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CITY OF RANCHO PALOS VERDES
COMMUNITY DEVELOPMENT DEPARTMENT

March 20, 2015

Housing Policy Department
Received on:

MAR 24 2015

Housing and Community Development
1800 Third Street
P.O. Box 952050
Sacramento, CA 94252-2050

Subject: 2014 Annual Report on the Implementation of the Housing Element.

Dear Sir or Madam:

Pursuant to Section 65400 of the California State Government Code, the City of Rancho Palos Verdes is pleased to submit its Annual Report regarding the current status of the Housing Element and the progress towards its implementation between January 1, 2014 and December 31, 2014. The document was reviewed by the City's Planning Commission on March 10, 2015 and subsequently reviewed and adopted by the City Council on March 17, 2015.

If you have any questions, or need additional information regarding the enclosed document, please do not hesitate to contact me directly at (310) 544-5228.

Sincerely,



Leza Mikhail
Associate Planner

Enclosure: 2015 Annual Report on the Implementation of the Housing Element

cc: *Project File*

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Rancho Palos Verdes
 Reporting Period 1-Jan-14 - 31-Dec-14

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units 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	6	7	8					
			Affordability by Household Incomes												
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions						
(9) Total of Above Moderate from Table A2										4	4				
(10) Total by income units (Field 5) Table A										0	0	0	4		

* Report generated from Tidemark. Tidemark is a tracking system used for the City of Rancho Palos Verdes to document development projects and report on the status of each project. These numbers were generated for "finalized" residential development project between January 1, 2014 and December 31, 2014.

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
4*						4

* Report generated from Tidemark. Tidemark is a tracking system used for the City of Rancho Palos Verdes to document development projects and report on the status of each project. These numbers were generated for "finalized" residential development project between January 1, 2014 and December 31, 2014.

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.		2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Deed											
	Restricted Non-deed restricted											
	Deed restricted											
Very Low											0	
Low	Deed											
	Restricted Non-deed restricted											
	Deed restricted											
Moderate											0	
Above Moderate	Deed											
	Restricted Non-deed restricted											
Total RHNA by COG.												12
Enter allocation number:												
Total Units		8	12*									12
Remaining Need for RHNA Period												

* Report generated from Tidemark. Tidemark is a tracking system used for the City of Rancho Palos Verdes to document development projects and report on the status of each project. These numbers were generated for "Inated" residential development project between January 1, 2014 and December 31, 2014.

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 progress in removing regulatory barriers as identified in Housing Element.	Objective (Per the 2008 Housing Element)	Deadline in H.E.	Status of Program Implementation
Western Avenue Vision Plan/Adequate Sites Program (Program No. 1)	Minimum 8 Housing Units for Lower Income Householes	March 2017	<ul style="list-style-type: none"> • Modify the land use and zoning designation of 29619 Western Avenue to allow residential use to a minimum of 20 dwelling units per acre. This will be accomplished during the Western Avenue Vision Plan process, but no later than March 2017, and will allow multifamily uses by-right, without a CUP, planned unit development or other discretionary action. 	
Moderate Income Second Unit Development Program (Program No. 2)	10 Second Dwelling Units Constructed	2013-2021	<ul style="list-style-type: none"> • City continues to track and monitor the number of second dwelling units that are created in the City • City continues to distribute and promote the development of second dwelling units when accessory structures are proposed • Between 2013 and 2014, no second dwelling units have been approved 	
No Net Loss Program (Program No. 3)	Establish the Evaluation Procedure to Monitor Housing Capacity	July 2014	<ul style="list-style-type: none"> • The City will annually track and monitor the inventory that details the amount, type and size of vacant and underutilized parcels • The next update is scheduled as part of the General Plan Update which is anticipated to be completed by late 2015 	
Section 8 Rental Assistance for Cost Burdened Lower Income Households (Program No. 4)	4 Units for Extremely Low and Low Income Renter Households	2013-2021	<ul style="list-style-type: none"> • The County Housing Authority reports that Section 8 Rental Assistance Program assists two resident households • The City continues to assist the Housing Authority staff by conducting a Landlord Outreach Program, informing the Housing Authority of the City's status on providing affordable housing through the existing housing stock and providing an Apartment Rental Survey to the Housing Authority. 	
Citywide Affordable Housing Requirement / Housing Impact Fee (Program No. 5)	7 Housing Units for Lower Income Households	2013-2021	<ul style="list-style-type: none"> • The following affordable housing units will be provided: 3 units at Crestridge Senior Housing Project currently under construction • 2 units at Highridge Condo Project under construction 	

