Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

HOUSING POLICY DEVELOPMENT, HCD
APR 04 2011

City or County Name: City of Buena Park

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Reporting Period by Calendar Year: from January 2010 to December 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Buena Park, CA

Reporting Period 01/01/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			0	0	0						
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	7	7				
(10) Total by income Table A/A3 ► ►						7	7				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	0
No. of Units Permitted for Above Moderate	3	4				7	7

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	142	134				0					134	8
	Non-deed restricted						0						
Low	Deed Restricted	116	43				0					43	73
	Non-deed restricted						0						
Moderate	Deed Restricted	132	18				0					18	114
	Non-deed restricted						0						
Above Moderate		287	426				0					426	-139
Total RHNA by COG. Enter allocation number:		677	621				0					621	56
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

Table C

Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name	**Objective and Timeframe**	**Status of Program Implementation**
Program 1: Single-Family Rehabilitation Program	• Continue to provide rehabilitation loans to qualified low and moderate income homeowners. • Disseminate information to homeowners regarding rehabilitation standards, preventive maintenance, and energy conservation. Provide information on the City's website under the "Residents" tab of the City's home page, make available information on the program at public counters, and distribute information along with any code enforcement notices. • Use CDBG funds to assist 20 low and moderate income households annually through principal reductions, loans, and rebates, for a total of 120 households during the 2008-2014 planning cycle.	• Information has been disseminated within the past year through the City's website on home improvement loans as well as through articles in the Buena Park Today, Orange County Register, senior center, and public counter at City Hall. The City's website provides the application as well as the qualifications for the home improvement loans. Additionally, it provides public notices that are required by HUD. • The City used CDBG funds to assist 18 homes in 2010 through the City's Home Improvement Loan Program

Program 2: Multi-Family Rental Rehabilitation Program	• Continue to inform owners of apartment complexes about the Multi-Family Rental Rehabilitation Program. On an ongoing basis, disseminate information to property owners regarding rehabilitation standards, preventive maintenance, and energy conservation. • Establish an informational packet that includes a program description and application for the Multi-Family Rental Rehabilitation Program. Provide information on the City's website under the "Residents" and "Businesses" tabs of the City's home page, make available information on the program at public counters, and distribute information to the Chamber of Commerce to provide to interested developers and to Chamber members, and distribute information along with any code enforcement notices. • Provide loans to rehabilitate 12 apartment units to be occupied by very low income households annually, for a total of 72 units during the 2008-2014 planning cycle.	• The City continues to inform owners of apartment complexes about the Multi-Family Rental Rehabilitation Program through the City's website and informational packages. • The City continues to provide information on the City's website under the Residents and Business tab of the City's home page and provides information on the program at public counters. • There was no assistance in 2010 for Multi-Family Rental Rehabilitation
Program 3: Code Enforcement/Neighborhood Improvement Program (NIP)	• Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities. • Through the NIP, assist 100 households annually through the weatherization, rental housing inspection, and senior code enforcement relief programs, for a total of 600 households during the 2008-2014 planning cycle. • Continue to conduct exterior surveys of all parcels in Buena Park as part of the Program's routine inspection activities to update the extent of code violations and annually update the City's housing condition survey. The Survey was last updated in 2002 and will be updated again within the planning period (2008-2014).	• The City continues to provide proactive enforcement activities throughout the City • CDBG provided funding for NIP in 2009-2010 for $327,783. 562 units were brought from substandard to standard living conditions. Six code enforcement violations by seniors were assisted with $10,000 grants from redevelopment funds to bring their properties in compliance.

Program 4: Conservation of At-Risk Housing	• Annually monitor status of the 110 affordable housing units that are at risk of converting to market rate during the 2008-2014 Housing Element. Report on the status of at-risk units every January (beginning in January 2009). • In the event that a property is scheduled for conversion, contact qualified, non-profit entities, from the State's qualified entities list, to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through State and federal programs. • In the event that a property is scheduled for conversion, explore the possibility of using redevelopment funds to acquire or facilitate the acquisition of the units to preserve affordability. • Support the nonprofit property owners' application for Section 8 contract renewal with HUD. • As part of annual monitoring activities, provide information on special Section 8 voucher assistance set aside by the Orange County Housing Authority for residents displaced or impacted by the conversion of federally assisted housing projects.	• Continue to support nonprofit property owners' application for Section 8 contract renewal with HUD • The City provides information on Section 8 voucher assistance by the Orange County Housing Authority through its City website and also information at public counters.

