

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction GARDENA

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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**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	Deed Restricted Units	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			See Instructions	See Instructions	
MBK Phase 2	5+	Owner	0	0	60	0	60	60			
<b>(9) Total of Moderate and Above Moderate from Table A3</b>					120	0					
(10) Total by Income Table A/A3			0	0	120	0					
<b>(11) Total Extremely Low-Income Units*</b>			0								

\* 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	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

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**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 <b>Moderate</b>	0	0	60	0	0	60	0
No. of Units Permitted for <b>Above Moderate</b>	0	0	0	0	0	0	5

\* 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 Restricted	98	37	0	0	0	0	0	0	0	0	37	61
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	60	0	0	0	0	0	0	0	0	0	0	60
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		66	95	120	0	0	0	0	0	0	0	215	0
Above Moderate		173	0	0	0	0	0	0	0	0	-	0	173
Total RHNA by COG. Enter allocation number:		397											
Total Units ▶ ▶ ▶			132	120	0	0	0	0	0	0	0	252	294
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)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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
26 Accessible Housing	1) Amend zoning ordinance to allow residential care housing facilities to be considered as a normal residential use with same development standards and for residential housing with more than six persons, be allowed with CUP. 2) Amend Municipal Code to reflect the State standard for defining family. 3) Provide rehab loans/grants to income-qualified households for access improvements.	Within One Year of Adoption of Housing Element	Objectives 1 & 2 have been accomplished  Objective 3: The City will continue to provide assistance to income-qualified individuals through the State Home Program. In 2014 the City submitted an application to the State HOME Program for continuation funding. Gardena was awarded \$500,000 in funds. The City is awaiting the Standard Agreement from the State HCD in order to implement 2014-2016 Program.
27. Continuum of Care	Continue to participate in the County's Continuum of Care, and allocate CDBG monies to fund the City's Emergency Services Program.	Ongoing	Currently staff is researching various funding sources which may be available through CDBG or CSBG to allow City to continue to provide services, counseling and referrals to agencies for shelter for the homeless.
11. Development on Vacant and Underutilized Residential Sites	1) Notify all property owners of vacant residential-zone land of affordable housing development incentives, such as	Ongoing	Objective 1 is complete Objectives 2 & 3 are ongoing and list will be updated. City staff has met with Bank of America and prepared a list of profit and non-profit developers

	<p>the density bonus program, specific plans and the streamline project approval process.</p> <p>2)Use HOME funds to partner with for profit and non-profit developers for construction of new affordable housing on vacant and underutilized properties within the City.</p> <p>3)Work with CHDOs to facilitate the development of new affordable housing units.</p> <p>4)Update the vacant land inventory using the City's GIS system.</p>		Objective 4 - Complete
1. Housing Rehabilitation Program	<p>1. Housing Rehabilitation Program</p> <p>a) Handy-Worker Fix Up:</p> <p>b) Residential Rebate</p> <p>c) Multi-Family Rehabilitation and Code Correction</p> <p>d) Owner-Occupied Rehabilitation Loan Program</p>	Ongoing	<p>a) Handy-Worker Fix Up - 30 households were assisted in 2014</p> <p>b) Residential Rebate - 3 households were assisted in 2014; all households were extremely low income</p> <p>c) MF Rehab and Code Correction - 31 households were assisted in 2014</p> <p>d) OORP - 10 households were assisted with loans under the State HOME and CalHome Programs in 2014</p>
3. Preservation of At-Risk Units	Prepare a Monitoring and Mitigation program to evaluate and gauge at-risk units' activities.	2021	<p>Spring Park Senior Villa, a 37-unit Seniors Housing Project was completed in May 2015. Monitoring of this Project will not begin until 2016.</p> <p>Monitoring for all 202 Projects is ongoing until contracts are renewed.</p>
4. Senior Housing Development	Program Objectives were achieved. Senior complex is opened and partially occupied	2021	Information posted on Economic Development website. Housing staff will continue to support applications for federal and state funding for quality senior developments.
5.Homeownership Program - Fresh Rate Program	Develop a mailing packet that will be sent to these local lending entities to encourage their use of the primary financing funds available through Independent Cities Lease Finance Authority	Program Objective Complete	Information provided on website
6. Density Bonus Ordinance/Affordable Housing Development Incentives	<p>1) Adopt a Density Bonus Ordinance to comply with State law</p> <p>2) Shorten the project approval process period for housing projects that include affordable units</p>	Objectives Achieved	

