Housing Policy Department
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CITY OF SIGNAL HILL

2175 Cherry Avenue ◆ Signal Hill, CA 90755-3799

March 6, 2014

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Subject: **2013 Annual Progress Report for the City of Signal Hill General Plan Housing Element**

Attached is the 2013 Annual Progress Report for the City of Signal Hill General Plan Housing Element approved by the City Council at a regular meeting on March 4, 2014 as required by Government Code Section 65400(b)(1).

Sincerely,

Scott Charney
Director of Community Development

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

Jurisdiction Signal Hill

Reporting Period 1/1/2013 - 12/31/2013

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	
Aragon	5+	O			6	44	50				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					50						
(10) Total by income Table A/A3 ► ►					50	0	50				
(11) Total **Extremely Low-Income** Units*											

* Note: See General Comments on page 5.

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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	6	0	0	0	0
No. of Units Permitted for **Above Moderate**	0	0	44	0	0	44	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.			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											0	
	Non-deed restricted											0	
Low	Deed Restricted	91		60								60	31
	Non-deed restricted											0	
Moderate	Deed Restricted	37										0	0*
	Non-deed restricted		2	2	2		2	20	35	6		69	
Above Moderate		94	46	1	1				11	44		103	0*
Total RHNA by COG. Enter allocation number:		222	48	63	3	0	2	20	46	50	0	232	31
Total Units ► ► ►													
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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*See General Comments on page 5.

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**
Zoning Code Amendments Program for Emergency Shelters, Transitional Housing and Supportive Housing	Amendments Adopted	2008-2009	In 2014, the City adopted an Emergency Shelters Ordinance. In the 2013-2021 Housing Element Update the City has committed to processing the transitional and supportive housing ZOAs by July of 2014.
Zoning Code Amendments Program for Single Room Occupancy (SRO) Housing	Amendments Adopted	2008-2009	In 2013, staff began research on SRO programs and the changes that are needed for the code amendments. In the 2013-2021 Housing Element Update the City has committed to processing the ZOA by July of 2014.
Section 8 Rental Assistance Program	55 units for lower income households	Ongoing	The LA County Housing Authority administers the Los Angeles County Section 8 Housing Choice Voucher Program. In 2013, the County issued 55 vouchers for lower income renter households.
Hill Street Affordable Housing Development	Minimum of 45 housing units for lower income hhs	2008-2014	In the 2008-2014 cycle, the Hill Street SP-7 Specific Plan was adopted to accommodate non-discretionary affordable housing. In 2013, SP-7 was amended to increase area and density to 72-units. In addition, the City sent out an RFQ to select a well qualified non-profit housing developer to construct and own the project.
Overpaying and Overcrowded Housing Program	Housing for cost burdened large families	2008-2014	Construction of 61-units at Las Brisas was completed during the 2008-2014 cycle, which includes 3-bedroom units which can assist in reducing overcrowding for large families. Once constructed the Hill Street project will also help reduce overcrowding.
Reasonable Accommodation Procedure	Adopted Procedure	2008-2009	The City has not adopted a formal procedure for a disabled applicant's request for a reasonable accommodation, but staff will continue to work on the ordinance amendment for the next planning period. In the 2013-2021 Housing Element Update the City has committed to processing a ZOA by July of 2014.
Licensed Residential Care Zoning Code Revisions	Adopted Revisions	2008-2009	Staff is researching the changes needed for the code amendments. The City currently allows licensed facilities serving six persons or fewer for zoning purposes like single-family homes. Currently, there are 2 licensed small childcare facilities in the City.

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Housing Code Enforcement Program	10 new cases per month	2008-2014	In 2013, the City closed 57 code enforcement cases. The City continues to react to Code Enforcement issues and has other cases pending and on the watch list.

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	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**
Residential Rehabilitation Program	102 housing units	2008-2014	Between January 1, 2006 and January 31, 2012 36 dwelling units were rehabilitated. Program #9 is suspended and will no longer be funded during the balance of the planning period. As the Redevelopment Agency has been dissolved, there are no funds available to support this program.
Fair Housing Services Program	65 lower-income hhs	2008-2014	Information from the Housing Rights Center is available at the Community Development Department counter and on the City's website.
Fair Housing Information Program	Information Distributed	2008-2014	The City is located within the service area of the Housing Rights Center. The following services are offered: Housing Discrimination Complaint Processing, Fair Housing Education and Outreach, and Tenant/landlord Counseling. The program will be continued during the 2013-2021 planning period.

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Jurisdiction	Signal Hill		
Reporting Period	1/1/2013	-	12/31/2013

General Comments:

*Note: The City exceeded their RHNA allocation for moderate and above moderate income housing for the period of 2006 to 2014.