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## **Staff Report**

ITEM NO. 12

**To: Lemoore City Council and  
Redevelopment Agency Board**

**From: Brooke Austin, Housing Specialist  
Judy Holwell, Redevelopment Project Manager**

**Date: Sept 10, 2007**

**Subject: Public Hearing - Proposed CDBG 2007-2008 Planning  
and Technical Assistance Grant Applications for  
Citywide Housing Survey and Economic and Market  
Analysis for Pioneer Square and Other Underutilized  
Commercial Centers**

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### **Discussion:**

Scheduled for Tuesday night's Council meeting is the second public hearing for the State of California Community Development Block Grant Program (CDBG) Planning and Technical Assistance (PTA) grants that were initially discussed during the August 21<sup>st</sup> Council meeting. The City can apply for grants up to a maximum of \$70,000 per year for General Allocation PTA and \$70,000 per year for Economic Development PTA.

The City is required to once again report on the types of activities that can be funded. The PTA allocation provides funding in the form of grants to small cities and counties for project-specific activities such as housing, public works, community facilities, and economic development and non-specific activities for planning and feasibility studies related to CDBG eligible activities. Proposed projects funded with CDBG allocations must carry out at least one of the three CDBG National Objectives, as follows: 1) benefit Targeted Income Group (TIG) persons, 2) aid in the prevention or elimination of slums or blight, or 3) meet urgent community development needs.

Currently, our City's Housing Survey/Study is five years old and in need of updating. In addition, we are working with the County and other local jurisdictions in Kings County to conduct a Countywide Housing Element Update, which is required by the State of California. In an effort to reduce the amount of funds that the City and RDA will need to allocate toward this project, the City should apply for a PTA grant to complete a Citywide Housing Survey.

It is anticipated that the Housing Survey would 1) inventory and define housing conditions, 2) define Target Areas, 3) survey interior conditions and household demographics by Target Area, 4) catalog and map residential infill lots and vacant land

available for affordable multi-family project development, 5) identify current supply of apartments and provide statistical information, 6) prioritize housing programs and funding sources, 7) identify strategies to meet RDA Housing Production Requirements and Regional Housing Needs Allocation Goals, 8) be compiled into a final report, and 9) be incorporated into the Housing Element Update. Overall, the Citywide Housing Study should assist in the efforts of the City to provide the opportunity for residents to have decent, safe and sanitary housing as well as assist with the Housing Element Update, which is anticipated next year. This proposed study will meet the CDBG National Objective to benefit Targeted Income Group (TIG) persons.

The City should also approve a grant application for an Economic Development Planning and Technical Assistance Grant to complete an Economic and Market Analysis for up to three underutilized commercial centers. The need for this Analysis is to build up the economic capacity of the local area and to improve the economic future and the quality of life for the community of Lemoore. It is anticipated that the Analysis will include the collection of information on 1) demographics, 2) business, 3) infrastructure, and 4) economics, including local, regional, national and international. In addition, this project will meet the CDBG National Objective to aid in the prevention or elimination of slums or blight by determining the highest and best use of one or more of the following centers: Pioneer Square, Lincoln Square and/or commercial strip east of Rocky's Donuts.

At the conclusion of the public hearing, the City Council/Redevelopment Agency Board is requested to adopt the attached resolutions, which authorize the City to submit applications to the State CDBG program requesting up to \$35,000 in 2007-2008 funds from the General Allocation Planning and Technical Assistance component and up to \$70,000 in 2007-2008 funds from the Economic Development Allocation Planning and Technical Assistance component. In addition, after the first two resolutions are adopted, the RDA Board will need to adopt resolutions (also attached) to authorize the use of \$2,100 of Low-Moderate Income Housing Funds and \$4,200 of Capital Projects Funds to be used as cash match for the CDBG grants. Because they are separate applications, a separate resolution is needed for each.

Because both applications are for planning and technical assistance purposes, no families will be displaced, nor will any assessments be charged. Both the Housing Survey and the Economic and Market Analysis will be complete within one year.

A request was brought up at the last public hearing regarding funding a cooling center. CA Consulting has explored this request and determined that it is not a viable option for this grant. They are, however, researching other grant opportunities that could fund such a project.

**Budget Impact:**

A required local match of 6% is required for both grants. The Housing Survey grant match is \$2,100, which can be paid from the RDA Low-Moderate Income Housing Fund. The Economic and Market Analysis match is \$4,200 and can be paid from the RDA Capital Projects Fund.

**Recommendation:**

1) That Council open a Public Hearing to accept testimony regarding applications to the State of California CDBG Program for General Allocation and Economic Development Planning and Technical Assistance grants.

2) That Council adopt Resolution No. 2007-38 and 2007-39 , which authorize the City to submit applications to the State CDBG program requesting up to \$35,000 in 2007-2008 funds from the General Allocation Planning and Technical Assistance component and up to \$70,000 in 2007-2008 funds from the Economic Development Allocation Planning and Technical Assistance component.

3) That the RDA Board adopt Resolution 2007-02 , which authorizes the use of \$2,100 of Low-Moderate Income Housing Funds and Resolution No. 2007-03 , which authorizes the use of \$4,200 of Capital Projects Funds to be used as cash matches for the CDBG grant applications.