

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Cudahy, CA
 Reporting Period 1/1/2014 - 12/31/2014

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				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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			0	0	0	0					
(10) Total by income Table A/A3 ▶ ▶											
(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 in its housing element to rehabilitate, preserve or acquire 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			2	2	Interior paint; GFCI; Smoke/Carbon Detectors; Termite Inspection & Replacement; Windows; Exterior Paint; Foundation Vents
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	2	2	

* 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	
No. of Units Permitted for Above Moderate						0	

* 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.												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	94										71	94
	Restricted												
	Non-deed restricted												
Low	Deed	60										71	60
	Restricted												
	Non-deed restricted												
Moderate	Deed	67										71	67
	Restricted												
	Non-deed restricted												
Above Moderate		180	13	13	14	26	2	1	2	0	0	71	109
Total RHNA by COG. Enter allocation number:		401										71	330
Total Units ▶ ▶ ▶			13	13	14	26	2	1	2			71	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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Table C

Program 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 of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Information Program	To encourage the development of high quality housing on vacant and underutilized lots	Pending	The City shall establish a promotional campaign to area developers. The campaign shall promote the City of Cudahy and existing investment opportunities. The City shall work with local business groups on promoting available incentives to new development.
Second Unit Ordinance	The City of Cudahy allows second units on single-family lots, as required by State law. This has led to second units on most lots in the Low Density Residential (LDR) Zone and has added to the current housing stock.	Ongoing (monitored annually)	The Planning Department will monitor the construction of second units annually (coinciding with the fiscal year).
Development Monitoring Program	The City will require all new development to undergo an assessment to ensure that adequate infrastructure is available to serve the development.	Pending	The City shall develop a system for assessing the potential impacts from new development.
Manufactured Housing	The City allows manufactured homes and modular units on single-family lots. This permits the use of manufactured homes as affordable housing alternatives.	Ongoing (monitored annually)	This is an ongoing program, managed and monitored annually (coinciding with the fiscal year) by the Planning Department.
Affordable Housing Incentives	The City shall provide developers with incentives and shorten the permit process for low-income and senior citizen housing projects. By expediting the review process, developers also save money and housing costs can be reduced.	Pending	The City shall compile information on available financing mechanisms and federal, state and local programs and agencies that provide funding assistance for housing projects shall be made available to developers.

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CDBG Information Program	The City shall continue housing programs on housing development, infrastructure, rehabilitation and job development, as allowed by the CDBG program.	Pending	The City shall prepare a brochure outlining available housing assistance and rehabilitation programs in the City. It shall distribute these to property owners and make them available at City Hall.
Housing Conversion Program	The City shall take the lead in coordinating efforts for the preservation of subsidized housing projects in Cudahy.	Ongoing (monitored annually)	The City shall initiate talks with the Los Angeles County Housing Authority, the Department of Housing and Urban Development, the California Housing Partnership Corporation, local non-profit agencies. On the issue of market rate conversion
Inclusionary Housing Program	The City shall explore the feasibility of requiring affordable housing units within new housing developments.	Pending	This may be promoted by density bonuses and other incentives, coupled with a use restriction on the affordable units. The City may also require developers to provide a minimum percentage of affordable housing, pay fees, or dedicate land.
Housing Maintenance and Conversion	The City of Cudahy has an ongoing program for the maintenance and conservation of the existing housing stock.	To be completed by 2018	Rehabilitation and property maintenance programs ensure that living conditions are safe and decent for all households.
Tenant Minor Home Repair Program	The City shall continue to apply for Community Development Block Grants for housing rehabilitation programs in the City.	Ongoing (monitored annually)	These funds shall be used to offer technical assistance and loans under the Tenant Minor Home Repair program, as well as to implement housing rehabilitation programs which provide low interest loans, grants, and technical assistance to property owners.
SRO Hotels	The City shall preserve single-room occupancy (SRO) hotels and strictly enforce ordinances regarding property maintenance and fire and safety standards to safeguard the public health, safety and welfare of tenants.	Pending	The City does not allow SRO hotels to be used as permanent housing but will encourage their use as emergency and transitional shelter for the homeless. The City regularly checks hotel records to ensure that this regulation is followed.
Development Standards to Allow Uses	The City shall modify its Municipal Code to allow the development, maintenance, and improvement of Emergency Shelters, SRO's, Transitional Housing, and Supportive Housing to address constraints throughout the City.	Pending	The City shall refer person in need to these facilities.

