

State Redevelopment Law requires that 20% of the tax increment received by the Agency be set aside to fund very low, low, and moderate income housing activities. The projects and programs budgeted in this fund are administered by the City's Redevelopment Division.

Successful activities assisted over the past year have been the Paint-Up/Fix-Up Grant Program, the First-Time Homebuyer Grant Program and the Infill Housing Program. In addition, the Senior House Painting Program was implemented this year. Three homes have already been painted with this Program and three more are currently in the works. There has been no activity with the Do-It-Yourself Paint Program. One applicant was assisted through the Low-Mod funded Residential Solar Program, as well as, one applicant through the Emergency Home Repair Program.

COMMENTARY

- 8 14 1 The Low-Moderate Housing Budget for 2009-2010 includes \$1,000,000 for property acquisition for homes affected by the 19th Avenue Interchange Project and \$1,770,000 for funds committed to assist one multi-family project (Oleander Terrace or Village at Acacia) and payment of the remainder of assistance for the Montgomery Crossing project. Programs recommended for funding this year include the continuation of the Infill Housing Program, the Paint-Up/Fix-Up Grant Program, the First-Time Homebuyer Program, the Emergency Home Repair Grant Program, the Do-It-Yourself House Painting Program, the Senior House Painting Program and the Residential Solar Program.
- 4 Two affordable housing units were constructed this year on in-fill lots owned by the Agency. The home on Sequoia Avenue was built for \$158,800 and sold for \$220,000. Of that \$60,000 was left with the home as down payment assistance to the buyer and the net proceeds to the Agency were \$158,545. The Agency spent \$121,708 on construction of the home on Somerset Drive and the home is selling for \$170,000. The buyer has received \$89,500 as down payment assistance and the Agency will receive the net proceeds estimated to be \$79,000. With these two projects, we were able to eliminate blight by creating affordable housing units on undeveloped property and then sell them to low-moderate income families with covenants that the units are to remain affordable for 45 years. We would like to make this a revolving fund and continue with this program as suitable lots become available. Therefore, \$175,000 has been budgeted for 2009-2010.
- 8 Eleven families have been assisted so far this year through the Paint-Up/Fix-Up Program, which is designed to help enhance the aesthetics of the community by providing financial assistance to low-moderate income homeowners and landlords of low-moderate income tenants improve the exterior of their homes.
- 6 The First-Time Homebuyer Program assists moderate-income families purchase their first home. Of the \$430,000 budgeted this fiscal year, \$425,038 has been distributed to assist fourteen families.
- 5 The Emergency Home Repair Program helps families at or below the low-income level to make health and safety repairs and/or accessibility improvements to their homes. One family was assisted this year.

- 9 The Do-It-Yourself House Painting Program provides homeowners with an opportunity to paint their homes without requiring an affordability agreement be recorded against the home. Two families were assisted the first year; however, no families have been assisted this year.
- 10 The Residential Solar Program allows a grant to homeowners who have solar electric systems installed on their homes. One family was assisted through the Low-Mod Housing Fund the first year and one was assisted this year. The Board originally directed staff to allocate \$100,000 of the Low-Mod Housing Fund to this program. A total of \$8,200 has been spent to date, resulting in a balance of \$91,800 being budgeted for the 2009-2010 Fiscal Year.
- 12 In an effort to further beautify the community, Staff worked with West Hills Community College to implement a Senior House Painting Program. This Program provides free house painting to seniors and disabled individuals. The college advisor supervises youth participants who will paint up to 20 homes per year. Three homes have already been painted and at least three additional homes will be painted this fiscal year.
- 3 In addition, \$5,000 has been budgeted for the Countywide Transitional Housing Program. These funds will be provided on a reimbursement basis for major repairs and appliance replacement for the Lemoore Transitional Foster Home.
- 11 City Staff conducted a Housing Summit this year in preparation for the Housing Element and Redevelopment Implementation Plan Updates. Staff will continue to participate in the County-wide Housing Element update for 2009-2014.

