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**Redevelopment
Division**

119 Fox Street
Lemoore ♦ CA 93245
Phone ♦ (559) 924-6701
FAX ♦ (559) 924-9003

Staff Report

ITEM NO. 12

To: Lemoore City Council/
Lemoore Redevelopment Agency Board

From: Brooke Austin, Housing Specialist

Date: October 14, 2009

Subject: Meyer Ranch – Transitional Foster Home

Discussion:

The Redevelopment Agency owns the Meyer Ranch House, which is located on City-owned property at 558 West “D” Street. The house is currently managed by the Kings County Management and Development Corporation (KCMD) as a Transitional Foster Home to assist aged-out foster youths make the transition to private housing. Historically, if there was additional space available and not any foster youths in need, the vacancies have been filled with West Hills College Students in need of housing. The home in Lemoore has been used for females. The Housing Authority of the County of Kings (HACK) also owns a Transitional Home in Hanford, which is used for males. Each furnished home contains three bedrooms and two baths and can house two occupants per room, for a total of six residents per home.

The Transitional Housing Committee, which includes representatives from the City of Lemoore, HACK/KCMD, Kings County Human Services Agency, Kings County Board of Supervisors and the Kings County Office of Education, meets quarterly to discuss the occupancy and financial status of the homes. The homes have not remained financially solvent; although the Lemoore home has fared better than Hanford. Initially, donations were sought for the rehabilitation of the homes, furnishings and other needed items. Tenant rents and any additional donations received were intended to pay the operating expenses. The individual rents have remained low to encourage participation; however, with the program nearing its tenth year of operation and occupancy levels below maximum capacity, these have not been enough to cover the ongoing maintenance and operating expenses.

At the last meeting, a social worker from the Kings County Human Services Agency reported that they, in conjunction with Kings Community Action Organization, the Salvation Army and Kings United Way, successfully applied to receive grant funds to provide transitional services to prevent homelessness. They are still in the draft stages of designing the program guidelines, so all of the details were not available. However, he stated that in order to use the funds at the Transitional Houses, changes would have

to be made to the Transitional Housing Rules and Policies. In light of this new funding source that will be available to assist 18-24 year olds, the committee decided to phase out the current Transitional Housing Program and close both the Lemoore and Hanford Houses at the end of the year.

As previously stated, the Redevelopment Agency is the owner of the Lemoore home, so the Board will have to decide on its continued use. However, there are some restrictions on its use because of the land where it is located and the source of funds used to purchase the home. In 1987, the Lemoore Chamber of Commerce conveyed the property at 558 West "D" Street to the City of Lemoore with the restriction that the property only be used for a park or museum. In August of 2000, the City Council designated the Meyer Ranch House, originally built in 1898 and which was then located at 290 E. Hanford-Armona Road, as a local historical landmark. In November of 2000, the Redevelopment Agency Board agreed to use Low-Moderate Income Housing Funds to purchase the Meyer Ranch House, relocate it to 558 West "D" Street and rehabilitate it for use as a museum and transitional housing. At this same time, Council approved the relocation of the house to the "D" Street location to become a local historic landmark, museum and transitional house to be used, in part, for the temporary housing of young women in transition. The resolution also stated that it would be a site where the public may view and observe and learn of the furnishings, traditions, architecture and habits of Lemoore society in and about 1898 and that certain areas of the house would be perpetually operated and maintained as open to the public, at least seasonally, for such purposes.

In 2001, the home was relocated and rehabilitation began. The home was completed towards the end of February 2002 and the first residents moved in shortly thereafter. The home has had as few as one resident and as many as six residents, with an average of 3.66 occupants per year since its completion. Overall the Lemoore home has been relatively successful and even had some residents complete the program and transition on to four-year colleges and private housing.

Staff would like to have a discussion regarding possible options for use of the home and property, given the restrictions, and direction regarding what additional information to bring back for action.

Budget Impact:

None at this time.

Recommendation:

Board to discuss use and options for house and advise staff accordingly.