



City of **LYNWOOD**

A City Meeting Challenges

11330 BULLIS ROAD
LYNWOOD, CALIFORNIA 90262

(310) 603-0220



August 4, 2009

Ms. Lark McNeill
Housing Policy Analyst
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
Sacramento, CA 94252

Dear Ms. Creswell:

**RE: CITY OF LYNWOOD SUBMITTAL OF THE 2008 DRAFT PROGRESS REPORT FOR THE
2006 -2014 HOUSING ELEMENT**

The City of Lynwood is pleased to submit the 2008 Draft Progress Report of the Lynwood Housing Element. The enclosed Draft Progress Report covers the 2008 planning period.

If you have any questions, please contact me at (310) 603-0220.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan Colin".

Jonathan Colin
Development Services Manager
Development Services Department
Attachment

HOUSING POLICY
DEVELOPMENT, HCD

AUG 10 2009

Year 2008

Lynwood Housing Element Annual Progress Report
2006 – 2014 Planning Period

11330 Bullis Road Lynwood, CA 90262 ph: 310-603-0220 fax: ((310) 631-7952 Contact:
Jonathan Colin, Director of Development Services; jcolin@lynwood.ca.us

Housing Element Progress Report Summary

The Lynwood Fair Share RHNA housing allocation requirement for the years 2006 to 2014 is 363 net new housing units. The California Housing and Development Department (HCD) requires that the City provide for 363 net new housing units within the seven-year planning period. Of these, 89 homes shall be built for extremely & very low-income households, 55 for low-income households, 60 for moderate-income households, and 159 units for above moderate-income households.

A total of 100 residential units have been built (building permits issued) since the beginning of the planning period in 2006. This total is 27.5 percent of the RHNA requirement within the City. Of these, no units have been built for very low-income households or for low-income households. Two (2) units have been built for moderate income households, and 98 units for above moderate-income households.

The above moderate-income household units are (61.6%) of the required 159 RHNA units. Of the units built for moderate-income households, 2 or (3.3%) of the required 60 RHNA units have been built. There have been no units built for low or very low-income households.

The City of Lynwood has over 685 housing units in process. Of these, 22 existing units are currently being rehabilitated or have been completed. Seven of the units slated for rehabilitation are for very low-income households. Fifteen (15) of the units are proposed for low-income households. Furthermore, three (3) additional units in one (1) project are under construction by Habitat for Humanity for low-income households. Another 105 new units are being planned in four (4) projects for low-income households for a total of 108 net new units for low-income households. This is twice the required 55 RHNA units for low-income households. The new projects are expected to be completed before the 2014 target date.

The City is planning an additional six (6) units in one (1) project for moderate income households. This is 10 percent of the RHNA requirement of 60 units for moderate-income households. Furthermore, the City is planning an additional 478 units in two (2) projects for above moderate-income households. This is nearly five (5) times the RHNA requirement of 98 units for above moderate-income households. Funding for these projects has already been allocated. When complete, and added to the 53 units already built, there will be 531 units ready for above-moderate income households during the required planning period, exceeding the RHNA planning period requirement by 372 units or 234 percent.

To date, 166 housing units have been entitled since 2006. Most of these have been second units for single family properties.

In May of 2009, Human Potential Consultants, a private, non-profit project and program for homeless mothers with children, received planning entitlement from the City of Lynwood to establish an adult rehabilitation center in the City. The facility and the program has a maximum capacity of 75 people for up to six months per client. The A&W Adult Human Resource Center is located at 3857 Martin Luther King Junior Boulevard in the City of Lynwood. The project and program is designed to provide emergency shelter for homeless women with children and in-house educational opportunities. This project may be eligible to count towards the RHNA requirement for very-low and extremely low income households.

In addition, the Redevelopment Agency has just been funded by the Department of Housing and Urban Development with funds from the American Relief and Recovery Act for a total of \$676,575 for a three- year pilot program to provide emergency assistance for households in the City. The program is called the Homelessness Prevention and Rapid Re-Housing Program. It will provide emergency funding for tenants that are in danger of losing their rental unit due to late or non-payment. It will also assist those families and individuals that are already homeless establish themselves in rental housing as well as help people living in motels to find less expensive rental accommodations.