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Emergency Shelters	The city will amend the Zoning Ordinance so emergency shelters shall be a permitted use without a conditional use permit or other discretionary action in the High Density Residential zone.	COMPLETE D	Emergency shelters shall be subject to the same development and management standards as other permitted uses in the High Density Residential Zone; with exceptions the City may develop as prescribed in SB2.
Transitional and Supportive Housing	The City will continue to monitor the inventory of sites appropriate to accommodate transitional housing and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.	COMPLETED	In compliance with Senate Bill 2, the City will amended the Zoning Code to allow transitional and supportive housing in all residential zones, subject only to those regulations that apply to other residential uses of the same type in the same zone.
Code Enforcement	The City shall continue code enforcement of nuisances such as inoperable vehicles, property maintenance, substandard units, and illegal garage conversions.	Ongoing (monitored annually)	The City shall identify substandard dwelling units and encourage rehabilitation through the provision of technical support and incentives.

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Housing Cooperating Program	The City shall work with Los Angeles County to identify and coordinate water and sewer infrastructure on the provision of adequate infrastructure and public services in Cudahy, including monitoring for grant funding sources, to meet the City's RHNA.	Pending	The City shall coordinate County and City capital improvement projects (CIP). This includes setting priorities for infrastructure and public service projects through the City's capital improvement program.
Equal Access	The City intends to minimize difficulties of special needs households in finding adequate housing by providing programs to prevent discrimination or to encourage the production of housing specifically designed for these households.	Ongoing (monitored annually)	The City shall refer discrimination complaints to the Fair Housing Network and ensure complaints are resolved. The City will participate and distribute fair housing materials at a variety of community activities.
Reasonable Accommodation Program	The City shall develop a policy pursuant to the Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing.	Pending	The purpose of these provisions is to provide a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the citing, funding, development and use of housing for people with disabilities.
Public Participation Program	The City encourages community participation in all city programs.	Ongoing (monitored annually)	
Fair Housing Program	The City promotes the use of the Fair Housing Council of Long Beach through the City newsletter and local papers, and informs all city employees of the available services for referral.	Pending	The City shall prepare a list of referral agencies to serve low-income households, handicapped, elderly, homeless, and other special needs groups. The City shall make the list available at City Hall, the library and City parks for interested persons.
Food Distribution Program	The City shall continue the hot meals and food distribution programs	Ongoing (monitored annually)	The City shall assist public and non-profit agencies which provide support services to special needs populations (the homeless, the elderly, single-parent households, etc.).
Homeless Assistance Program	The City shall continue to provide funds for the Human Services Association to serve the homeless and other special needs groups in the community.	Ongoing (monitored annually)	The City shall also maintain a list of local social services to use as referral sources for residents in need.

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Bilingual Program	The production of documents and publications that are both in English and Spanish.	Ongoing (monitored annually)	The City's will actively produce documents and publications that are in both English and Spanish.
Handicapped Access	The City currently requires new development to comply with State standards for handicapped access.	Ongoing (monitored annually)	The City shall also enforce the recently adopted American with Disabilities Act. The City adopted the Los Angeles County Building Code in March 2013, which includes standards for ADA compliance.
Senior Shared Housing Program	The senior's Center on Clara Park serves as an information center for senior programs and resources.	Ongoing (monitored annually)	This is an ongoing program monitored annually (coinciding with the fiscal year) by the Community Services Department.
Housing for Extremely-Low Income Households Program	The City will encourage the development of housing units for households earning 30 percent or less of the median Family income for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types.	Pending	The City will encourage development of housing for extremely-low income households through a variety of activities such as outreach to housing developers on at least an annual basis, providing financial or in-kind technical assistance.
Persons with Disabilities, including Development Disabilities Program	The city shall seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities.	Pending	The City shall provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities.
Preservation of At-Risk Units Program	The City will monitor every three months, the status of any HUD receipt/approval Notices of Intent and Plans of Action filled by property owners to convert to market-rate units.	Ongoing (monitored annually)	The City will annually identify and meet and pursue funding with non-profit organizations as potential purchasers/managers of at-risk housing units. As part of coordination with non-profit partners, the City will annually explore funding sources.
Consistency with General Plan	The City shall conduct an integral review as part of its General Plan implementation to achieve consistency with other general plan elements, policies, programs, and community goals.	Ongoing (monitored annually)	As portions of the General plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

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Zoning Update Program	To address a shortfall and un-accommodated need of 280 units at appropriate densities, the City will increase allowable zoning densities of the HDR and CC Zone's city wide from 14.52 to allowing a minimum of 20 dwelling units per acre.	Pending	Increasing the density to 20 dwelling units per acre will further facilitate meeting the demand for affordable housing. Pursuant to Government Code Section 65583(c)(1) and 65583.2(h) and (i).
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General Comments: