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Housing Element Tracking System

Annual Progress Report

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2019 SANTA FE SPRINGS Progress Report for (5A) 10/15/2013-10/15/2021

TABLE A - Housing Development Applications Submitted

Unit Information

Project Information

Project Identifier		Proposed Units Affordability by Household Incomes							Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
Current APN	Street Address	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income			
8006-017-37	9529 Orr and Day Rd.	0	0	0	1	0	0	0	1	1	0
8007-014-034	10997 Davenrich St.	0	0	0	1	0	0	0	1	1	0
8006-013-037	11517 Telegraph Rd.	0	0	0	1	0	0	0	1	1	0
8005-006-018	11738 Nova St.	0	0	0	1	0	0	0	1	1	0
8005-007-009	11644 Roma St.	0	0	0	1	0	0	0	1	1	0
8007-002-041	9930 Cedardale Dr.	0	0	0	1	0	0	0	1	1	0
8007-024-032	10431 Gridley Ave.	0	0	0	1	0	0	0	1	1	0
8006-015-007	9731 Houghton Ave.	0	0	0	1	0	0	0	1	1	0
8005-005-15	11722 Sunglow Ave.	0	0	0	1	0	0	0	1	1	0
8007-014-016	10125 Cedardale Dr.	0	0	0	1	0	0	0	1	1	0
8001-019-058	11237 Shade Ln.	0	0	0	1	0	0	0	1	1	0
Grand Totals		0	0	0	11	0	0	0	11	11	0

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Building Permits

Certificate of Occupancy

Project Information

Project Identifier			Affordability by Household Income - Entitlements							Entitlement Date Approved	# of Units Issued Entitlements
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
8001-006-059	9337 Millergrove Dr	Case No. 01-2018	0	0	0	0	0	0	0		0
8007-020-011	10209 Gridley Rd	Case No. 02-2018	0	0	0	0	0	0	0		0
8017-009-009	11527 1/2 Buell St	Case No. 03-2018	0	0	0	0	0	0	0		0
8001-014-015	9122 Millergrove Dr	Case No. 05-2018	0	0	0	0	0	0	0		0
8007-014-034	10997 Davenrich St.	Case No. 03-2019	0	0	0	1	0	0	0	04/15/2019	1
8006-013-037	11517 Telegraph Rd.	Case No. 04-2019	0	0	0	1	0	0	0	04/18/2019	1
8005-006-018	11738 Nova St.	Case No. 05-2019	0	0	0	1	0	0	0	04/03/2019	1
8005-007-009	11644 Roma St.	Case No. 06-2019	0	0	0	1	0	0	0	04/17/2019	1
8007-002-041	9930 Cedardale Dr.	Case No. 07-2019	0	0	0	1	0	0	0	07/12/2019	1
8007-024-032	10431 Gridley Ave.	Case No. 08-2019	0	0	0	1	0	0	0	08/26/2019	1
8006-015-007	9731 Houghton Ave.	Case No. 09-2019	0	0	0	1	0	0	0	07/02/2019	1
8005-005-15	11722 Sunglow Ave.	Case No. 10-2019	0	0	0	1	0	0	0	09/24/2019	1
8007-014-016	10125 Cedardale Dr.	Case No. 11-2019	0	0	0	1	0	0	0	10/21/2019	1
8001-019-058	11237 Shade Ln.	Case No. 12-2019	0	0	0	1	0	0	0	10/28/2019	1
8006-017-37	9529 Orr and Day Rd.	Case No. 01-2019	0	0	0	1	0	0	0	01/15/2019	1
Grand Totals			0	0	0	11	0	0	0		11

TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability												Total Units to Date	Total Remaining RHNA
Income Level	RHNA	Restrictions	Year 1 -	Year 2 -	Year 3 -	Year 4 -	Year 5 -	Year 6 -	Year 7 -	Year 8 -	Year 9 -		

	Allocation		2013	2014	2015	2016	2017	2018	2019	2020	2021	(all years)	by Income Level
Very Low*	82	Deed restricted	0	0	0	0	0	0	0	0	0	0	82
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	50	Deed Restricted	0	0	0	0	0	0	0	0	0	13	37
		Non-Restricted	0	0	0	0	1	2	10	0	0		
Moderate	53	Deed Restricted	0	0	0	0	0	0	0	0	0	0	53
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Above Moderate	139		0	156	51	0	14	0	0	0	0	221	0
Total Units			0	156	51	0	15	2	10	0	0	234	
Total RHNA	324											Total Remaining Need for RHNA Period	172