7. Green Building Program	<ul style="list-style-type: none"> <li>a) Adopt a Green Building program;</li> <li>b) Develop a procedure to streamline the permit and approval projects meeting LEED standards;</li> <li>c) Promote green development through marketing information; d) Complete a study of impact of green building requirements on housing production</li> </ul>	All Program Objectives Have Been Achieved	
8. Multi-family Development Impact Fee	Amend the Municipal Code to exempt lower income multi-family development projects from the multi-family development impact fee.	Program Objectives Achieved	
9. Specific Plans	<ul style="list-style-type: none"> <li>1) Examine the feasibility of establishing three new Specific Plan areas for mixed-use development;</li> <li>2) Establish a maximum permitted residential density of 20 units/acre on new Specific Plan areas, including the Artesia Corridor Specific Plan, which currently limits the density at 15 units/acre</li> </ul>	Objective 1 ongoing to 2021	<p>Objective 2 is complete</p> <p>1) Examine the feasibility of establishing three new Specific Plans -The City is continuing to pursue this objective</p>
10. Gardena Boulevard	<ul style="list-style-type: none"> <li>1) Conduct a study to identify incentives for mixed uses in the C-R Zone and revise the zone accordingly;</li> <li>2) Conduct meetings with property owners to discuss the City's desire for residential mixed use development along Gardena Boulevard;</li> <li>3) Develop 20-new multi-family units along Gardena Boulevard.</li> </ul>	2008-2014 Obj 2&3	<p>Objective 1 is complete</p> <p>Objective 2 - Is Complete</p> <p>Objective 3 Ongoing</p>
12. Brownfields Program	<ul style="list-style-type: none"> <li>1) Complete five (5) Phase 1 Environmental Site Assessments (ESAs) and two (2) Phase II ESAs;</li> <li>2) Develop two (2) Brownfields sites;</li> <li>3) Market Brownfields Opportunity Sites with information packets;</li> <li>4) Continue community outreach through the Brownfields Community Relations Committee (BCRC). Phase II ESAs;</li> </ul>	2014	<p>Objective 1 is Complete</p> <p>Objective 2 - One Brownfields site has been developed and one is currently in process to be developed</p> <p>Objective 3 is complete</p> <p>Objective 4 is ongoing. The Brownfields Community Relations Committee meets the third Thursday of every month,</p>
13. Second Unit Ordinance	Amend Municipal Code to delete Section 18.04.210 (Granny Units) and modify	Within one year of	All objectives are complete.

	Section 18.12.030 (d) (Uses Permitted Subject to a Conditional Unit Permit): 2) Provide an information packet on second- unit developments as well as other affordable housing information, at the Community Development.	Adoption of Housing Element	
14. Single Room Occupancy	1)Amend the zoning ordinance to permit SROs in the M-1 zone with a CUP; 2)Maintain a list of existing hotels that are candidates for conversion; 3) Review SRO conversion applications on an annual basis.	Within one year of adoption of the Housing Element	Objective 1 is complete Objective 2 is ongoing Objective 3 - No SRO conversion applications have been received
15. Transitional and Supportive Housing	Continue to comply with State law regarding transitional and supportive Housing	Within one year of Adoption of Housing Element	Ongoing
16. Emergency Shelters	Amend the zoning ordinance to permit emergency shelters by right in the M-1 Zone.	Within one year of adoption of housing element (2012)	This objective is complete and no longer necessary.
17. R-4 Zone Amendment	Amend the R-4 zone to facilitate affordable housing	Within one year of Adoption of the Housing Element	This Objective is complete and no longer necessary
18. Mixed Use Overlay Zone Amendment	Amend the MUO to facilitate affordable Housing	Within one year of Adoption of Housing Element	This Objective is complete and is no longer necessary.
19. Rezoning of Two Sites	Rezoning City-owned parcel at 154th and Van Ness from R-3 to R-4 and the parcel comprising part of Lot Consolidation Site No. 25 rom R-3/R-4 split zoning to R-4.	Within one year of Adoption of the Housing Element	This Objective is Complete.
20 Adequate Sites Monitoring	1)Maintain an up-to-date inventory of	2008-2014	Objective 1 - is Ongoing