The city of Lynwood is progressing aggressively and successfully in meeting its RHNA housing allocation requirements. While the number of new units for very low and moderate income households is low, those for low and above moderate income households are expected to exceed the RHNA requirement before the 2014 target date.

The City of Lynwood has just completed the required corrections to the Housing Element 2006 to 2014 in July of 2009. Many of the elements programs are designated to be completed during the summer of 2009. The two (2)-member planning staff anticipates initiating the Housing Element programs in August of 2009. It is estimated that staff will be able to close the gap and begin to achieve completion of the Housing Element programs before the end of the 2009 calendar year.

The annual "20 percent Set-Aside Funds budgeted for housing in the City of Lynwood range from a low of \$851,060 in 2006, to a high of \$1,336,181 in 2007. The current year set-aside budget is \$1,118,000.

Tables

Table 1
City of Lynwood's Fair Share Housing Need Allocation
 2006 to 2014

	Total Construction Needed	Extremely-Low Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate Income
Number of Units	363	(44)	89	55	60	159

Notes: "Extremely low-income" is assumed as 50% of very low-income need. Estimate included in total need of 363 units. Source: Regional Housing Needs Allocation, SCAG 1999.

Table 2
Total Housing Units Built
 Year 2006 to 2014

	Total	Very Low-Income	Low-Income	Moderate Income	Above Moderate-Income
2006 – 2014 RHNA Needs	363	89	55	60	159
Permits Issued	100	0	0	2	98
Remaining Unfulfilled RHNA Requirement	263	89	55	58	61
Entitled Projects	94	NA	NA	NA	NA
Vacant Land	60	0	0	0	60

Based on actual occupancy through December 2007. This chart does not include projects currently under construction or in the review or entitlement process.

Table 3
Total Housing Units Built
 Year 2006

	Total	Very Low- Income	Low- Income	Moderate Income	Above Moderate- Income
2006 – 2014 RHNA Needs	363	89	55	60	159
Permits Issued	37	0	0	2	35
Remaining Unfulfilled RHNA Requirement (Cumulative)	326	89	55	58	12
Entitled Projects	43	NA	NA	NA	NA
Vacant Land	60	0	0	0	60

Based on actual occupancy through December 2007. This chart does not include projects currently under construction or in the review or entitlement process.

Table 4
Total Housing Units Built
 Year 2007

	Total	Very Low- Income	Low- Income	Moderate Income	Above Moderate- Income
2006 – 2014 RHNA Needs	363	89	55	60	159
Permits Issued	46	0	0	0	46
Remaining Unfulfilled RHNA Requirement (Cumulative)	280	89	55	58	34
Entitled Projects	28	NA	NA	NA	NA
Vacant Land	60	0	0	0	60

1. Based on actual occupancy through December 2007. This chart does not include projects currently under construction or in the review or entitlement process.

Table 5
Total Housing Units Built
 Year 2008

	Total	Very Low- Income	Low- Income	Moderate Income	Above Moderate- Income
2006 – 2014 RHNA Needs	363	89	55	60	159
Permits Issued	15	0	0	0	15
Remaining Unfulfilled RHNA Requirement (Cumulative)	265	89	55	58	19
Entitled Projects	12	NA	NA	NA	NA
Vacant Land	60	0	0	0	60

1. Based on actual occupancy through December 2007. Does not include projects currently under construction or in the review or entitlement process.

Table 6
Total Housing Units Built
 Year 2009

	Total	Very Low- Income	Low- Income	Moderate Income	Above Moderate- Income
2006 – 2014 RHNA Needs	363	89	55	60	159
Permits Issued	17	7	8	0	2
Remaining Unfulfilled RHNA Requirement (Cumulative)	263	89	55	58	17
Entitled Projects	1	NA	NA	NA	NA
Vacant Land	60	0	0	0	60

1. Based on actual occupancy through December 2007. This chart does not include projects currently under construction or in the review or entitlement process.

