

Department of Housing and
Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
JUN - 4 2013

City or County Name: Covina

Mailing Address: Covina Planning Division, 125
E. College St., Covina, CA, 91723

Contact Person: Alan Carter Title: City Planner

Phone: 626-384-5454 FAX: 626-384-5454 E-mail: acarter@covina.ca.gov

Reporting Period by Calendar Year: from 1-1-12 to 12-31-12

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

Mailed in 5-31-13.
A.C.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

City of Coving

Jurisdiction

Reporting Period

Date *2/1/12* - Date *12/31/12*

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 in its RHNA which meets the specific criteria as outlined in GC Section 65583.1(c)(1) units to accommodate a portion of its RHNA which meet 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			<i>11</i>			0	<i>11</i>
No. of Units Permitted for Above Moderate			<i>47</i>			0	<i>47</i>

* Note: This field is voluntary

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City of Coalinga
Date 2/1/12 - Date 12/31/12

Jurisdiction
Reporting Period

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.	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Income Level	RHNA Allocation by Income Level												
Very Low	Deed												
	Restricted Non-deed restricted	336											
Low	Deed												
	Restricted Non-deed restricted	211					1						
Moderate	Deed												
	Restricted Non-deed restricted	276					11						
Above Moderate	Deed												
	Restricted Non-deed restricted	564					47						
Total RHNA by COG. Enter allocation number.		9337											
Total Units											59		
Remaining Need for RHNA Period													

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

** Information currently not available though will be next year.*

3.5.2 HOUSING PROGRAM IMPLEMENTATION

The previous section identified specific housing programs that the City intends to implement over the course of the Housing Element's planning period.

This section (and Table 29) indicates the implementation schedule for the Housing Programs described herein Section 3.4.

Table 29 Housing Program Implementation Schedule			
Program Type	Program Name	Timing for Implementation	Responsibility for Implementation
Agency Housing	Agency Housing Program	Ongoing over the planning period	City of Covina Redevelopment Agency
Home Ownership	Home Ownership (HOP) Program	Ongoing over the planning period	Community Development Commission of Los Angeles County
Home Ownership	American Dream Down-payment Program	Ongoing over the planning period	Community Development Commission of Los Angeles County
Home Ownership	Mortgage Credit Certificate (MCC) Program	Ongoing over the planning period	Community Development Commission of Los Angeles County
Home Ownership	Southern California Home Financing (SCHFA) Program	Ongoing over the planning period	Community Development Commission of Los Angeles
Home Ownership	Independent Cities Lease Finance Authority Program	Ongoing over the planning period	Independent Cities Lease Finance Authority
Housing Rehabilitation	Housing Rehabilitation and Preservation Program	Ongoing over the planning period	City of Covina Housing Division
Rental Assistance	Rental Assistance (Section 8) Program	Ongoing over the planning period	County of Los Angeles Housing Authority
Emergency, Transitional, and Supportive Housing	McGill House Program	Ongoing over the planning period	City of Covina Redevelopment Agency
Emergency, Transitional, and Supportive Housing	Transitional Housing	Rezoning completed within 12 months of Housing Element's certification	City of Covina Planning Division
Emergency, Transitional, and Supportive Housing	Supportive Housing Program	Rezoning completed within 12 months of Housing Element's certification	City of Covina Planning Division
Emergency, Transitional, and Supportive Housing	SRO Housing Program	Ongoing over the planning period	City of Covina Planning Division
Emergency, Transitional, and Supportive Housing	Referral Housing Program	Ongoing over the planning period	City of Covina Housing Division
Equal Housing	Equal Housing Program	Ongoing over the planning period	City of Covina Housing Division
At-Risk Housing Conservation	At-Risk Housing Program	Ongoing over the planning period	City of Covina Housing Division

**Table 29
Housing Program Implementation Schedule (continued)**

Program Type	Program Name	Timing for Implementation	Responsibility for Implementation
Removal of Governmental Constraints	Reasonable Accommodation Program	December 2009	City of Covina Planning Division
Removal of Governmental Constraints	Ordinance Review	Late 2009	City of Covina Planning Division
Removal of Governmental Constraints	Second Unit Program	Ongoing over the planning period	City of Covina Planning Division
Resource Conservation	Green City Program	Ongoing over the planning period	City of Covina Planning Division and Housing Division
Resource Conservation	Water Conservation Program	Ongoing over the planning period	City of Covina Planning Division

3.6 HOUSING STRATEGY

The City will retain the current general plan and zoning land use designations that are applicable to the residential neighborhoods as a means to accommodate the unmet RHNA of for 991 units. As indicated in Section 2.9.1, a total of 17,915 units are theoretically possible under full implementation of the general plan. This figure does not include the development possible in the area governed by the Town Center Specific Plan. When considering the existing 16,533 units identified by the California Department of Finance (DOF), the potential build-out (17,915 units) exceeds the existing DOF housing estimates by 1,382 units. As indicated previously, the RHNA calls for the City of Covina to facilitate the development of 1,337 housing units during the 2006-2014 planning period. In addition, a total of 346 units have been constructed during the planning period leaving a remaining unmet need for 991 units.

The City will employ the following land use measures as a means to accommodate its assigned housing need.

- *Strategy #1* - Continue to implement General Plan land use policy for the areas designated for residential land uses.
- *Strategy #2* - Continue to implement the Town Center Specific Plan.
- *Strategy #3* - Continue to implement the provisions of the City's second unit ordinance.
- *Strategy #4* - Promote the use of density bonuses for affordable housing.

Strategy #1. Implement General Plan Land Use Policy

This strategy will promote the development of scattered infill of the parcels designated for higher density residential development and will facilitate new residential development on other vacant and underutilized parcels. A total of 240 acres are designated for *high density* residential development (not including the Town Center Specific Plan Area). A total of 1,806 acres are designated for *low density* residential and 196 acres are designated for medium density residential units. The total development potential for these three residential land use designations is 17,915 units. When discounting the existing residential development and the 800 unit entitlement of the Town Center Specific Plan, there is a theoretical net remaining development capacity of 1,382 units for infill new development.

Strategy #2 Implement Town Center Specific Plan (TCSP)

The TCSP permits up to 800 units (both mixed use and multiple-family residential). A survey of four areas within the TCSP determined that 950 units would be possible at densities of up to 30 units per acre. The total land area governed by the TCSP is 156 acres. The total land area of those sites considered as candidates for residential development is 33.6-acres.

The four areas are identified in Appendix A. In Area No.1, a total of 85 units are possible. In Area No. 2, a total of 168 units are possible. In Area No. 3, a total of 411 units are possible. In Area No.4, a total of 313 units are possible. The total potential development possible within these four areas is 977 units. The identification of the candidate sites