

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Palmdale	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Density Bonus	Provide a 25% density bonus for developers who make 10% of units affordable to households earning 50% of AMI or 20% of units affordable to households earning 60% of AMI	2013-2021	On-going program. Met with several developers to discuss various projects but no new agreements were signed. Two were drafted.
Second Unit Ordinance	Provide on-going program to approved second units as required by the Zoning Ordinance	2013-2021	Zoning Ordinance Updated in 2020.
Mortgage Assistance Program	Provide assistance to qualified first-time homebuyers	2013-2021	On-going program. No new actions taken in 2020.
Mobile Home First Time Homebuyer Program	Provide down payment assistance to first time homebuyers who wish to purchase a new mobile home to be placed in one of the three City of City-owned mobile home parks	2013-2021	On-going program. No new actions taken in 2020.
Affordable Housing Land Bank	Acquire and assemble parcels for new construction of affordable single and multifamily units using Housing set-aside and other funds	2013-2021	On-going program. No new actions taken in 2020.
Affordable Housing Construction Program	Provide funding (land and/or low-interest, deferred interest or residual receipts) loans to nonprofit affordable housing organizations to construct new affordable units to replace units demolished by public actions and build new affordable housing	2013-2021	On-going program. No new actions taken in 2020. Met with several developers to discuss various projects but no new agreements were signed.
Small Lot Consolidation	City to play and active role in facilitating lot consolidations and offer identified incentives	2013-2021	On-going program
Large Site Development	City to plays an active role in facilitating land divisions and lot line adjustments to assist housing development for lower income households	2013-2021	Rezoning completed October 2012. No new actions taken in 2020.

Single Family Rehabilitation Loan	Provide rehabilitation loans to owner-occupants of single family houses and mobile homes who earn 80% or less of AMI	2013-2021	On-going program. No new actions taken in 2020.
Multifamily & Single Family Rental Rehabilitation Loans	Low-interest loans to owners of single and multifamily rental properties	2013-2021	On-going program. No new actions taken in 2020.
Rental Housing Inspection	Building & Safety inspection of all residential rental properties on a regular schedule	2013-2021	On-going program
Mobile Home Space Rent Control	Regulates increases in month to month rent costs for mobile home park spaces to ensure affordability	2013-2021	On-going program
Mobile Home Park Homeownership & Rehabilitation	Makes loans to eligible households for purchase of homes in 3 City-owned parks	2013-2021	On-going program
Enforcement of Mobile Home Park Lease Term Ordinances	Forbids mobile home park owners from requiring residents to sign lease/rental that exempts space from rent control	2013-2021	On-going program
Rezoning to Provide Adequate Sites for RHNA	Rezone land to provide sufficient sites for Very-Low and Low Income RHNA allocation	2013-2021	Rezoning completed October 2012. No new actions taken in 2020.
Mortgage Revenue Bond	Issuance of mortgage revenue bonds for purchase and rehabilitation or new construction	2013-2021	On-going program
Conversion of At-Risk Units	Steps to be taken to ensure 303 at-risk units in 6 projects are not lost through conversion to market rate units	2013-2021	On-going program
Housing Impact Review	Review housing impacts of proposed City policies, programs and actions for consistency with RHNA	2013-2021	On-going program
Housing for Agricultural Employees & Employee Housing	Amend Zoning Ordinance to comply with Health and Safety Code Section 17021.5 and 17021.6	2013-2021	Zoning Ordinance Amendment completed in October 2012. No new actions taken in 2020.
Fair Housing Services	City contracts with Housing Rights Center of Los Angeles to provide public information, training and investigation of fair housing complaints	2013-2021	On-going program
Fair Housing Affirmative Marketing Practices	Provides information to managers of rental housing who participate in Partners Against Crime	2013-2021	On-going program
Temporary Dependent Units	Amend Zoning Ordinance to remove programs that are no longer compliant with State law	2013-2021	Zoning Ordinance Amendment completed October 2012. No new actions were taken in 2020.
Senior Housing	Develop households for persons 55 or older	2013-2021	On-going program. No new actions taken in 2020.

Housing for the Developmentally Disabled	Work with North Los Angeles Regional Center to implement outreach program	2013-2021	On-going program
Transitional and Supportive Housing Facilities	Amend the Zoning Ordinance to comply with Senate Bill 2	2013-2021	Zoning Ordinance Amendment completed October 2012. On-going program. No new actions were taken in 2020.
South Antelope Valley Emergency Services Program (SAVES)	Provide administrative funding to programs which provide services, referrals, motel vouchers, emergency food and clothing to homeless and very low income individuals and families.	2013-2021	Funding for program is ongoing.
Homeless Persons Facilities Designation	Amend Zoning Ordinance in compliance with Senate Bill 2	2013-2021	Zoning Ordinance Amendment completed October 2012. No new actions taken in 2020.
Handicap Access to Housing	Requests for Reasonable Accommodation may be granted in compliance with the Zoning Ordinance	2013-2021	On-going program
Residential Care Facilities	Permit Large Residential Care Facilities subject to Site Plan Review approval in the same way that multifamily housing is permitted	2013-2021	Ongoing program. Zoning Ordinance Amendment completed October 2012. No new actions taken in 2020.
Energy & Water Conservation	Enforce Title 24, Government Code Section 65591, the Water Conservation and Landscaping Act and City Ordinance No. 1262 for water conservation	2013-2021	On-going program
Neighborhood Improvement Program	Improve the quality of selected low and moderate income single family neighborhoods by enforcing compliance with building, safety, health, fire and other applicable regulations	2013-2021	On-going program
Partners Against Crime (PAC)	Coordinates activities of Code Enforcement, Housing, Sheriff's Department, Public Safety, Public Works, Fire Department and Los Angeles County Health Services to address multiple problems of crime and poor property management and maintenance in multifamily housing	2013-2021	On-going program
Partners for a Better Palmdale	Strategic planning and programs for public safety and neighborhood development	2013-2021	On-going program
Transit Village Specific Plan and New Construction Affordability	A variety of dense housing types surrounding the Palmdale Transportation Center	2013-2021	Repealed by City Council on December 15, 2020 and replaced by the Palmdale Transit Area Specific Plan.

<b>TOD Overlay Zone Project</b>	The project will result in an update to the City General Plan and Zoning Ordinance to reflect the City's current vision for TOD within the vicinity of the PTC and future California High Speed Rail Station.	2013-2021	Completed
<b>Avenue Q Feasibility Study</b>	The study will determine the feasibility of developing the Avenue Q Corridor as a transit-oriented, mixed-use development corridor.	2013-2021	Completed
<b>High Speed Rail Project</b>	This project is in partnership with the California High Speed Rail Authority and involves station area planning around the proposed high speed rail multi-modal station.	2013-2021	Planning and coordination with the High Speed Rail Authority is ongoing.
<b>Palmdale Transit Area Specific Plan</b>	It is the intent of the PTASP to assist with the systematic implementation of the General Plan by encouraging investment and development in the PTASP area.	2016-Continuous	The PTASP was approved on December 15, 2020
<b>Avenue Q Corridor Study</b>	Analyzes multimodal transit on a segment of Avenue Q from 20th Street East to Sierra Highway.	2020-2021	On-going