

## 2007 LEMOORE GENERAL PLAN ANNUAL PROGRESS REPORT in meeting Regional Housing Needs (RHNA)

The 2003-2008 Housing Element was certified by the Department of Housing and Community Development on February 6, 2004 in accordance with Government Code Section 65580-65589. 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 2003-2008 Housing Element of the General Plan.

This report includes an update on progress in meeting the City's Regional Housing Need as stated in the Housing Element (which covers January 2001 to July 2008 period) while the City's Annual Report on the General Plan (shown on pages 16-19) 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 through December 31, 2007 as well as previous activity during the current Housing Element cycle starting in 2001.

From	To	Very-Low Income units & max. income	Low-Income	Moderate Income	Above Moderate	Total New Homes
<b>RHNA Units Assigned</b>		<b>723</b>	<b>602</b>	<b>481</b>	<b>1,204</b>	<b>3,010</b>
<b>(percentage of total)</b>		<b>24%</b>	<b>20%</b>	<b>16%</b>	<b>40%</b>	<b>100%</b>
1/1/2001	12/31/2001	\$19,300	\$30,900	\$38,600	\$46,300	
*		0	0	61	110	171
1/1/2002	12/31/2002	\$19,600	\$31,350	\$39,200	\$47,050	
*		0	0	31	136	167
1/1/2003	12/31/2003	\$22,700	\$36,300	\$45,400	\$54,500	
*		2	8	37	189	236
1/1/2004	12/31/2004	\$24,550	\$39,300	\$49,100	\$58,900	
*		0	121**	36	97	254
1/1/2005	12/31/2005	\$24,550	\$39,300	\$49,100	\$58,900	
*		0	7	46	216	269
1/1/2006	12/31/2006	\$25,400	\$40,650	\$50,800	\$61,000	
*		0	0	1	204	205
1/1/2007	12/31/2007	\$25,750	\$41,200	\$51,500	\$61,800	
*		0	4	14	90	108
1/1/2008	7/31/2008	(Future Tax Credit Projects - 66 unit Oleander Terrace & 57 unit Montgomery Crossings)				
<b>TOTAL UNITS</b>		<b>2</b>	<b>140</b>	<b>226</b>	<b>1,042</b>	<b>1,410</b>
<b>% of total housing built</b>		<b>.14%</b>	<b>9.93%</b>	<b>16.03%</b>	<b>73.90%</b>	<b>100%</b>
% of RHNA Number meet		.28%	23.26%	46.99%	85.55%	
RHNA Remaining		721	462	255	162	1600

Note: Maximum income limit is based on a family size of 4

\* Used 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 per the attached spreadsheets on Exhibits A-G.

\*\* Includes 120 apartment units (60 @ \$745/mo and 60 @ \$925/mo to distribute as low income)

According to the findings accepted by HCD in the existing Housing Element, the City had 282 parcels that could support new housing. Chart 4-10 of the Housing Element specifies the amount of housing capacity in each residentially zoned area within City Limits and in the sphere of influence.

Undeveloped/vacant parcels with multi-family zoned property equalled 154.9 acres and could accommodate 2,577 units, which could serve very-low and low-income households. Undeveloped/vacant parcels with single-family zoned property equalled 728.3 acres and could accommodate 5,238 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 3,010 units by 2008. **However, based on the 200 average annual newly constructed housing units being produced per year, it is anticipated that no more than 1,600 new housing units will be built between 2001 to 2008 Regional Housing Needs Assessment period. Therefore the City should strive to meet the type of housing units by their proportional percentage highlighted on page 20.**

**During the 2030 General Plan Update and the 2008 Housing Element Update, City staff will recalculate the amount of undeveloped land available for various types of housing and insure that it can accommodate a proportional fair share of housing types to accommodate all income households.**

THE 2007 GENERAL PLAN ANNUAL REPORT AND THIS REGIONAL HOUSING NEEDS ASSESSMENT REPORT WAS REVIEWED AND ADOPTED BY THE LEMOORE CITY COUNCIL ON TUESDAY, JUNE 17, 2008.

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Mayor, John Murray

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Dated