

2012 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, 2012 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 | \$65,200 | \$124,250 | \$198,750 | \$298,300 | N/A | |
| | | 0 | 0 | 21 | 74 | 4 | 99 |
| 1/1/2013 | 12/31/2013 | | | | | | |
| | | | | | | | |
| 1/1/2014 | 12/31/2014 | | | | | | |
| | | | | | | | |
| TOTAL UNITS | | 9 | 52 | 183 | 129 | 180 | 553 |
| % of total housing built | | 1.63% | 9.40% | 33.09% | 23.33% | 32.55% | 100% |
| % of RHNA Number meet | | 2.41% | 13.9% | 34.26% | 25.69% | 14.55% | |
| RHNA Remaining | | 365 | 322 | 351 | 373 | 1,057 | 2,468 |

* 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 approximately, 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 Comprehensive Zoning & Development Code Update (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 2012 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, APRIL 16, 2013. THE REMAINDER OF THE GENERAL PLAN ANNUAL REPORT FOR 2012, WILL BE SUBMITTED UNDER SEPERATE COVER.

Mayor, William M. Siegel, Jr.

Dated