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

TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need	
No Data Available	

TABLE D - Program Implementation Status			
Program Description	Housing Programs Progress Report - Government Code Section 65583		
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Home Improvement Rebate Program	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	Re-initiate program in 2014	Given funding constraints, the City has not re-initiated the program and has been re-evaluating the viability of the program over the long term.
2. Property Maintenance Program	Continue to bring properties into compliance; provide information on available rehabilitation assistance. Seek to complete 60 residential inspections on an annual basis.	2014-2021	During calendar year 2019, the City had a total of 94 residential code enforcement cases, exceeding its annual goal for 60 inspections.
3. Residential Rental Inspection Program	Continue the annual inspection of units; bring substandard units into compliance.	2014-2021	The Residential Rental Inspection Program was suspended in February 2016. There is discussion of bringing the program back.
4. Sale of HARP Properties	Transfer ownership of HARP properties to a non-profit for provision of first-time buyer units. Seek to provide two moderate income units.	2014-2015	In January 2019, the HARP home at 9735 Bartley Avenue was sold at an affordable price to a very low income household. The City will work with a non-profit to develop affordable housing on the the last remaining HARP parcel at 9257 Millergrove and make said housing available to a city of Santa Fe Springs resident, first-time homebuyer.
5. County Homeownership Program (HOP)	Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	Update advertising materials by 2014	The City provides a description of the HOP program on its website, along with a link to the County LACDC program with application information and dates for homebuyer seminars.
6. Southern California Home Financing Authority (SCHFA)	Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Update advertising materials by 2014	The City provides a description of the SCHFA program on its website, along with a link to the County LACDC program application information.
7. Mortgage Credit Certificate	Advertise the availability of the MCC program, along with a listing of participating lenders.	Update advertising materials by 2014	The City provides a description of the MCC program on its website, along with a link to the County LACDC website with program application information.