Table 7
Lynwood Housing Projects and Income Household Groups

Project & Location	Unit Type	Tenure	Group Income				Financial Assistance	Comments
			V E R Y L O W	L O W	M O D E R A T E	M O D E R A T E P L U S		
"Park Place" – Atlantic & Carlin	93	Rental	NA	NA	NA	NA	Low-Moderate Income Set Aside Fund (LMIF): \$5,000,000	Site Assembly Underway Three (3) existing single-family dwellings & one (1) duplex to be demolished.
Casa Grande	120	Sale	NA	24	NA	96	LMIF Set- Aside Funds \$ Unknown	Environmental Assessment Underway - Existing commercial buildings will be demolished.
Wright Road Development	450	Sale	NA	68	NA	382		The City has entered into an Exclusive Negotiating Agreement with Lynwood Gateway, Center to develop a mixed use project at the proposed 44 acre site. There are 68 affordable units. No DDA yet, but expect implementation by 2011. Site is currently industrial.
4267 Fernwood	3	Sale	0	3	0	0	Federal HOME funds \$180,000	The project is under construction by Habitat for Humanity and is about 80% completed. There are three (3) new units built on old vacant lot.
5525 Clark Rehabilitation	1	Sale	0	1	0	0	Federal HOME funds \$201,000;LMIF: \$160,000	Acquisition and rehabilitation completed by Habitat for Humanity.

3076 Redwood Rehabilitation	1	Sale	0	1	0	0	Federal HOME Funds; \$201,000 LMIF: \$160,000	Rehabilitation is underway by Cedars Engineering. The project is anticipated to be completed by August 2009.
The Gardens 11300 Atlantic	15	Rental	7	8	0	0	LMIF \$256,000	Rehabilitation is underway by WIN Project. This site was converted and rehabilitated from a "motel". This is a short term loan which shall be returned to the Redevelopment Agency.
12698 Hansa Court. Rehabilitation	1	Sale	0	1	0	0	Federal HOME Funds; \$216,000	Acquisition is underway by WIN Project and Redevelopment Agency.
3686 Virginia (rehabilitation)	1	Sale	0	1	0	0	Federal HOME Funds: \$216,000	Acquisition is underway by WIN Project and Redevelopment Agency.
3250 Magnolia (rehabilitation)	3	Rental	0	3	0	0	Federal HOME funds: \$400,000 & \$300,000; UMIF: \$300,000.	Rehabilitation is completed and units are leased out by AOF
Muriel and Thorson (new construction on vacant lot)	6	Rental	0	0	6	0	LMIF	DDA is under negotiation with JB Construction. Subject site has been vacant for over 10 years.
4237 Imperial Highway	10	Sale	0	10	0	0	Federal HOME funds: \$1,032,000 LMIF: \$436,000	The project is in entitlement process with Habitat for Humanity. New construction. An existing duplex is being demolished.
3254 Palm Avenue	3	Sale	0	3	0	0	Federal HOME funds: \$400,000 \$300,000 and LMIF: \$243,000	The three (3) units are with Habitat for Humanity. Three (3) older units being demolished.

Table 8
Housing Element Program Implementation Status

Program	Program Objective	Date Due	Status	Comments
Emergency Shelters & Transitional Housing	Investigate opportunities for SRO's	December 2009	Not Started	Development Services Department
Establish at least one (1) zone permitting SRO Housing	Provide at least one (1) zone in the Zoning Code for SRO transitional housing and emergency shelters without discretionary permit.	July 2009	Not Started	Development Services Department
Evaluation of Covenants and Deed Restrictions	To insure the continued availability of affordable housing, consider establishing covenants, deed restrictions, or other methods when public funds are used to develop affordable housing. The City will evaluate on a case by case basis, the appropriateness of such methods and develop a citywide statement of policy relative to the establishment of affordability covenants on future housing development.	Establish Policy statement by June of 2009.	Not Started	Development Services Department & the Redevelopment Agency
Land Assembly/ New Development	Identify target sites and appropriate incentives and other assistance to encourage residential development.	Summer 2009	Not Started	Development Services Department
Land Assembly/ New Development	Establish incentives/assistance program for distribution to residential developers.	Summer 2009	Not Started	Redevelopment Agency

