



CITY OF PALMDALE

REPORT to the Mayor and Members of the City Council from the City Manager

DATE: May 7, 2019

SUBJECT: Summary of the Annual Housing Element Progress Report

ISSUING DEPARTMENT: Economic and Community Development: Planning Division

SUMMARY

Issues:

Should the City Council receive the summary of the Annual Housing Element Progress Report?

Recommendation:

It is recommended that the City Council receive the summary of the Annual Housing Element Progress Report.

Fiscal Impact:

No fiscal impact.

BACKGROUND

Government Code Section 65400 requires that all California cities provide an annual housing element progress report to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). The intent of the statute is to describe the City's progress in meeting its share of Regional Housing Needs Assessment (RHNA). Also, by forwarding this report to OPR and HCD the City may be eligible for future housing grants.

This year HCD has modified the reporting structure so that it now includes a series of Excel spreadsheets. In order to effectively communicate the content of this report, staff has prepared the following summary.

A total of 5,452 units have been allocated to the City of Palmdale during the planning period 2014-2021 under its RHNA. These units are distributed by affordability level and the Housing Element must identify how the City plans to accommodate them. The City is required to zone land for housing to ensure that there is enough residentially zoned land to meet its RHNA allocation, but is not required to ensure units are built. The City is required to report on its progress in the form of the Annual Housing Element Report.

For calendar year 2018, there were 150 housing units completed, of which, 12 were very low-income and 68 were low-income level.

The total RHNA units completed to date (2014 – 2018) are 103 very low, 138 low, 149 moderate and 137 above moderate. The total remaining RHNA goals by income level are 1,292 very-low income, 689 low-income, 749 moderate-income and 2,195 above moderate-income level.

Submitted by:


Reviewed by:



Rob Bruce
Planning Manager



James Purtee
City Manager



Mark Oyler
Director of Economic and
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Please Start Here

General Information	
Jurisdiction Name	Palmdale
Reporting Calendar Year	2018
Contact Information	
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City	Palmdale
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Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Table A3 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units. The table contains 25 columns and 45 rows of data. Columns include Project Identifier, Unit Types, Affordability by Household Income - Completed Entitlement, Affordability by Household Income - Building Permits, Affordability by Household Income - Certificates of Occupancy, and other metrics. Rows list individual projects with their addresses, unit types, and completion dates.

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1395					91	12				103	1292
	Non-Deed Restricted												
Low	Deed Restricted	827					70	68				138	689
	Non-Deed Restricted												
Moderate	Deed Restricted	898						1				149	749
	Non-Deed Restricted						86	62					
Above Moderate		2332		42	95							137	2195
Total RHNA		5452											
Total Units				42	95		247	143				527	4925

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

**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. No new actions taken in 2018.
Second Unit Ordinance	Provide on-going program to approved second units as required by the Zoning Ordinance	2013-2021	Zoning Ordinance Updated in 2018.
Mortgage Assistance Program	Provide assistance to qualified first-time homebuyers	2013-2021	On-going program. No new actions taken in 2018.
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 2018.
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 2018.
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 2018.
Small Lot Consolidation	City to play an active role in facilitating lot consolidations and offer identified incentives	2013-2021	On-going program
Large Site Development	City to play 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 2018.
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	Provide rehabilitation loans to owner-occupants of single family houses and mobile homes who earn 80% or less of AMI
Multifamily & Single Family Rental Rehabilitation Loans	Low-interest loans to owners of single and multifamily rental properties	2013-2021	No new actions taken in 2018.
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 2018.
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 363 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 2018.
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 2018.

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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

Jurisdiction	Palmdale
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				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 ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk			8	8					Rehabilitated 8 housing units for affordable housing. Units were at-risk of being demolished. Estes Veteran Housing; APN 3008-013-017 & 3008-013-018 located at 509 E
Acquisition of Units		1	3	4					
Total Units by Income		1	11	12					

Jurisdiction	Palmdale	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	12
	Non-Deed Restricted	0
Low	Deed Restricted	68
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	0
Above Moderate		0
Total Units		81

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	177
Total Housing Units Approved:	176
Total Housing Units Disapproved:	1

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0