Program Description	Housing Programs Progress Report - Government Code Section 65583		
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
8. Affordable Housing Development Assistance	Enter into a DDA(s) on two City-owned sites for development with affordable housing. Seek to achieve a minimum of 100 affordable units, and waive application processing fees for projects with 10% ELI units.	For the Lakeland/Laurel site, enter in to a DDA in 2014 and complete construction by 2016. For 10934 Laurel, enter into a DDA by 2015 and complete construction by 2017.	On March 28 2019, the City entered into an Exclusive Negotiating Agreement (ENA) with Habitat for Humanity, The Whole Child and The Richmond Group, collectively "The Richmond Group", to develop both parcels. In January 2020, the development team submitted a development concept package to include: 99 affordable apartments (31 ELI, 43 VL, and 24 Low); 19 transitional housing units housing up to 40 families; and 21 for-sale townhomes. The City will assist through a land write-down and contribution of housing funds.
9. Housing Element Monitoring/Annual Report	Submit an annual Housing Element progress report to HCD. Monitor to ensure adequate sites to address RHNA throughout the planning period. Monitor redevelopment of R-3 properties.	First annual report due April 1, 2014. Ongoing monitoring of sites and R-3 properties in conjunction with project applications.	City has submitted its Annual Report for each year of the 2014-2021 Housing Element. City has entered into an ENA with a non-profit development team to provide approximately 130 lower income units on two City-owned R-3 parcels. In addition, in April 2018 the City expanded its multi-family sites by rezoning 5.1 acres of Public Institutional to R-3-PD to accommodate a 128 unit apartment complex.
10. Second Dwelling Unit	Implement City's ordinance to accommodate second units. Seek to achieve at least 3 new second units.	2014-2021	The City issued building permits for ten second dwelling units in 2019, the most applications ever received and twice as many as the prior year. A March 2020 rent survey of ten guest houses and studio apartments for rent in Santa Fe Springs and surrounding communities identified listings ranging from \$950 - \$1,450, within the maximum affordable housing cost of \$1,461 for a single person, low income household. At unit sizes of 360 - 625 square feet, the second units approved in Santa Fe Springs are smaller than most units advertised in the rent survey.
11. Sustainability and Green Building	Provide education/outreach to residents and development community on CALGREEN. Advertise available energy conservation programs to residents.	Update advertising materials by 2014	The City website provides information on CALGREEN, along with links to a number of websites for sustainability tips and resources, including information about recycling, proper disposal of electronic waste, energy and water conservation rebates.
12. Section 8 Rental Assistance	Continue participation in program and advertise through City Newsletter and dissemination of brochures; encourage landlords to register units.	Advertise program quarterly in City newsletter. Discuss with landlords in conjunction with annual Rental Inspection.	The City provides a description of the Section 8 program on its website, along with a link to the program on the HaCOLA website with program application information. As of February 2020, HaCOLA reports a total of 219 Santa Fe Springs households participating in the Section 8 Housing Choice Voucher Program, including 4 tenants receiving Veterans Assistance vouchers and 3 tenants receiving Continuum of Care vouchers.
13. Preservation of Assisted Rental Housing	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Contact at-risk property owners within one year of potential expiration.	No projects were at risk of conversion to market rate, with the earliest potential expiration not until 2025.
14. Zoning Ordinance Revisions	Amend the Zoning Code to make explicit provisions for transitional and supportive housing, emergency shelters, manufactured housing, community care facilities and SROs.	Adopt SB 2 related amendments in 2013, with the balance of Code amendments in 2014.	In March 2017, the city adopted a package of Zoning Code amendments to address zoning for a variety of housing types, as specified in the Housing Element. The city is currently working with Habitat for Humanity and The Whole Child to develop a continuum of affordable housing (approximately 130 units) on City owned sites, including transitional housing and supportive housing components.
15. Density Bonus	Adopt and maintain a density bonus ordinance and advertise on the City's website.	Adopt a local density bonus ordinance in 2013.	City Council updated its density bonus in 2017 for consistency with recent changes in State law.
16. CEQA Exemptions for Infill Projects	Continue to utilize categorical exemptions where appropriate, on a case-by-case basis.	2014-2021	All residential development applications received in 2019 were for accessory dwelling units which are not subject to CEQA.
17. Fee Deferrals and/or Waivers for Affordable Housing	Inform affordable housing developers that fee deferrals, reductions and waivers may be requested as an incentive. Amend the Code to waive application processing fees for projects with 10% ELI units.	Provide information on available fee incentives in conjunction with affordable projects. By the end of 2014, amend Code for ELI units.	City's density bonus ordinance identifies fee reductions as an eligible incentive. In addition, Section 155.739 of the Municipal Code provides for a waiver of Planning Department entitlement fees for projects with a minimum of 10% extremely low income units.
18. Zoning for Small Employees (6 or fewer)	Amend Zoning Code consistent with Employee Housing Act	Within two years of Housing Element adoption.	The City's Zoning Code provides zoning for small employee housing, consistent with the Employee Housing Act.
19. Fair Housing Programs	Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at public locations.	Advertise in City newsletter quarterly.	Brochures about fair housing services provided in Santa Fe Springs through the Housing Rights Center are provided at City Hall. In addition, the City provides links to the following fair housing resources on its website: California Department of Fair Employment and Housing; Los Angeles County Housing Resource Center; The Housing Rights Center; Neighborhood Legal Services of Los Angeles County; and Inner City Law Center.

Program Description	Housing Programs Progress Report - Government Code Section 65583		
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
20. Social Service Programs for Special Needs Groups	Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	2014-2021	The City has maintained an active social services program for its residents.
21. Reasonable Accommodation	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	Adopt Code procedures in 2013, and begin disseminating information in 2014.	City Council adopted procedures for Reasonable Accommodation in 2013. The City has placed information on its website and has developed a handout on reasonable accommodation procedures.
22. Housing Opportunities for Persons Living with Disabilities	Coordinate with ELARC to publicize info on resources for housing and services in conjunction with future affordable housing projects, and apply for funds at least once during the planning period.	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.	The City has placed links on its website to the following resources for housing and services for persons with disabilities: East Los Angeles Regional Center; A Community of Friends; and Corporation for Supportive Housing.

TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7
No Data Available

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)										
Activity Type	Affordability by Household Incomes (Units that <u>DO NOT</u> count towards RHNA)				Description of Activity	Affordability by Household Incomes (Units that <u>DO</u> count towards RHNA)				Description of Activity
	Extremely Low-Income	Very Low-Income	Low-Income	TOTAL UNITS		Extremely Low-Income	Very Low-Income	Low-Income	TOTAL UNITS	
Rehabilitation Activity	0	0	0	0		0	0	0	0	
Preservation of Units At-Risk	0	0	0	0		0	0	0	0	
Acquisition of Units	0	0	0	0		0	0	0	0	
Total Units by Income	0	0	0	0		0	0	0	0	

General Information
<p>Comments: Include any additional information or explanation for the information provided in the previous tables.</p>

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