	<p>adequate housing sites for each income category</p> <p>2)Develop and implement a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary</p> <p>3)Perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives.</p>		Objectives 2 & 3 - Annual Survey is Pending
21.Opportunity Sites Listing and Outreach	<p>1)Continue maintaining an updated listing of opportunity sites.</p> <p>2)Establish expedited permitting procedures for mixed-use projects including a streamlined process for lot consolidation.</p> <p>3)Initiate contact with South Bay Board of Realtors about development opportunities involving lot consolidation.</p>	All three objectives within One Year of Adoption of Housing Element	Objective 1 All but two of the 5 previously vacant residential sites have been developed into residential housing. One site is currently under construction as a hotel. The City will explore development opportunities with other Affordable Housing Developers for possible zoning for other residential sites. Objectives 2 & 3 are complete.
22. Non-Profit Development Partnership	Hold at least one workshop annually to discuss the City's plans development opportunities, resources/assistance, and the RFQ process.	Ongoing	<p>This objective is in progress. A workshop was held in 2014 with Congresswoman Waters and other financial institutions regarding financing for Affordable Housing Projects.</p> <p>Plans for next workshop are in process.</p>
23. Rent Mediation Board	<p>1)Continue to provide Rent Mediation assistance to renters in disputes with landlords;</p> <p>2)Continue conducting the annual survey of rental housing units.</p>	Ongoing	The City continues to provide rent mediation and arbitration assistance to renters and landlords and conducts an annual survey of rental units During 2014,The Rent Mediation Board considered eight(8)cases of which six(6)were resolved and two(2)were closed or cancelled. The last annual survey of rental units was conducted in March 2015. Rent rate reports are conducted monthly by the Rent Mediation Board Members. An annual survey is also conducted of low and extremely low income and senior household waiting lists. The average waiting list in all categories is 125.
24. Fair Housing Program	Continue contracting with the Fair Housing Foundation to assure City residents have equal access to housing	Ongoing	The City will continue to contract with the Fair Housing Foundation (FHF), a non-profit housing corporation, to serve as Fair Housing Administrator for fair housing services. FHF in 2014 provided training to rental property owners and managers through 46 Certificate Management Trainings. FHF also conducted Landlord Workshops regarding fair housing laws.*FHF responded to regionally 532 housing discrimination complaints and provided general housing assistance to regional unduplicated household.*FHF provides direct client services to predominantly low and very-low income households and

			<p>individuals. During the reporting year, 92% of households reported were low and very low income. *Several marketing materials specifically towards racial/ethnic and low-income area, have been provided to 32 regional and local lenders.</p>
25. Rental Assistance	<p>Continue to promote diversity through affirmative marketing of the availability of Section 8 Rental Certificates and the availability of Section 8 Rental Certificates and the availability of Section 202 units.</p>	<p>Ongoing for Rental Assistance</p>	<p>Ongoing Updates are in progress. See Program 2 (Section 8 Rental Assistance)The newly completed Spring Park Senior Villa will provide Section 8 assistance to the seniors who reside at this building. It is Section 202 Housing.</p> <p>The Human Services Bureau for the City of Gardena also provides assistance as needed with counseling and rental assistance on as-needed basis. The City website provides links to the L.A. County Housing Authority website as all Section 8 vouchers are administered through them. The City website includes links to the County CDC's Section 8 program.</p>
2. Section 8 Rental Assistance	<p>Continue rental assistance to 600 households, with additional assistance provided, as funding becomes available</p>	<p>While Effective Section 8 is administered by the CDC/HACOLA and not by the City</p>	<p>The following is the record of households assisted in the City of Gardena from January 1, 2014-December 31, 2014 by LACDC/HACOLA. 1) A total of 510 households were assisted--496 extremely low under the voucher program and 14 under the Certificate program--2 Very low Income under the voucher program and 94 under the Certificate program -- 2 under the certificate program and 36 under the voucher program for low income persons for a grand total of 642 households assisted under the Section 8 Program.</p> <p>This Program has been removed from the Housing Element since it is administered by the CDC/HACOLA per the Housing Element Program Accomplishments. Statistics for 2014 have been provided in this report obtained from CDC/HACOLA</p>

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**General Comments:**