# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of La Palma

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Reporting Period by Calendar Year: from 1/1/2014 to 12/31/2014

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 §6203 )

**Jurisdiction** City of La Palma

**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 | 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 | |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► | | | | | 0 | 0 | 0 | | | | |
| (10) Total by income Table A/A3 ► ► | | | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| (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 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 | 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 | |

* 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** | **0** | **0** | **0** | 0 | **0** |
| No. of Units Permitted for **Above Moderate** | 0 | 0 | 0 | 0 | 0 | 0 | 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. | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | | 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 | 2 | 0 | | | | | | | | | | 2 |
| | Non-deed restricted | | 0 | | | | | | | | | | |
| Low | Deed Restricted | 2 | 0 | | | | | | | | | | 2 |
| | Non-deed restricted | | 0 | | | | | | | | | | |
| Moderate | Deed Restricted | 2 | 0 | | | | | | | | | | 2 |
| | Non-deed restricted | | 0 | | | | | | | | | | |
| Above Moderate | | 3 | 0 | | | | | | | | | | 3 |
| Total RHNA by COG. Enter allocation number: | | 9 | 0 | | | | | | | | | | 9 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremly 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** |
| 1) Section 8 Rental Assistance | Support OCHA's efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the Section 8 Housing Choice Voucher program. Continue to participate in the County Housing Authority's Committee for Municipalities participating in Section 8 County-Administered programs. | Ongoing | Implemented. When folks inquire at the public counter about Section 8 Housing we aid via the OC Housing Authority website and their Affordable Housing Rental List. The City continues to lend support to OCHA and participate when asked in Section 8 Administered programs. The City's website includes Section 8 Rental Assistance page with good information. |
| 2) Funding for Preservation and Rehabilitation of Affordable Housing | Apply for and utilize CDBG and HOME and/or other available funds to preserve and rehabilitate affordable housing units. Participate with non-profit housing entities to preserve at-risk affordable multi-family housing and/or convert market-rate housing into covenanted affordable housing. | Ongoing | On hold. Awiaitng to be implemented. Currently no funding available. |
| 3) Mortgage Assistance Certificate Program | Publicize availability of Orange County mortgage assistance programs by providing links between the County's and City's websites. | Ongoing | Implemented. The City's website provided links between the County's and City's website. |
| 4) Mortgage Credit Certificate Program | Publicize availability of Orange County mortgage assistance programs by providing links between the County's and City's websites. | Ongoing | Implemented. The City's website provides links between the County's and City's website. |

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| 5) Reverse Mortgage Program | Publicize the availability of the reverse mortgage program. Refer all eligible parties who contact the City with an interest in this program to the Orange County Housing Authority. | Ongoing | Implemented. The City publicizes the reverse mortgage program to interested parties that contact the City. The City's website provides links between the County's and City's website. |
| 6) Section 202 Elderly or Handicapped Housing | Facilitate development of elderly and handicapped housing by assisting with federal housing applications, providing density bonus incentives, and providing "gap" financing where possible, such as through application for CDBG funds. Support all viable nonprofit entities seeking Section 202 funding. | Ongoing | On hold. Awaiting requests/proposals for elderly and handicapped housing. |
| 7) Residential Code Enforcement Relief Program | Identify potential funding sources to continue the Residential Code Enforcement Relief Program. As funding permits, support lowerincome homeowners to comply with the City's minimum standards for property maintenance. | Ongoing | On hold. Currently no funding availalble. |
| 8) Home Spotlight Award Program | As funds allow, continue the Home Spotlight Award Program rewarding high standards of property maintenance. | Ongoing as funds allow | Implemented. The City's Community Activities Beautification Committee currently awards the Home Spotlight Award to residents who reinvest in their property and community. |

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| 9) Emergency, Transitional and Supportive Housing Sites | 1) Permit permanent emergency housing by right in the General Industrial zone with appropriate development standards. 2) Clarify that transitional and supportive housing is a residential use that is subject to the same standards as other residential uses of the same type in the same zone. 3) Work with local faith-based organizations and nonprofits to formally establish appropriate emergency and transitional housing sites, and advertise referral resources. | General Fund | Implemented. Development Code is consistent with State Law and dialogues have occurred beween staff and local faith-based organization. Nothing substantial has manifested yet but City staff is always alert to the cause. |
| 10) Density Bonus Program | Encourage the development of affordable housing by promoting the Affordable Housing Regulations to interested developers and property owners. | Ongoing | Implemented. City staff regularly provided a wealth of code and information to property owenrs and developers regarding benefits of density bonus program to achieve RHNA goals for the City through their new development(s). |
| 11) Revise Residential Land Use Designations and Controls | Ensure consistency between the General Plan and Development Code. Update the Development Code to reflect state law regarding manufactured housing. | Ongoing | Implemented. Staff conintually does zone text amendments to ensure consistency between the Genreal Plan and the Development Code. Currently the City is doing a holistic update of the Development Code and anticipate it being completed by summer of 2015. |
| 12) Equal Housing Opportunity | Support the activities of the Fair Housing Council by publicizing its referral service to local residents. | Ongoing | Implemented. The City publicizes the Fair Housing Council to interested parties that contact the City. The City's website provides links between the County's and City's website. |

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| 13) Senate Bill 520 - Persons with Disabilities | Comply with SB 520 of 2001. Adopt a process for making requests for reasonable acommodation and procedures regulating siting, funding, development and use for housing for people with disabilities. | Ongoing | Implemented. The Community Developmet Departments has processed three no-fee reasonable accommodation requests located on single-family properties during the reporting period that grandted relief from existing development standards to achieve better ADA design for the disabled homeowner(s). |
| 14) Adequate Sites Implementation Program | Continue to provide appropriate land use designations to accommodate a range of housing types, particularly at densities that accommodate development of affordable housing. Waive application fees for lot merger and/or rezoning on sites identified to meet the RHNA. Accommodate the RHNA for each income category during the 2014-2021 planning period. | Ongoing | Implemented. The City continues to encourage prospective developments/buyers of 5062 La Palma Avenue, take advantage of density bonus and othe rincentives to create very low/low income affordable project. |

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**General Comments:**