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**Planning  
Department**

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**Joint  
Meeting 2  
Item # \_\_\_\_\_**

**STAFF REPORT**

**To:** Lemoore City Council / Redevelopment Agency  
Board / Planning Commission

**From:** Holly Smyth, Planning Director /  
Judy Holwell, Redevelopment Project Manager /  
Brooke Austin, Housing Specialist

**Date:** March 11, 2009

**Subject:** Housing Summit

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**Background:**

The City of Lemoore is required to update and adopt its Five Year Housing Element of the General Plan and get the State's approval by December 2009. Additionally, the Redevelopment Agency is required to update its Five Year Implementation Plan based on Housing Element policies by the end of this year. Therefore, staff has teamed up with Kings County and the cities of Avenal, Corcoran, and Hanford to coordinate a single joint Housing Element document between all the jurisdictions as in the past. Collectively, we have hired Conexus to assist in the preparation of the Housing Element. Additionally, we propose to use the Housing Summit to also address the affordable housing provisions and policies of the RDA Implementation Plan.

We have provided the consultant, John Douglas of Conexus, with a housing conditions survey of residential properties greater than 20 years old, an inventory of vacant residentially designated land, accomplishment data on the various RDA housing programs, housing construction data, and other information pertinent to the 2003-2008 Housing Element reporting period.

The format of this special Housing Summit on March 17, 2009, will be for the consultant to review Regional Housing Needs Assessment (RHNA), Housing Element, and Redevelopment laws as they relate to housing in the City of Lemoore, in addition to providing demographic data. The Redevelopment staff will then report on past program accomplishments made during the 2005-2009 Implementation Plan cycle and anticipated available Low-Moderate Income Housing Funds during the next Implementation Plan period. Planning staff will then review other housing policies and programs occurring during 1/1/2001 to 7/31/2008 RHNA period and the 1/2003-7/2008 Housing Element cycle which have some overlapping of the RDA Implementation Plan period. The City Attorney will then go over some of the legal requirements of housing law restrictions.

*"In God We Trust"*

Attached for your review are copies of the current Housing Element and General Plan policies, as well as, the current RDA Implementation Plan policies that relate to housing. This information should help you to understand the current housing policy context. A copy of the power point presentation will be provided the night of the meeting.

At the conclusion of the presentation, an open forum will be conducted to receive input from various housing providers. Invitations were sent to the Kings County Housing Authority, Navy Family Housing, Self-Help Enterprises and various other private and non-profit developers of single- and multi-family projects in Lemoore.

**Budget Impact:**

None at this time.

**Recommendation:**

Conduct the Housing Summit as outlined above in order to provide staff direction as to the programs and policies that should be included in the Housing Element and RDA Implementation Plans. This will ultimately impact how RDA Low-Moderate Income Housing Funds will be used during the next implementation period.