Program 5: First-Time Homebuyer Program	• Continue to apply for State HOME and CalHome funds and other funding sources to support the First-Time Homebuyer program (ongoing; next application to be submitted in August 2008). • Pending availability of funding, assist approximately 9 renters per year in purchasing their first homes, for a total of 54 households to be assisted during the 2008-2014 Housing Element. • On a project-by-project basis, explore the option of using redevelopment set-aside funds to provide financial assistance to first-time homebuyers.	• The City applied for State HOME and CalHome funds in 2008-2009 and was successful in obtaining funding. • From 2009 - 2010 the City has been able to fund six First-Time Homebuyers through both programs.
Program 6: Section 8 Rental Assistance Program	• Work to maintain, and possibly increase, the current level of Section 8 rental assistance (460 households) and direct eligible households to the program through direct referrals and the City website. • Continue to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.	• The City continues to refer potential applicants to the County of Orange for the Section 8 Program; however, the County of Orange has not opened up its waiting list in over two years. The City does provide information on Section 8 on its website and provides a direct link to the County of Orange Section 8 program
Program 7: Acquisition/Conversion	• Conduct a public hearing prior to committing funds to confirm eligibility of project(s) for RHNA credits. • Establish funding plan for project and pursue adequate funding for conversion project(s) no later than December 31, 2009. • Commit financial assistance via legally enforcement agreement(s) with the project owners/developers no later than June 30, 2010. • Complete conversion and re-occupancy of units no later than June 30, 2012.	• There were no newly acquired or converted affordable units in 2010. The City will continue to pursue projects and will continue to commit financial assistance to RHNA eligible projects in the future.

Program 8: Density Bonuses – Affordable Housing Ordinance	• Amend Zoning Ordinance to reflect current State density bonus law provisions in 2009. • Develop a brochure of development incentives in January 2009 to promote affordable housing development. Provide the brochure to eligible applicants during the pre-application stage at the permitting and planning counters, post the information on the City's website under the "Development Assistance" section of the Business tab of the home page, and distribute to the Chamber of Commerce to provide to interested developers and Chamber members.	• In December 2010 the City completed a comprehensive General Plan update in which reflects the current State density bonus laws and is now in the process of revising the Zoning Ordinance to reflect the current standards. • The City is currently developing a Development Assistance brochure that will reflect the City's new General Plan goals and policies.
Program 9: Financial Assistance	• Continue to provide financial assistance to interested developers and non-profit organizations to increase the supply of affordable housing in Buena Park. Identify potential eligible applicants during the pre-application process. • Annually evaluate the applicability of and as appropriate, submit applications to State HCD programs related to funding of affordable housing and the Infill Incentive Grant Program, which provides competitive funding for infrastructure improvements necessary to facilitate new infill housing development. • Periodically review all regulations, ordinances, and residential fees related to housing rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate. The Zoning Code update will include a review of the City's development regulations and ordinances and will be completed by the end of 2009. A review of planning and development fees will be completed by December 2008.	• The City has continued to provide financial assistance to interested developers and non-profit organizations to provide affordable housing. In 2010 the Redevelopment Agency entered into 2 DDA's with developers to provide financial assistance for future affordable housing projects within the City.

Program 10: Provision of Adequate Sites	• By the end of 2009 and as part of the General Plan update, establish a maximum density of at least 30 units per acre and identify appropriate sites in Focus Areas A, B, C, and D to accommodate 100 percent of the remaining lower and moderate income housing units in the RHNA allocation (i.e. 81 units) with the following specifications: - The sites identified for the new residential designation to meet the remaining lower income RHNA will permit multi-family ownership and rental housing by right and must be of adequate size to accommodate at least 16 units on each site. - At least 50 percent of the remaining lower income RHNA (at least 41 of the 81 units) must be planned on sites that exclusively allow	• The City has completed a comprehensive General Plan update that allows for a new Housing Opportunities Overlay to provide for maximum density of 30 units per acre to accommodate the remaining lower and moderate income housing needs in the RHNA allocation. • The City has continued to provide a variety of incentives to facilitate development on vacant parcels such as the Site Area Bonus and the Housing Opportunities Overlay that allow for increased density opportunities. • The Redevelopment Department has continued to provide information to the public and developers on