Land Assembly/ New Development	Develop a packet to market these sites to the development community for future development	Summer 2009	Not Started	Development Services Department/ Redevelopment Agency
Land Assembly/ New Development	Construct 60 new units; at least 30 for low-income and 30 for moderate-income families.	Unknown	Not Started	Redevelopment Agency
Develop Senior Housing	Develop 25 senior units	2014	Not Started	Redevelopment Agency
Reasonable Accommodation	Analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance and improvement of housing for persons with disabilities.	July 2009	Not Started	Development Services Department
Reasonable Accommodations	Adopt reasonable accommodation procedures to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities	July 2009	Not Started	Development Services Department
Covenants & Deed Restrictions	Evaluate covenants & deed restrictions in affordable housing agreements.	June 2009	Not Started	Redevelopment Agency
Single Room Occupancy Units (SRO)	Revise Zoning Code to encourage and facilitate the development of SRO units.	July 2009	Not Started	Development Services Department

Housing for Persons with Disabilities	The City will analyze the existing land use controls and permit and process procedures to determine the constraints they impose on development, maintenance and improvement of housing for persons with disabilities. Based Upon the findings, the City shall revise the Zoning Code to address perceived or actual constraints.	July 2009	Not Started	Development Services Department
Rental Rehabilitation Program	Utilize HOME funds to provide deferred payment loans to qualifying rental properties for the rehabilitation of rental units. Seek to provide rehabilitation assistance for two (2) housing units per year and up to 30 for the planning period (2006 to 2014)	December 2009	Not Started	Redevelopment Agency
Section-8 Rental Assistance	Apply for appropriations That will enable the Housing Authority to obtain additional funds for family, elderly and persons with disabilities	Annually	On-Going	The Los Angeles County Housing Authority
First Time Homebuyer Program	Assist three (3) families using HOME funds	Annually	On-Going	Redevelopment Agency
Residential Density Bonus Ordinance	Revise the Zoning Code in compliance with SB 1818 to encourage the development of extremely-low, low and moderate income housing units. The revision of the Zoning Code shall provide the specific density bonus provisions and incentives, as established in Government Code 69515 and subsequent revisions	July 2009	Not Yet Started	Development Services Department

Long Beach Boulevard Specific Plan	Review and revise land use and development standards to clarify that multiple family residential-only projects are permitted in villages I & II.	July 2009	Not Yet Started	Development Services Department
Encourage Extremely Low Income Housing	Complete sites identification	Summer 2009	Not Yet Started	Development Services Department
Encourage Extremely Low Income Housing	Develop marketing packet and distribute to the development community	Summer 2009	Not Yet Started	Development Services Department
Encourage Extremely Low Income Housing	Establish incentives/assistance program for distribution to the development community	Summer 2009	Not Yet Started	Redevelopment Agency
Acquisition & Rehabilitation Process	Using HOME program funds.	December 2009	On-Going	Redevelopment Agency
Acquisition & Rehabilitation Program	Provide an annual allocation of HOME program funds to purchase and acquire property that will be rehabilitated according to minimum property standards and be made available to be purchased by low and moderate income households	Two (2) units annually	On-Going	Redevelopment Agency
Site Plan Review Procedures	Analyze the procedures for Site Plan Review approvals contained in the Zoning Code to ensure that they are not an actual or perceived constraint to development. Revise the procedures to remove constraints and provide clarity in the Site Plan Review process.	July 2009	Not Started	Development Services Department
Income-Level Based Inventory of Units Built	Change building and/or planning applications to include the market value and the estimated rental rates of residential units.	Summer 2009	Not Started	Development Services Department

Table 9
The Annual 20 Percent Set-Aside Funds Budgeted for Housing

2006	2007	2008	2009	2010
\$851,060	\$1,336,181	\$871,999	\$1,118,000	Not Yet Budgeted