REVENUE #	DESCRIPTION	BUDGET 2008/2009	ESTIMATED REVENUES 2008/2009	RECOMMENDED EXEC. DIR. 2009/2010	ADOPTED BUDGET 2009/2010
3850	Interest Earnings	120,000	59,460	60,000	
3865	Sale of Property	475,000	158,545	80,000	
3879	Reimbursement/Grants	4,000	9,003	20,000	
3885	Loan Payments - Notes Receivable (principal only)	7,109	9,306	8,730	
3980	Tax Increment	1,531,019	1,549,523	1,629,523	
3981	Reimbursements HBA Paybacks	8,000	1,700	0	
3982	Reimbursements Paint Fix Up	20,000	0	0	
TOTAL REVENUE		\$2,165,128	\$1,787,538	\$1,798,253	\$0

OBJECT #	DESCRIPTION	BUDGET 2008/2009	ESTIMATED EXPENSES 2008/2009	RECOMMENDED EXEC. DIR. 2009/2010	ADOPTED BUDGET 2009/2010
1 4455	Property Acquisition	3,550,000	1,959,194	1,000,000	
2 4520	Homeless Cont. 2008/2009	5,000	5,000	0	
3 4526	County-wide Transitional Housing Program	5,000	5,000	5,000	
4 4527	In-fill Housing	400,000	281,046	175,000	
5 4530	Emergency Home Repair Grant Program	25,000	2,500	10,000	
6 4531	First Time Home Buyers Assistance Program	430,000	425,038	400,000	
7 4534	Employee Home Buyers Assistance Program	10,000	0	10,000	
8 4535	Paint-up/Fix-up Grant Program	150,000	80,000	100,000	
9 4548	Do-It-Yourself House Painting Program	20,000	0	5,000	
10 4521	Residential Solar Grant Program	100,000	4,900	91,800	
11 4561	Kings County Housing Element	15,000	0	12,000	<i>mut. leasing 120,000</i>
12 4562	WHC Partnership Paint Program	60,000	15,000	50,000	
13 4563	Barbara Saville Women's Shelter	5,000	5,000	0	<i>OK under finance</i>
14	Multi Family Housing Projects	0	0	1,770,000	<i>Village At Access 1.65 million</i>
Subtotal Expenses		4,775,000	2,782,678	3,628,800	0

TRANSFER OUT

100	Admin Fund	161,821	172,035	172,035	
101	Debt Fund	269,440	256,934	256,730	
Total Transfers Out		431,261	428,969	428,765	0
TOTAL EXPENSES		\$5,206,261	\$3,211,647	\$4,057,565	\$0

The Capital Projects Fund lists projects and construction activities supported by the Agency.

COMMENTARY

- 15 Property acquisition is an important economic development factor and staff is continually working towards identifying property that would be ideal to market for industrial and/or commercial development. Once the property owners indicate an interest to sell, staff will present the information to the Board for consideration. The plan to construct a building in the Lemoore Industrial Park suitable for light industrial and/or commercial service uses has been placed on hold due to the economy.
- 17 The railroad crossing upgrades are carried-over from last fiscal year. They include improvements to two railroad crossings: one at Fox Street and the other at 19th Avenue. A new crossing at Daphne Lane is being proposed, however, approval from the Public Utilities Commission is required prior to starting work at any of the crossings. It is anticipated that the City will apply for the additional crossing at Daphne within the year. In order to be looked upon favorably, the City could agree to upgrade the crossings at Fox Street and/or 19th Avenue (depending on priority of safety improvements) in exchange for the approval of a new crossing at Daphne Lane.
- 20 In fiscal year 2008-2009, \$100,000 was budgeted for ADA Accessibility Upgrades/Curb Cuts. These funds have not been expended because the City is in the process of establishing a Transition Plan that will prioritize accessibility concerns throughout the community and determine the person responsible to carryout the Plan. The funds will carryover to fiscal year 2009-2010.
- 16 The plan for the South Industrial Park and Brownfield determination study is still in process. Quad Knopf has developed a "business park" layout for Lot 14 which divides one 10.78-acre parcel into 9 lots with a road ("Venture Place") to accommodate future
18
25 businesses. It is also working on a plan for the City-owned property between Enterprise Drive and Idaho Avenue along Highway 41. The plan will include testing the soil for hazardous substances. The goal is to have property available for sale with planned infrastructure and a completed Phase I environmental. An adequate storm drain system is
24 a necessary component to being "shovel ready" and therefore \$500,000 has been budgeted for the improvements.
- 21 Funding in the amount of \$400,000 is budgeted for the Façade Improvement Loan/Grant Program. During fiscal year 2008-2009, only a small portion of funds were expended. Many businesses have shown great interest in utilizing the program; however, the use of these funds triggers the payment of prevailing wages on any construction associated with the projects. Modifying the guidelines to make the program more desirable is recommended and in doing so, staff anticipates many businesses will want to take advantage of the program. This is a great program designed to eliminate blight and increases economic development.

