant amounts up to \$8,000.</p>	<p>Former RDA</p>	<p>All RDA funded programs were put on hold 6/29/2011 with AB 1X 26; RDA was subsequently eliminated and program ended.</p>	<p>-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 -2012 none assisted; program ended</p>																																																
<p>Policy 4.3 - Housing Rehabilitation Program: Initiate housing rehabilitation program and assist households during the grant cycle based on available funding.</p>	<p>City Housing Specialist</p>	<p>-2003-2006 -2010 -Awarded new grant, program began in 2012; additional grant funds received 2013.</p>	<p>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 to five households with new grant funding Currently have not received any applications for assistance</p>																																																

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<p>Policy 4.4 - Emergency Home Repair Program: Assist up to 10 households annually with grant amounts up to \$2,500.</p>	<p>Former RDA</p>	<p>All RDA funded programs were put on hold 6/29/2011 with AB 1X 26; RDA was subsequently eliminated and program ended.</p>	<p>-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 -2012 none assisted; program ended</p>
<p>Policy 4.5 - Do-It-Yourself and Senior House Painting Programs: Assist up to 20-30 households annually to paint their homes.</p>	<p>Former RDA</p>	<p>All RDA funded programs were put on hold 6/29/2011 with AB 1X 26; RDA was subsequently eliminated and program ended.</p>	<p>-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 -2012 none assisted; program ended</p>
<p>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.</p>	<p>Formerly the RDA</p>	<p>Ongoing</p>	<p>-The 2009-2014 Housing Element identified one project at risk of converting to market rents in the next ten years. The Redevelopment Agency previously monitored this situation.</p>
<p>Policy 4.7 - Zoning for Adequate Sites: Provide adequate sites to meet the housing needs allocation of 3,021 units.</p>	<p>Planning Department</p>	<p>-2008 -2009/10 -2012</p>	<p>-Adequate sites included in current General Plan. -2009-2014 Housing Element accessed General Plan designated lands which meet the new RHNA. -Zoning Ordinance was updated and did meet the RHNA allocation</p>
<p>Policy 4.8 - Downtown Revitalization: Facilitate additional mixed-use projects in the downtown as opportunities arise.</p>	<p>Former RDA</p>	<p>Ongoing</p>	<p>-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.</p>

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Policy 4.8 (cont.)			-4/11/2013 submitted a CDBG Planning Technical Assistance grant application to consider a restaurant business incubator using locally grown produce in Downtown that may help continue revitalization efforts.
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 -2012	-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 was updated with the adoption of the 2012 Zoning Ordinance overhaul
Policy 4.10 - Planned Unit Development: Continue to promote the benefits of PUD alternatives to traditional development.	Planning Department	-Ongoing -2012	-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. -2012 Zoning Ordinance updated the PUD section
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	Former RDA; City Housing Specialist for Grant funded programs	All RDA funded programs were put on hold 6/29/2011 with AB 1X 26 and ended with the elimination of redevelopment Grant funded programs are ongoing.	-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 -2012 assisted 1 at a cost of \$52,255 with HOME funds

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Policy 4.12 - Infill Housing Program: Assist 1 to 2 households annually by constructing infill homes for low to moderate income households.	Former RDA	Ended with the elimination of redevelopment	-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.
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.	Former RDA	As funding is available	-The RDA contributed \$1,200,000 to an affordable multi-family project of 57 units that was completed in 2008. - All prior commitments expired with the elimination of redevelopment. -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.	Former RDA	-2011	-The RDA contributed \$2,680,000 to develop a new senior housing project that provides 80 units. The City also obtained a CDBG grant to further support this project. This project was completed in 2012, and rented up within 30 days of opening.
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 2012	-2030 General Plan update included this policy -Zoning Ordinance updated these provisions
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 Former RDA	-2009 -Ongoing -2012	-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 incorporated policies

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<p>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.</p>	<p>Planning / CDD</p>	<p>-2012 -Ongoing</p>	<p>-2012 Zoning Ordinance Update incorporated -The City continues to operate a transitional home for low to moderate income young adults, including aged-out foster youth.</p>
<p>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.</p>	<p>City Housing Specialist</p>	<p>Select a local provider by 2010</p>	<p>-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.</p>

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