CITY OF RANCHO PALOS VERDES

PLANNING, BUILDING, & CODE ENFORCEMENT

March 10, 2008

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

Subject: 2007 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, 2007 and December 31, 2007. The document was reviewed by the City's Planning Commission on February 12, 2008 and subsequently reviewed and adopted by the City Council on February 19, 2008.

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: 2007 Annual Report on the Implementation of the Housing Element

cc: Greg Pfost, Deputy Director of Planning
Project File

HOUSING POLICY
DEVELOPMENT, HCD

MAR 18 2008

30940 HAWTHORNE BLVD. / RANCHO PALOS VERDES, CA 90275-5391
PLANNING/CODE ENFORCEMENT (310) 544-5228 / BUILDING (310) 265-7800 / DEPT. FAX (310) 544-5293 / E-MAIL: PLANNING@RPV.COM

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City Name: City of Rancho Palos Verdes

Mailing Address: 30940 Hawthorne Boulevard

Rancho Palos Verdes, CA 90275

Contact Person: Leza Mikhail Title: Associate Planner

Phone: 310-544-5228 Fax: 310-544-5293 E-mail: lezam@rpv.com

Reporting Period by Calendar Year: from January 1, 2007 to December 31, 2007

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Rancho Palos Verdes

Reporting Period 1-Jan-07 - 31-Dec-07

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
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	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 **Above Moderate** from Table A2 ► ► ► ► ► ►						12*	12*			
(10) Total by income units (Field 5) Table A ► ► ►			0	0	0	12*	12*			

* 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 "finaled" residential development project between January 1, 2007 and December 31, 2007.

Table A2

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	12*					12*

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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.			2006	2007	2008	2009	2010	2011	2012	2013	2014	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	16											16
	Non-deed restricted												
Low	Deed Restricted	10											10
	Non-deed restricted												
Moderate	Deed Restricted	11											11
	Non-deed restricted												
Above Moderate		23	9	12 *								21	2
Total RHNA by COG. Enter allocation number:		60											
Total Units ► ► ►			9	12*								21	39
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 "finaled" residential development project between January 1, 2007 and December 31, 2007.

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 .		
Name of Program	**Objective** (Per the 2001 Housing Element)	**Deadline in H.E.**	**Status of Program Implementation**
Land Use Element / Specific Plans (Cat. I)	111 + housing units	2000-2005	• 188 new housing units were constructed between January 1, 1998 and June 30, 2005 • 9 new housing units were constructed and finaled in 2006 • An additional 12 new housing units constructed between January 1, 2007 and December 1, 2007
Second Units (Cat. I)	8 units for moderate income households	2000-2005	• City published an article on second unit development and standards in the Community Letter • A handout on second unit development and standards continues to be available in Planning Department • Distributed information on second units to homeowners associations and senior centers • Completed a survey of other methods used by cities to promote second unit development • Developed a tracking system to monitor the development of second units since 2000, which have yielded 5 second units approved through 2005, four of whcih have been constructed and finaled and one is under construction.
Affordable Housing Development (Cat. I)	13 housing units for very low and low income households	2000-2002	• 4 new affordable housing units were developed and made available to low income and very low income households • A developer recently purchased and renovated a condominium unit at the Seagate Villa residential development and will be re-selling the unit to a low-income buyer • City is releasing an RFQ to obtain a list of qualified affordable housing developers to assist the City in the development of the City RDA owned parcel for affordable housing units.
Rental Assistance (Cat. II)	10 housing units for very low and low income households	2001-2005	• City Council took action by prioritizing a Rental Assistance Program as a tool to assist for very-low and low income rental households within the City

Name of Program	Objective (Per the 2001 Housing Element)	Deadline in H.E.	Status of Program Implementation
First-time Homebuyer Assistance (Cat. II)	5 low and moderate income households	2001-2005	• City continues to advertise the *Mortgage Credit Certificate Program (MCC), Home Ownership Program (HOP) and the Southern California Home Financing Authority (SCHFA)* program in the City's newsletter that is distributed to residents • City continues to provide at City Hall and other public buildings, handouts and brochures describing and advertising each of the programs
Second Units (Cat. II)	8 moderate-income households	2000-2005	• 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
Affordable Housing Development (Cat. II)	13 housing units for very low and low income households	2000-2002	• Continue to implement the City's Inclusionary Housing Ordinance by requiring new residential tracts to provide affordable units
Development Code Affordable Housing Program (Cat. III)	N/A	Implemented on an ongoing basis	• Continue to facilitate the creation of affordable housing units via 6 components that are established in the land use regulations: *Citywide Affordable Housing Requirement, Housing Impact Fee, Density Bonuses for New Housing, Density Bonuses for Condominium Conversions and Reduced Development Standards*
In-lieu Affordable Housing Program (Cat. III)	N/A	Implemented on an ongoing basis	• City continues to prioritize the use of in-lieu funds for a potential Senior Housing development for low and very low income renter households and/or a silent second program for low-income first-time home buyers
Coastal / Zone Requirements (Cat. III)	N/A	Implemented on an ongoing basis	• City continues to require affordable housing units for new developments that meet the threshold established by the Development Code • City continues to require that for projects located in the coastal specific plan district that result in the demolition or conversion of 3 or more dwelling units occupied by low and moderate-income households must be replaced on a one-for-one basis
Emergency Shelters and Transistional Housing (Cat. III)	N/A	Implemented on an ongoing basis	• The City reviewed and considered the permit processing procedures related to emergency shelters and transitional housing and did not feel it necessary to initiate a zone text amendment as "Emergency Shelters" and "Transitional Housing" are uses that are permitted in the commercial general (CG) district with approval of a Conditional Use Permit (CUP)
Housing Code Enforcement (Cat. IV)	35 new cases per month	2000-2005	• 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

Name of Program	Objective (Per the 2001 Housing Element)	Deadline in H.E.	Status of Program Implementation
Housing Improvement Program (Cat. IV)	22 very low and 18 low income households	2000-2005	• City continues to manage the HIP by providing assistance to eligible homeowners in the form of grants or zero interest deferred loans (Program is administered throught the Public Works Department). Since it inception, the HIP has provided assistance to 70 households
Fair Housing Services (Cat. V)	N/A	2000-2005	• City continues to promote fair housing through its participation with the LA County's Community Development Block Grant (CDBG) • The following services continue to be made available through the Long Beach Fair Housing Foundation: *Fair Housing Education and Outreach, Discrimination and Investigation, Random Audits, Landlord and Tenant Counseling, Unlawful Detainer Action, Consiliation, Mediation and Referrals*
Fair Housing Complaint and Referral Services (Cat. V)	N/A	2001-2005	• City continues to refer residence needing assistance in filing a housing descrimination complaint to the appropriate contact person(s) through the *Fair Housing Foundation, California Department of Fair Employment and Housing, and HUD* • City has also developed a list of contacts at the key entities handling fair housing related matters