	residential uses. The City will establish appropriate development standards, including height limit and parking requirements, to facilitate housing development at 30 units per acre. Establish residential land use policies in the Land Use Element to promote energy conservation through reduction of automobile use and increased use of public transportation. • Encourage new development to be constructed to maximize the density potential of limited land resources, with the goal of promoting residential densities that achieve at least 80 percent of the maximum allowable density for the specific property. • Update the residential sites inventory every two years to maintain accurate information. • Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties. These include the planned development/cluster bonus, site area bonus, and affordable housing bonus. • Provide land development counseling and information on available City-owned parcels for lower income developments to private or non-profit housing providers.	available City-owned parcels for lower income developments through the City's website and outreach programs.

Program 11: Site Area Density Bonus Ordinance	• Develop a brochure of development incentives in 2009 to promote affordable housing development. Create a brochure that explains the Site Area Bonus, includes sample calculations and shows how it can be coupled with the State's density bonus. Provide the brochure to eligible applicants during the pre-application stage at the permitting and planning counters, post the information on the City's website under the "Development Assistance" section of the Business tab of the home page, and distribute to the Chamber of Commerce to provide to interested developers and to Chamber members.	• The City has continued to promote our Site Area Density Bonus through our City website and Zoning Ordinance online.
Program 12: Extremely Low Income and Special Needs Housing	• Amend the Zoning Ordinance by the end of 2009 to address provisions for transitional housing, supportive housing, SRO housing, and emergency shelters. • Transitional Housing: Differentiate transitional housing that is group quarters versus regular multi-family rental housing. The former will be permitted subject to provisions under community care facilities. The later will be permitted where multi-family housing is permitted. • Supportive Housing: Differentiate supportive housing that is group quarters versus regular multi-family rental housing. The former will be permitted subject to provisions under community care facilities. The latter will be permitted where multi-family housing is permitted. • Single-Room Occupancy: Conditionally permit SRO housing in the appropriate zone subject to established performance standards. • Emergency Shelters: Permit emergency shelters by right in the appropriate zone subject to established performance standards. Develop objective standards for emergency shelters to regulate the following, as permitted under SB 2, including: o The maximum number of beds/persons permitted; o Parking based on demonstrated need but that does not exceed	• In December 2010 the City completed a comprehensive General Plan update in which reflects the current State extremely low income and special needs housing requirements and is now in the process of revising the Zoning Ordinance to reflect the current standards.

	parking requirements for other uses in the same zone; o The size/location of exterior and interior onsite waiting and client intake areas; o The provision of onsite management; o The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; o The length of stay; o Lighting; and o Security during hours that the emergency shelter is in operation.	
Program 13: Permit Processing	• Continue to evaluate and improve the one-stop processing system to facilitate residential development. • Prioritize affordable and special needs housing for processing.	• The City continues to evaluate our permitting processes and make changes to streamline entitlement processes to allow for the quickest turnaround. Affordable housing and public assisted projects will continue to be prioritized to provide the most efficient timeline possible.
Program 14: Fair Housing	• Continue to promote fair housing practices and provide educational information on fair housing to the public at public counters and on the City's website. • Continue to refer fair housing complaints to the Fair Housing Council of Orange County. • Continue to comply with all State and Federal fair housing requirements when implementing housing programs or delivering housing-related services.	• The City continues to promote fair housing practices and provides educational information on fair housing to the public at public counters, the City's website, and through Fair Housing Council of Orange County • The City continues to refer any fair housing complaints to the Fair Housing Council of Orange County • The City continues to comply with all State and Federal fair housing requirements when implementing its housing programs. The City provides information on fair housing practices through the Fair Housing Council of Orange County.

Program 15: Reasonable Accommodation	• Create a process in 2009 for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. • Subsequent to the adoption of a reasonable accommodation process (2009), adopt a program addressing reasonable accommodation for persons with disabilities and provide information to residents via public counters and the City website. Distribute information to local organizations that assist disabled and special-needs residents.	• In 2008 the City passed Ord. 1527 to allow for Chapter 19.1010 Reasonable Accommodation for Persons with Disabilities within the City Zoning Ordinance. The City has continued to review and analyze proposals to allow for reasonable accommodations for persons with disabilities and provide residents with information on the program through our City website.