- 22 A grant to study the feasibility of industrial wastewater disposal as irrigation for agricultural crops was received from the Economic Development Administration. A grant match in the amount \$110,000 was expended in fiscal year 2008-2009. Provost and Pritchard is still collecting the necessary data for the study, which is expected to be complete no later than September 30, 2009.
- 23 Funding for improved signage for community entrances and public parking is included, which is an essential element in economic development. The Downtown Merchants Advisory Committee is currently working on designing wayfinding signs to point the way to certain destination points in the community.
- 28 The remaining 17 cobra light fixtures in Downtown are currently being replaced with decorative "pendant" style globes, matching the other street lights in the area. This will complete the Downtown Streetscape project and complement the historic nature of Downtown.
- 27 Funding in the amount of \$50,000 is budgeted for KART Bus Stops. These funds were approved for additional shelters to be added in Lemoore after KART expends their funds. Therefore, funding is being carried over to next fiscal year.
- 19 Funds continue to be budgeted for Brownfield Clean-up. Currently the property at 500 S. 19 ½ Avenue (Buy n Split) is in the process of contamination removal. This site will require continued remediation for several years. Other sites may be identified as well. In addition, funding is being budgeted for Property Maintenance/Weed Abatement so that the Redevelopment Agency can maintain the properties that it currently owns.
- 30 Kings County Office of Education (KCOE) is nearing completion on the Lemoore Support Center. A total of \$300,000 was approved for this project which involves blight eradication, job creation and use of the facilities. An agreement with KCOE allows for community use of the tennis courts, meeting rooms and conference rooms for 20 years. Funding is being carried over to next fiscal year since the agreement is specific as to when the funds are to be released.
- 31 An additional \$35,050 is budgeted for Pedersen Park. Pedersen Park is located near the Cimmaron Park subdivision and recently received funding from KaBoom for a neighborhood playground. The Redevelopment Agency contributed \$26,000 in fiscal year 2008-2009 to assist with the project. A full basketball court is proposed for fiscal year 2009-2010.

REVENUE #	DESCRIPTION	BUDGET 2008/2009	ESTIMATED REVENUE 2008/2009	RECOMMENDED EXEC. DIR. 2009/2010	ADOPTED BUDGET 2009/2010
3850	Interest Earnings	210,000	110,000	110,000	
3865	Sale of Property	200,000	0	200,000	
	Subtotal Revenue	410,000	110,000	310,000	0
TRANSFER IN					
3900	Operating Transfer In	0	0	0	
	Total Transfers In	0	0	0	0
	TOTAL REVENUE	\$410,000	\$110,000	\$310,000	\$0

OBJECT #	DESCRIPTION	BUDGET 2008/2009	ESTIMATED EXPENSES 2008/2009	RECOMMENDED EXEC. DIR. 2009/2010	ADOPTED BUDGET 2009/2010
15	4455 Property Acquisition	1,000,000	620,000	1,000,000	
16	4509 South Industrial Park Plan	20,000	0	20,000	
17	4510 Railroad Crossing at Daphne Ln. & Crossing Upgrades at Fox St. and 19th Ave.	770,000	0	770,000	
18	4511 Brownfield Determination Study	15,000	0	15,000	
19	4511A Brownfield Clean-up	120,000	30,000	500,000	
20	4512 ADA Accessibility Upgrades/ Curb Cuts	100,000	0	100,000	
21	4513 Façade Improvement Loan/Grant Program	300,000	8,375	400,000	
22	4554 WWD Land Application Study - EDA Match	110,000	110,000	0	
23	4560 Public Signage	100,000	4,000	100,000	
24	4544 Storm Drainage Improvements - Lem Ind'l Pk	500,000	0	500,000	
25	4538 Venture Place Construction (Lot 14 Road)	270,000	0	270,000	
26	4564 Lemoore Little League Bleacher Project	5,000	5,000	0	
27	4565 KART Bus Stop Improvement Project	50,000	0	50,000	
28	4566 Downtown Light Improvements	20,000	20,000	0	
29	4567 Spec Building Construction (South Ind'l Park)	600,000	0	0	
30	4568 KCOE - Lemoore Support Center (Board 7/15/08)	300,000	0	300,000	
31	4516 Pedersen Park	26,000	26,000	35,050	
32	Property Maint/ Weed Abatement	0	5,900	8,000	
	Subtotal Expenses	\$4,306,000	\$829,275	\$4,068,050	\$0

TRANSFER OUT

100	Admin Fund	0	0	0	0
101	Debt Fund	0	0	0	0
	Total Transfers Out	\$0	\$0	\$0	\$0
	TOTAL EXPENSES	\$4,306,000	\$829,275	\$4,068,050	\$0