

LEMOORE REDEVELOPMENT AGENCY

SYNOPSIS

The Grand Jury investigated some of the projects planned and implemented by the Lemoore Redevelopment Agency (LRA).

WHY THE GRAND JURY INVESTIGATED

Public interest

AUTHORITY

California Penal Code Section 933.1: The Grand Jury may at any time examine the books and records of any redevelopment agency.

METHOD OF INVESTIGATION

The Grand Jury interviewed the Lemoore City Manager and the Lemoore Redevelopment Project Manager to discuss the achievements, past and present, of the LRA. The Grand Jury also reviewed the LRA's Five Year Implementation Plan 2010-2014.

BACKGROUND AND FACTS

In 1945, the State of California enacted the California Community Redevelopment Law to combat the deterioration of property and its effects on the tax base. Through the Redevelopment Act, cities and counties were given authorization to establish redevelopment agencies that would have the legal authority to take measures combating urban decay or blight. In 1952, California voters adopted policies allowing tax increment financing to be used by the agencies for the redevelopment of blighted areas of communities. In 1984, the LRA was established for the primary purpose of providing a vehicle to eliminate blight. On October 6, 1993, Governor Wilson signed a bill known as "The Community Redevelopment Reform Act of 1993." The bill includes specific authority for commercial rehabilitation loans and assistance to manufacturing facilities. One of the requirements of the bill is for each agency to adopt a Five Year Implementation Plan, which must describe specific goals and objectives of the agency for project areas.

The LRA's focus has been on improving the downtown facades in order to reduce blight.

The LRA's stated primary purpose is to prepare and carry out plans for improvement, rehabilitation and redevelopment of the blighted areas within the City of Lemoore.

Additionally, in compliance with the law, LRA assists first time home buyers with financial assistance, provides funding for emergency home repair and home

improvement programs for low income home owners and provides community and economic assessments and studies economic goals and objectives for the City of Lemoore. These goals and objectives are:

1. Preserve and enhance the economic prosperity of the community and aid business development and retention.
2. Encourage the development of sales tax generating activities within the Project area.
3. Continue to assist in the revitalization of the city's central core area.
4. Promote safe and affordable housing and related amenities for all segments of the city's population.
5. Increase the supply of senior housing units.

COMMENTS

The Lemoore Redevelopment Agency appears to be conducting itself in the best interests of the Lemoore community and consistent with its RDA plan.

RESPONSE REQUIREMENT

None