Name of Program	Objective (Per the 2008 Housing Element)	Deadline in H.E.	Status of Program Implementation
First Time Home Buyer Assistance (Program No. 6)	3 Moderate Income Households	2013-2021	<ul style="list-style-type: none"> The City no longer has monies in an affordable housing fund due to the forced dissolution of the Redevelopment Agency. • The following non-City programs that provide financial assistance to homebuyer will be provided on the City's website: County Homeownership Program, County Mortgage Credit Certificate Program, and So Cal Home Financing Authority Down Payment Assistance Program
Outreach Program for Persons with Disabilities (Program No. 7)	Coordinate with Harbor Regional Center	July 2015	<ul style="list-style-type: none"> Work with the Harbor Regional Center to implement an outreach program that informs families within Rancho Palos Verdes about housing and services available for persons with developmental disabilities
Extremely Low Income Housing Program (Program No. 8)	Assist 4 Extremely Low Income Households	2013-2021	<ul style="list-style-type: none"> Continue to implement Program Nos. 4, 5 and 11
Zoning Ordinance Amendments to Remove Governmental Constraints (Program No. 9)	Adopt Amendment	July 2014	<ul style="list-style-type: none"> The City will amend the Zoning Ordinance to permit employee housing for at least 6 or fewer employees in the single-family residential district by-right • The City will complete this item by July 2015
Housing Code Enforcement Program (Program No. 10)	10 New Cases Per Month	2013-2021	<ul style="list-style-type: none"> The City continues to manage the housing code enforcement on a complaint basis and continues to strive for voluntary compliance through the Code Enforcement Division The City averaged 30 code enforcement cases per month in 2013 • The City averaged 28 code enforcement cases per month in 2014 • The City continued to manage property maintenance and illegal construction code enforcement on a proactive basis
Home Improvement Program (Program No. 11)	5 Housing Units	2013-2014	<ul style="list-style-type: none"> In December 2012, the City Council decided to discontinue the Home Improvement Program. During the planning period, the City may revive the program if it is allocated a greater amount of CDBG funds and/or another funding source becomes available

Name of Program	Objective <small>(Per the 2008 Housing Element)</small>	Deadline in H.E.	Status of Program Implementation
Fair Housing Services Program (Program No. 12)	65 Lower Income Households	2013-2021	<ul style="list-style-type: none"> • City continues to promote fair housing through its participation in the County's CDBG Program. The City, in cooperation with the County and the Fair Housing Foundation (FHF), will continue to make available fair housing services to its residents.
Fair Housing Information Program (Program No. 13)	Information Disseminated (Information on Website by July 2014 & Brochures Disseminated by January 2015)	July 2014 & January 2015	<ul style="list-style-type: none"> • Establish and implement a <i>Fair Housing Information Program</i> by providing the following: Fair Housing brochure that describes fair housing laws and rights; links to the Fair Housing Foundation website, State Department of Fair Employment and Housing, and U.S. Department of Housing and Urban Development • A portion of this will be done by July 2015
Energy Conservation Program (Program No. 14)	Implement Voluntary Green Building Construction Program	2013-2021	<ul style="list-style-type: none"> • Continue to encourage voluntary participation in the City's Green Building Construction Program by offering permit streamlining as well as up to a 50% rebate for Planning and Building fees.