

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction INGLEWOOD

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	
(9) Total of Moderate and Above Moderate from Table A3				0		3					
(10) Total by Income Table A/A3			0	0	0	3					
(11) Total Extremely Low-Income Units*			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	1	1	
(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	1	1	

* Note: This field is voluntary

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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 Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	1	2	0	0	0	3	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 Restricted	250	0	0	0	0	0	0	0	0	0	0	250
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	150	0	0	0	0	0	0	0	0	0	0	150
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		167	0	0	0	0	0	0	0	0	0	0	167
Above Moderate		446	11	3	0	0	0	0	0	0	-	14	432
Total RHNA by COG. Enter allocation number:		1013											
Total Units ▶ ▶ ▶			11	3	0	0	0	0	0	0	0	14	999
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
1a. Code Amendment: Work/Live Ordinance	Modify zoning code to establish live/work unit regulations.	12/2013	Adopted by the City Council in July 2014.
2a. Rehabilitate Affordable Multi-Family Housing	Provide opportunities to support rehabilitation of affordable rental and affordable senior citizen housing including lead-based paint hazard assessment, mitigation, and clearance services. Will include at a minimum, rehab of 300 US Vet units and one SFR.	10/15/2021	One low income residential unit was rehabilitated in 2014 (708 E. Beach).
2b. Rehabilitate Senior Owner-Occupied Homes	Manage and administer a deferred loan homeowner rehabilitation program for approximately 36 extremely low-income senior citizen homeowners including lead-based paint hazard assessment, mitigation and clearance services.	10/15/2021	The program is currently working with seven applicants to go through the process to rehab their homes.
2c. Rehabilitate Homes for Individuals with Developmental Disabilities	Provide financial assistance to increase and expand the supply of affordable	10/15/2021	Rehabilitation of 615 Aerick completed in 2013-2014.

	housing for individuals with developmental disabilities including the rehabilitation of 615 Aerick, a 4-unit building, for lower income individuals with developmental disabilities.		
2d. Residential Sound Insulation	Sound insulate and/or upgrade heating and cooling mechanical systems in 1,000 homes annually in order to minimize the transmission of aircraft noise into homes located within specified noise contours of the LAX flight path.	10/15/2021	During FY 2013-2014, sound insulation was completed in 447 homes and additional work was completed to prepare more homes for the insulation process.
2e. Code Enforcement/Property Maintenance	Conduct 6,000 inspections annually to ensure compliance with property maintenance codes.	10/15/2021	FY 2013-2014: Conducted approximately 10,090 code enforcement inspections of residential properties. The inspections resulted in 96% compliance.
2f. Neighborhood Watch	Through this program, neighbors become acquainted with each other, work together, and foster an atmosphere of mutual care and concern.	10/15/2021	This program continues to remain in place.
2g. Graffiti Abatement	Assist residential and commercial property owners to abate graffiti on their properties. Allocate \$490,000 annually towards graffiti abatement.	10/15/2021	In 2013-2014, \$877,417 was allocated towards graffiti abatement.
3a. New Affordable Multi-Family Housing	Provide financial assistance to increase and expand the supply of affordable housing.	10/15/2021	During 2014, no new affordable units were constructed. The City is working with affordable multi-family housing developers to construct affordable housing developments in the City.
3b. Monitor Existing Supply of Affordable Housing	Monitor the expiration date of income restricted housing and take action to prevent the conversion of any affordable units to market rate.	10/15/2021	During 2014, Good Shepherd I and II was refinanced which extended the term of the affordability restrictions for 35 years until December 1, 2049.
3c. New Zoning Tools and Processes	Investigate new zoning tools and processes to increase affordable housing supply and improve availability of affordable housing as housing costs increase.	5/31/2015	Density Bonus Ordinance adopted 3/2014.
4a. Section 8 Homeownership Program	Provide financial assistance to first time homebuyers through Section 8.	10/15/2021	Currently, there are five (5) participants in this program.
4b. First Time Homebuyer Neighborhood Stabilization	Purchase of abandoned and foreclosed	10/15/2021	4 homes rehabilitated by the City and sold to first time home buyers in 2012-

	properties for rehabilitation and resale to eligible first time home buyers.		2013. None since that time.
5a. Section 8 Housing Assistance Program	Administer a Section 8 rental assistance program of 1,002 vouchers and additional port-ins.	10/15/2021	The City currently administers 1,002 vouchers and 473 port-in vouchers.
5b. Tenant Based Rental Assistance Program	Provide case management and processing of landlord payments for monthly rental assistance and security deposits for 75 extremely low-income seniors, disabled residents, and veterans.	10/15/2021	TBRA provided assistance to 55 individuals during FY 2013-2014.
5c. Homelessness Solutions	Provide homeless services in the form of emergency shelter vouchers, case management services, and permanent housing.	10/15/2021	In 2014, 10 people were provided with homelessness preventive services and permanent housing solutions.
5d. Family Self Sufficiency Program	Connect Section 8 renters with existing community services to achieve economic self-sufficiency.	10/15/2021	Currently, there are eight (8) participants. Three (3) of the participants have escrow accounts with savings that range from \$12.00-\$15,272.00.
5e. Veterans Affairs Supportive Housing	Administer existing VASH participants and accommodate new participants.	10/15/2021	The City currently has 74 VASH participants.
5f. Housing Grant Application Working Group	Through coordination between Planning, Housing, Police, and Code Enforcement, identify the greatest housing needs in the community and direct grant application efforts towards meeting that need. Apply for one or more grants.	10/15/2021	During 2014, no housing grant applications were submitted through the working group but the group continues to look for housing grant opportunities.
5g. Developmentally Disabled Housing Outreach	Work with the Westside Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities.	10/15/2021	During 2014, the outreach process was not begun.
6a. Fair Housing Counseling	Provide information on tenant and landlord housing rights and ensure effective marketing of information availability.	10/15/2021	FY 2013-2014: Provided fair housing counseling to 578 individuals.
7a. Promote Transit Oriented Development	Modify the zoning code to encourage transit oriented development surrounding existing and planned light rail stations.	12/31/2015	During 2014, the City issued a request for proposal to prepare a TOD overlay and general plan amendment around two of the new Metro stations. The City also submitted an additional grant application to do TOD Planning around two

			other Metro stations in the City.
7b. Online City Permits/Services	Establish an online permitting system for select building and planning permits as well as a virtual green building center.	10/15/2021	As of May 2015, the City is in the process of establishing a new permitting platform which will allow for online permits. Estimated to be complete in 2016.
7c. Residential Energy/Water Efficiency and Renewable Energy	Establish a virtual green building center and apply for grant funding for residential weatherization.	10/15/2021	In April 2014, the City approved an additional PACE program to operate in the City (Figtree).

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General Comments: