



# CITY OF SIGNAL HILL

## 2013-2021 Housing Element of the General Plan

Adopted by City Council  
February 4, 2014

Certified by the  
Department of Housing and Community Development  
Division of Housing Policy Development  
March 18, 2014

**City of Signal Hill  
Draft 2013-2021 Housing Element  
of the General Plan**

**Master Table of Contents**

<b>Section/Appendix</b>	<b>Pages</b>
Section 1 Introduction.....	1-1 to 1-6
Section 2 Overview.....	2-1 to 2-8
Section 3 Housing Program.....	3-1 to 3-21
Appendix A Needs, Sites, Constraints and Progress Report.....	A-1 to A-76
Appendix B Organizations Consulted, Data Sources & Definitions.....	B-1 to B-4

# 2013-2021 HOUSING ELEMENT

## *INTRODUCTION*



**City of Signal Hill**  
**2013-2021 Housing Element of the General Plan**  
**Section 1-Introduction**  
**Table of Contents**

A. Regional Setting.....	1-1
B. Historical Context.....	1-1
C. State Requirements and Legislative Changes.....	1-2
D. Role and Organization of the Housing Element.....	1-4
E. Housing Element Consistency with Other General Plan Elements.....	1-5
F. Other Statutory Requirements.....	1-5
1. Water and Sewer Priority.....	1-5
2. Flood Hazards and Flood Management Information.....	1-6

**List of Charts**

1-1 City of Signal Hill Population Growth 1980 to 2013.....	1-2
---	-----

## **SECTION 1 - INTRODUCTION**

---

---

### **A. REGIONAL SETTING**

The City of Signal Hill is located in Los Angeles County, generally in the southern area of the greater Los Angeles Metropolitan Area. The City is surrounded by the City of Long Beach and is just over two square miles.

The City is regionally accessible from Interstate 405 (San Diego Freeway) which is located to the immediate North. Also Cherry Avenue and Pacific Coast Highway provide access to the City. The City is approximately three miles north of the large Port of Long Beach and 22 miles south of Downtown Los Angeles.

### **B. HISTORICAL CONTEXT**

Signal Hill has a rich and colorful history. Most famous for the discovery of oil in 1921, and commonly known as an "oil town," the City is now a diverse community with an "oil history" and a bright future.

In the 1500s, the Puva Indians used the hilltop to signal other native tribes on Santa Catalina Island, 26 miles offshore. Because of its use as a signaling point, Spanish settlers called the hill "Loma Sental," which translates as "Signal Hill."

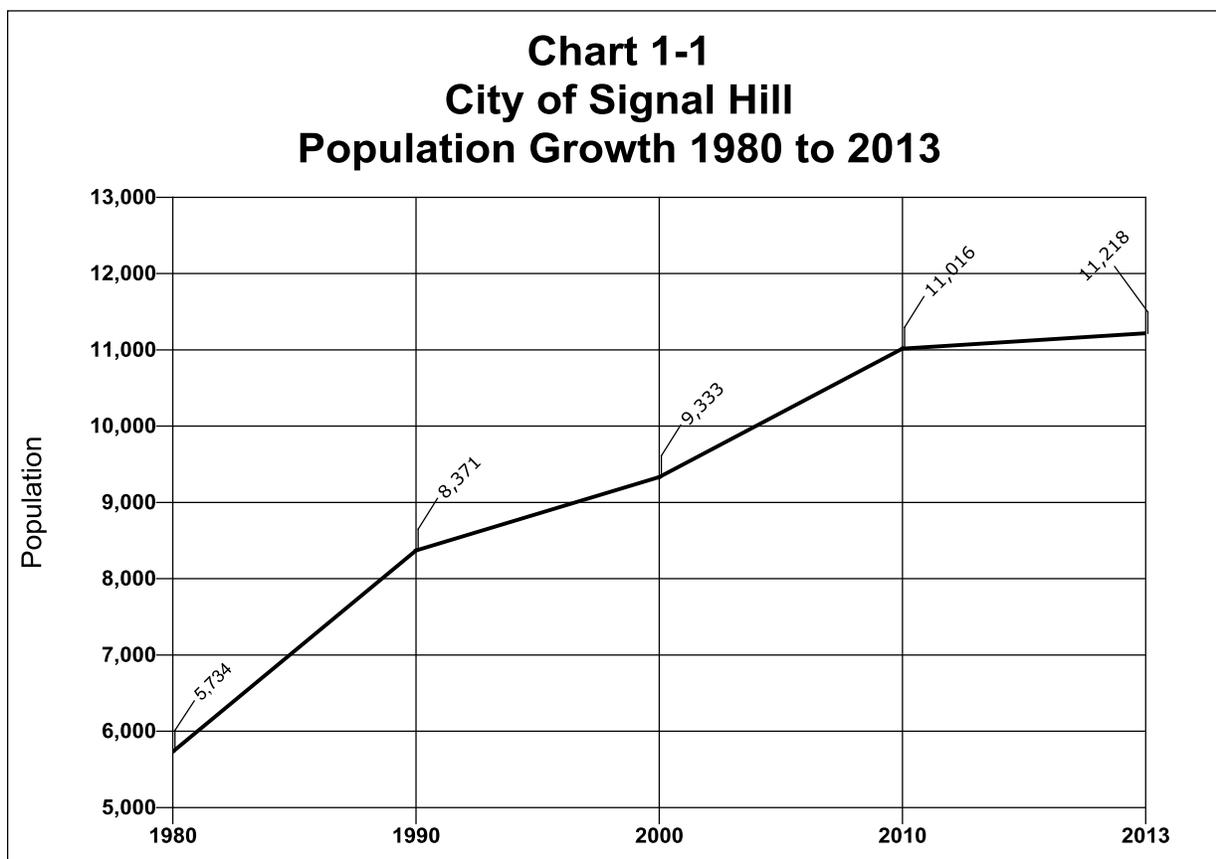
Signal Hill's first owner of record was Manuel Nieto, who received the land in 1784 as a grant from King Carlos III of Spain. Nieto later divided the land into six cattle and horse ranchos, two of which encompassed Signal Hill: Rancho Los Alamitos and Rancho Los Cerritos. Later purchased by New Englanders, the ranchos were used mostly for grazing and agriculture in the 1800s. A harsh winter in 1862, drought and other financial hardships resulted in the sale of the ranchos to the Bixby clan, who used the land to raise sheep.

By the turn of the 20th Century, stately mansions dotted the hilltop, as the value of the panoramic view became evident. However, by 1917 the prospect of striking oil on the hilltop surpassed the value of the view and the Union Oil Company drilled the first oil well in the area. The well failed to produce any oil and it was abandoned. Further exploration was suspended until the Royal Dutch Shell Oil Company resumed exploration and hit pay dirt on June 23, 1921. That first "gusher," at Alamitos Well #1, marked a turning point in Signal Hill's history and put the City on the map. Ultimately one of the richest oil fields in the world, it produced over 1 billion barrels of oil by 1984.

Signal Hill had been located in unincorporated Los Angeles County. In 1924, in order to avoid Long Beach's per-barrel tax on oil, Signal Hill's founding fathers voted for incorporation. Right from the beginning, Signal Hill proved to be a progressive city, electing Mrs. Jessie Nelson as the City's first mayor.

Oil production continued to be Signal Hill's mainstay until declining oil prices reduced production in the 1970s. In 1974 the Signal Hill Redevelopment Agency was formed and the city focused on economic development and diversity from oil. Today, Signal Hill is a well balanced, financially sound and economically diverse community of more than 11,200 people.

## SECTION 1 - INTRODUCTION



### C. STATE REQUIREMENTS AND LEGISLATIVE CHANGES

The Housing Element is one of the seven mandatory elements of the General Plan, and it specifies ways in which the housing needs of existing and future residents can be met. The element became a mandated element of a general plan in 1969, or 44 years ago. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.

Government Code Section 65583 states:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

In enacting the housing element requirement in 1969, the State legislature found and declared that -

## SECTION 1 - INTRODUCTION

---

---

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order.

And that –

The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.

Also –

Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.

The Housing Element must include six major components:

- An assessment of the community's housing *needs*.
- An inventory of *sites* that can accommodate the need for new housing.
- An analysis of housing market and governmental *constraints* that impede public and private sector efforts to meet the needs.
- A *progress report* describing actions taken to implement the *2008-2014 Housing Element*.
- A statement of *goals*, quantified *objectives* and *policies* relative to the construction, rehabilitation, conservation and preservation of housing.
- An *implementation program* which sets forth a schedule of actions which the City is undertaking or intends to undertake to implement the policies and achieve the stated goals and objectives.

The City's prior Housing Element was adopted in February 2012. Since that date, SB 812 is the only major change to the law. Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the special housing needs of persons with developmental disabilities. This analysis should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

SB 375 requires that the housing element due date is 18 months after adoption of the Regional Transportation Plan (RTP). October 15, 2013 (18 months after the RTP was adopted) is the due date for adoption of the Housing Element. According to Government Code Section 65588(f)(1):

“Planning Period” shall be the time period between the due date for one housing element and the due date for the next housing element.

Therefore, the planning period for the City's Housing Element is the period from October 15, 2013 through October 15, 2021.

According to Government Code Section 65588(f)(2):

“Projection Period” shall be the time period for which the regional housing need is calculated.

## SECTION 1 - INTRODUCTION

---

---

The SCAG Regional Housing Needs Assessment (RHNA) covers the period from January 1, 2014 to October 1, 2021.

According to SCAG, the anomaly of the housing element due date (October 15, 2013) preceding the RHNA start date (January 1, 2014) is due to (a) legislative changes and statutory definitions and (b) the date that SCAG adopted its Regional Transportation Plan. Also, HCD uses January 1 or July 1 for RHNA determination start date purposes as these are the effective dates used by Department of Finance (DOF) in updating housing estimates and population projections.

### D. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

As previously noted, the Housing Element is one of seven mandatory elements of a General Plan. Its focus is on assessing the community's housing needs and describing programs to address those needs. The element must describe actions to –

- Identify adequate sites to accommodate a variety of housing needs
- Assist in the development of affordable housing
- Remove governmental constraints to housing improvement and construction
- Improve the condition of housing
- Preserve the affordable housing supply
- Promote fair housing
- Promote energy conservation

In addition to this Introduction, two additional Sections and two Appendices comprise the Housing Element:

Section 2: Overview: This Section provides an overview of the public participation efforts of the City during the development of the Housing Element, challenges the City faces in addressing housing needs, and a brief summary of the document.

Section 3 - Housing Program: This Section provides a summary of the housing needs and describes the goals, policies and objectives of the Housing Element. Section 3 also describes the individual programs that the City will implement during the eight-year planning period in order to address the community's housing needs.

Appendix A: This Appendix contains detailed information on the following:

- Housing Needs Assessment
- Sites Inventory and Analysis
- Housing Market Constraints Analysis
- Governmental Constraints Analysis
- Progress Report

Appendix B: This Appendix includes a list of organizations consulted, data sources, and definitions.

## SECTION 1 - INTRODUCTION

---

---

### E. HOUSING ELEMENT CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

Six elements comprise the Signal Hill General Plan:

- Land Use
- Circulation
- Environmental Resources (conservation and open space)
- Safety
- Noise
- Housing

During the planning period, consistency between the Housing Element and General Plan will be maintained through the General Plan Annual Progress Report. This Report, which is usually completed in spring of each year, reports on the status and implementation progress of the General Plan Elements. The Progress Report contains information on the status of General Plan amendments and of the work efforts and programs implemented each year that meet the goals and objectives and fulfill the policies set forth in each General Plan Element.

In future Progress Reports, information will be included on whether the amendments will generate a need to amend the Housing Element with respect to goals, policies, objectives, programs or the sites inventory. The Housing Element revisions can then be made concurrently with amendments to the other General Plan Elements. In this way, internal consistency between the Housing Element and other elements will be maintained throughout the planning period.

In addition, the City will add an internal consistency section to the Housing Element Progress Report which is completed in April of each year and submitted to HCD. That section will describe any revisions or changes to the Housing Element that were enacted the prior calendar year in order to maintain consistency with all the other General Plan Elements.

Future amendments to the Safety, Conservation, and Land Use Elements will require a review of the Housing Element for internal consistency, which may in turn, require amendments to the Housing Element. For example, if sites identified in the Housing Element as suitable for housing development are subsequently identified as inappropriate for development, other sites will need to be identified. Annual review of the Land Use Element will assist the City in future updates of the Housing Element and facilitate identification of appropriate sites to accommodate the City's share of the regional housing need.

### F. OTHER STATUTORY REQUIREMENTS

#### 1. Water and Sewer Priority

Chapter 727 amended Government Code Section 65589.7(a) as follows:

The housing element adopted by the legislative body and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body. Each public agency or private entity providing water or sewer services shall grant *a priority for the provision of these services to proposed developments that include housing units affordable to lower income households.* [Emphasis added]

## SECTION 1 - INTRODUCTION

---

---

The water supply is provided by the Signal Hill Water Department, which relies on both municipal resources and water imports. The City's General Plan concludes that water supply is and will be sufficient to meet demand for water from residences, commerce, industry and oil recovery.

The Community Development Department will deliver to the Water Department a copy of the Housing Element following its adoption by the City Council

Signal Hill sanitary sewers connect to the City of Long Beach sewer line. Sewage treatment service to the City is provided by the County Sanitation Districts of Los Angeles County Sanitation District (#29). The construction and connection of local sewers and laterals to the district has been and will remain the responsibility of the City of Signal Hill.

The Community Development Department will deliver a copy of the Housing Element to the Sanitation District's Administrative Office (1955 Workman Mill Road, Whittier, CA 90601).

### **2. Flood Hazards and Flood Management Information**

Government Code Section 65302 requires all cities and counties to amend the safety and conservation elements of their general plan to include an analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element on, or after, January 1, 2009. The General Plan Safety Element and Environmental Resources Element contain the analysis and policies pertaining to flood hazards and flood management information.

Government Code Section 65302 also requires cities and counties, effective January 1, 2008, to annually review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources. The City conducts its annual review as part of the General Plan Annual Progress Report.

# 2013-2021 HOUSING ELEMENT

## *OVERVIEW*



**City of Signal Hill  
2013-2021 Housing Element of the General Plan  
Section 2-Overview  
Table of Contents**

A. Housing Element Public Participation Effort.....	2-1
1. Housing Needs Survey.....	2-1
2. Community Workshop – August 19, 2013.....	2-2
a. Public Notification.....	2-2
b. Workshop.....	2-3
c. Summary of Comments Received at Workshop.....	2-4
3. Planning Commission Workshop.....	2-4
4. Public Review of the Draft Housing Element.....	2-5
5. Planning Commission and City Council Public Hearings.....	2-5
B. Challenges to Addressing the Community’s Housing Needs.....	2-5
1. Reduced Funding for the Section 8 Housing Choice Voucher Program.....	2-5
2. Reduced CDBG and HOME Funding.....	2-6
3. Loss of the Redevelopment Agency’s Low and Moderate Income Housing Fund.....	2-6
4. California Homes and Jobs Act.....	2-6
C. Housing Element Summary.....	2-7

**List of Tables**

2-1	City of Signal Hill 2013-2021 Housing Element - Housing Program Outline - List of Specific Individual Programs by Program Category.....	2-8
-----	---	-----

## SECTION 2 - OVERVIEW

---

---

The Section 2 Overview presents information on:

- Housing Element Public Participation Effort
- Challenges To Addressing the Community's Housing Needs
- Brief Housing Element Summary

### A. HOUSING ELEMENT PUBLIC PARTICIPATION EFFORT

A housing element must:

Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element

Public participation efforts included the following:

- Housing Needs Survey
- Community Workshop
- Planning Commission Study Session
- Public Review of the Draft Housing Element
- Planning Commission and City Council Public Hearings

#### 1. Housing Needs Survey

A Housing Needs Survey comprised of eight questions was posted on the City's website. The public was notified of the opportunity to complete the survey through announcements on the City's website. In addition, hard copies of the questionnaire were made available at the City's Housing Element Community Workshop conducted on August 19, 2013.

The purpose of the Survey was to garner insights on the respondents housing needs and their opinions on the community's housing needs. A total of 35 residents completed the survey. The survey results are presented below with all percentages based on those that responded to the particular question:

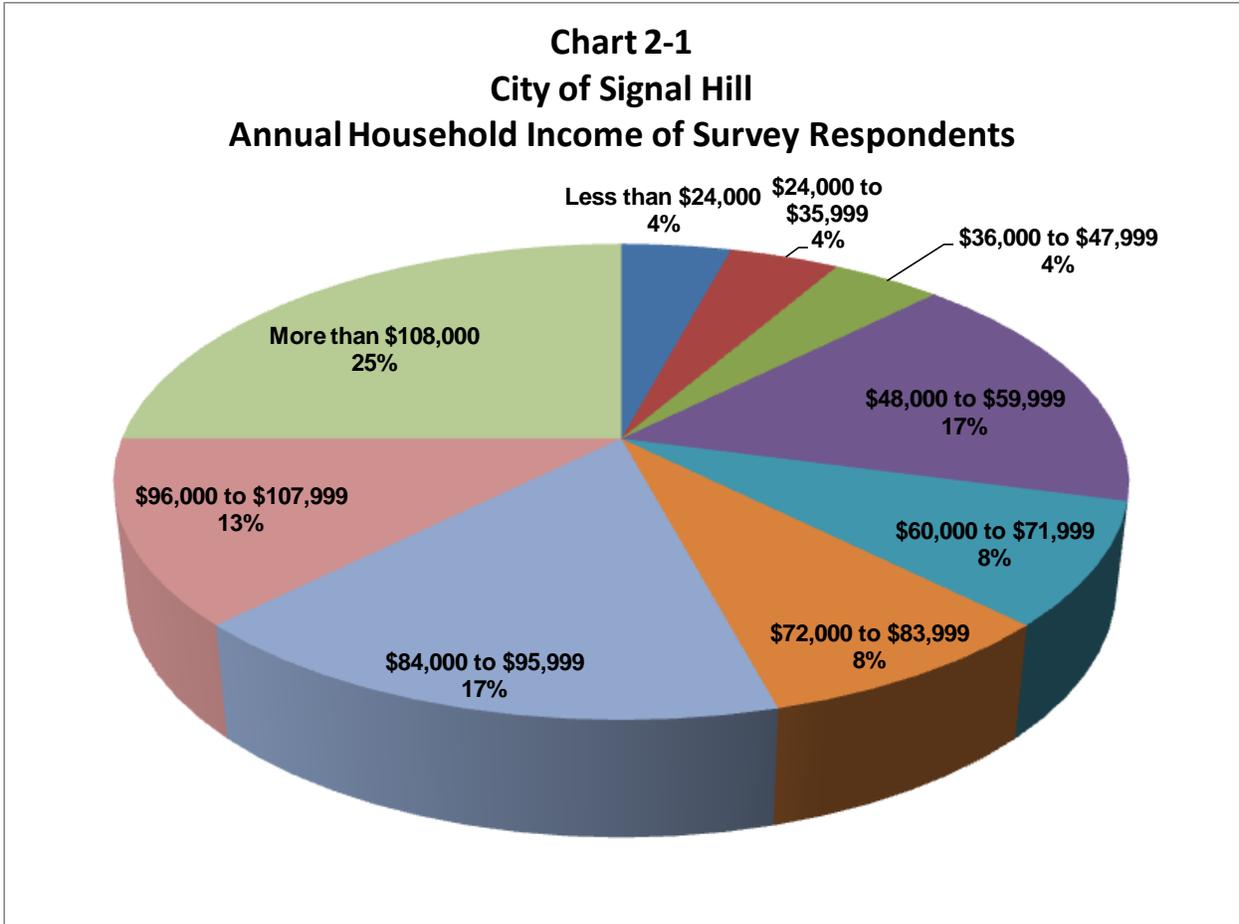
#### Household Characteristics:

- 32% stated that they have lived in Signal Hill over ten years
- 68% were home owners
- 62.5% stated they had annual incomes over \$72,000 (a completed breakdown is provided in Chart 2-1)
- 56% stated they were one or two-person households
- Six respondents stated they had difficulty using stairs/bath tub and five responded that they needed accessibility modifications

#### Responses describing family housing needs:

- 28% stated that their monthly utility bills were too high
- 16% stated that they needed a larger place to live
- 33% stated that their monthly housing costs were too high
- 21% stated that they need help with home repairs and maintenance

**SECTION 2 - OVERVIEW**



Responses describing community housing needs:

The top four community housing needs were as follows:

- First time homebuyer assistance 50.0%
- Increased housing code enforcement 50.0%
- Single-family home repair and rehabilitation 54.2%
- Assistance with monthly housing costs 41.7%

The survey was not a scientific random sample. However, it does provide an indicator of family and community housing needs. Although funding resources to address these needs have decreased, the City has identified in Section 3 individual programs that can meet a portion of the housing needs.

**2. Community Workshop – August 19, 2013**

a. Public Notification

A Community Workshop was held at the Signal Hill Park Community Center, 1780 E. Hill Street on August 19, 2013. The public was given notice of the Community Workshop in multiple ways:

## SECTION 2 - OVERVIEW

- Display ads (4" x 5") were published in the *Signal Tribune* newspaper on August 9<sup>th</sup> and August 16<sup>th</sup>
- Flyers were posted on the City's website on the Signal Hill News section (front page) and Community Development home page
- Announcements were made on the City's public information TV channel on August 12<sup>th</sup> through August 19<sup>th</sup>
- Flyers were posted on three floors of the City Hall building
- Flyers were distributed at the National Night Out event on August 6<sup>th</sup> at Reservoir Park
- The following stakeholders were given e-mail notifications of the Community Workshop

Courtyard Care Center	Administration
Las Brisas, Housing, Community & Child Care Centers (Abode)	Administration
American Univ. of Health Sciences	Vice Chair Board of Trustees
Aragon development	Project Manager – MBK Homes
Pacificwalk development	Project Manager – City Ventures
Signal Hill Petroleum	Community Relations
Long Beach Islamic Center	Board member/president
Bozena Jaworski AIA	RPP Architects
Chamber of Commerce	President
Fair Housing Foundation	Outreach & Education
Harbor Regional Center	Outreach & Public Education
Housing Rights Center	Home Ownership Department
Community Services Senior contact list	Active Adult Notify Me 130 subscribers
Sustainable City Committee	15 members
Parks & Recreation Commission	5 members
City Council	5 members
Planning Commission	5 members
Civil Service Commission	5 members

- Two A-frame directional boards were located at street corner and front door on day of the event.

### b. Workshop

Fifteen people from three different neighborhoods attended the Workshop. The Community Workshop was held at the Community Center as a "drop in" event and lasted two hours. There was a welcome table where attendees picked up surveys and comment cards, a participation table where attendees identified and tagged their neighborhood and four additional tables which had a presenter, graphics and hand out information.

The following information was presented:

- Overview of the Housing Element and City demographics, displays and handouts with city data, history, characteristics, population, and economic housing categories.
- PowerPoint presentation of State requirements, legal mandates and certification process.

## SECTION 2 - OVERVIEW

---

- Overview of Regional Housing Needs Assessment (RHNA), visuals and handouts identifying and explaining the State assessment numbers and categories with an explanation of the adequate sites demonstrating our ability to meet the requirement. Visuals on projects already developed and those identified for future development.
- A presentation and visual discussion of the legal mandates from the State for Special Housing Needs. Identifying potential zones for emergency shelters, determination of homeless numbers, definitions and required actions and amendments to the City Code to accommodate Emergency Shelters, Transitional Housing and Supportive Housing.

### c. Summary of Comments Received at Workshop

- Positives regarding neighborhood
  - ✓ Views
  - ✓ Security
  - ✓ Hiking trails, walking and exercise options
  - ✓ Street maintenance
  - ✓ Quality of home construction
  - ✓ Central location
  - ✓ Quiet area
  - ✓ Streets are well kept (clean and in good repair)
- Negatives regarding neighborhood
  - ✓ Monthly oil well maintenance
  - ✓ Blocked street access to homes due to oil well maintenance
  - ✓ Traffic using local streets to avoid traffic signal on Cherry Avenue and Pacific Coast Highway
  - ✓ Violations of CCR's and lack of enforcement by HOA/City
  - ✓ Increasing number of rentals and accompanied deferred home maintenance
  - ✓ Difficulty of street parking: more garages are needed
- Inquiries
  - ✓ No comments were received or noted opposing the zoning plan for increased density at the Hill Street site
  - ✓ Comments on the legal mandates for Emergency Shelters, Transitional Housing and Supportive Housing were generally positive
  - ✓ More information on parking for new housing and remodels

Section 3 describes the zoning plan and actions programs.

### **3. Planning Commission Workshop**

The second workshop on the Housing Element was noticed as an agenda item of the regular Planning Commission meeting held on September 10, 2013. The item was noticed in the Signal Tribune and posted in the standard four locations for City notices as well as made available for distribution on the main floor lobby of City Hall and the public counter of the Community Development Department, 10 days prior to the public meeting.

## SECTION 2 - OVERVIEW

---

The Planning Commission asked about the time schedule for adoption of the Ordinances and clarification on whether the City needs to designate sites or build units to address the Regional Housing Needs Assessment (RHNA).

The Planning Commission lamented the loss of the Redevelopment Agency funds as the funds contributed to the building of three affordable housing developments. The Planning Commission believes that during the 2013-2021 planning period cities, especially small cities, will struggle to address housing needs.

One member of the public (a resident and architect) expressed appreciation for the work on the draft element and the opportunity to participate at both workshops. The resident suggested that small cities should receive some assistance to meet all the regulations.

The Planning Commission voted 5-0 to authorize staff to transmit the Draft 2013-2021 Housing Element to the State Department of Housing and Community Development for its review.

### **4. Public Review of the Draft Housing Element**

The Draft Housing Element is being shared with the Planning Commission in advance of and for the September 10<sup>th</sup> Workshop and the same draft document will be available for public review at the Community Development Department counter.

The Draft Housing Element was posted on the City's website. A notice published in the *Signal Tribune* newspaper informed residents of the opportunity to review and to provide comments on the Draft Housing Element. The review and comment period commenced when the Draft Housing Element was transmitted to HCD and it will end just before the public hearing before the City Council. The Community Development Director will notify community stakeholders that comments on the Draft Housing Element are welcomed.

### **5. Planning Commission and City Council Public Hearings**

The Public Hearings before the Planning Commission and City Council will offer another opportunity for the public to comment on the Draft Housing Element. Community stakeholders will be notified by the Community Development Director of the opportunity to comment on the Housing Element at the scheduled public hearings.

## **B. CHALLENGES TO ADDRESSING THE COMMUNITY'S HOUSING NEEDS**

At the beginning of the prior planning period – July 1, 2008 – Signal Hill was in a much better position to address the community's housing needs. In 1974 or almost 40 years ago the City had established a Redevelopment Agency. The Agency had accumulated financial resources in its Low and Moderate Income Housing Fund. Additionally, the County of Los Angeles Housing Authority was maintaining funding for its Section 8 Housing Choice Voucher program. Now five years later as the City enters the new planning period it faces the challenge of diminishing resources.

### **1. Reduced Funding for the Section 8 Housing Choice Voucher Program**

Sequestration – automatic Federal spending cuts – impacts the resources the County of Los Angeles Housing Authority receives to administer and make housing assistance payments under the provisions of the Section 8 Housing Choice Voucher Program. HUD has warned:

## SECTION 2 - OVERVIEW

---

About 125,000 individuals and families, including elderly and disabled individuals, could lose assistance provided through the Housing Choice Voucher (HCV) program and be at risk of becoming homeless. The HCV program, which is administered by state and local public housing agencies (PHAs), provides crucial assistance to families and individuals in renting private apartment units. There may be even more families affected by these sequestration cuts to the extent that PHAs are forced to absorb annual funding losses in less than a full twelve month time frame. In addition, since sequestration will also cut PHA administrative fees for the HCV program, numerous PHAs may find continued operation of the program financially untenable and thus stop operating the program entirely, which will harm even more families and individuals, including homeless veterans.

Source: Written Testimony of Secretary Shaun Donovan, Hearing before the Senate Committee on Appropriations on *The Impacts of Sequestration*, Thursday February 14, 2013

### **2. Reduced Federal CDBG and HOME Funding**

Additionally, over the recent years, the amount of Community Development Block Grant (CDBG) funds available to local communities has been dwindling. Signal Hill is not a CDBG entitlement jurisdiction but receives funds from the County of Los Angeles Community Development Commission. Signal Hill is one of 39 cities that participate in the County's CDBG program. Signal Hill is not a participating jurisdiction under the HOME Partnerships Program and, therefore, does not have a dedicated source of affordable housing funds.

During the past few years, the amount of CDBG funds allocated by HUD to the County has diminished. The County allocates funds to the participating through a formula that considers population, poverty and overcrowding. The City's percentage share of all funds received by the County is .00347%. In FY 2013-2014, the City will receive \$58,378.

### **3. Loss of the Redevelopment Agency's Low and Moderate Income Housing Fund**

Pursuant to State law, the Signal Hill Redevelopment Agency was dissolved in February 2012. The Redevelopment Agency lost \$2.6 million that had been accumulated in the Low and Moderate Income Housing Fund. Additionally, the General Fund had to replace Agency funds as the source to pay for staff.

### **4. California Homes and Jobs Act**

The California Homes and Jobs Act of 2013 (SB 391) would place a fee of \$75 on the recordation of real estate related documents — excluding home sales — raising \$500 million annually for state investment in affordable home production and leveraging an additional \$2.78 billion in federal, local, and bank investment in homes and jobs for Californians. If enacted, monies generated by the fee would be placed in a Trust Fund that would support the —

...development, acquisition, rehabilitation, and preservation of housing affordable to low- and moderate income households, including, but not limited, to emergency shelters, transitional and permanent rental housing, including necessary service and operating subsidies; foreclosure mitigation; and homeownership opportunities.

## **SECTION 2 - OVERVIEW**

---

---

If the California Homes and Jobs Act of 2013 is enacted, it may be possible that resources could become available so a non-profit developer could seek gap financing for a Signal Hill affordable housing development. According to the Act, efforts will be made “to promote a geographically balanced distribution of funds.”

The California Homes and Jobs Act passed both the Assembly Housing and Community Development and Assembly Labor and Employment Committees. After the August 30, 2013 Assembly Appropriations hearing, SB 391 remains on track for passage in 2014. Bill author Senator Mark DeSaulnier reported that the California Homes and Jobs Act will remain on the Assembly Appropriations Committee's calendar while work is done to strengthen the bill, then move forward early in the new year. Because this is the first year of a two-year session, bills introduced in 2013 have until the end of the 2014 session to pass both houses

### **C. HOUSING ELEMENT SUMMARY**

Since the City adopted the current Housing Element in February 2012, only one major change has been made to the statute. That change requires an analysis of the needs of developmentally disabled persons. As noted above, resources to address housing needs have dwindled leaving the City in a much poorer position than it was five years. Table 2-1 on the next page shows the actions that the City will undertake to meet the seven program categories of the State housing element law.

## SECTION 2 - OVERVIEW

**Table 2-1**  
**City of Signal Hill**  
**2013-2021 Housing Element**  
**Housing Program Outline**  
**List of Specific Individual Programs by Program Category**

Program Category	Specific Individual Program
<b>Category 1 – Identify Housing Sites to Accommodate the City’s Share of the Regional Housing Need</b>	1. Adequate Sites Program
	2. Second Unit Development Program
	3. No Net Loss Program
	4. Zoning Ordinance Amendments to Provide a Variety of Housing Types
<b>Category 2 – Assist in the Development of Lower Income and Moderate Income Housing</b>	5. Section 8 Rental Assistance for Cost Burdened Lower Income Households
	6. Hill Street Affordable Housing Development
	7. First Time Homebuyer Assistance
	8. Outreach Program for Persons with Developmental Disabilities
	9. Extremely Low Income Housing Program
<b>Category 3 – Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing</b>	10. Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for the Disabled
	11. Zoning Ordinance Amendments to Encourage and Facilitate the Development of Affordable Housing – Update Density Bonus Ordinance
	12. Annual Housing Monitoring Program
<b>Category 4 – Conserve and Improve the Existing Stock of Affordable Housing</b>	13. Housing Code Enforcement Program
	14. Housing Rehabilitation Program
<b>Category 5 – Promote Housing Opportunities for All Persons</b>	15. Fair Housing Services Program
	16. Fair Housing Information Program
<b>Category 6 – Preserve Assisted Housing at Risk of Conversion to Market Rate Housing</b>	No housing at-risk of conversion to market rate housing
<b>Category 7 – Promote Energy Conservation</b>	17. Energy Conservation Program

**2013-2021 HOUSING ELEMENT**  
***HOUSING PROGRAM***



**City of Signal Hill**  
**2013-2021 Housing Element of the General Plan**  
**Section 3 Table of Contents**

A. Introduction.....	3-1
Program Category #1: Describe Actions to Make Sites Available to Accommodate the City’s Share of the Regional Housing Need and Encourage the Development of a Variety of Housing Types .....	
1. Housing Needs, Goals, Policies and Objectives.....	3-4
2. Housing Programs.....	3-5
Program #1 – Adequate Sites Program.....	3-5
Program #2 – Second Unit Development Program.....	3-5
Program #3 – No Net Loss Program.....	3-5
Program #4 – Zoning Ordinance Amendments to Provide for a Variety of Housing Types.....	3-6
4.1 Emergency Shelters.....	3-6
4.2 Transitional and Supportive Housing.....	3-7
4.3 Single Room Occupancy Housing.....	3-7
4.4 Employee Housing.....	3-7
Program Category #2: Assist in the Development of Adequate Housing to Meet the Needs Of Extremely Low-, Very Low-, Low- and Moderate-Income Households.....	
1. Housing Needs, Goals, Policies and Objectives.....	3-8
2. Housing Programs.....	3-9
Program #5 – Section 8 Rental Assistance for Cost Burdened Lower Income Renters.....	3-9
Program #6 – Hill Street Affordable Housing Development.....	3-9
Program #7 – First Time Homebuyer Assistance.....	3-10
Program #8 – Outreach Program for Persons with Developmental Disabilities.....	3-10
Program #9 – Extremely Low Income (ELI) Program.....	3-11
Program Category #3: Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement & Development of Housing.....	
1. Housing Needs, Goals, Policies and Objectives.....	3-11
2. Housing Programs.....	3-12
Program #10 – Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for the Disabled.....	3-12
10.1 Reasonable Accommodation Procedure.....	3-12
10.2 Licensed Residential Care Facilities.....	3-12
10.3 Definition of Family.....	3-13
Program #11 – Zoning Ordinance Amendments to Encourage and Facilitate the Development of Affordable Housing – Update Density Bonus Ordinance.....	3-14
Program #12 – Annual Housing Monitoring Program.....	3-14

Program Category #4: Conserve and Improve the Condition of the Existing Stock of Affordable Housing.....	3-15
1. Housing Needs, Goals, Policies and Objectives.....	3-15
2. Housing Programs.....	3-15
Program #13 – Housing Code Enforcement Program.....	3-15
Program #14 – Housing Rehabilitation Program.....	3-16
Program Category #5: Promote Housing Opportunities for All Persons.....	3-16
1. Housing Needs, Goals, Policies and Objectives.....	3-16
2. Housing Programs.....	3-17
Program #15 – Fair Housing Services Program.....	3-17
Program #16 – Fair Housing Information Program.....	3-18
Program Category #6: Preserve Assisted Housing at Risk of Conversion to Market Rate Housing.....	3-18
Program Category #7: Promote Energy Conservation.....	3-19
Program #17 – Energy Conservation Program.....	3-19
B. SUMMARY OF QUANTIFIED OBJECTIVES.....	3-20
C. BENEFICIAL IMPACTS.....	3-20

**List of Tables**

3-1	City of Signal Hill – 2013-2021 Housing Program Summary.....	3-2
3-2	City of Signal Hill Quantified Objectives: 2013-2021.....	3-20

**A. INTRODUCTION**

Government Code Section 65583(c) requires that a housing element include:

*A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element....*

The housing program must:

- Identify Actions to Make Sites Available to Accommodate the City’s Share of the Regional Housing Need [Government Code Section 65583(c)(1)]
- Assist in the Development of Adequate Housing to Meet the Needs of Extremely Low, Very Low-, Low- and Moderate Income Households [Government Code Section 65583(c)(2)]
- Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing [Government Code Section 65583(c)(3)]
- Conserve and Improve the Condition of the Existing Stock of Affordable Housing [Government Code Section 65583(c)(4)]
- Promote Housing Opportunities for All Persons Regardless of Race, Religion, Sex, Marital Status, Ancestry, National Origin, Familial Status, or Disability [Government Code Section 65583(c)(5)]
- Promote Energy Conservation [Government Code Section 65583(a)(8)]

The City does not have affordable housing at risk of conversion to market rate housing (refer to pages A-10 and A-11). Therefore, Government Code Section 65583(c)(6) which concerns the preservation of at-risk housing does not apply to Signal Hill.

For *each* of the six program categories listed above, Section 3 presents:

- A summary of the program category’s housing needs. Each housing need (e.g., cost burden, housing rehabilitation) is discussed in greater detail in Appendix A.
- A statement of the program category’s housing goals, policies and objectives.
- A description of the program category’s individual programs that will be implemented during the 2013-2021 planning period.

Table 3-1 presents a summary description of the individual programs of each program category as follows:

- Individual Program Title
- Responsible Implementing Agency
- Objective
- Time Schedule
- Funding Source(s)

Under the Funding Source(s) column, CDD refers to Community Development Department.

The 17 individual programs are described in greater detail on pages 3-4 through 3-20.

**SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

**Table 3-1  
City of Signal Hill – 2013-2021 Housing Program Summary**

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
<b>Adequate Housing Sites</b>				
1. Adequate Sites Program	Community Development Department	Minimum of 13 housing units for lower income households	December 3, 2013	General Fund for CDD Planning staff
2. Second Unit Development Program	Community Development Department	20 second units constructed	October 2013 – October 2021	General Fund for CDD Planning staff
3. No Net Loss Program	Community Development Department	Establish the evaluation procedure to monitor housing capacity	June-July 2014	General Fund for CDD Planning staff
4. Zoning Ordinance Amendments to Provide a Variety of Housing Types	Community Development Department	Adopted amendments	January 7, 2014 and June-July 2014	General Fund for CDD Planning staff
<b>Affordable Housing</b>				
5. Section 8 Rental Assistance for Cost Burdened Lower Income Households	Housing Authority of the County of Los Angeles	55 units for lower income renter households	October 2013 – October 2021	County Section 8 contract with HUD
6. Hill Street Affordable Housing Development	Community Development Department Signal Hill Housing Authority	72 housing units for lower income households	ZOA on December 3, 2013; Development October 2013 – October 2021	Land Value Write-Down, City Fee Waivers, and Low Income Housing Tax Credits
7. First Time Home Buyer Assistance	Community Development Department County of Los Angeles Community Development Commission So. California Home Financing Authority	5 lower income households	October 2013 – October 2021	County Home Funds, Tax Credits, and Bond Proceeds
8. Outreach Program for Persons with Developmental Disabilities	Community Development Department	Coordinate with Harbor Regional Center	Implement outreach components mid-year 2015	General Fund for CDD Planning staff
9. Extremely Low Income Housing Program	Community Development Department and Housing Authority of the County of Los Angeles	Assist 57 extremely low income households	October 15, 2013 through October 15, 2021	HUD Section 8 funds, fee waivers, land value write-downs, CDBG funds, and General Fund

**SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

**Table 3-1-continued  
City of Signal Hill – 2013-2021 Housing Program Summary**

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
<b>Remove Governmental Constraints</b>				
10. Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for the Disabled	Community Development Department	Adopted amendments	June-July 2014	General Fund for CDD Planning staff
11. Zoning Ordinance Amendments to Encourage and Facilitate the Development of Affordable Housing – Update Density Bonus Ordinance (DBO)	Community Development Department	Adopted DBO	June-July 2014	General Fund for CDD Planning staff
12. Annual Housing Monitoring Program	Community Development Department	Monitor height limits and parking standards as potential constraints	October 2013 – October 2021	General Fund for CDD Planning staff
<b>Improve Housing Conditions</b>				
13. Housing Code Enforcement Program	Community Development Department	2-5 new cases per month	October 2013 – October 2021	General Fund for CDD Neighborhood Enhancement staff
14. Housing Rehabilitation Program	Community Development Department	20 housing units	October 2013 – October 2021	CDBG, CalHome, or Other Non-City Funds
<b>Promote Fair Housing</b>				
15. Fair Housing Services Program	Housing Rights Center	65 lower-income households	October 2013 – October 2021	County CDBG Funds
16. Fair Housing Information Program	Community Development Department	Information disseminated	June 2014 and then ongoing	General Fund for CDD Planning staff
<b>Promote Energy Conservation</b>				
17. Energy Conservation Program	Community Development Department	Promote <i>Primer</i> and encourage weatherization and energy efficient home improvements	October 2013 – October 2021	General Fund for CDD Planning staff

**PROGRAM CATEGORY #1:**

**DESCRIBE ACTIONS TO MAKE SITES AVAILABLE TO ACCOMMODATE THE CITY'S SHARE OF THE REGIONAL HOUSING NEED AND ENCOURAGE THE DEVELOPMENT OF A VARIETY OF HOUSING TYPES**

Government Code Section 65583(c)(1) states that the housing program must:

*Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's ... share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory ... without rezoning...*

*Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing.*

**1. Housing Needs, Goals, Policies and Objectives**

SCAG's Regional Housing Needs Assessment has allocated a new housing construction need to Signal Hill of 169 housing units, as follows:

**SCAG'S Regional Housing Needs: January 2014 – October 2021**

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
22	22	27	28	70	169

The Sites Inventory and Analysis (pages A-20 to A-27) demonstrates that there are sufficient sites to meet most of the housing needs listed above. To provide sufficient sites for moderate income households, however, the City will promote the development of second units. Additionally, amendments to the Zoning Ordinance are needed to expand the variety of housing types.

**Goals**

- Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment (January 2014 - October 2021).
- Facilitate the construction of the maximum feasible number of housing units for all income groups.

**Policies**

- Designate sites that provide for a variety of housing types.
- Implement the Land Use Element and Zoning Ordinance to achieve adequate sites for all income groups.

**New Construction Objectives**

<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
24	24	30	35	88	201

**2. Housing Programs**

**Program #1 – Adequate Sites Program**

The Sites Inventory and Analysis indicated a shortfall of sites to accommodate 13 lower income housing units. On December 3, 2013 the City Council approved a re-zoning that increased the capacity of the 1500 Hill Street site to 72 housing units. This increase in housing units, combined with second unit development, will exceed the lower income housing need by seven housing units (78 compared to 71).

**Program #2 – Second Unit Development Program**

Based on historical trends, 20 second units will be developed during the 2013-2021 planning period. The Sites Inventory and Analysis projects the second unit income distribution as follows:

- 6 lower income second units
- 9 moderate income second units
- 5 above moderate second units

In order to encourage and facilitate the development of second units, the following actions will be implemented during the 2013-2021 planning period:

- Publish an article on second unit developments and standards in the Signal Tribune newspaper. The article will be published in the fourth quarter of 2013 and will be re-published at least annually.
- Keep homeowners informed of second unit development through periodic announcements on the City’s Website and Signal Tribune.
- Adopt a policy to defer, reduce and/or waive second unit planning and development impact fees. This policy will be adopted by mid-year 2014.
- Prepare and make available at the Community Development Department counter a brochure on second unit development. The brochure will be prepared and available by the mid-year 2014.
- Complete a survey of other methods used by cities to promote second unit development. Based on the findings of this review, the City will revise and/or establish new standards, procedures, and incentives. The City will complete the review and evaluation by the fourth quarter 2014.

**Program #3 – No Net Loss Program**

The No Net Loss Program implements Government Code Section 65863 and is modeled after a program description prepared by HCD. The purpose of the program is to ensure that the sites identified in the *2013-2021 Housing Element* continue to accommodate the City’s share of the regional housing need throughout the planning period. The following activities comprise the program:

## **SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

- Monitor annually the sites inventory to determine the amount, type and size of development on the sites identified in the *2013-2021 Housing Element*.
- Develop and implement a formal ongoing (project-by-project, parcel-by-parcel) evaluation procedure pursuant to Government Code Section 65863
- Report on the number of extremely low, very low, low, moderate and above-moderate income housing units constructed annually.
- Update the vacant and underutilized parcels inventory to assist developers in identifying land suitable for residential development.
- In the event that a site is approved for development of a use or density other than that described in the *2013-2021 Housing Element*, the City will identify sufficient additional, adequate, and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

The evaluation procedure to implement Government Code Section 65863 will be established by July 1, 2014. A description of the program accomplishments will be included in the Annual Housing Element Progress Reports. The program will be implemented by the Community Development Department on an ongoing basis throughout the 2013-2021 planning period.

### **Program #4 – Zoning Ordinance Amendments to Provide a Variety of Housing Types**

The City has completed draft Zoning Ordinance amendments to provide for a variety of housing types. A brief summary is presented below of the draft Zoning Ordinance amendments regarding:

- Emergency Shelters
- Transitional Housing
- Supportive Housing
- Single Room Occupancy Housing
- Employee Housing

#### **4.1 Emergency Shelters**

On January 7, 2014, the City Council approved Zoning Ordinance Amendment 13-05. The Amendment meets requirements of Government Code Section 65583(a)(4) which mandates that all cities adopt zoning provisions for emergency shelters. The Amendment adopted by the City Council includes the following:

- An emergency shelter definition consistent with the one found in Health and Safety Code Section 50810(e):

Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

- Amendment to Section 20.20.020 Use Classification to include emergency shelters as a permitted use by right in the CG Commercial General District
- Development standards (e.g., parking, security lighting) and operational standards (e.g., length of stay, hours of operation).

## **SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

The second reading of Zoning Ordinance Amendment 13.05 is scheduled for January 21, 2014. The emergency shelter zoning provisions will be effective 30 days after the second reading or on February 20, 2014.

### **4.2 Transitional and Supportive Housing**

The draft amendment recommends that the HCD definitions for transitional and supportive housing be added to the Zoning Ordinance. Also, Section 20.10.020 Use Classification of the Zoning Ordinance will be amended to add transitional housing and supportive housing as uses permitted in the residential zones. The zoning provisions will be enacted June-July 2014.

### **4.3 Single Room Occupancy Housing**

The draft amendment recommends that Section 20.04.665 of the Zoning Ordinance be amended to add the following definition:

“Single room occupancy housing” means a dwelling within a multiple family dwelling structure with a room that includes a closet, sink and stove, range top or oven and space for a bed and a bathroom (toilet, sink and bathtub). A SRO unit shall accommodate a maximum of two persons.

The draft amendment also recommends that Section 20.10.020 Use Classification be amended to list Single Room Occupancy Housing as a permitted use (P) in the in the RH, residential high density zone and as a prohibited use (X) in the RL, residential low density zone; RLM-1, residential low/medium density-1 zone; and the RLM-2, residential low/medium density-2 zone.

Additionally, a footnote (G) should be added to Section 20.10.020 Use Classification to state:

Single room occupancy housing units shall have a minimum of 275 square feet and a maximum of 450 square feet of living area. Multiple dwelling structures comprised entirely of SRO units (an SRO development) must have a minimum of 16 such units. In other multiple family dwelling structures SRO units shall not comprise more than 20% of the total housing units.

The zoning provisions will be enacted by June-July 2014.

### **4.4 Employee Housing**

According to the 2010 Census, none of the employed population in Signal Hill works in the industries of farming, fishing or forestry, and there is no agriculturally zoned land in the City. Therefore, given the apparent absence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions

**SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone.

The City will amend the Zoning Ordinance to provide consistency with the Employee Housing Act.

The zoning provisions will be enacted by June-July 2014.

**PROGRAM CATEGORY #2:**

**ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE- INCOME HOUSEHOLDS**

Government Code Section 65583(c)(2) states that a housing program shall:

*Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate- income households.*

The term “development” includes providing for affordability covenants in existing housing and construction of new affordable housing units.

**1. Housing Needs, Goals, Policies and Objectives**

Cost burden or overpaying, which is defined as spending 30% or more of gross household income for housing including utilities, is the most severe need experienced by lower income households. Cost burden is adversely impacting the quality of life of 660 lower income renters and 238 lower income owners

There also is need for 71 new lower-income and 28 new moderate- income housing units.

**Goals**

- Reduce the number of cost burdened lower income households.
- Reduce the number of crowded lower income households.
- Increase the number of moderate income, first-time homebuyers.

**Policies**

- Provide rental assistance to extremely low-, very low, and low- income households through programs administered by the Housing Authority of the County of Los Angeles.
- Amend the 1500 Hill Street Special Purpose Housing Specific Plan to require 72 housing units.
- Facilitate the construction of new housing affordable to lower income households.
- Ensure the affordability of new affordable housing developments through long-term affordability covenants.
- Provide information to local residents about financial assistance available to first time homebuyers.

**Housing Assistance Objectives\***

<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Total</b>
52	37	43	132

\*Includes Section 8 assisted households (55), Hill Street affordable housing development (72), and first time homebuyer assistance (5)

**2. Housing Programs**

**Program #5 – Section 8 Rental Assistance for Cost Burdened Lower Income Renters**

The Housing Authority of the County of Los Angeles administers the Section 8 Housing Choice Voucher Program in the unincorporated area and 62 cities, including Signal Hill. This program contributes to achieving the goals of reducing overpaying and crowding. The rental assistance program reduces monthly rental costs for the following:

- 30 extremely low income households
- 15 very low income households
- 10 low income households

In order to assist the Housing Authority staff in program implementation, the City will do all of the following:

- Assist the Housing Authority in conducting a Landlord Outreach Program
- Inform the Housing Authority staff of the City’s initiatives to provide affordable housing through the existing housing stock.
- Explore with the Housing Authority staff, opportunities for use of the Section 8 program in existing apartment housing.

The City actions will be accomplished by the 4<sup>th</sup> quarter 2014.

**Program #6 – Hill Street Affordable Housing Development**

This program was initiated in 2009 with the acquisition of the 1.61-acre site located at 1500 Hill Street. The Hill Street Affordable Housing Development will produce a minimum of 72 housing units for lower income households during the planning period. The development will provide affordable housing for families in two- and three-bedroom rental units.

The Signal Hill Housing Authority owns the Hill Street site. The following actions will be taken to facilitate the development of affordable housing:

- Land value write-down which may likely be a gift of the land outright (not capped). This action would follow previous practices of the City in this regard. The City paid \$3.45 million for the 1500 Hill Street site.
- Waiver of development impact fees (\$1,644,408 based on 72 units and per unit development impact fees of \$22,839)
- Circulate to interested private and non-profit developers a Request for a Statement of Qualifications.

## **SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

- Interview interested developers and select the best qualified private or non-profit developer
- Assist the selected developer in applying for Low Income Housing Tax Credits, HOME funds available from the Los Angeles Community Development Commission and other funding sources as they become available during the planning period.
- Allocate, if available, a portion of the City's share of CDBG funds from the Los Angeles County Urban County CDBG Program to offset infrastructure costs.
- Expedited development review and plan check processing.

In addition, the City will continue to assist the development of housing for lower-income households such as regular (e.g., bi-annually) outreach, support with funding applications and concessions and incentives.

Incentives that will reduce per unit housing costs and facilitate the production of the affordable housing include:

- Dwelling unit density of 45 dwelling units per acre
- Reduced parking requirements
- Maximum height limit of 48 feet or four stories

The Signal Hill Housing Authority and Community Development Department are responsible for implementation of this program.

### **Program #7 – First Time Homebuyer Assistance**

The City no longer has monies in an affordable housing fund due to the forced dissolution of the Signal Hill Redevelopment Agency. There are non-City programs, however, which provide financial assistance to first time homebuyers. The City will post on its website information on these programs which include:

- County Homeownership (HOP) Program
- County Mortgage Credit Certificate (MCC) Program
- Southern California Home Financing Authority Down Payment Assistance Program

The HOP Program offers down payment assistance to lower income households in the amount of \$50,000 or 20% of the purchase price, whichever is less. The MCC Program provides a credit against Federal income taxes owed by first time homebuyers. The tax credit is equal to 15% of each year's interest payment. The Southern California Home Financing Authority offers down payment and closing cost assistance in the form of a gift equal to 4% of the first loan amount.

### **Program #8 – Outreach Program for Persons with Developmental Disabilities**

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Harbor Regional Center. The Harbor Regional Center is one of 21 such Centers under contract with the California Department of Developmental Services. The Harbor Regional Center provides support, information and opportunities for disabled people and their families.

The City will encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities,

## **SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

and pursue funding sources designated for persons with special needs and disabilities. Additionally, the City will work with the Harbor Regional Center to implement an outreach program that informs families within Signal Hill about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website, and providing housing-related training for individuals and families through workshops.

### **Program #9 – Extremely Low Income (ELI) Program**

The needs of extremely low income households are addressed within the framework of the programs administered by the City and Housing Authority of the County of Los Angeles. Each of these entities addresses the needs of low and moderate income households, including extremely low income households. The quantified objectives for extremely low income households are based on individual programs that address the existing and future needs of extremely low income households, as follows:

- Program #5 – Section 8 Rental Assistance - 30 extremely low income households
- Program #6 – Hill Street Affordable Housing D – 22 extremely low income households
- Program #8 – Outreach Program for Persons with Developmental Disabilities – an unknown number of extremely low income persons
- Program #12 – Housing Rehabilitation Program – 5 extremely low income households

This program will be implemented throughout the 2013-2021 planning period.

#### **PROGRAM CATEGORY #3:**

***ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING***

More specifically, Government Code Section 65583(c)(3) states that a housing program must:

*Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.*

*The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.*

### **1. Housing Needs, Goals, Policies and Objectives**

The governmental constraints analysis found the following:

- Lack of reasonable accommodation procedure
- Need to revise the Zoning Ordinance group home requirements
- Need to revise the “family” definition
- Need to update the Density Bonus Ordinance

**Goals**

- Attain barrier and constraint free governmental codes, ordinances, and policies.
- Provide codes, ordinances, and policies that lead to the improvement of the housing status of residents.

**Policies**

- Remove existing governmental constraints to the maintenance, preservation, improvement and development of housing.
- Affirmatively further housing goals through City codes, ordinances and policies that enhance the housing quality of life experienced by residents.

**Objectives**

The housing program efforts do not involve the production or rehabilitation of housing. Therefore, quantified objectives cannot be set for this Program Category.

**2. Housing Programs**

**Program #10 – Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for the Disabled**

Draft Zoning Ordinance amendments have been prepared to remove the governmental constraints described below.

**10.1 Reasonable Accommodation Procedure**

A draft Reasonable Accommodation Procedure has been prepared. It is based on the recommendations of the California Attorney General, Federal Departments of Justice and Housing and Urban Development, and advocacy groups representing the interests of disabled persons.

Following adoption by the City Council, the reasonable accommodation procedure will be described on the City’s website and a brochure will be prominently displayed at the Community Development Department counter. The application for a reasonable accommodation also will be available on-line and at the Community Development Department counter.

The Zoning Ordinance amendment will be adopted by June-July 2014.

**10.2 Licensed Residential Care Facilities**

The draft Zoning Ordinance amendment recommends that Section 20.04.427 of the Zoning Ordinance be amended to add the following definition:

“Licensed group home” means a group home housing six or fewer persons that is licensed by the State of California under the provisions of the Health and Safety Code.

## **SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

In addition, it is recommended that the Zoning Ordinance be amended to add Licensed Group Home as a permitted use (P) in the four zones that permit by right single family homes:

- RL Residential Low Density zone
- RLM-1 Residential Low/Medium Density-1 zone
- RLM-2 Residential Low/Medium Density-2 zone
- RH Residential High Density zone

The Zoning Ordinance amendment will be adopted by June-July 2014.

### **10.3 Definition of Family**

Traditionally, many cities and counties in their zoning ordinance have defined “family” as “. . . persons related by blood, marriage or adoption or not more than five unrelated persons, excluding servants.” The City’s definition of family is:

“Family” means an individual or two or more persons related by blood, marriage or adoption, with or without the addition of not more than three persons, excluding servants, who are not related by blood, marriage, or adoption to the resident persons, living together in a single dwelling unit.

To comply with fair housing laws, a definition of “family” must emphasize the functioning of the members as a cohesive household:

- A definition should not distinguish between related and unrelated persons.
- A definition should not impose numerical limitations on the number of persons that may constitute a family.

The draft Zoning Ordinance amendment recommends that Section 20.04.282 of the Zoning Ordinance be amended to replace the current family definition with the following one:

“Family” means one or more persons living together as a single housekeeping unit in a dwelling unit.

The draft amendments also suggest that Section 20.04.664 be added to the Zoning Ordinance to include the following definition:

“Single housekeeping unit” means any group of individuals living together as the functional equivalent of a family where the residents share living expenses and chores, eat meals together and are a close group with social, economic and psychological commitments to each other. A family includes, for example, the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.

The zoning provisions will be enacted by June-July 2014.

**Program #11 – Zoning Ordinance Amendments to Encourage and Facilitate the Development of Affordable Housing – Update Density Bonus Ordinance**

SB 1818 was enacted in 2005 and revised Government Code Section 65915(a) to state:

When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall provide the applicant with incentives or concessions for the production of housing units and child care facilities as prescribed in this section. *All cities, counties, or cities and counties shall adopt an ordinance that specifies how compliance with this section will be implemented. Failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.* [Emphasis added]

The City's Density Bonus Ordinance (DBO) was adopted in 1993. Therefore, the current DBO needs to be updated to comply with the requirements of Government Code Section 65915(a). The City will enact a Density Bonus Ordinance to meet the Government Code requirements by June-July 2014.

**Program #12 – Annual Housing Monitoring Program**

The purpose of this program is to monitor development within the City to ensure that new housing is addressing and accommodating Signal Hill's share of the regional housing need. Through this program the Community Development Department will:

- Monitor the height of new housing in traditionally residentially zoned areas and specific plan areas to ensure that addressing Signal Hill's share of the regional housing needs is not constrained.
- Monitor the parking spaces provided in all new developments to ensure that addressing the City's share of the regional housing need is not impeded.

Utilize the findings of the monitoring program to determine amendments that should be made to the Zoning Ordinance to ameliorate and/or remove any potential constraints posed by the height limits and parking standards.

The results of Program #12 will be included in the Annual Housing Element Progress Report which is submitted to HCD in April of each year.

In addition, Program #12 will monitor at least annually funding sources that can assist and support housing developers. Among these funding sources are:

- Low Income Housing Tax Credits
- Mental Health Services Act (housing portion)
- HOME funds (Los Angeles Community Development Commission)
- U.S. Department of Housing and Urban Development (Section 202, Section 811)
- Other funding sources as they become available during the 2013-2021 planning period

The Community Development Department will assist and support developers in making applications for the identified public and private housing funds.

**SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

The agency responsible for program implementation is the Community Development Department. As noted, Program #12 will be implemented annually and the implementation progress will be documented in the Annual Housing Element Progress Report.

**PROGRAM CATEGORY #4:  
CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF  
AFFORDABLE HOUSING**

Government Code Section 65583(c)(4) states that a housing program shall describe actions to:

*Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public and private actions.*

**1. Housing Needs, Goals, Policies and Objectives**

An estimated total of 200 single-family dwellings, condominiums and multi-family housing units are need of minor, moderate or major rehabilitation.

**Goals**

- Achieve a housing stock free of substandard structures.
- Conserve and improve the existing stock of affordable housing.

**Policies**

- Continue to implement the Housing Code Enforcement Program.
- Continue to implement a Housing Rehabilitation Program.

**Objectives**

- Housing code enforcement at an average level of 2-5 new cases per month for all income levels during the 2013-2021 planning period.
- Rehabilitation of 20 existing housing occupied by extremely low- (5), very low- (5), and low- (10) income homeowners.

The rehabilitation objective assumes that funding from a non-City source will become available during the planning period. The income category distribution is based on the percentage of the City’s homeowners that belong to each of the four income groups.

**2. Housing Programs**

**Program #13 – Housing Code Enforcement Program**

The Community Development Department/Neighborhood Enhancement implements a housing code enforcement program. Enforcement of the codes has resulted in the repair of substandard housing and the demolition of deteriorated housing. California Health and Safety Code Section 17920.3 defines the conditions that constitute a “substandard building,” which include, but are not limited, to:

## **SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

- Inadequate sanitation
- Structural hazards
- Defective wiring, plumbing and mechanical equipment
- Faulty weather protection

This program will be implemented on an ongoing basis during the 2013-2021. The quantified objective is 2-5 new code violation cases per month. Each year the progress made on achieving this objective will be documented in the Housing Element Progress Report.

### **Program #14 – Housing Rehabilitation Program**

Funding to support a housing rehabilitation program is unavailable because of the demise of the Redevelopment Agency. During the 2013-2021 planning period funding may become available if the City's share of the Urban County CDBG Program is increased. The City also plans to submit funding applications to support a housing rehabilitation program. An application will be submitted in March 2015 for funding from the CalHome Program which provides resources for the costs of rehabilitating owner-occupied homes. The CalHome Program provides financial resources for loans to low or very low income homeowners. Pursuant to Government Code Section 65583(a)(8) the City will include weatherization and energy efficiency improvements as part of the housing rehabilitation projects.

<b>PROGRAM CATEGORY #5 PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS</b>
--

Section 65583(c)(5) requires that the housing program:

*Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.*

### **1. Housing Needs, Goals, Policies and Objectives**

Federal and State fair housing laws prohibit discrimination in the sale, lease, negotiation, insurance, or financing of housing based on race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor. Housing discrimination complaints may be filed with HUD; the California Department of Fair Employment and Housing; and the Fair Housing Foundation, which serves many communities including Signal Hill. Other fair housing needs include general housing counseling and resolving landlord/tenant conflicts.

#### **Goals**

- Attain a housing market with “fair housing choice,” meaning the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor to have available to them the same housing choices.

**Policies**

- Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.

**Objectives**

- 50 General Housing Counseling/Resolutions
- 10 Inquiries (about possible housing discrimination)
- 5 Cases (opened when counseling and inquiries substantiate possible housing discrimination)

**2. Housing Programs**

**Program #15 – Fair Housing Services Program**

The City's *Fair Housing Services Program* will continue to promote fair housing through its participation in the County's CDBG Program. The City, in cooperation with the County and the Housing Rights Center (HRC), will continue to make available fair housing services to its residents. The HRC offers the following services:

Discrimination Complaint Investigation

HRC investigates allegations of housing discrimination. The Discrimination Investigation Team conducts fact finding investigations and proposes solutions for the client. Case resolution can include mediation, conciliation, a referral to state and federal administrative agencies, or a referral to the HRC Litigation Department.

Enforcement and Litigation

HRC has developed unique and broad-based legal strategies to help clients and communities defeat housing discrimination. HRC's Litigation Department litigates numerous fair housing and unfair business practices cases.

Outreach and Public Education

HRC's Outreach and Public Education Program seeks to educate community members, industry professionals, lending institutions, government personnel and citizen organizations on state and federal fair housing laws.

The City will accomplish the following during the 2013-2021 planning period:

- The City will coordinate with the Housing Rights Center to hold one Fair Housing Workshop each year. Each Fair Housing Workshop will have a theme such as reasonable accommodations and accessibility requirements and target tenants, property managers, or REALTORS.
- Each year the City will work with the Housing Rights Center to identify services that should be emphasized in the upcoming year.

**SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

- Prepare a summary of the fair housing services provided each year and identify emerging fair housing issues. The summary will be transmitted to the Planning Commission and City Council and included in the Housing Element Annual Progress Report.

**Program #16 – Fair Housing Information Program**

The City will establish and implement a *Fair Housing Information Program*. The information will include, but not be limited, to providing:

- A Fair Housing brochure that describes fair housing laws and rights. The brochure will be available at the Community Development Department counter.
- A link to the Housing Rights Center website
- A link to the State Department of Fair Employment and Housing
- A link to the U.S. Department of Housing and Urban Development

All of the above actions will be completed by June 2014.

The Community Development Department will obtain Fair Housing brochures and other information and make it available at the Department’s counter and additional locations including the Signal Hill Library and Signal Hill Chamber of Commerce. The Community Development Department also will post links to the fair housing website no later than June 2014.

These efforts will then be implemented on an ongoing basis and revised as new information is transmitted to the City by the Housing Rights Center.

<p><b>PROGRAM CATEGORY #6</b> <b>PRESERVE ASSISTED HOUSING AT RISK OF CONVERSION TO MARKET RATE HOUSING</b></p>
---

Section 65583(c)(6) mandates that the housing program shall do the following:

*Preserve for lower income households the assisted housing developments . . . The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all the available federal, state, and local financing and subsidy programs... except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve regulation and technical assistance.*

At-risk housing refers to affordable rental housing that may convert to market rate housing during the next 10-year period. Signal Hill has no at-risk housing.

**PROGRAM CATEGORY #7  
PROMOTE ENERGY CONSERVATION**

Government Code Section 65583(a)(8) states the Housing Element must include:

*An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.*

**Goal**

- Achieve energy conservation during the 2013-2021 planning period.

**Policies**

- Educate residents, businesses, visitors and governments to reduce energy use and conserve energy:
- Promote awareness and education about sustainability and energy conservation through websites, newsletters, and other community and regional outreach opportunities.

**Objective**

- Reduce energy consumption.

**Program #17 – Energy Conservation Program**

The City will take the following actions during the 2013-2021 planning period:

- Encourage weatherization and energy efficiency improvements as part of a Housing Rehabilitation Program.
- Continue to promote energy conservation by promoting its *Residential Green Building Primer*.
- Continue to enforce the 2010 California Green Building Standards Code.
- Continue to implement the goals adopted as part of the Green City Report prepared by the Sustainable City Committee. The Report allows the City to self-certify as a One-Leaf Green City.

The City makes the *Primer* available at the Community Development Department counter as well as on the City's website. The *Primer* explains green building construction standards and products make homes more energy efficient by being well insulated and well sealed. Efficient windows, appliances, lighting and other household equipment also help add to the savings and lower monthly electricity bills. And with energy prices rising and non-renewable fuels being depleted, an energy efficient home is an asset for years to come. Water bills are also reduced through low-flow equipment and thoughtful land use.

**SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

The Primer indicates that homes built following green building standards may also qualify for special "green" financing called an Energy Efficient Mortgage (EEM).

**B. SUMMARY OF QUANTIFIED OBJECTIVES**

Government Code Section 65583(b) requires the Housing Element to establish quantified objectives *by income group* for the 2013-2021 planning period with regard to: Construction, Rehabilitation, Conservation and Preservation. Table 3-2 on the next page lists the quantified objectives by category and income group.

The construction objective for extremely low, very low and low income households is based on development of 72 affordable housing units at the 1500 Hill Street site and six second units. The moderate and above moderate construction objective is based on build out of the approved projects, development of a vacant site, and second units.

**Table 3-2  
City of Signal Hill  
Quantified Objectives: 2013-2021**

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	24	24	30	35	88	201
Rehabilitation	5	5	10	0	0	20
Conservation	30	15	10	0	0	55
Preservation*	-	-	-	-	-	-

\*None of the City’s affordable housing stock is at risk of conversion to market rate housing during the 2013-2021 planning period.

The rehabilitation objective is based on the number of homes that could be rehabilitated with non-City funds.

The conservation objective includes the rental assistance provided by the Housing Authority of the County of Los Angeles.

**C. BENEFICIAL IMPACTS**

Beneficial impacts will be produced by the Housing Program for individual families as well as the community as a whole.

As the Southern California economy improves, new housing will be constructed to accommodate the needs of all income groups on the sites designated by the Land Use Element and Housing Element. The new housing will not only meet the housing needs (space, cost, location) of individual families but also generate community benefits by relieving pressures on the existing housing stock and creating a healthy vacancy rate.

Rehabilitated housing will produce beneficial impacts by eliminating substandard conditions and reducing overcrowding. As housing is rehabilitated, neighborhood quality will improve and other families will be encouraged to invest in home improvements.

### **SECTION 3 – HOUSING PROGRAM: NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS**

---

Conserving housing will benefit families by reducing housing costs and maintaining a housing life style that adds diversity to the community's housing stock. Rental assistance enables poor families to retain more of their income for necessities such as food, utilities, and gas.

Beneficial impacts will result from housing preservation because low income families will be able to maintain their current housing at reduced housing costs. If housing is not preserved, detrimental impacts would be generated such as a reduced vacancy rate, increased cost burdens, and overcrowding.

The City's will expand its efforts to ensure that fair housing exists in the community. Expanded services also will produce beneficial impacts such as educating residents of their rights and informing apartment managers of the obligation to make reasonable accommodations and modifications for disabled persons.

# 2013-2021 HOUSING ELEMENT

## *APPENDICES*



**APPENDIX A**

**NEEDS, SITES,  
CONSTRAINTS AND PROGRESS**

**City of Signal Hill**  
**2013-2021 Housing Element of the General Plan**  
**Appendix A**  
**Table of Contents**

A. Introduction.....	A-1
B. Housing Needs Assessment.....	A-2
1. Introduction and Summary.....	A-2
2. Housing Characteristics.....	A-3
a. Existing Housing Stock by Occupancy Status.....	A-3
b. Numbers and Types of Units.....	A-3
c. Condition of the Existing Housing Stock.....	A-4
3. Household Characteristics.....	A-6
a. Tenure – Owners and Renters.....	A-6
b. Level of Payment Compared to Ability to Pay.....	A-6
1. 2013 Income Limits for Income Groups.....	A-7
2. Cost Burdened and Severely Cost Burdened Owners and Renters.....	A-8
c. Overcrowding.....	A-9
d. At-Risk Housing Assessment.....	A-10
4. Special Housing Needs.....	A-11
a. Elderly.....	A-11
b. Persons with Disabilities.....	A-12
c. Persons with Developmental Disabilities.....	A-14
d. Large Families.....	A-15
e. Farmworkers.....	A-15
f. Female Householders.....	A-16
g. Families and Persons in Need of Emergency Shelter.....	A-17
5. Projected Housing Needs.....	A-18
a. Population Trends and Projections.....	A-18
b. Employment Trends and Projections.....	A-18
c. Share of Regional Housing Needs.....	A-19
C. Sites Inventory and Analysis.....	A-20
1. Introduction.....	A-20
2. Affordability of Aragon Housing Units to Above Moderate and Moderate Income Households.....	A-20

3. Affordability of Second Housing Units to Above Moderate, Moderate and Lower Income Households.....	A-23
4. Sites to Accommodate the City's Share of the Regional Housing Need.....	A-24
a. Sites to Accommodate the Above Moderate Income Housing Need.....	A-24
b. Sites to Accommodate the Moderate Income Housing Need.....	A-25
c. Sites to Accommodate the Lower Income Housing Need.....	A-26
5. Public Facilities and Services.....	A-29
a. Sewer and Sanitary Waste.....	A-29
b. Solid Waste.....	A-29
c. Water Supply.....	A-29
d. Flood and Drainage Control.....	A-30
e. Roads.....	A-30
6. Environmental Conditions.....	A-30
D. Housing Market Constraints.....	A-31
1. Introduction.....	A-31
2. Summary.....	A-31
3. Land Costs.....	A-33
4. Construction Costs.....	A-34
a. Components of Construction Costs.....	A-34
5. Availability of Financing.....	A-35
a. Financing Availability Based On Interest Rates.....	A-35
b. Financing Availability Based on HMDA Data.....	A-36
1. Introduction.....	A-36
2. 2011 Loan Applications.....	A-36
3. Home Improvement Loan Application – 2011.....	A-37
4. Reasons for Loan Denial-2011.....	A-37
6. Housing Costs.....	A-38
a. Sales Prices.....	A-38
b. Monthly Rents.....	A-40
E. Governmental Constraints.....	A-41
1. Actions Taken to Remove/Ameliorate Constraints Identified by the 2008-2014 Housing Element.....	A-41
a. Emergency Shelters.....	A-41
b. Transitional and Supportive Housing.....	A-42
c. Single Room Occupancy Housing.....	A-42
d. Employee Housing.....	A-42
e. Reasonable Accommodation Procedure.....	A-43
f. Licensed Residential Care Facilities.....	A-43
g. Definition of Family.....	A-43

2.	Land Use Controls.....	A-44
a.	Zoning for Variety of Housing Types.....	A-44
b.	Residential Land Use Zones and Specific Plans.....	A-45
c.	Residential Development Standards.....	A-46
1.	Special Purpose Housing Specific Plan Area 6 (1500 Hill Street).....	A-46
2.	Density, Lot Sizes and Lot Area Per Unit.....	A-47
3.	Lot Sizes and Dimensions.....	A-47
4.	Parking Requirements.....	A-48
5.	Height Limits.....	A-50
6.	Floor Area Ratios and Housing Unit Sizes.....	A-42
7.	Setbacks.....	A-53
8.	Open Space Requirements.....	A-53
d.	Moratoria and Prohibitions Against Multifamily Housing Developments.....	A-53
e.	Growth Controls and Urban Growth Boundaries.....	A-54
3.	Building Codes and Enforcement.....	A-54
4.	On-Site and Off-Site Improvement Requirements.....	A-55
5.	Fees and Exactions.....	A-56
a.	City and School Impact (Developer) Fees.....	A-56
1.	Planning Services Fees.....	A-56
2.	User Charges and Fees.....	A-57
3.	Plan Check Fees.....	A-57
4.	Development Impact Fees.....	A-57
5.	School Impact (Developer) Fees.....	A-58
b.	Fees for Typical Single-Family and Multi-Family Developments.....	A-58
c.	Development Impact Fee Exemption for Affordable Housing Developments.....	A-60
d.	Exactions.....	A-60
6.	Processing and Permit Procedures.....	A-61
a.	Types of Permits for Residential Land Uses by Zone District.....	A-61
b.	Site Plan and Design Review.....	A-61
c.	Review and Approval Timelines.....	A-62
d.	Processing of 1500 Hill Street (Affordable Housing).....	A-63
e.	Building, Grading and Street Improvement Plan Check.....	A-63
f.	Overlay Zones.....	A-64
7.	Constraints on Housing for Disabled Persons.....	A-64
a.	Reasonable Accommodation Procedure.....	A-64
b.	Zoning and Fair Housing.....	A-64
1.	Definition of Family.....	A-64
2.	Zones Allowing Residential Care Facilities.....	A-65
3.	Boarding House and Rooming House Definitions.....	A-65
4.	Residential Care Facilities for Seven or More Persons.....	A-65
5.	Siting or Separation Requirements for Licensed Residential Care Facilities.....	A-66
6.	Parking Requirements for Persons with Disabilities.....	A-67
c.	Permits and Processing.....	A-67
d.	Building Codes.....	A-67

8. Constraints on Meeting the City's Share of the Regional Housing Need.....	A-68
F. Progress Report.....	A-68
1. Appropriateness of Goals and Policies.....	A-68
2. Effectiveness of the Element.....	A-71
3. Progress in Housing Element Implementation.....	A-74
a. Construction Objective.....	A-74
1. Lower Income Housing Need.....	A-74
2. Moderate Income Housing Need.....	A-74
3. Above Moderate Income Housing Need.....	A-75
b. Rehabilitation Objective.....	A-75
c. Conservation Objective.....	A-75
d. Preservation Objective.....	A-75
4. Quantified Objectives for Extremely Low Income Households.....	A-76

**List of Tables**

A-1	City of Signal Hill Housing Stock by Occupancy Status April 2000, April 2010 and January 2013.....	A-4
A-2	City of Signal Hill Housing Stock by Type of Unit April 2000, April 2010 and January 2012.....	A-4
A-3	City of Signal Hill Age of Housing Stock by Year Built - 2010.....	A-5
A-4	City of Signal Hill Tenure by Age of Householder.....	A-6
A-5	Los Angeles County 2013 Annual Income Limits Adjusted by Household Size.....	A-7
A-6	Los Angeles County Income Limits for a 3-Person Household.....	A-7
A-7	City of Signal Hill Cost Burdened Households by Income Level and Household Type.....	A-8
A-8	City of Signal Hill Crowding (Households with More than One Occupant Per Room) by Tenure.....	A-10
A-9	City of Signal Hill Cost Burdened Elderly Households by Income and Tenure.....	A-12
A-10	City of Signal Hill Disability Status of Civilian Non-institutionalized Population by Age Group – April 2010.....	A-13
A-11	City of Signal Hill Large Families by Tenure – 2010.....	A-15
A-12	City of Signal Hill Cost Burdened Large Families by Tenure and Income Group.....	A-15
A-13	Signal Hill Residents Employed in the Agriculture, Forestry, Fishing and Hunting Industries.....	A-16
A-14	City of Signal Hill Female Householders by Tenure – 2010.....	A-16
A-15	City of Signal Hill Population Growth Trends - 1980 to 2013.....	A-18
A-16	City of Signal Hill Civilian Labor Force and Employment Characteristics For Population 16 Years and Over: 2000 and 2010.....	A-19
A-17	City of Signal Hill Share of Regional Housing Needs January 1, 2014 – October 1, 2021.....	A-19
A-18	Signal Hill Moderate Income Affordable Housing Costs Aragon Plan 1 1,160 SF 2 bedrooms 3 housing units.....	A-21
A-19	Signal Hill Moderate Income Affordable Housing Costs Aragon Plan 2 1,312 SF 2 bedrooms 21 housing units.....	A-22
A-20	Signal Hill Moderate Income Affordable Housing Costs Aragon Plan 3 1,710 SF 3 bedroom 16 housing units.....	A-22

### List of Tables continued

A-21	City of Signal Hill Second Units Constructed 2006-2013.....	A-24
A-22	City of Signal Hill Sites Inventory and Analysis for Above Moderate Income Housing Units – September 2013.....	A-25
A-23	City of Signal Hill Sites Inventory and Analysis for Moderate Income Housing Units – September 2013.....	A-25
A-24	City of Signal Hill Sites Inventory and Analysis for Lower Income Housing Units – September 2013.....	A-26
A-25	Los Angeles County Lower Income (60% of Median Income) Affordable Housing Monthly Rents: 2013.....	A-33
A-26	City of Signal Hill Land Prices.....	A-33
A-27	Construction Costs per Square Foot for Residential Construction.....	A-34
A-28	Average Mortgage Rates Weekly Survey of 20 Southland Lenders – As of August 28, 2013.....	A-35
A-29	City of Signal Hill Conventional Loan Denial Rates by Census Tracts – 2011.....	A-37
A-30	City of Signal Hill FHA/VA Loan Denial Rates by Census Tracts – 2011.....	A-37
A-31	City of Signal Hill Reasons for Loan Denial by Type of Loan – 2011.....	A-38
A-32	City of Signal Hill Single Family Home Prices Year 2011 and First Three Quarters of 2012.....	A-39
A-33	City of Signal Hill Condominium Home Prices Year 2011 and First Three Quarters of 2012.....	A-40
A-34	City of Signal Hill Zoning Ordinance Provisions Promoting a Variety of Housing Types.....	A-44
A-35	City of Signal Hill Dwelling Unit Density and Lot Area.....	A-47
A-36	City of Signal Hill Lot Area and Dimensions.....	A-47
A-37	City of Signal Hill Development Examples in the RH Zone.....	A-49
A-38	City of Signal Hill Setback Requirements for Residential Zones.....	A-53
A-39	City of Signal Hill Schedule of Service Fees and Charges.....	A-56
A-40	City of Signal Hill Residential Development Impact Fees – Parks, Water and Traffic.....	A-58
A-41	City of Signal Hill: Typical Fees for a 10-Unit Single-Family Development.....	A-59
A-42	City of Signal Hill: Typical Fees for a 10-Unit Multi-Family Development.....	A-59
A-43	City of Signal Hill Allowable Uses in Residential Zones.....	A-61
A-44	City of Signal Hill 2008-2014 Housing Element Evaluation of the Appropriateness of Goals and Policies.....	A-69
A-45	City of Signal Hill 2008-2014 Housing Element Effectiveness Report.....	A-72
A-46	City of Signal Hill Quantified Objectives: 2006-2014.....	A-74

### List of Exhibits

A-1	Sites that Accommodate the City's Share of the Regional Housing Need.....	A-28
A-2	Areas with Traditional Zoning and Specific Plan Zoning.....	A-51

### A. INTRODUCTION

- Housing Needs Assessment
- Sites Inventory and Analysis
- Housing Market Constraints and Analysis
- Governmental Constraints Analysis
- Progress Report

The Housing Needs Assessment (pages A-2 to A-19) discusses:

- Existing Needs (housing condition, cost burdened, crowding, at risk housing)
- Special Needs (elderly, disabled, large families, farmworkers, female householders, and homeless)
- Projected Needs (new construction)

The Sites Inventory and Analysis (pages A-20 to A-31) describes the sites that can accommodate the need for lower-income, moderate-income and above moderate-income housing.

The Housing Market Constraints Analysis (pages A-31 to A-40) describes the following components of housing costs:

- Land
- Construction
- Financing
- Existing home sales

The Governmental Constraints Analysis (pages A-41 to A-68) describes actual and potential constraints on housing production and improvement such as:

- Land use controls
- Building codes and their enforcement
- Site improvements
- Fees and exactions required of developers
- Local processing and permit procedures
- Constraints on housing for persons with disabilities
- Constraints on meeting regional share housing needs

The Progress Report (pages A-68 to A-76) describes the appropriateness of the goals and policies of the *2008-2014 Housing Element* and the progress made toward implementation of the programs included in the prior element.

## B. HOUSING NEEDS ASSESSMENT

### 1. INTRODUCTION AND SUMMARY

In addition to the Introduction and Summary, the Housing Needs Assessment describes the following:

- Part B - *housing characteristics* including the number and types of housing units and the condition of housing.
- Part C – *household characteristics* including the number of households, level of payment compared to ability to pay, and overcrowding.
- Part D - an analysis of existing *affordable housing developments at risk of converting to market rate housing* during the next 10 years.
- Part E - an analysis of *special housing needs* experienced by populations such as the elderly; persons with disabilities including those with developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- Part F - an analysis of *population and employment trends* and of *projections* of existing and projected housing needs for all income levels. The existing and projected needs include the City's *share of the regional housing need*.

Key findings of the Housing Needs Assessment include:

#### Housing and Household Characteristics and At-Risk Housing

- 4,431 housing units comprise the existing housing stock
- Single-family detached homes comprise about one third (32%) of the existing housing stock
- 200 housing units need rehabilitation and 4 need replacement
- Of the 4,157 occupied housing units, 2,141 (51.5%) are owner-occupied and 2,016 (48.5%) are renter occupied
- 898 lower income households are cost burdened and 428 are severely cost burdened
- More lower-income renters (660) than owners (238) experience housing costs more than they can afford.
- 218 households are overcrowded and renters comprise the majority of crowded households
- There is no affordable multifamily rental housing complex potentially at-risk of converting to market rate housing

#### Special Housing Needs

- 15.1% of elderly owners (79/522) and 63% of elderly renters (145/230) are paying more than they can afford for housing
- About 1,200 disabled persons live in Signal Hill
- The elderly have the highest rate of disabilities as 36.6% of all people 65 years of age or older report one or more disability
- 67 developmentally disabled residents are served by the Harbor Regional Center
- Mental retardation/intellectual disability is the most prevalent condition experienced by the City's 67 residents

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

- 14% of the large family owners (30/213) and 20% of large family renters (60/303) are cost burdened
- There are zero farmworker jobs located within Signal Hill
- There are 116 residents employed in the farming related industries
- About 1,452 female householders live in Signal Hill, which is slightly more than one third (35%) of all the City's householders
- About 660 female householders live with a family and 589 live alone.
- The City's homeless estimate is 16 persons.

### Projected Housing Needs

- SCAG's 2012 RTP Forecast shows an increase of 893 persons and 260 households between 2008 and 2020
- SCAG's 2012 RTP Forecast shows an increase in employment of 888 jobs between 2008 and 2020.
- 169 housing units is the City share of the regional housing need, which includes 71 units for lower income households

## **2. HOUSING CHARACTERISTICS**

Part 2 provides information on –

- Existing Housing Stock by Occupancy Status
- Numbers and Types of Housing Units

### **a. Existing Housing Stock by Occupancy Status**

In January 2013, 4,196 housing units were occupied while 235 dwellings were vacant. The total housing stock is comprised of 4,431 housing units, which is an increase of 611 dwellings since the April 2000 Census. The occupancy status and total housing stock in 2013 is about the same as reported in the April 2010 Census. Table A-1 reports the detailed statistics.

### **b. Numbers and Types of Units**

The number and type of housing units in 2013 is essentially the same as reported by the April 2010 Census. Single-family detached homes comprise about one third (32%) of the housing stock. Housing units in multi-family structures of five or more dwellings comprise about 40% of the housing stock. Table A-2 reports the detailed data.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

**Table A-1**  
**City of Signal Hill**  
**Housing Stock by Occupancy Status**  
**April 2000, April 2010 and January 2013**

Occupancy Status	Number of Housing Units 2000	Number of Housing Units 2010	Number of Housing Units 2013
Occupied	3,621	4,157	4,196
Vacant	176	232	235
Total	3,797	4,389	4,431
Percent Vacant	4.6%	5.3%	5.3%

Source: Census 2000 Summary File 1 (SF 1), DP-1 Demographic Profile, Housing Occupancy  
 2010 Census Summary File 1, DP-1 Demographic Profile, Housing Occupancy  
 State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark* Sacramento, California, May 2013.  
 Table construction by Castañeda & Associates

**Table A-2**  
**City of Signal Hill**  
**Housing Stock by Type of Unit**  
**April 2000, April 2010 and January 2013**

Type of Unit	Number of Units					
	2000	Percent	2010	Percent	2013	Percent
1 unit, detached	983	25.7%	1,413	32.2%	1,422	32.1%
1 unit, attached	464	12.1%	619	14.1%	618	13.9%
2 to 4 units	680	17.8%	619	14.1%	625	14.1%
5+ units	1,685	44.1%	1,738	39.6%	1,766	39.9%
Mobile homes, Boat, RV, Van, Etc.	8	0.2%	0	0.0%	0	0.0%
Total	3,820	100.0%	4,389	100.0%	4,431	100.0%

Note: ACS percentages were applied to the 2010 Census count of 4,389 total units  
 Source: Census 2000 Summary File 3 (SF 3), Table H030 Units in Structure. 2006-2010 American Community Survey (ACS) 5-Year Estimates, Table B25024 Units in Structure.  
 State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark* Sacramento, California, May 2013.  
 Table construction by Castañeda & Associates

### c. Condition of the Existing Housing Stock

There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock; for instance, "fair" or "poor" condition. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in housing conditions such as demolition, minor repairs, major repairs and rehabilitation.

A general indicator of housing adequacy is the age of housing. Generally speaking, for owners, the dilemma often is one of maintenance problems. For these households, low incomes mean a lack of money for maintenance and repairs. For rental properties, the rents collected may not result in a cash flow sufficient to catch up to needed maintenance and replacement.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

In general, there is a relationship between the age of the housing stock and the prevalence of poor housing conditions. For instance, the older a home, the greater is the need for maintenance, repair and/or replacement of key mechanical systems. Housing condition problems frequently are concentrated in interior deficiencies. Generally, two to three times as many units have interior problems as units with exterior problems.

According to HCD, housing that is 40+ years old is an indicator of the *maximum* rehabilitation need. Table A-3 shows that 39% of the housing stock was built in 1969 or earlier. That means about 1,700 housing units could have some level of rehabilitation need.

**Table A-3  
City of Signal Hill  
Age of Housing Stock by Year Built – 2010**

Year Structure Built	Number of Units	Percent
2005 or later	90	2.1%
2000 to 2004	599	13.6%
1990 to 1999	394	9.0%
1980 to 1989	1,042	23.7%
1970 to 1979	547	12.5%
1960 to 1969	523	11.9%
1950 to 1959	452	10.3%
1940 to 1949	326	7.4%
1939 or earlier	416	9.5%
Total	4,389	100.0%

Note: The American Community Survey was used to compute the percentage of units in each age cohort. The ACS percentages then were applied to the 2010 Census count of units [4,389] to estimate the number of housing units by year structure built.

Source: 2006-2010 American Community Survey 5-Year Estimates, Table B25034, Year Structure Built

Table construction by Castañeda & Associates

Age of housing data overstate the City's rehabilitation needs. An estimated 200 single-family, condominium and multi-family housing units are in need of minor, moderate or major rehabilitation. This estimate is based on the prior Housing Element rehabilitation need estimate of 300 units less the substandard dwellings that were removed from the stock in the past few years.

The City's predominant single family neighborhoods are located in four areas: the Northend north of the 405 Freeway, the West Side bounded by Burnett Street, Orange Avenue and the City limits; the Hilltop Area; and the Southeast neighborhood bordered by 21st Street, Cherry Avenue, Temple Avenue, and Pacific Coast Highway. The neighborhood location of housing units in need of rehabilitation is indicated below:

<u>Neighborhood</u>	<u>Units in Need of Rehabilitation</u>
North End	50
Southeast	50
West Side	100

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

Housing that is beyond reasonable repair or in extremely dilapidated condition warrants replacement. In the Southeast neighborhood, there are four units requiring demolition and replacement.

### 3. HOUSEHOLD CHARACTERISTICS

Part 3 examines the following household characteristics:

- Tenure – owners and renters
- Level of payment compared to ability to pay
- Overcrowding

#### a. Tenure – Owners and Renters

Tenure refers to whether housing units are occupied by owners or renters. Census 2010 reports 4,157 occupied housing units – 2,141 owners (51.5%) and 2,016 renters (48.5%). Since 2000 the ownership rate increased dramatically from 47% to 51.5%. Numerically, there was an increase of 439 owners between 2000 and 2010.

Table A-4 shows that the majority of households 45+ years of age are owners. Conversely, the younger households (15 to 44 years of age) are predominantly renters.

**Table A-4  
City of Signal Hill  
Tenure by Age of Householder**

Age of Householder	Owner	Percent	Renter	Percent	Total	Percent
15 to 24 years	18	12.2%	130	87.8%	148	3.6%
25 to 34 years	178	26.0%	507	74.0%	685	16.5%
35 to 44 years	479	48.2%	514	51.8%	993	23.9%
45 to 54 years	576	56.9%	437	43.1%	1,013	24.4%
55 to 64 years	525	65.1%	282	34.9%	807	19.4%
65 years and over	365	71.4%	146	28.6%	511	12.3%
Total	2,141	51.5%	2,016	48.5%	4,157	100.0%

Source: Census 2010, Summary File 1, Table QT-H2: Tenure, Household Size and Age of Householder  
Table construction by Castañeda & Associates

#### b. Level of Payment Compared to Ability to Pay

Level of payment compared to ability to pay measures the number and percentage of households who are paying more than they can afford for housing. This problem is referred to as “overpaying” or “cost burdened. There are two overpaying measures:

- Cost burden                    30% or more of income spent on housing costs
- Severe cost burden        50% or more of income spent on housing costs

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

### 1. 2013 Income Limits for Income Groups

Table A-5 shows the 2013 household income limits for four income groups, adjusted by household size –

- Extremely low income <30% of the Los Angeles County median household income
- Low income 30%-50% of the Los Angeles County median household income
- Lower income 50%-80% of the Los Angeles County median household income
- Moderate income 80%-120% of the Los Angeles County median household income

**Table A-5  
Los Angeles County  
2013 Annual Income Limits Adjusted by Household Size**

Household Size (# of persons)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income
1 person	\$17,950	\$29,900	\$47,850	\$54,450
2 persons	\$20,500	\$34,200	\$54,650	\$62,200
3 persons	\$23,050	\$38,450	\$60,750	\$70,000
4 persons	\$25,600	\$42,700	\$68,300	\$77,750
5 persons	\$27,650	\$46,150	\$73,800	\$83,950
6 persons	\$29,700	\$49,550	\$79,250	\$90,200
7 persons	\$31,750	\$52,950	\$84,700	\$96,400
8 persons	\$33,800	\$56,400	\$90,200	\$102,650

Source: California Department of Housing and Community Development, Year 2013  
Income Limits, February 25, 2013  
Table construction by Castañeda & Associates

The income limits are important because they determine eligibility for programs that provide financial assistance to owners and renters.

Table A-6 shows the annual income and monthly income for a 3-person household in each of the four income groups. For instance, the monthly income of a lower-income 3 person household ranges between \$3,205 and \$5,062. Based on 30% of income expended on housing costs, such households could afford monthly payments in the range of \$961 to \$1,518.

**Table A-6  
Los Angeles County  
Income Limits for a 3-Person Household**

Income Group	Income Limits	Monthly Income
Extremely Low	less than \$23,050	less than \$1,920
Very Low	\$23,051-\$38,450	\$1,921-\$3,204
Lower	\$38,451-\$60,750	\$3,205-\$5,062
Moderate	\$60,751-\$70,000	\$5,063-\$5,833
Above Moderate	\$70,001+	\$5,834+

Source: Table A-5  
Table construction by Castañeda & Associates

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

### 2. Cost Burdened and Severely Cost Burdened Owners and Renter.

Overpaying is often cited as one of the major problems confronting the lower income population. Table A-7 shows the total number of households and the number cost burdened and severely cost burdened by income group and household type.

**Table A-7  
City of Signal Hill  
Cost Burdened Households by Income Level and Household Type**

Household Type/Income Level/Cost Burden	Small Related	Large Related	Elderly	Other	Total Cost Burdened	Percent Cost Burdened	Total Households by Income
<b>Renters Cost Burden &gt;30%</b>							
0-30% AMI	70	10	40	105	225	78.9%	285
30-50% AMI	170	10	55	105	340	85.0%	400
50-80% AMI	75	25	50	10	160	29.1%	550
All Households	335	45	145	310	835	40.2%	2,075
<b>Renters Cost Burden &gt;50%</b>							
0-30% AMI	70	10	15	80	175	61.4%	285
30-50% AMI	65	10	10	45	130	32.5%	400
50-80% AMI	25	-	-	10	35	6.4%	550
All Households	160	20	25	135	340	16.4%	2,075
<b>Owners Cost Burden &gt;30%</b>							
0-30% AMI	-	-	24	50	74	61.7%	120
30-50% AMI	10	20	10	40	80	88.9%	90
50-80% AMI	15	-	30	30	75	83.3%	90
All Households	300	115	114	489	1,018	46.3%	2,200
<b>Owners Cost Burden &gt;50%</b>							
0-30% AMI	-	-	24	50	74	61.7%	120
30-50% AMI	10	20	-	40	70	77.8%	90
50-80% AMI	15	-	-	-	15	16.7%	90
All Households	75	20	34	194	323	14.7%	2,200

Source: Source: HUD User Website, CPD Data, City of Signal Hill, 2006-2010 CHAS.  
Table construction by Castañeda & Associates

In summary:

- There are a total of 405 extremely low income renter and owner households (285 + 120) of which 299 (225 +74) are cost burdened (>30%). Almost four of every five ELI renters are cost burdened.
- There are a total of 490 very low income renter and owner households (400 + 90) of which 420 (340 +80) are cost burdened (>30%). Eighty-five percent of very low income renters are cost burdened.
- There are a total of 640 low income renter and owner households (550 + 90) of which 235 (160 +75) are cost burdened (>30%). Almost 30% low income renters are cost burdened.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

- There are a total of 1,535 lower income (<80% AMI) renter and owner households of which 954 are cost burdened (>30%). Almost 60% of all lower income renters are cost burdened.
- There are a total of 4,275 (2,075 + 2,200) households of which 1,853 are cost burdened (43%).

Cost burdened renters can be assisted by the County of Los Angeles Housing Authority's Section 8 rental assistance program. However, there are no funding resources to provide financial assistance to owners who are overpaying.

### c. Overcrowding

Overcrowding refers to too many people occupying a housing unit. It is usually measured by the number of persons per room. The U.S. Census Bureau does not define "overcrowding;" however, it does estimate the number of occupants per room. In regard to the concept of overcrowding, the American Community Survey provides the following useful insights:

The intent of the rooms question is to count the number of whole rooms used for living purposes. For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded is strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Occupants per room are obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit. The figures show the number of occupied housing units having the specified ratio of people per room. *Although the Census Bureau has no official definition of crowded units, many users consider units with more than one occupant per room to be crowded.*

This data is the basis for estimating the amount of living and sleeping spaces within a housing unit. These data allow officials to plan and allocate funding for additional housing to relieve crowded housing conditions. The data also serve to aid in planning for future services and infrastructure, such as home energy assistance programs and the development of waste treatment facilities.

The specific question asked by the American Community Survey is:

How many separate rooms are in this house, apartment, or mobile home? Rooms must be separated by built-in archways or walls that extend out at least 6 inches and go from floor to ceiling. INCLUDE bedrooms, kitchens, etc. EXCLUDE bathrooms, porches, balconies, foyers, halls, or unfinished rooms.

With respect to crowded conditions, there are two measures:

- Overcrowding – 1.01 persons or more per room
- Severe overcrowding – 1.51 persons or more per room

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

Therefore, a housing unit with three bedrooms, a kitchen, a dining room, and a living room would have a total of six rooms. If six persons occupied the housing unit, the number of persons per room would be 1.0 and, consequently, not be overcrowded. However, if seven persons occupied the housing unit, then there would be 1.17 persons per room and the dwelling would be considered overcrowded. Eleven people would need to occupy the same housing unit in order to be considered severely overcrowded (1.83 persons per room).

Table A-8 shows that the HUD CHAS data estimates 218 crowded households. Of this total, about 47% are “crowded” and 53% are “severely crowded.” Renters comprise the majority of crowded households, but at a higher percentage than they represent of all households. Crowded households are an indicator of the need for an increase in the number of 3-bedroom apartment units and bedroom additions to owner occupied housing. The City’s planned affordable housing development on Hill Street will help to alleviate overcrowding.

**Table A-8**  
**City of Signal Hill**  
**Crowding (Households with More than**  
**One Occupant Per Room) by Tenure**

Income	Owner	Renter	Total
1.01 to 1.50 occupants per room	9	94	103
1.51 or more occupants per room	30	85	115
Total	39	179	218

Source: U.S. Department of Housing and Urban  
Development, *2005-2009 CHAS (Comprehensive  
Housing Affordability Strategy)*  
Table construction by Castañeda & Associates

### d. At-Risk Housing Assessment

According to HCD:

Assisted housing developments are multifamily rental housing complexes that receive government assistance under .... Federal, State, and/or local programs .... which are eligible to change to market-rate housing due to termination (opt-out) of a rent subsidy contract .... or other expiring use restrictions (e.g., State or local programs) within the 5-year planning period of the housing element and the subsequent 5-year period. [Emphasis added]

The City has three rent-restricted apartment complexes:

- Eucalyptus Apartments
- Las Brisas Community Housing
- Las Brisas II

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

Constructed in 1997, Eucalyptus Apartments is a 24-unit development designed for disabled persons. Located at 2007 Alamitos Avenue and just south of Signal Hill Park, the complex has 1- and 2-bedroom units. Federal assistance to the project was provided in the form of a Section 811 capital grant. The interest-free capital grant, or advance, does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years.

The Signal Hill Redevelopment Agency provided \$1 million in financial assistance in the form of a land contribution. The Eucalyptus Apartments' affordability covenant runs for a period of 55 years.

The Las Brisas Community Housing is a 92-unit acquisition and rehabilitation project. The apartment community is a family project consisting of 64 2-bedroom and 28 3-bedroom units. The rental complex, which is located at 2399 California Street, received Low Income Housing Tax Credits in 2003. The Redevelopment Agency contributed \$5 million to this development with the affordability covenant running for 55 years. Additional funding sources include County HOME and CalHFA funds.

Located at 2400-2420 California Avenue, Las Brisas II is a 4-story 60-unit large family project. The bedroom breakdown is:

- 21 1-bedroom units
- 18 2-bedroom units
- 21 3-bedroom units

The City's Redevelopment Agency contributed \$5,150,000 from the Low and Moderate Income Housing Fund to cover site assembly costs. In addition, a \$900,000 bridge loan to cover demolition and relocation costs was made to the Los Angeles Community Design Center. The project received Low Income Housing Tax Credits and is rent restricted for 55 years. The project obtained Certificates of Occupancy on June 18, 2007.

The City has no rent-restricted housing at risk of conversion to market rate housing prior to 2024.

### 4. SPECIAL HOUSING NEEDS

Special housing needs refer to the needs of the following populations:

- Elderly
- Persons with disabilities
- Persons with developmental disabilities
- Large families
- Farmworkers
- Families with female heads of household
- Families and persons in need of emergency shelter

#### a. Elderly

The special housing needs that the elderly potentially experience include, but are not limited, to:

- Affordable housing
- Units with accessibility modifications

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

- Units with special accommodations for live-in caretakers
- Housing developments that provide on-site supportive services
- Assistance in locating housing or in securing shared housing
- Housing located near transportation, shopping and medical services

The special housing needs of seniors are unique because of the aging process. The housing needs of seniors are often the result of the age, gender, health, and economic status of elderly couples and individuals.

According to the 2010 Census, there are 752 elderly households (62+ years of age) –

- 522 owners
- 230 renters

Table A-9 shows the number of cost burdened elderly households by tenure and income group.

**Table A-9**  
**City of Signal Hill**  
**Cost Burdened Elderly Households by Income and Tenure**

Income Group	Owners	Renters	Total
Extremely Low (0-30%)	24	40	64
Very Low (31-50%)	10	55	65
Low (51-80%)	30	50	80
Total	64	145	209

Source: Source: HUD User Website, CPD Data, City of Signal Hill, 2006-2010 CHAS.

Table construction by Castañeda & Associates

The HUD CHAS data estimates that 209 elderly households are cost burdened –

- 64 owners
- 145 renters

While 64 elderly owners are overpaying, there are no ongoing programs to provide monthly financial assistance to such owners. Some homeowners may benefit from housing rehabilitation programs and some may need financial counseling to reduce overpaying.

Rental housing assistance for elderly renters is available from the Section 8 Housing Choice Voucher Program which is administered by the County of Los Angeles Housing Authority.

### **b. Persons with Disabilities**

Some key special housing needs may include:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide supportive services
- Units accessible to public transportation

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

- Assistance in locating housing or in securing shared housing
- Housing with design features that facilitate mobility and independence

The majority of housing units in most communities lack features such as ramps, extra wide doors, raised toilets, hand rails, lowered counters, or slip-resistant floors that would make them suitable for, or readily adaptable, to people with mobility limitations and people using assistive technology. The majority of existing dwellings are inaccessible to people with a mobility impairment.

Table A-10 shows the number and percentage of disabled persons by age group. About 1,200 disabled persons live in Signal Hill. The elderly have the highest rate of disabilities as 36.6% of all people 65 years of age or older report one or more disability.

**Table A-10**  
**City of Signal Hill**  
**Disability Status of Civilian Non-institutionalized**  
**Population by Age Group – April 2010**

Age Group	Total Population	Disabled Population	Percent Disabled
< 5 years	824	7	0.8%
5-17 years	1,800	94	5.2%
18-64 years	7,477	763	10.2%
65 years +	871	319	36.6%
Total	10,972	1,183	10.8%

Note: Total population per Census is 11,016 with 44 institutionalized persons residing in Signal Hill. . No institutionalized persons less than 18 years of age are subtracted from the 0-17 age group, 3 institutionalized persons are subtracted from the 18-64 years of age total population and 41 are subtracted from the 65+ age group total.

Sources: 2010 Census Summary File 1, Table P12 Sex by Age (total population by age group)

2010 Census Summary File 1, Table QT-P13 Group Quarters Population by Sex, Age, and Type of Group Quarters: 2010 (institutionalized population by age group)

Source: American FactFinder, U.S. Census Bureau, *2010 American Community Survey 1-Year Estimates, Table S1810, Disability Characteristics*

Table construction by Castañeda & Associates

The 2010 American Community Survey asks respondents about six different types of disabilities:

- Hearing difficulty – “deaf or [had] serious difficulty hearing.”
- Vision difficulty – “blind or [had] serious difficulty even when wearing glasses.”
- Cognitive difficulty – “serious difficulty concentrating, remembering, or making decisions.”
- Ambulatory difficulty – “serious difficulty walking or climbing stairs.”
- Self-care difficulty – “difficulty dressing or bathing.”
- Independent living difficulty – “difficulty doing errands alone such as visiting a doctor’s office or shopping.”

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

Disabled householders could benefit from programs that provide assistance to retrofit their homes. As some disabled householders are also cost burdened, rental assistance is another beneficial program.

### **c. Persons with Developmental Disabilities**

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability":

Means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Harbor Regional Center (HRC), which serves Signal Hill, is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

About 0.59 percent of California's population is served by the DDS. This percentage applied to Signal Hill's population yields an estimate of 67 residents who could be served by the HRC. Based on HRC's clients by diagnosis, the most prevalent condition among the City's 67 residents would be mental retardation/intellectual disability. The other most prevalent diagnosis – in rank order - would be autism, epilepsy, cerebral palsy, and other. However, individuals may have more than one diagnosis.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Section 2 – Housing Program - describes programs to address the needs of developmentally disabled persons.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

### d. Large Families

HCD defines large families as consisting of five or more persons. Lower income, large families need three, four or five bedroom housing units at affordable costs. Since housing with these numbers of bedrooms usually command higher costs than smaller units, affordability is another key need of large families/households. The 2010 Census counted 516 large family households – 213 owners and 303 renters.

**Table A-11  
City of Signal Hill  
Large Families by Tenure - 2010**

Large Families	Owners	Percent	Renter	Percent	Total	Percent
5 Persons	116	39.5%	178	60.5%	294	57.0%
6 Persons	42	37.2%	71	62.8%	113	21.9%
7 Persons+	55	50.5%	54	49.5%	109	21.1%
Total	213	41.3%	303	58.7%	516	100.0%

Source: American FactFinder, Census 2010, Summary File 1, Table H16: Tenure by Household Size  
Table construction by Castañeda & Associates

The HUD CHAS data estimates that 65 large family households are cost burdened – 20 owners and 45 renters.

**Table A-12  
City of Signal Hill  
Cost Burdened Large Families by Tenure and Income Group**

Income Group	Owners	Renters	Total
Extremely Low (0-30%)	0	10	10
Very Low (31-50%)	20	10	30
Low (51-80%)	0	25	25
Total	20	45	65

Source: HUD User Website, CPD Data, City of Signal Hill, 2006-2010 CHAS.  
Table construction by Castañeda & Associates

### e. Farmworkers

HCD guidance indicates that a housing element should estimate the number of permanent and migrant farmworkers within the community. A farm worker is --

- A person who performs manual and/or hand tool labor to plant, cultivate, harvest, pack and/or load field crops and other plant life.
- A person who attends to live farm, ranch or aquacultural animals including those produced for animal products.

Source: State of California, Employment Development Department, Labor Market Information Division Occupational Definition

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

Because of their predominantly low incomes, housing affordability is an acute need for farmworkers.

The City has no land devoted to the production of field crops and/or other plant life. Likewise, there is no land used for animals. As a result, there are no farmworker jobs located in Signal Hill. There may be persons residing or “housed” in the City who are farmworkers at locations outside the municipal boundaries. Table A-13 shows the number of residents employed in occupations somewhat related to the farming industry.

**Table A-13**  
**Signal Hill Residents Employed in the**  
**Agriculture, Forestry, Fishing and Hunting Industries**

Type of Occupation	Number Employed
Management	61
Service Occupations	0
Sales and Office Occupations	0
Natural Resources, Construction and Maintenance Occupations	55
Production, Transportation, and Material Moving Occupations	0
Total	116

Source: American Community Survey, 2006-2010 5-Year Estimates Table C24050 Industry by Occupation for the Civilian Employed Population 16 years and over  
Table construction by Castañeda & Associates

The *housed* “farmworkers” who may reside in the City would live in a household and occupy a housing unit. As such, they would be among the existing households counted as part of the CHAS housing needs, and estimates of existing and projected housing needs produced by SCAG. Consequently, the resident low-income “farmworker” households – if any -- would be included among all the households. That is, the resident farmworker housing needs would be counted as part of the lower income households experiencing problems of overpaying, overcrowding, and living in substandard housing.

### **f. Female Householders**

Some important housing needs of female householders include:

- Affordable housing
- Housing developments that provide supportive services
- Assistance in locating housing or in securing shared housing
- Access to housing which accommodates children
- Access to housing which is designed for security and convenience
- Access to housing near parks and open space to serve the needs of female householders with children.

Table A-14 shows that there are 1,452 female householders live in the City, which represents about one-third (35%) of all the City’s householders. About 660 female householders live with a family and 589 live alone. About 10% of all female householders are 65 years of age or older and live alone. Potential housing needs include rental assistance and assistance with home maintenance and repairs for owner female householders living alone.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

**Table A-14  
City of Signal Hill  
Female Householders by Tenure – 2010**

Type of Household	Owner	Renter	Total	Percent
Family, No Husband	170	490	660	45.5%
Living with others	104	99	203	14.0%
Living Alone				
<65 Years	252	190	442	30.4%
65 Years+	112	35	147	10.1%
Subtotal Living Alone	364	225	589	40.6%
Total	638	814	1,452	100.0%
Percent	43.9%	56.1%		

Source: 2010 Census Summary File 1 (SF 1), Table QT-H3 Household Population and Household Type by Tenure: 2010  
Table construction by Castañeda & Associates

### **g. Families and Persons in Need of Emergency Shelter**

According to HUD, a person is considered homeless:

Only when he/she resides in one of the places described below at the time of the count.

An unsheltered homeless person resides in:

- A place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.

A sheltered homeless person resides in:

- An emergency shelter.
- Transitional housing for homeless persons who originally came from the streets or emergency shelters.

The City participated in the Greater Los Angeles Homeless Count conducted in late January 2013 by the Los Angeles Homeless Services Authority (LAHSA). Volunteers together with the Signal Hill Police Department drove through the entire City to count the number of homeless persons. The Police Department files indicate there are a maximum of 16 homeless persons at a given point in time and they are primarily found at the recycle center and panhandling at the shopping centers. The LAHSA January 2013 homeless count indicated that Signal Hill had 10 unsheltered homeless persons.

The City collaborates with the Gateway Cities Council of Governments (COG) on homeless planning and services. This includes the Homeless Action Plan and active participation in the Homeless Local Coordinating Alliances (LCA). The City, when needed, refers homeless persons to PATH Partners, an agency partnering with the COG.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

### 5. PROJECTED HOUSING NEEDS

#### a. Population Trends and Projections

Over the past 33 years, the City's population grew by 5,484 persons. The largest population gains happened in the 10 years between 1980 and 1990. But a significant number was also added from 2000 to 2010. Table A-15 shows the population trends during the past three decades.

**Table A-15**  
**City of Signal Hill**  
**Population Growth Trends - 1980 to 2013**

Year	Population	Incremental Increase	Incremental % Increase	Cumulative Increase	Cumulative % Increase
1980	5,734				
1990	8,371	2,637	46.0%	2,637	46.0%
2000	9,333	962	11.5%	3,599	62.8%
2010	11,016	1,683	18.0%	5,282	92.1%
2013	11,218	202	1.8%	5,484	95.6%

Source: U.S. Census of Population and Housing for years 1980, 1990, 2000 and 2010  
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State 2012, with 2010 Benchmark* Sacramento, California, May 2013.  
Table construction by Castañeda & Associates

The SCAG 2012 RTP Forecast shows an increase of 800 persons and 300 households between 2008 and 2020. On an annual basis, the household forecast (25) is similar to the City's regional share allocation of 169 housing units (21) between 2014 and 2021.

#### b. Employment Trends and Projections

Employment generates income, which leads to effective housing demand and housing choice. According to Census 2000, about 5,082 residents that were 16 years of age and older were in the labor force. The labor force refers to civilian labor force and does not include persons in the armed forces. In 2000, the unemployment rate was about 6%. Table A-16 indicates that the labor force has increased by 1,482 workers between 2000 and 2010. The 2010 unemployment rate is estimated to be 11.5% meaning that the number of jobless persons has increased by almost 450 persons.

The SCAG 2012 RTP Forecast shows an increase in employment of 600 jobs between 2008 and 2020.

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-16  
City of Signal Hill  
Civilian Labor Force and Employment Characteristics  
For Population 16 Years and Over: 2000 and 2010**

<b>Employment Status</b>	<b>2000</b>	<b>2010</b>
Population 16 Years +	7,057	8,872
In the Labor Force	5,082	6,564
Employed	4,743	5,810
Unemployed	309	754
Unemployment Rate	6.1%	11.5%

Source: 2000 Census, Table DP-3 Profile of Selected Economic Characteristics: 2000, Employment Status Population 16 Years and Over  
2006-2010 American Community Survey 5-Year Estimates, Table DP-03: Selected Economic Characteristics, Employment Status Population 16 Years and Over  
Table construction by Castañeda & Associates

**c. Share of Regional Housing Needs**

Pursuant to State law, SCAG has allocated to each city and county in the region its share of the regional housing need. The regional share includes new housing need to -

- Accommodate household growth
- Replace units lost from the inventory due to demolitions, fires and other causes
- Provide a healthy vacancy rate

The City's share of the regional housing need for the period from January 1, 2014 to October 1, 2021 is 169 housing units. Table A-17 shows number of housing units needed for five income groups.

**Table A-17  
City of Signal Hill  
Share of Regional Housing Needs  
January 1, 2014 – October 1, 2021**

<b>Income Group</b>	<b>Number</b>	<b>Percent</b>
Extremely Low	22	13.0%
Very Low	22	13.0%
Low	27	16.0%
Moderate	28	16.6%
Above Moderate	70	41.4%
Total:	169	100.0%

Source: Southern California Association of Governments, 5<sup>th</sup> Cycle Final Regional Housing Needs Assessment Allocation Plan, adopted by the Regional Council on October 4, 2012  
Table construction by Castañeda & Associates

## **C. SITES INVENTORY ANALYSIS**

### **1. INTRODUCTION**

Government Code Section 65583(a)(3) states that a housing element must include:

An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.

Section 65583.2(a) states that the inventory of land suitable for residential development –

...shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels....”

Table A-17 shows that the City's share of the regional housing need is 169 new housing units in order to accommodate household growth, replacement of housing units lost from the inventory, and a vacancy adjustment.

HCD guidance indicates:

The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the locality's new construction need by affordability category with its residential development (total supply) capacity.

The following sites will accommodate the City's share of the regional housing need by affordability category:

- Sites to accommodate the above moderate income housing need of 70 housing units include build out of the Aragon and Crescent Heights projects and second units.
- Sites to accommodate the moderate income housing need of 28 housing units include build out of the Aragon project, development of six housing units on a vacant site, and second units.
- Sites to accommodate the lower income need of 71 housing units include the 1500 Hill Street affordable housing development, second units, and an adequate sites program.

### **2. AFFORDABILITY OF ARAGON HOUSING UNITS TO ABOVE MODERATE AND MODERATE INCOME HOUSEHOLDS**

The Aragon development consists of 81 housing units. Six housing units have been constructed and 75 remain to be built of which 20 are affordable to moderate income households. The affordability of new Aragon housing units was determined on the basis of the following steps.

Step 1: Projected Sales Prices - The Aragon sales prices have been projected on the basis of the average price per square foot of recently constructed and sold for-sale units. The average cost of new housing units of about 1,400 square feet ranges between \$250 and \$265 per square foot. These averages were applied to the housing unit sizes of three Aragon plans to project the sales prices.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

Step 2: Down Payments of Future Purchasers - In Signal Hill, there were 127 sales of owner occupied single family homes and condominiums from January 2012 through June 30, 2013. The breakdown is as follows: Eighty-nine of the 127 sales involved conventional loans; the balance of the 38 purchases involved VA loans, FHA loans, private loans and all-cash transactions. In 62% of the conventional loans, buyers made a 20% down payment and 50% of all buyers made a 20% down payment.

Step 3: Annual Incomes Required to Afford Aragon Plans 1, 2 and 3 – Aragon Plan 1 is affordable to moderate income households of three persons or more. Aragon Plan 2 is affordable to moderate income households of four persons or more. Aragon Plan 3 is affordable moderate income households of five persons or more. Refer to Tables A-18, A-19, and A-20.

Step 4: Moderate Income Affordability – The housing units are affordable to moderate income households that make a down payment of 20% or more of the purchase price. In Signal Hill, 50% of all home buyers make a down payment of at least 20%. The Aragon Plans 1, 2 and 3 have a combined total of 40 housing units. It is projected that at least 20 of the housing units will be affordable to moderate income households (50% [of all buyers making a 20% down payment] times 40 housing units). The balance of the 55 housing units is affordable to above moderate income households.

**Table A-18**  
**Signal Hill Moderate Income Affordable Housing Costs**  
**Aragon Plan 1 1,160 SF 2 bedrooms**  
**3 housing units**

Sales Price:	<b>\$310,000</b>
Downpayment @ 20%:	\$62,000
Loan Amount:	\$248,000
Interest Rate:	4.50%
Term:	30-year fixed
Monthly Loan Payment (rounded):	\$1,257
Monthly Property Taxes:	\$284
Home Owner Association Dues:	\$310
Home Owner's Insurance:	\$75
Total Housing Payment:	\$1,926
Monthly Income Needed @ 35% Housing Cost Ratio <sup>1</sup>	\$5,502
Annual Income Required	\$66,020
3-Person Moderate Income Limit:	\$70,000
4-Person Moderate Income Limit:	\$77,750
5-Person Moderate Income Limit:	\$83,950

<sup>1</sup>Lender underwriting usually allows up to a 45% or more debt to income ratio. Monthly housing costs are included within a 45%+ debt to income ratio. Homebuyers with low monthly recurring debt are able to expend more than 30% on housing costs.

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-19  
Signal Hill Moderate Income Affordable Housing Costs  
Aragon Plan 2 1,312 SF 2 bedrooms  
21 housing units**

Sales Price:	<b>\$350,000</b>
Downpayment @ 20%:	\$70,000
Loan Amount:	\$280,000
Interest Rate:	4.50%
Term:	30-year fixed
Monthly Loan Payment (rounded):	\$1,419
Monthly Property Taxes:	\$320
Home Owner Association Dues:	\$310
Home Owner's Insurance:	\$75
Total Housing Payment:	\$2,124
Monthly Income Needed @ 35% Housing Cost Ratio <sup>1</sup>	\$6,068
Annual Income Required	\$72,813
3-Person Moderate Income Limit:	\$70,000
4-Person Moderate Income Limit:	\$77,750
5-Person Moderate Income Limit:	\$83,950

<sup>1</sup>Lender underwriting usually allows up to a 45% or more debt to income ratio. Monthly housing costs are included within a 45%+ debt to income ratio. Homebuyers with low monthly recurring debt are able to expend more than 30% on housing costs.

**Table A-20  
Signal Hill Moderate Income Affordable Housing Costs  
Aragon Plan 3 1,710 SF 3 bedroom  
16 housing units**

Sales Price:	<b>\$395,000</b>
Downpayment @ 20%:	\$79,000
Loan Amount:	\$316,000
Interest Rate:	4.50%
Term:	30-year fixed
Monthly Loan Payment (rounded):	\$1,601
Monthly Property Taxes:	\$362
Home Owner Association Dues:	\$310
Home Owner's Insurance:	\$75
Total Housing Payment:	\$2,348
Monthly Income Needed @ 35% Housing Cost Ratio <sup>1</sup>	\$6,709
Annual Income Required	\$80,507
3-Person Moderate Income Limit:	\$70,000
4-Person Moderate Income Limit:	\$77,750
5-Person Moderate Income Limit:	\$83,950

<sup>1</sup>Lender underwriting usually allows up to a 45% or more debt to income ratio. Monthly housing costs are included within a 45%+ debt to income ratio. Homebuyers with low monthly recurring debt are able to expend more than 30% on housing costs.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

---

### 3. AFFORDABILITY OF SECOND HOUSING UNITS TO ABOVE MODERATE, MODERATE INCOME AND LOWER INCOME HOUSEHOLDS

Second units are permitted in residential zones which allow up to 17 dwelling units per acre. There is a combined floor area cap of .50. Second units are rentals as the Zoning Code prohibits the sale of second units as condominiums. Between 2006 and 2013, an average of 2.5 second units was constructed annually. Based on this historical annual rate, it is projected that 20 second units will be constructed during the 2013-2021 planning period. The affordability of second units was calculated as follows:

Step 1: Square footage of the constructed second units

Step 2: Survey of apartments to determine market rents by number of bedrooms and square footage

Step 3: Calculation of average market rents based on apartment survey results as follows:

Less than 750 SF, \$1.60/SF  
751-900 SF, \$1.56/SF  
901 SF+, \$1.40/SF

Step 4: Calculation of the monthly income required to afford the rents based on 30% of income spent on monthly rents

Step 5: Determine annual household income (12 X monthly income)

Step 6: Determine affordability level based on 2013 annual income limits adjusted by household size

Table A-21 shows the results of the affordability calculations. The annual household incomes were compared to the Table A-5 2013 annual income limits, adjusted by household size, in order to determine affordability by income group. Based on this analysis, the affordability level of the 20 second units to be developed during the planning period would be as follows:

- Lower Income                      6 second units
- Moderate Income                9 second units
- Above Moderate Income       5 second units

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-21  
City of Signal Hill  
Second Units Constructed 2006-2013**

Street Name	Square Feet	Monthly Rent	Monthly Household Income	Annual Household Income	Affordability Level <sup>1</sup>
Orange	498	\$797	\$2,655.97	\$31,871.68	L
Orange	835	\$1,303	\$4,343.32	\$52,119.84	L
Orange	857	\$1,337	\$4,456.66	\$53,479.92	L
Falcon	902	\$1,263	\$4,209.29	\$50,511.49	L
Brayton	931	\$1,303	\$4,344.62	\$52,135.48	L
Cerritos	984	\$1,378	\$4,591.95	\$55,103.45	L
California	1,092	\$1,529	\$5,095.95	\$61,151.39	M
California	1,092	\$1,529	\$5,095.95	\$61,151.39	M
California	1,142	\$1,599	\$5,329.28	\$63,951.36	M
Cerritos	1,168	\$1,635	\$5,450.61	\$65,407.35	M
Las Brisas Way #101	1,276	\$1,786	\$5,954.61	\$71,455.29	M
Las Brisas Way #102	1,372	\$1,921	\$6,402.60	\$76,831.23	M
Dawson	1,589	\$2,225	\$7,415.26	\$88,983.11	M
Dawson	1,589	\$2,225	\$7,415.26	\$88,983.11	M
Stanley	1,844	\$2,582	\$8,605.25	\$103,262.97	AM
Burnett	1,856	\$2,598	\$8,661.25	\$103,934.96	AM
California	1,901	\$2,661	\$8,871.24	\$106,454.94	AM
California	2,008	\$2,811	\$9,370.57	\$112,446.88	AM
California	2,008	\$2,811	\$9,370.57	\$112,446.88	AM

<sup>1</sup>L = Lower Income; M = Moderate Income, AM = Above Moderate Income

**4. SITES TO ACCOMMODATE THE CITY’S SHARE OF THE REGIONAL HOUSING NEED**

Government Code Section 65583.2(c) states:

“...a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period.”

**a. Sites to Accommodate the Above Moderate Income Housing Need**

Table A-22 describes the sites that accommodate the above moderate income housing need of 70 housing units. The sites have a combined capacity of 88 housing units.

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-22  
City of Signal Hill**

**Sites Inventory and Analysis for Above Moderate Income Housing Units – September 2013**

<b>Geographic Identifier</b>	<b>Project Name</b>	<b>General Plan</b>	<b>Zoning</b>	<b>Housing Type</b>	<b># of Units</b>	<b>Size Acres</b>	<b>Density DU/Ac.</b>
Orizaba Avenue at 19th Street	Aragon	Designation 1.3 High Density 25-35 DUA	SP-15 Cityview Residential Specific Plan	Single Family Attached (SFA)	55 Unbuilt Approved	3.14	25.8
Adjacent to Town Center West Retail Center	Crescent Square	Designation 1.3 High Density 25-35 DUA	SP-17 Crescent Square Specific Plan	Single Family Detached (SFD)	28 Unbuilt Approved Per Tract Map	3.18	8.8
Scattered Locations	Second Units	Designation 1.2 Medium Density 10-20 DUA	RLM-2	SFA or SFD	5	Min. 5000 SF Lot	2/5000 SF, .50 Floor Area Ratio

**b. Sites to Accommodate the Moderate Income Housing Need**

Table A-23 describes the sites that accommodate the moderate income housing need of 28 housing units. The combined capacity is 35 housing units.

**Table A-23  
City of Signal Hill**

**Sites Inventory and Analysis for Moderate Income Housing Units – September 2013**

<b>Geographic Identifier</b>	<b>Project Name</b>	<b>General Plan</b>	<b>Zoning</b>	<b>Housing Type</b>	<b># of Units</b>	<b>Size Acres</b>	<b>Density DU/Ac.</b>
Orizaba Avenue at 19th Street	Aragon	Designation 1.3 High Density 25-35 DUA	SP-15 Cityview Residential Specific Plan	Single Family Attached (SFA)	20 Unbuilt Approved	3.14	25.8
32 <sup>nd</sup> Street APN 7148-010-091	None	Designation 1.3 High Density 25-35 DUA	RLM-2	Single Family Attached (SFA)	Vacant 6 Units	16,259 SF	16.0
Scattered Locations	Second Units	Designation 1.2 Medium Density 10-20 DUA	RLM-2	SFA or SFD	9	Min. 5000 SF Lot	2/5000 SF, .50 Floor Area Ratio

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

### c. Sites to Accommodate the Lower Income Housing Need

The lower income housing need of 71 housing units can be accommodated by the following:

- The Hill Street affordable housing site was re-zoned to accommodate 72 (no more, no less) affordable housing units at a density of 45 dwelling units per acre. This site is owned by the Signal Hill Housing Authority.
- Six second units accommodate a portion of the lower income housing need.

Table A-24 below describes the sites.

**Table A-24  
City of Signal Hill  
Sites Inventory and Analysis for Lower Income Housing Units – November 2013**

Geographic Identifier	Project Name	General Plan	Zoning	Housing Type	# of Units	Size Acres	Density DU/Ac.
1500 Hill Street APN – 7210-43-1 and 7210-43-27	Hill Street Affordable Housing	Designation 1.4 Very High Density	SP- 7 Special Purpose Housing Specific Plan	Affordable Housing Units	72 Re-zoned on Dec. 3, 2013	1.61	45 dwellings per acre
Scattered Locations	Second Units	Designation 1.2 Medium Density 10-20 DUA	RLM-2	SFA or SFD	6	Min. 5000 SF Lot	2/5000 SF, .50 Floor Area Ratio

The 1500 Hill Street re-zoning action was approved by the Planning Commission on November 12, 2013 and the City Council on December 3, 2013. The total site capacity to accommodate the lower income housing need is 78 housing units - the 1500 Hill Street site accommodates 72 housing units (no more, no less) plus six housing units on scattered sites. The housing capacity exceeds the RHNA by 10% (7 units in excess of the RHNA allocation/71 unit RHNA allocation).

The 1500 Hill Street is officially zoned as Section 20.41.930 – SP-7, Special Purpose Housing Specific Plan, Area 6. Section 20.41.935 A 1 of the Zoning Ordinance states that the following residential use shall be permitted:

Multi-family dwelling units for sale or rent by right.

The zoning text amendments approved on December 3, 2013 did not change the uses permitted section of SP-7.

Section 20.41.935 C of the Zoning Ordinance states:

Occupancy of the dwelling units developed shall be restricted to extremely low, very low and low-income households.

The zoning text amendments approved on December 3, 2013 did not change the occupancy restrictions of SP-7.

## **APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

---

---

The zoning text amendments changed Section 20.41.940 with respect to Dwelling Unit Density. This section was revised to require:

Seventy-two multiple family dwelling units.

Consequently, the required 72 units enabled the City to accommodate more than its share of the regional housing need for lower income housing and ensure compliance with Government Code Section 65583.2 (h) which mandates a minimum of 16 dwellings per site when there is a shortfall in the lower income housing sites inventory.

Section 20.41.940 states that –

a site plan for development will be administratively approved by the Community Development Director.

The zoning text amendments approved on December 3, 2013 did not change this zoning provision.

Furthermore, Section 20.41.945 C states that –

Site development shall substantially conform to the site plan as administratively approved by the Community Development Director.

The zoning text amendments approved on December 3, 2013 did not change this zoning provision.

Exhibit A-1 shows the locations of the sites that accommodate the above moderate income, moderate income and lower income housing need allocated by SCAG's RHNA.

# ADEQUATE SITES INVENTORY



OFFICIAL ZONING MAP

2 - Vacant parcels on 32nd Street (moderate)

2

4 - Vacant Crescent Square project (above moderate)

4

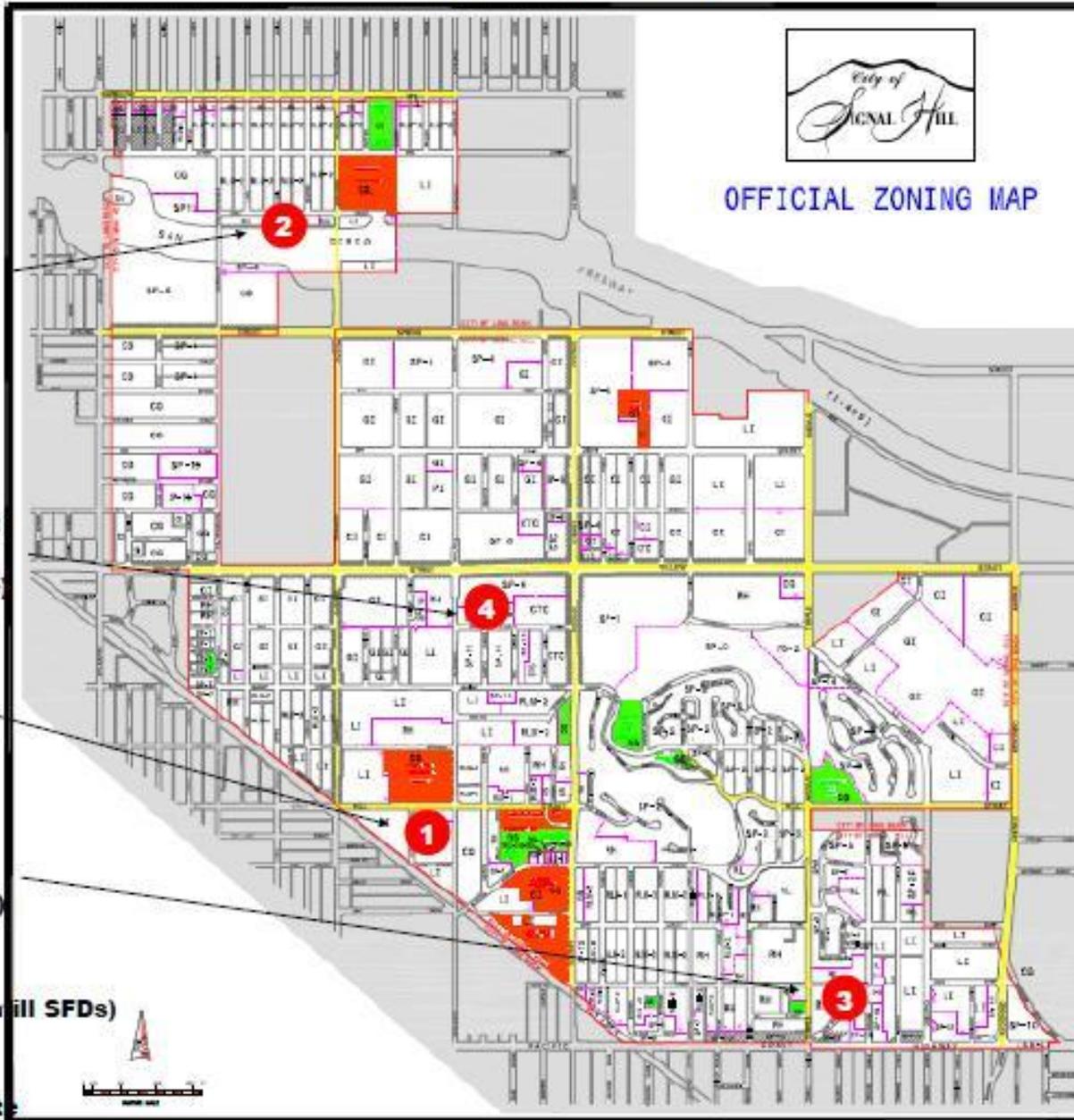
1 - 1500 Hill Street (affordable)

1

3 - Aragon (mix of moderate and above moderate)

3

5 - Scattered sites (2nd units and in Hill SFDs)  
5 low  
9 moderate  
6 above moderate



## **5. PUBLIC FACILITIES AND SERVICES**

Public services and facilities must have adequate capacity and service levels to accommodate the residential development contemplated for the sites identified by the inventory. Adequate services and facilities must be available to sites or will be available within the planning period. This analysis will demonstrate whether public services or facilities will prevent or constrain development on one or more sites.

### **a. Sewer and Sanitary Waste:**

Signal Hill sanitary sewers connect to the City of Long Beach sewer line. Sewage treatment service to the City is provided by the County Sanitation Districts of Los Angeles County Sanitation District (#29). The District has a Will Serve letter program. The Will Serve letter states the Sanitation Districts' intent to provide service up to the levels that are legally permitted. In order for the Sanitation Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Sanitation District's wastewater treatment facilities are based on the regional growth forecast adopted by SCAG. All expansions of Sanitation Districts' facilities must be sized and their service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Sanitation Districts' treatment facilities will, therefore, accommodate growth levels associated with the approved growth identified by SCAG. The RHNA is consistent with the SCAG growth forecasts and, therefore, the Sanitation District will provide services and facilities with sufficient capacity to accommodate the projected growth.

The construction and connection of local sewers and laterals to the district has been and will remain the responsibility of the City of Signal Hill.

### **b. Solid Waste**

The Signal Hill Disposal Company under contract with the City performs solid waste collection. Based upon population and solid waste projections, it is unlikely that this company will have any difficulty in meeting the needs of future growth in Signal Hill.

### **c. Water Supply**

The City owns and operates the municipal water system that services all business and residents located within the City limits. To ensure the City's water system continues to meet projected future growth within the City a Water System Master Plan is updated approximately every 10 years. The current 2005 Water Master Plan document shows that the City's water system has sufficient capacity to meet the projected "build out" growth demand for the City, which includes the RHNA allocation for the projection period from January 1, 2014 through October 15, 2021. Construction of additional water facilities will not be required to meet this ultimate demand scenario.

The City's General Plan also concluded that water supply is and will be sufficient to meet demand for water from residences, commerce, industry and oil recovery.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

### d. Flood and Drainage Control

The Los Angeles County Flood Control District is responsible for the provision of standards for local drainage within the Flood Control District. Signal Hill is specifically responsible for drainage control on a very localized basis. The completion of planned improvements will result in the storm drain system being adequate to protect the City from a 100-year frequency storm.

### e. Roads

The City's road network includes local streets, major highways, secondary highways and collectors. The road network has sufficient capacity to accommodate the traffic generated from the development of an additional 170 housing units.

Public facilities and services are adequate to meet the demands generated by housing that is recently constructed, under construction, approved for development, and an additional development.

## 6. ENVIRONMENTAL CONDITIONS

Section 65583.2 (b)(4) states that the inventory of sites shall include:

*A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation of which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.*

HCD indicates that:

*The element should include a general description of any constraints to the development of residential projects. Examples of such environmental constraints may include hillside development, flood zones, wetlands, fault lines, contamination, and contracts such as Williamson Act land or easements.*

The analysis of environmental conditions indicates that there are no constraints to development of the sites identified by the Sites Inventory and Analysis. There are no known constraints that would reduce the housing capacity identified for each site listed in the Sites Inventory and Analysis. The sites that have been constructed, are under construction or approved all have been subject to environmental review.

On March 17, 2009 a Human Health Risk Assessment of the 1500 Hill Street site was completed by Mearns Consulting LLC. The Assessment involved a soils investigation that included onsite soil samples. The Assessment stated:

“As the intended future use of the site is for low-income residential development, this human risk assessment estimated potential risks and hazards for a residential scenario, commercial worker scenario and construction worker scenario.”

The conclusion of the HRA is that –

“the site does not pose an unacceptable adverse impact to future residents, future construction workers or current nor future onsite commercial workers.”

## **APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

---

The HRA was reviewed by the California Environmental Protection Agency, Office of Environmental Health Hazard Assessment. On June 3, 2009, the Office of Environmental Health Hazard Assessment concluded:

“Estimated hazards to proposed future residents and to current and proposed future workers and construction workers are less than significant.”

There are no environmental constraints that hinder housing development of the identified sites.

### **D. HOUSING MARKET CONSTRAINTS**

#### **1. INTRODUCTION**

Government Code Section 65583(a)(6) requires –

An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

According to HCD:

Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the cost of new housing is influenced by factors beyond a locality’s control, local governments can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

The requisite analysis includes:

- Land Costs – Estimate the average cost or the range of costs per acre for single-family and multifamily zoned developable parcels.
- Construction Costs – Estimate typical total construction costs which include materials and labor.
- Availability of Financing - Consider whether housing financing, including private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community.

In addition to the above, the market constraints analysis includes the cost of housing in terms of the sales prices of single-family detached and attached housing.

#### **2. SUMMARY**

Land, construction and financing costs each contribute to establishing the minimum costs to produce housing.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

Land is expensive. The *lowest* per unit land cost is \$52,000. The basic conclusion is that land costs alone are beyond the means of lower income households.

Average construction costs may not be representative of the true costs in Signal Hill. The construction costs of affordable housing are high as the average cost of a low income housing tax credit unit is \$334,000. The basic conclusion is that construction costs alone are beyond the means of lower income households.

Financing costs have been at historic lows for several years and are still at low levels compared to the interest rates prevailing in the 1970s, 1980s and 1990s. According to a weekly survey of 20 southland lenders, as of December 26, 2012, the average mortgage interest rates on all loans have decreased during the past six months. For loans up to \$417,000, a 30-year fixed rate loan is available at an interest rate of 3.36%, or .42% lower than six months ago. For “jumbo” loans of more than \$417,000, the interest rate is 3.86% for 30-year term or .43% lower than six months ago.

Home Mortgage Disclosure Act data indicates that –

- 95.3% of conventional loan applications were approved
- 72.9% of FHA loan applications were approved
- 44% of the home improvement loan applications were approved.

When compared to other communities, conventional financing availability is not a problem because of the high loan application approval rates. However, FHA and home improvement loan approval rates appear to be somewhat low compared to other communities.

Land and construction costs exceed the housing costs “affordable” to lower income households. What this means is that the private housing market cannot produce new rental or ownership housing within the means of lower income households.

Basically, the dollar amount that can be expended on housing is far below what it takes to produce new housing. Economists refer to this fact as “ineffective demand” – a demand too weak to make new housing production feasible for certain income groups.

Market constraints impede the private sector’s ability to produce housing within the means of low-income and sometimes also moderate-income households. Affordable housing costs are set forth by several local, State and Federal programs. The Low Income Housing Tax Credit Program establishes affordable maximum rents based on:

- Maximum household income adjusted by household size
- Expected occupancy of the unit, regardless of the number of people who actually live in the unit
- Tenants at maximum income paying 30% of their income for housing

Table A-25 shows the lower income maximum affordable housing monthly rents by unit type.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

**Table A-25  
Los Angeles County  
Lower Income (60% of Median Income) Affordable Housing Monthly Rents: 2013**

Unit Type	Expected Occupancy	Maximum Income	Maximum Rent (Income/12)*.3
Studio	1.0 person	\$35,860	\$896.50
One-Bedroom	1.5 persons	\$38,420	\$960.00
Two-Bedroom	3.0 persons	\$46,110	\$1,152.50
Three-Bedroom	4.5 persons	\$53,280	\$1,330.00
Four-Bedroom	6.0 persons	\$59,430	\$1,485.50

### 3. LAND COSTS

Land costs are a major component of new housing production costs. The development industry typically categorizes land into three types, raw land, entitled land and finished lots. The values attributed to parcels of land increase through these three stages. Raw land is a vacant piece of land without any entitlements or improvements. Entitled land can range from having the appropriate zoning to having a recorded subdivision for the land. Again the values can increase the further a piece of land is in the entitlement process. Finally, land can be categorized as “finished lots”. This is the final stage prior to the actual construction of a home. All grading has been completed and all infrastructure (streets, curbs, gutters, storm drains, sewers and utilities) have been installed. In most cases, this also means that all fees (except those associated with building permits) have also been paid. At this stage, the land is at its highest value.

Table A-26 shows the most recent land residential land sales prices. The estimated per housing unit land costs for the RH and RLM-2 sites are as follows:

- RH                                 \$52,000 per unit
- RLM-2                             \$94,500 and \$165,000 per unit

The conclusion is that land costs alone are beyond the means of lower income households.

**Table A-26  
City of Signal Hill Land Prices**

Address	Zoning	Status	Size (Sq. Ft.)	Price	Price/Sq. Ft.
2260 Walnut Ave.	RLM-2	Active	5,124	\$189,000	\$36.89
1100 E. 23rd St.	RLM-2	Active	6,098	\$330,000	\$54.12
2085 Freeman	RL	Active	7,802	\$249,900	\$32.03
2799 E 21st St	SP-2	Active	8,206	\$300,000	\$36.56
3247 Grant St.	LI	Active	8,634	\$399,000	\$46.21
E. Burnett	SP-11	Active	14,176	\$140,000	\$9.88
1781-1791 E. Creston	SP-11	Active	14,181	\$380,000	\$26.80
1450 27th St.	CI	Active	60,113	\$950,000	\$15.80
2750 E 20th St.	RH	Closed	13,720	\$260,000	\$18.95

Note: The most recently closed sale was completed within the last 18 months. Zoning verified by locating the lots on Signal Hill zoning map. Source: Pacific West Association of Realtors, Southern California Multiple Listing Service (MLS). LoopNet Commercial Real Estate

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

### 4. CONSTRUCTION COSTS

#### a. Components of Construction Costs

Average construction costs are difficult to estimate because they can vary due to the following physical characteristics:

- Design type
- Construction type
- Quality
- Shape
- Location (mountains vs flatlands)

[Source: California State Board of Equalization, Assessors' Handbook Section 531, *Residential Building Costs*, January 2010, page 4]

The International Code Council (ICC) provides Building Valuation Data (BVD) for its members. The BVD table provides the “average” construction costs per square foot, which can be used to determine permit fees for a jurisdiction. The ICC states:

...it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material.

Table A-27 shows the BVD average per square foot construction costs for three building types.

**Table A-27**  
**Construction Costs per Square Foot for Residential Construction**

Group (2012 International Building Code)	Type IV Classification
R-2 Residential, multiple family	\$124.24
R-3 Residential, one- and two-family	\$122.07
R-4 Residential, care/assisted living facilities	\$149.84
Private garage	\$56.48

Source: International Code Council, Building Valuation Data (BVD), August 2012

Based on the above, the following are estimated construction costs for a -

- 1,000 SF housing unit in an apartment building      \$124,240
- 1,500 SF single-home on a level lot      \$183,105
- 400 SF garage for single family home      \$22,592

However, it is important to note that while this BVD table does determine an estimated cost of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

The above costs are too low to be representative of construction costs. For example, the average cost of a low income housing tax credit unit built in Los Angeles County is \$333,715. (Source: California Tax Credit Allocation Committee, *Cost Containment Forums Report*, August 23, 2011.)

Affordable housing projects need to pay prevailing wages. This requirement typically drives up construction costs by 15% to 20%.

The cost of construction alone exceeds the cost affordable to lower income households. Several factors contribute to the cost of construction such as dwelling unit size, height (elevator may be required), terrain, slopes, quality, State laws, and profit motivations.

New affordable homes and apartments cannot be constructed without some public funding sources that subsidize the entire development and reduce the loan amount to that which can be supported by the affordable rents and ownership costs. The loss of redevelopment funds and the federal cutbacks of HOME funds have severely crippled efforts to produce affordable housing in the City.

### 5. AVAILABILITY OF FINANCING

#### a. Financing Availability Based On Interest Rates

For a sustained period of time, market mortgage interest rates have been either very reasonable or at historic lows. Table A-28 shows interest rates for two points in time. According to a weekly survey of 20 southland lenders, as of August 28, 2013, the average mortgage interest rates on all loans have increased during the past six months. For loans up to \$417,000, a 30-year fixed rate loan is available at an interest rate of 4.61%, which is .89% higher than six months ago. For “jumbo” loans of more than \$417,000, the interest rate is 4.72% for 30-year term, which is .73% higher than six months ago.

**Table A-28**  
**Average Mortgage Rates**  
**Weekly Survey of 20 Southland Lenders - As of August 28, 2013**

Type of Loan	August 28, 2013	Six Months Prior
<i>Rates for loans up to \$417,000</i>		
30-year fixed	4.61%/.21 pt.	3.72%/.41 pt.
15-year fixed	3.66%/.23 pt.	2.95%/.32pt.
<i>Rates for loans of \$417,00 and up</i>		
30-year fixed	4.72%/.32 pt.	3.99%/.44 pt.
15-year fixed	4.15%/.10 pt.	3.36%/.34 pt.

Note: A pt. (point) is a term used by the lending industry to refer to the loan origination fee. One point is equal to 1% of the loan amount.

Source: Compiled by HSH Associates, Financial Publishers

It should be noted that not all would be homebuyers would qualify for the lowest interest rates available. The most favorable interest rates are available to loan applicants who have good FICO credit scores.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

(FICO refers to Fair Issac Corporation, a firm that developed the mathematical formulas used to produce FICO scores. A FICO score is a snapshot of an applicant's credit risk; the higher the score, the lower the risk to lenders. The FICO score is computed based on: payment history, amounts owed, length of credit history, new credit, and types of credit in use.)

### **b. Financing Availability Based on HMDA Data**

#### **1. Introduction**

HCD has advised cities that an understanding of the geographic areas and or groups without sufficient access to credit will help localities to design programs to address known deficiencies. The information that helps most to understand the geographic areas served by credit is the Home Mortgage Disclosure Act or HMDA data.

HMDA requires lenders to disclose the number, amount, and census tract location of mortgage and home improvement loan applications. The HMDA data encompasses lender activity for conventional, FHA, home improvement loans and refinancing loans. The data identifies five types of action taken on a loan application: loan originated, application approved by the lender and not accepted by the applicant, application withdrawn, file closed for incompleteness and application denied.

It is important to remember that the *census tract location* in the following tables refers to the *property location* on which a loan application was made. However, borrowers who live outside the City frequently make the loan applications, and the reasons for denial may be due entirely to the credit worthiness of the borrower, and not the characteristics of a census tract.

Financing had been readily available until early 2007. Because of the large number of southern California owners defaulting on subprime loans and the number of foreclosed homes, financing is not as available as it was prior to these two events. The number of loan applications and approved loans has dropped as mortgage loan standards have tightened, including the unavailability of 100% financing, the need for larger down payments and verified income, and a requirement for a solid credit history including high FICO scores.

#### **2. 2011 Loan Applications**

In calendar year 2011 133 loan applications were made – 64% for conventional loans and 36% for FHA insured loans.

Table A-29 shows that practically all of the conventional loan applications were made in two census tracts. Only 4.7% of the 85 conventional loan applications were denied. Compared to other communities, the denial rate for conventional loans was quite low.

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-29  
City of Signal Hill  
Conventional Loan Denial Rates by Census Tracts – 2011**

Census Tract	Loans Originated	Approved, Not Accepted	Applications Denied	Total Applications	Denial Rate
5734.01	1	0	0	1	0.0%
5734.02	33	1	2	36	5.6%
5734.03	44	2	2	48	4.2%
Total	78	3	4	85	4.7%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.

Table A-30 shows that practically all of the FHA loan applications were made in two census tracts. However, 27.1% of the FHA loan applications were denied, a rate significantly higher than for the conventional loan applications.

**Table A-30  
City of Signal Hill  
FHA/VA Loan Denial Rates by Census Tracts – 2011**

Census Tract	Loans Originated	Approved, Not Accepted	Applications Denied	Total Applications	Denial Rate
5734.01	2	0	1	3	33.3%
5734.02	21	0	4	25	16.0%
5734.03	12	0	8	20	40.0%
Total	35	0	13	48	27.1%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.

Overall, credit is available for homes to be purchased in the City. The FHA loan applicants wishing to purchase in census tract 5734.03 had a 40% denial rate. The reason for this high denial rate is unknown; however, the city staff plans to analyze prior year HMDA data to determine if this is long-term trend or an isolated occurrence.

**3. Home Improvement Loan Applications – 2011**

Typically, loan applications for home improvement loans have higher denial rates than home purchase loans. In 2011, nine applications were made for a home improvement loan of which 56% were denied.

**4. Reasons for Loan Denial – 2011**

Table A-31 shows that 22 loan applications for conventional, FHA/VA and home improvement loans were denied in 2011. The three major reasons for loan denials were: Credit History, about 32%; Debt-to-Income Ratio, about 23%; Collateral, about 18%.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

**Table A-31  
City of Signal Hill  
Reasons for Loan Denial by Type of Loan – 2011**

Reasons for Loan Denials	Conventional	FHA/VA	Home Improvement	Total	Percent
Debt-to-Income Ratio	1	3	1	5	22.7%
Employment History	0	1	0	1	4.5%
Credit History	0	4	3	7	31.8%
Collateral	2	1	1	4	18.2%
Insufficient Cash <sup>2</sup>	0	0	0	0	0.0%
Unverifiable Information	0	1	0	1	4.5%
Credit Application Incomplete	0	1	0	1	4.5%
Mortgage Insurance Denied	0	0	0	0	0.0%
Other <sup>3</sup>	1	2	0	3	13.6%
<b>Total</b>	<b>4</b>	<b>13</b>	<b>5</b>	<b>22</b>	<b>100.0%</b>

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.

According to HMDA:

- Credit history refers to insufficient number of credit references provided; unacceptable type of credit references provided; no credit file; limited credit experience; poor credit performance with us; delinquent past or present credit obligations with others; garnishment, attachment, foreclosure, repossession, collection action, or judgment; and bankruptcy.
- Debt-to-income ratio refers to “income insufficient for amount of credit requested and excessive obligations in relation to income.”
- Collateral refers to “value or type of collateral insufficient.” This may mean that the appraised value was lower than the price agreed to by seller and buyer.

Source: Federal Financial Institutions Examination Council, *A Guide to HMDA Reporting – Getting Right*, January 1, 2008, Appendix A, Reasons for Denial

## 6. HOUSING COSTS

### a. Sales Prices

Although the Housing Element Law and guidelines do not explicitly mention the price of existing housing, this potential constraint falls within the meaning of “nongovernmental” or market-driven barriers to affordability. The analysis also helps to determine whether local, State or Federal programs can be practically applied to address the needs of first-time homebuyers

The sales prices for existing single family homes and condominiums were analyzed for calendar year 2011 and for the first three quarters of 2012. For calendar year 2011, there were a total of 34 sales of existing single family homes. Four of the sales were to non-owner occupants or investors. In addition, eight of the sales, or about one in four, were bank-owned or REO (Real Estate Owned) sales. The median price in 2011 was \$550,000.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

Through the first three quarters of 2012 there were a total of 26 sales or about 2.9 sales per month. At that sales rate, the total sales for 2012 should be about the same as 2011. Five of the sales were to non-owner occupants or investors while seven were REO sales. The median price was \$500,000. The decrease in the median price was caused by the large number of homes selling \$300,000 to \$349,999.

Overall, more than half (53.4%) of the 60 sales were at \$500,000 or more. Table A-32 provides details on the sales price distribution.

**Table A-32  
City of Signal Hill  
Single Family Home Prices  
Year 2011 and First Three Quarters of 2012**

Price	2011 <sup>1</sup>		2012 <sup>2</sup>		Total	
	Number	Percent	Number	Percent	Number	Percent
<\$200,000	1	2.9%	0	0.0%	1	1.7%
\$200,000-\$249,999	1	2.9%	1	3.8%	2	3.3%
\$250,000-\$299,999	4	11.8%	1	3.8%	5	8.3%
\$300,000-\$349,999	3	8.8%	6	23.1%	9	15.0%
\$350,000-\$399,999	2	5.9%	2	7.7%	4	6.7%
\$400,000-\$449,999	3	8.8%	1	3.8%	4	6.7%
\$450,000-\$499,999	1	2.9%	2	7.7%	3	5.0%
\$500,000-\$549,999	2	5.9%	4	15.4%	6	10.0%
\$550,000-\$599,999	5	14.7%	2	7.7%	7	11.7%
\$600,000-\$649,999	5	14.7%	3	11.5%	8	13.3%
\$650,000-\$699,999	4	11.8%	0	0.0%	4	6.7%
\$700,000+	3	8.8%	4	15.4%	7	11.7%
Total	34	100.0%	26	100.0%	60	100.0%

<sup>1</sup>Four sales were to non-owner occupants with sales prices of \$260,000, \$279,000, \$500,000 and \$840,000. Eight of the sales were bank owned.

<sup>2</sup>Five sales were to non-owner occupants with sales prices of \$300,000, \$235,000, \$335,000, \$427,500 and \$460,000. Seven of the sales were bank owned of which one was a non-owner occupant.

Source; Realist property tax records from the Pacific West Association of Realtors

During calendar year 2011, and through the first three quarters of 2012, there were significantly more sales of existing condominiums than single family homes. In fact in 2011 there were nearly twice as many sales and through September 2012 nearly two and one half times as many.

Of the 60 sales of existing condominiums in 2011, eight were to non-owner occupants. Additionally, slightly more than a third was REO sales. More than 60% of the sales were between \$200,000 and \$300,000. Refer to Table A-33.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

**Table A-33  
City of Signal Hill  
Condominium Home Prices  
Year 2011 and First Three Quarters of 2012**

Price	2011 <sup>1</sup>		2012 <sup>2</sup>		Total	
	Number	Percent	Number	Percent	Number	Percent
\$<150,000	0	0.0%	10	15.6%	10	8.1%
\$150,000-\$174,999	1	1.7%	7	10.9%	8	6.5%
\$175,000-\$199,999	9	15.0%	14	21.9%	23	18.5%
\$200,000-\$224,999	12	20.0%	13	20.3%	25	20.2%
\$225,000-\$249,999	8	13.3%	4	6.3%	12	9.7%
\$250,000-\$274,999	6	10.0%	5	7.8%	11	8.9%
\$275,000-\$299,999	11	18.3%	7	10.9%	18	14.5%
\$300,000-\$324,999	3	5.0%	2	3.1%	5	4.0%
\$325,000-\$349,999	2	3.3%	1	1.6%	3	2.4%
\$350,000-\$374,999	1	1.7%	0	0.0%	1	0.8%
\$375,000-\$399,999	6	10.0%	0	0.0%	6	4.8%
\$400,000+	1	1.7%	1	1.6%	2	1.6%
Total	60	100.0%	64	100.0%	124	100.0%

<sup>1</sup>Eight sales were to non-owner occupants with sales prices of \$195,000, \$222,500, \$227,500, \$234,000, \$250,000, \$273,000, \$275,000 and \$343,000. 21 of the sales were banks owned of which 2 were non-owner occupied.

<sup>2</sup>Seventeen of the sales were to non-owner occupants with prices ranging from \$99,500 to \$286,000. 20 of the sales were bank owned of which five were non-owner occupied.

Source; Realist property tax records from the Pacific West Association of Realtors

Through September 2012 there 64 sales of condominiums or about seven sales per month and at that sales rate 2012 would surpass 2011. The prices in 2012 were significantly lower than in 2011, however. In 2011 only about 17% sold for less than \$200,000. Yet in 2012, nearly half (48%) were less than \$200,000. This may be a result of a still significant portion of the sales being still REO sales and further that more than one in four sales in 2012 were to non-owner occupants. Only about one in eight sales were to non-owner occupants in 2011.

Some of the condominiums had sales prices that could make first time homebuyer programs (i.e., down payment assistance) workable. However, funds for down payment assistance are unavailable.

### **b. Monthly Rents**

The 2007-2011 American Community Survey (ACS) estimated a total of 2,000 renters of which 102 reported “no cash rent” and 1,898 reported a monthly rent. The ACS determined that the median monthly cash rent was \$1,066. Almost 400 renter households reported monthly rents in the range of \$300 to \$799. Many of these households probably live in one of the City’s affordable housing developments. Some 511 renter households have monthly rents of more than \$1,500.

## **E. GOVERNMENTAL CONSTRAINTS**

The Housing Element must include -

”An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels....”

The required analysis includes seven governmental factors:

- Land use controls
- Building codes and their enforcement
- Site improvements
- Fees and exactions required of developers
- Local processing and permit procedures
- Constraints on housing for persons with disabilities
- Constraints on meeting regional share housing needs

The purpose of the analysis is to determine if a standard or practice “...constitute(s) a barrier to the maintenance, improvement or development of housing.”

### **1. ACTIONS TO REMOVE/AMELIORATE CONSTRAINTS IDENTIFIED BY THE 2008-2014 HOUSING ELEMENT**

The *2008-2014 Housing Element* identified governmental constraints that need to be removed or ameliorated. Consequently, the adopted element includes action programs to amend the Zoning Ordinance in the following areas:

- Emergency Shelters
- Transitional Housing and Supportive Housing
- Single Room Occupancy Housing
- Employee Housing
- Reasonable Accommodation Procedure
- Licensed Residential Care Facilities
- Family Definition

In January 2013, the City completed draft Zoning Ordinance amendments. The amendments will be processed concurrently with the Housing Element Update and approved by the City Council concurrently with adoption of the *2013-2021 Housing Element*. A brief summary is presented below of the draft Zoning Ordinance amendments.

#### **a. Emergency Shelters**

Section 20.04.274 of the Zoning Ordinance will be amended to add the following definition:

“Emergency shelter” (per Health and Safety Code 50801(e)) means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Section 20.20.020 Use Classification will be amended to include Emergency Shelters as a permitted use (P) in the CG Commercial General District and as a prohibited use (X) in the CO

## **APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

---

Commercial Office District, CTC Commercial Town Center District, CR Commercial Residential District, CI Commercial Industrial District, LI Light Industrial District, and GI General Industrial District.

The Zoning Ordinance will be amended to add Section 20.68 Emergency Shelters, which will provide standards for the establishment and operation of emergency shelters.

### **b. Transitional and Supportive Housing**

The HCD recommended definitions for transitional and supportive housing will be added to the Zoning Ordinance. Section 20.10.020 Use Classification will be amended to add transitional housing and supportive housing as uses permitted in the residential zones.

### **c. Single Room Occupancy Housing**

Section 20.04.665 of the Zoning Ordinance will be amended to add the following definition:

“Single room occupancy housing” means a dwelling within a multiple family dwelling structure with a room that includes a closet, sink and stove, range top or oven and space for a bed and a bathroom (toilet, sink and bathtub). A SRO unit shall accommodate a maximum of two persons.

Section 20.10.020 Use Classification will be amended to list Single Room Occupancy Housing as a permitted use (P) in the in the RH, residential high density zone and as a prohibited use (X) in the RL, residential low density zone; RLM-1, residential low/medium density-1 zone; and the RLM-2, residential low/medium density-2 zone.

A footnote (G) will be added to Section 20.10.020 Use Classification to state:

Single room occupancy housing units shall have a minimum of 275 square feet and a maximum of 450 square feet of living area. Multiple dwelling structures comprised entirely of SRO units (an SRO development) must have a minimum of 16 such units. In other multiple family dwelling structures SRO units shall not comprise more than 20% of the total housing units.

### **d. Employee Housing**

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone.

The City will amend the Zoning Ordinance to provide consistency with the Employee Housing Act.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

### e. Reasonable Accommodation Procedure

A draft Reasonable Accommodation Procedure has been prepared. It is based on the recommendations of the California Attorney General, Federal Departments of Justice and Housing and Urban Development, and advocacy groups representing the interests of disabled persons.

Once adopted, the reasonable accommodation procedure will be described on the City's website and a brochure will be prominently displayed at both the Planning Services Division and Building Safety Division counters. The application for a reasonable accommodation will be available on-line and at the Planning Services and Building Safety Division counters.

### f. Licensed Residential Care Facilities

Section 20.04.427 of the Zoning Ordinance will be amended to add the following definition:

"Licensed group home" means a group home housing six or fewer persons that is licensed by the State of California under the provisions of the Health and Safety Code.

The Zoning Ordinance will be amended to add Licensed Group Home as a permitted use (P) in the four zones that permit by right single family homes:

- RL Residential Low Density zone,
- RLM-1 Residential Low/Medium Density-1 zone;
- RLM-2 Residential Low/Medium Density-2 zone; and
- RH Residential High Density zone.

### g. Definition of Family

Traditionally, many cities and counties in their zoning ordinance have defined "family" as ". . . persons related by blood, marriage or adoption or not more than five unrelated persons, excluding servants." The City's definition of family is:

"Family" means an individual or two or more persons related by blood, marriage or adoption, with or without the addition of not more than three persons, excluding servants, who are not related by blood, marriage, or adoption to the resident persons, living together in a single dwelling unit.

To comply with fair housing laws, a definition of "family" must emphasize the functioning of the members as a cohesive household:

- A definition should not distinguish between related and unrelated persons.
- A definition should not impose numerical limitations on the number of persons that may constitute a family.

Section 20.04.282 of the Zoning Ordinance will be amended to replace the current family definition with the following one:

"Family" means one or more persons living together as a single housekeeping unit in a dwelling unit.

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

---

Section 20.04.664 will be added to the Zoning Ordinance to include the following definition:

“Single housekeeping unit” means any group of individuals living together as the functional equivalent of a family where the residents share living expenses and chores, eat meals together and are a close group with social, economic and psychological commitments to each other. A family includes, for example, the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.

Additionally, the density bonus ordinance (DBO), which was adopted in 1993, will be updated to comply with the Government Code requirements established by SB 1818 in January 2005. Program #11 will result in an updated DBO.

**2. LAND USE CONTROLS**

HCD guidance indicates the element should –

- Describe land use controls providing for a variety of housing types
- Describe the development standards of each residential zone
- Growth controls including urban growth boundaries and any moratoria and prohibitions against multifamily housing
- Evaluate the cumulative impact of development standards on ability to achieve maximum densities
- Discuss impacts on the cost and supply of housing

**a. Zoning Variety of Housing Types**

HCD indicates the analysis must consider the Zoning Ordinance provisions for:

Multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

Table A-34 demonstrates that the Zoning Ordinance provides for multifamily rental housing, factory built housing and mobile homes. Multifamily housing also is a permitted use by right in the Special Purpose Housing Zones - Las Brisas I and II and 1500 Hill Street.

**Table A-34  
City of Signal Hill  
Zoning Ordinance Provisions Promoting a Variety of Housing Types**

Uses	RL	RLM-1	RLM-2	RH
Multifamily Rental Housing	X	X	C	P
Factory Built Housing	P	P	P	P
Mobile Homes	P	P	P	P

Note: land use designations are described on the next page  
Source: City of Signal Hill Zoning Ordinance

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

As explained in Part 1, the City has developed draft Zoning Ordinance amendments to expand the variety of housing types permitted in the City: Amendments have been prepared to make zoning provisions for:

- Employee Housing
- Supportive Housing
- Single Room Occupancy Housing
- Emergency Shelters
- Transitional Housing

### **b. Residential Land Use Zones and Specific Plans**

The Zoning Ordinance provides for housing in four residential zones:

- The RL, residential low density zone, is intended to provide for the orderly development and maintenance of low density neighborhoods in accordance with the general plan. Permitted housing types include single-family detached dwellings and duplexes.
- The RLM-1, residential low/medium density-1 zone, is intended to provide for the orderly development of low/medium density residential neighborhoods exclusively limited to small-lot subdivisions of single-family detached dwellings.
- The RLM-2, residential low/medium density-2 zone, is intended to provide for the orderly development and maintenance of low/medium residential neighborhoods which include both single-family dwellings and duplexes.
- The RH, residential high density zone, is intended to provide for the orderly development and maintenance of high density residential neighborhoods in areas without physical constraints to such development and where infrastructure is adequate to support such development.

In addition, the City has two other zones that permit residential uses – Planned Development Zone (PD) and Commercial Residential Zone (CR).

Besides the above, the City has approved residential uses in the following Specific Plans:

- California Crown
- East Village
- Signal Hill Village
- Hilltop
- Cherry Avenue
- Villagio Residential
- Hathaway Ridge
- Cityview Residential
- Crescent Square
- PacificWalk Residential
- Special Purpose Housing (Las Brisas I and II)
- Special Purpose Housing (1500 Hill Street)

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

---

Most of the Specific Plans have been developed or partially developed. The 1500 Hill Street Special Purpose Housing permits the development of 45 to 60 multifamily rental affordable housing units. The Adequate Sites Program increased the housing capacity to 72 housing units.

### c. Residential Development Standards

This part describes the following development standards.

- Special Purpose Housing Specific Plan Area 6(1500 Hill Street)
- Density, Lot Sizes and Lot Area Per Unit
- Lot Sizes and Dimensions
- Parking Requirements
- Height limits
- Floor Area Ratios and Housing Unit Sizes
- Setbacks
- Moratoria and Prohibitions Against Multifamily Housing
- Growth Controls and Urban Growth Boundaries
- Open Space Requirements

#### 1. Special Purpose Housing Specific Plan Area 6 (1500 Hill Street)

The following describes the development standards of the Special Purpose Housing Specific Plan Area 6 – 1500 Hill Street.

Uses Permitted: Limited exclusively to multifamily residential land uses.

Density and Number of Housing Units: The Hill Street site is zoned to accommodate a minimum of 45 housing units and a maximum of 60 housing units. The density is 31.9 to 42.5 dwelling units per acre.

Housing Unit Sizes: Restricted to two and three bedroom rental units.

Occupancy: Restricted to low-income households consistent with the terms of an agreement between the City and the developer/operator.

Height Limit: The maximum building height of structures on 1500 Hill Street site is 48 feet. [This is a considerably higher height limit than the Zoning Ordinance standard. All four residential zones allow buildings heights of 25 feet and 2 ½ stories.]

Required Setbacks: The setbacks shall be established by the approved site plan.

Parking: Parking standards for the 1500 Hill Street affordable housing site are

- .5 for 1 bedroom
- 1 for 2 bedrooms
- 2 for 3 bedrooms

A minimum of 40% of the parking shall be provided in carports. There is no requirement for enclosed parking spaces.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

The Hill Street site parking requirements have been reduced considerably from the Zoning Ordinance standards.

### 2. Density, Lot Sizes and Lot Area Per Unit

Table A-35 shows the minimum lot size and density of the four residential zones. Housing density ranges from 8 to 21 dwelling units per acre. Affordable housing developments, however, have been constructed at a density of 42 dwellings per acre (Special Purpose Housing Zone).

**Table A-35  
City of Signal Hill  
Dwelling Unit Density and Lot Area**

Residential Zone	Lot Sizes (Sq. Ft.)	Lot Area Units/Sq. Ft.	Dwelling Units Per Acre
RL	Any Size	1/5,000	8
RLM-1	Any Size	1/6,000	7
RLM-2	Any Size	1/2,500	17
RH	<10,000	1/2,900	15
RH	10,000-20,000	1/2,400	18
RH	>20,000	1/2,100	21

Source: City of Signal Hill Zoning Ordinance  
Chart construction by Castañeda & Associates

### 3. Lot Sizes and Dimensions

Table A-36 summarizes lot size and dimensions for each zone. The standards are customary for a suburban community. However, the standards have not been employed on the City's newer neighborhoods, which have been approved through a specific plan process.

**Table A-36  
City of Signal Hill  
Lot Area and Dimensions**

Residential Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth
RL	5,000	55	90
RLM-1	6,000	50	120
RLM-2	5,000	50	100
RH	6,000	50	120

Source: City of Signal Hill Zoning Ordinance  
Chart construction by Castañeda & Associates

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

### 4. Parking Requirements

Parking requirements for single-family dwellings and duplexes require that all parking be located in a garage. The requirements for SFDs and duplexes are:

<u>Number of Bedrooms</u>	<u>Number of Stalls</u>
3 or fewer	2
4 and 5	3
6 or more	4

For multi-family dwellings consisting of more than two dwellings on a single parcel, the standards are:

<u>Number of Bedrooms</u>	<u>Number of Stalls</u>
Studio, 1 and 2 bdrms	2
3 or more bdrms	2 +1 per bedrooms over 2 (shall be in a garage or assigned surface parking on the project site)

The multi-family parking must be in a garage. A 3-bedroom unit must have 2 enclosed parking spaces; however, the third parking space may be provided through assigned parking.

The discussion in the following six paragraphs and the information in Table A-37 demonstrate that the enclosed parking requirement in the RH Zone has not adversely impacted housing capacity or the cost of multi-family housing and that the City has reduced parking standard in order to facilitate the development of affordable housing.

Multi-family housing in high density developments are permitted only in the RH Zone, a zone devoted to the development of high density neighborhoods, and in Special Purpose Housing Specific Plan Areas.

In the RH Zone nine units can be constructed on a 20,000 square foot RH zoned lot (2,100 square feet per unit). Nine 2-car garages are required for a development of nine 2-bedroom units. Each garage must have 400 square feet. The RH Zone parking requirements pose no physical constraints to the development of lots in the RH Zone that meet the minimum lot sizes. The maximum residential densities are achievable within the framework of parking standards, lot size, setback, F.A.R. and lot coverage standards.

Table A-37 shows examples of residential development in the RH Zone. All developments were able to meet the parking requirements; no parking variances were requested. The parking standards have not had a negative impact on the supply of housing. The recent multifamily developments have provided the required off-street parking within the framework of the lot sizes and maximum densities.

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-37  
City of Signal Hill  
Development Examples in the RH Zone**

Assessor Parcel Number	Lot Size (Sq. Ft.)	Number of Dwelling Units	Lot Area Per Dwelling Unit
7211-026-042 to 076	45,302	35	1,294
7211-026-078 to 159	150,718	82	1,822
7211-030-060 to 086	63,162	27	2,339
7211-030-088 to 098	29,705	11	2,700
7216-021-016 to 045	39,500	30	1,317
7216-021-046 to 127	100,188	82	1,222
7215-007-018 to 061	77,101	44	1,752
7215-004-042 to 67	41,710	26	1,604
7215-003-024 to 050	55,440	27	2,053
7215-017-010 to 036	36,210	27	1,341
7215-015-040	73,500	15	4,900
7215-019-022	23,840	28	851
7215-019-027 to 083	71,010	57	1,246
7215-019-084 to 133	55,757	50	1,115
7215-018-041 to 057	30,314	17	1,010
7215-018-010 to 037	38,768	30	1,292
7214-009-016 to 137	322,780	122	2,646
7214-009-139 to 242	215,186	104	2,069
7214-021-002 to 057	80,150	56	1,431
7216-018-036 to 053	23,958	18	1,331
7216-019-039, 041 and 052 7216-019-058 to 074 7216-019-076 to 084	27,100	28	968
7216-019-086 to 100	26,760	15	1,784
7216-020-079 to 121	70,568	43	1,641
7216-020-031 to 060	39,590	30	1,320
7216-020-062 to 077	20,657	16	1,219
7216-002-026 to 046	34,630	21	1,649

Source: Los Angeles County Assessor Maps, real estate property profiles and land use surveys

The cost impact of the RH Zone parking standards pertains primarily to construction costs. For a given project, the land costs for two parking spaces whether enclosed or in a carport are essentially the same. According to the Marshall-Swift Building Valuation Services, the value for a wood frame private garage is \$46.02 per square foot. Therefore, a 400 square foot garage (20' x 20') would have an estimated cost of \$18,408. The monthly cost would be about \$89 (30-year loan amortization, 4.1% interest rate). Thus, the cost of enclosed parking spaces is very modest in the context of the total housing costs. Moreover, the difference in the costs of a carport (\$26.77/SF) and a garage (\$46.02/SF) is \$19.25 per SF. A carport, then, would cost \$7,700 less than a garage.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

However, all RH zoned sites already have been developed and none are available to accommodate the City's share of the regional housing need for the January 2014-October 2021 projection period. Because of the absence of vacant R-H zoned sites, the City must accommodate the need for higher density housing through specific plan provisions which are tailored to the physical characteristics of individual sites and their neighborhood surroundings. These special zoning provisions enable the City to establish parking standards that facilitate the production of affordable housing and, therefore, the capacity to accommodate Signal Hill's share of the regional housing need.

In the Las Brisas II and 1500 Hill Street Special Purpose Housing Specific Plan Areas, the City enacted reduced parking standards in order to facilitate the production of affordable housing. The parking standards in these two areas are as follows:

- For studio and 1 bedroom units the standard is reduced from 2 parking spaces to .5 spaces per dwelling unit
- For 2 bedroom units the standard is reduced from 2 parking spaces to 1 space per dwelling unit
- For 3 bedroom units the standard is reduced from 3 parking spaces to 2 parking spaces per dwelling unit
- At least 40% of the parking spaces must be provided in carports; the remaining 60% can be provided through surface parking
- There is no requirement for enclosed parking spaces

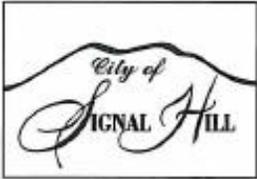
### 5. Height Limits

Height limits include 2 and ½ stories, 3 stories and 4 stories.

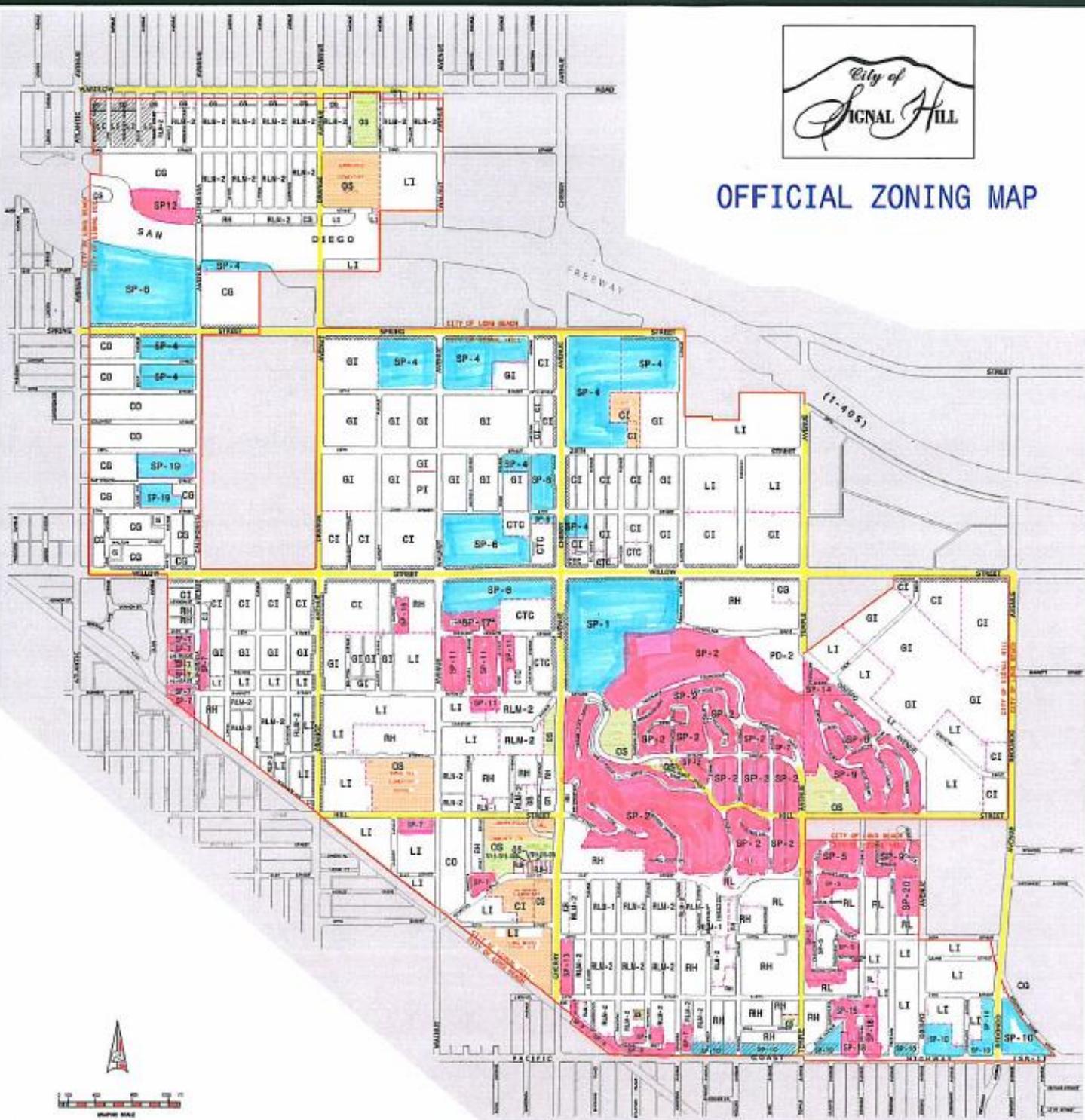
The height limit in areas with a zoning designation of RL, RLM-1, RLM-2 and RH is 25 feet or 2 and ½ stories. All areas having these zoning designations – save one – have already been developed. There is one vacant RLM-2 site that can accommodate six housing units. It is inappropriate to increase the height limit for this one parcel because all other liked zoned parcels in the neighborhood are in compliance with the height limit standard and, further, a height limit increase would constitute spot zoning.

Signal Hill is unlike many southern California communities. Most of the City is not zoned in the traditional zoning categories of low density, medium density and high density. Due to its compact nature, unique topographic features, oil wells, limited land supply and diverse housing needs, the City has employed specific plans rather than traditional zoning. Thus, the 2 and ½ story height limit applies only to a portion of the residentially zoned land.

Exhibit A-2 is the official zoning map and it indicates in two patterns the areas of Signal Hill that have traditional zoning as contrasted to those with specific plan designations.



# OFFICIAL ZONING MAP



## LEGEND

### RESIDENTIAL

SYMBOL	DISTRICT
RL	RESIDENTIAL LOW DENSITY
RLM-1	RESIDENTIAL LOW/MEDIUM-1
RLM-2	RESIDENTIAL LOW/MEDIUM-2
RH	RESIDENTIAL HIGH DENSITY
PD-2	PLANNED DEVELOP DISTRICT-2
OS	OPEN SPACE
CR	COMMERCIAL RESIDENTIAL
SP-2	HILLTOP AREA SPECIFIC PLAN
SP-5	CALIFORNIA CROWN SPECIFIC PLAN
SP-7	SPECIAL PURPOSE HOUSING S.P.
SP-8	SIGNAL HILL VILLAGE S.P.
SP-9	BIXBY RIDGE SPECIFIC PLAN
SP-11	CRESCENT HEIGHTS HISTORIC DISTRICT SPECIFIC PLAN
SP-12	FREEWAY SELF-STORAGE SPECIFIC PLAN
SP-13	GERRY AVE. CORRIDOR RESIDENTIAL SPECIFIC PLAN
SP-14	HATHAWAY RIDGE RESIDENTIAL SPECIFIC PLAN
SP-15	CITYVIEW RESIDENTIAL SPECIFIC PLAN
SP-16	VILLAGIO SPECIFIC PLAN
SP-17	CRESCENT SQUARE RESIDENTIAL SPECIFIC PLAN
SP-18	PACIFIC WALK RESIDENTIAL SPECIFIC PLAN
SP-20	FREEMAN HEIGHTS SPECIFIC PLAN

### COMMERCIAL

SYMBOL	DISTRICT
CO	COMMERCIAL OFFICE
CTC	COMMERCIAL TOWN CENTER
CG	COMMERCIAL GENERAL
CI	COMMERCIAL INDUSTRIAL
LI	LIGHT INDUSTRIAL
GI	GENERAL INDUSTRIAL
SP-1	TOWN CENTER SPECIFIC PLAN
SP-4	AUTO CENTER SPECIFIC PLAN
SP-6	COMMERCIAL CORRIDOR SPECIFIC PLAN
SP-10	PACIFIC COAST HWY. SPECIFIC PLAN
SP-19	GENERAL INDUSTRIAL SPECIFIC PLAN

- XXXXXX DEMOTES LANDSCAPE-OVERLAY DISTRICT
- ////// DEMOTES MODIFIED SETBACK REQUIREMENTS; REFER TO MUNICIPAL CODE "EXCEPTION"
- \*\*\*\*\* DEMOTES ORANGE AVENUE LANDSCAPE - OVERLAY DISTRICT

### REVISIONS

10-89	10-94	04-00	01-04	07-07
03-82	12-95	06-01	07-04	09-08
08-82	05-88	09-02	02-05	09-08
03-83	05-99	09-02	01-08	10-08
12-08	01-09	02-08	09-12	10-12
11-12	02-13	05-13		



## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

Seven areas/projects have height limits exceeding 2 and ½ stories:

Areas of the City that have three story high developments include:

- Pacific Walk
- Hathaway Ridge
- Villagio
- Crescent Square

Areas of the City that have four story high developments include:

- Las Brisas II
- Cityview

Areas of the City with approved zoning allowing a four story high development include:

- 1500 Hill Street

In recognition that height limits higher than permitted by the residential zones can contribute to affordable housing, the City Council has approved four-story height limits. These approvals have not been achieved by a waiver of the development standards in the RH or high density multi-family residential zone. Instead, the City's Zoning Ordinance allows the City Council to adopt specific plans with development standards – such as height limits and parking requirements – unique to the site and purpose of the development

The City Council approved a four-story height limit for the affordable Las Brisas II rental housing complex. The Las Brisas II affordable housing project was approved via a “Special Purpose Housing Specific Plan.” The City Council also approved a four story height limit for the 1500 Hill Street Site.

As noted in the preceding paragraph, this zoning designation allows the City to create a specific plan of land use – including appropriate development standards such as height limits – for a specific site. The “Special Purpose Housing Specific Plan” can be applied to other sites in order to prepare height, parking and other development standards unique to a site and the purpose of the development.

### 6. Lot Coverage Ratios, Floor Area Ratios and Housing Unit Sizes

The lot coverage ratios in areas with a zoning designation of RL, RLM-1, RLM-2 and RH shall not exceed the standard of 50% of the lot area of the lot.

The floor area ratio is a maximum of .50 in the RL, RLM-1 and RLM-2 districts. The gross floor area includes the area in the first floor and any additional floors for all structures, in addition to garages, greenhouses and accessory buildings on the lot. Floor area applies not only to the ground floor area but also to any additional stories or basement of said structure. Maximum permitted floor area ratio shall be calculated as follows:

$$\frac{\text{gross floor area - garage square feet}}{\text{net lot area}}$$

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

Section 20.10.115 of the Zoning Ordinance does not specify a maximum floor area ratio for the RH Zone.

As previously noted, the Zoning Ordinance includes Chapter 20.41 SP-7 Special Purpose Housing Specific Plans. There are six areas so designated all of which are affordable housing sites, including Las Brisas (Phase I and II), 1500 Hill Street, 24 rental units for Ability First (housing for disabled persons), and moderate income housing that met RDA obligations. There are no predetermined lot coverage ratios or floor area ratios for these areas. All development is subject to meeting the standards outlined in the site plans approved for the six areas.

The Zoning Ordinance establishes no minimum housing unit standards.

### 7. Setbacks

According to the Zoning Ordinance, building setback means the minimum distance between any property line and the closest point of the foundation of any building or structure on the property. Table A-38 shows the setbacks for the four residential zones. As previously stated, the standards have not guided the development of the City's newer neighborhoods, which have been approved through a specific plan process.

**Table A-38  
City of Signal Hill  
Setback Requirements for Residential Zones**

Residential Zone	Lot Area (Sq. Ft.)	Front Setback	Rear Setback	Interior Setback	Street Setback
RL	All Lots	20	5	5	10
RLM-1	Lots in Block V Lots 16-76	10	5	5	10
	All Other Lots	20	15	5	10
RLM-2	All Lots	20	5	5	10
RH	Less than 10,000	15	5	5	10
	10,000-20,000	20	5	5	10
	Greater than 20,000	20	10	5	10

Source: City of Signal Hill Zoning Ordinance  
Chart construction by Castañeda & Associates

### 8. Open Space Requirements

With respect to open space requirements, in the RLM-2 district, the minimum requirement is 600 square feet per unit with minimum dimensions of ten feet by ten feet. In the RH district, the open space requirement is 25% of the lot area after right-of-way dedication.

#### **d. Moratoria and Prohibitions Against Multifamily Housing Developments**

The City has imposed no moratoria or prohibitions against multifamily housing developments. During the planning period, 60 affordable housing units were constructed in a four-story multifamily housing development.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

### e. Growth Controls and Urban Growth Boundaries

The City has no growth control policies or ordinances. Signal Hill is completely surrounded by the City of Long Beach and Long Beach Municipal Airport.

### 3. BUILDING CODES AND ENFORCEMENT

HCD guidance indicates -

The element must describe the building code adoption and enforcement process, including identification of any local amendments to the Uniform Building Code (UBC) and how building code enforcement is carried out by the jurisdiction.

This part describes the City's adopted building codes and its code enforcement program. Effective January 1, 2011, the City of Signal Hill will be operating under the 2010 California Building Standards Code. Any complete project submitted and accepted for plan check prior to January 1, 2011 will be reviewed under the 2007 California Building Standards Code. For the first time, California will be adopting the 2010 International Residential Code:

- This code will be specific to single-family dwellings, duplexes and townhomes.
- Fire suppression system (sprinklers) will be required in these occupancies.

Also California adopted the 2010 California Green Building Standards Code:

- Many formerly voluntary conservation measures are now mandatory including: energy efficiency, water efficiency and conservation, materials conservation and environmental quality.

A city (or county) may make such changes or modifications in the requirements contained in the California Building Standards Code if the city (or county) makes findings that they are reasonably necessary because of local climatic, geological, or topographical conditions. The City has made only minor modifications to the code requirements:

- Installation and construction of fences and walls shall not be exempt from building permit requirements.
- Grading requirements are modified.

According to Health and Safety Code Section 17920:

Enforcement means diligent effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations, and other legal process.

... enforcement may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed...

The City implements a Building and Housing Code enforcement program. Enforcement of these codes has resulted in the repair of substandard housing and the demolition of deteriorated housing. California Health and Safety Code Section 17920.3 defines the conditions that constitute a "substandard building." The substandard housing conditions include, but are not limited, to:

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

- Inadequate sanitation
- Structural hazards
- Defective wiring, plumbing and mechanical equipment
- Faulty weather protection.

The City's proactive enforcement is not a constraint to the appropriate maintenance of the existing housing stock.

The California Building Standards Code, as noted, was adopted by reference with only minor variations. The cost of new housing is not adversely impact by the adopted amendments. The City's codes are considered to be the minimum necessary to protect the public health, safety and welfare. The Codes, which are based on the State Housing Law and uniform codes, are adopted by many cities throughout southern California and do not pose a constraint to residential development.

### 4. ON-SITE AND OFF-SITE IMPROVEMENT REQUIREMENTS

HCD guidance indicates -:

The element must also describe and analyze the impact of on- and off-site improvement standards including street widths, curb, gutter, and sidewalk requirements, landscaping, circulation improvement requirements and any generally applicable level of service standards or mitigation thresholds.

Developers of residential subdivisions in Signal Hill are required to construct streets, curbs, gutters, sidewalks, sewers, water lines, street lighting and trees in the public right-of-way within and adjacent to a subdivision. These facilities are then dedicated to the City, which is responsible for maintenance.

The majority of the residential area in the City is built out. Most of the vacant housing sites and areas in Signal Hill have unique site conditions such as topography, steep slopes, petroleum extractions, and locations near or adjacent to the Alquist-Priolo Special Studies Earthquake Fault Zone. For many of these housing areas, the City has used specific plans to establish standards for street widths, curb requirements and circulation improvements.

The narrative below describes the specific requirements regarding public works improvements, underground utilities, water meter plan check, and sanitation:

Public Works Improvements – projects must dedicate land for street and alley widening as shown on the Official Plan Lines Map, and construct or repair curb, gutter, sidewalks and pave to the centerline of all streets and alleys adjacent to the development parcel if they exceed the valuation level (adjusted annually). In addition, developers are responsible for construction or upgrading of sewer and water mains, storm drains, streetlights, fire hydrants, street trees and street signs. Construction is required concurrent with project development and a performance bond for the construction must be obtained before the issuance of building permits. In certain situations where construction is infeasible, the City may accept an in lieu fee equal to the cost of construction.

Underground Utilities – The City has established an underground utility district. When feasible, the City requires under grounding of existing overhead utilities. Under

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

grounding is not required for high-voltage power lines or when utility poles located “off-site” (not located on the development site). Under grounding of utility services is required from a utility pole located on the site to the new building.

Water Meter Plan Check – To assure the correct sizing of water meters, the City requires a water plan for new development projects. Projects must be sized in conformance with the California Plumbing Code. A plan showing the fixture count and estimated domestic, fire and irrigation systems demand may be required.

Sanitation – Projects that require a new connection to the public sewer must pay a sewer connection fee to the Los Angeles County Sanitation District. Permits must be obtained before the issuance of City building permits.

The improvement requirements described above have been applied to existing housing as well as all residential developments under construction and approved for development. As the City has only one vacant site – currently zoned for industrial purposes – the requirements are not deemed a constraint. If residential development were allowed on this industrial site, a specific plan would be prepared in order to account for the unique site characteristics and ensure compatibility with the neighborhood. An affordable housing development would still need to adhere to the City’s basic standards. However, financial assistance could be contributed in order to reduce the cost impacts of required off- and on-site improvements.

### 5. FEES AND EXACTIONS

This part describes and quantifies permit, development, impact and other fees imposed on housing development. The fees are estimated for typical single- and multi-family developments. Exactions imposed on developers also are described.

#### a. City and School Impact (Developer) Fees

##### 1. Planning Services Fees

There are deposit fees for services. Table A-39 presents a schedule of service fees and charges.

**Table A-39  
City of Signal Hill  
Schedule of Service Fees and Charges**

Residential	Initial Deposit
New single-family or duplex dwellings when view analysis is not required	\$5,000.00
New single-family or duplex dwellings with view analysis	\$6,000.00
Multi-family and tract developments fewer than 10 dwellings	\$8,000.00
Multi-family and tract developments more than 10 dwellings	\$12,000.00
Other planning applications, including parcel map, parcel map waiver, lot line adjustments, etc.	\$4,000.00

## **APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

---

Deposits will be used to pay for actual costs of obtaining mailing labels for public notices, postage for mailing notices, public notice publication in local newspaper, landscape consultant, plan check, traffic or environmental engineer consultant, City Attorney legal services beyond typical public hearings and report review, and other actual out-of-pocket consulting fees incurred by the City.

Planning staff time for report preparation, project meetings and site inspections is billed at \$104 per hour. The initial deposits are estimates of the costs and hours anticipated for project review. A larger initial deposit may be required for projects that include an environmental impact report, general plan amendment, zoning ordinance amendment, specific plan, conditional use permit, variance, etc.

Applicants are notified if the initial deposit becomes insufficient to pay for costs billed against the deposit. Before project approval, the applicant's deposit account must be adequate to pay for associated project costs. Upon final project approval, excess deposits will be refunded to the applicant.

Planners will provide free consultation regarding zoning issues and provide preliminary plan review (up to three hours) at no cost to the applicant to identify zoning or site plan and design review issues before formal submittal of plans and the initial deposit. Applicants are encouraged to work with their architects and engineers to submit complete plans of sufficient detail to assure the City and its consultants can perform complete plan review.

### **2. User Charges and Fees**

The City periodically reviews its user charges and fees for services and utilities to ensure that they are consistent with costs incurred by the City. With passage of Assembly Bill 1600, City staff has examined various fee structures to ensure that fees charged are consistent with the cost of providing the respective services. Water rates, for example, were increased so that the water system is no longer subsidized from the General Fund, but rather pays its own way.

### **3. Plan Check Fees**

Plan check fees for both Building and Safety and Public Works applications are charged based strictly on the number of hours actually required for the respective plan checks. Review of Community Development Department fees for application processing indicate that fees are insufficient to cover costs of services provided and, consequently, manpower logs for newly-received applications are in use to determine appropriate fees and processing charges for future applications.

### **4. Development Impact Fees**

Title 21 of the Municipal Code -- Public Dedication Requirements and Improvement Fees to be Paid by Development Projects -- defines the impact fee structure. Development projects are evaluated for the improvement needs that are generated. An "improvement study" may be required to estimate improvement needs of a particular project and to provide a basis for fees to be established. Water, traffic, and parks and recreation impacts fees have been determined based on engineering studies and cost estimates of required system improvements prorated for each development project on the basis of objective measures of future benefit and use accruing to each such project. Table A-40 shows the per unit development impact fee amounts as of January 25, 2011:

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-40  
City of Signal Hill  
Residential Development Impact Fees – Parks, Water and Traffic**

Parks	
Single-Family Dwelling Unit	\$17,771
Multi-Family Dwelling Unit	\$12,258
Water	
Dwelling Unit with 5/8" – 3/4" meter	\$10,151/unit
Traffic	
Single/Multi-family dwelling unit	\$430/unit

Source: City of Signal Hill, Development Impact Fees, January 25, 2011

**5. School Impact (Developer) Fees**

These fees are established by the Long Beach Unified School District. As of July 7, 2012, the fees are:

- New Residential Construction           \$5.12 per square foot
- Age Restricted Senior Housing       \$0.51 per square foot

**b. Fees for Typical Single-Family and Multi-Family Developments**

Table A-41 shows the total fees for a typical single-family housing development. On a per unit basis, the fees total \$42,102. The City fees (excluding school impact fees) represent 10.6% of the costs for a home with a building valuation of \$300,000. Building valuation estimates are less than the market values of homes. In 2012, \$500,000 was the median sales price of a single family home. City fees comprise about 6% of the cost of a home selling for \$500,000.

Table A-42 shows the total fees for a typical multiple-family housing development. On a per unit basis, the fees total \$25,657 exclusive of school impact fees. These City fees (excluding school impact fees) represent 12.8% of the costs of a building with a valuation of \$200,000. However, as noted above, building valuation underestimates market value. The City fees comprise 6.4% of a home with a market value of \$400,000.

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-41  
City of Signal Hill: Typical Fees for a 10-Unit Single-Family Development**

<b>Development Impact Fees</b>	<b>Per Unit</b>	<b>Project Total</b>
Parks	\$17,771	\$177,710
Water	\$10,151	\$101,510
Traffic	\$430	\$4,300
<b>Permit and Plan Check Fees</b>		
Permit <sup>1</sup>	\$1,205	\$12,050
Plan Check <sup>1</sup>	\$1,055	\$10,550
<b>State Energy Plan Check Fees<sup>2</sup></b>	\$50	\$500
<b>School Impact Fee<sup>2</sup></b>	\$10,240	\$102,400
<b>Planning Fees</b>		
View Analysis <sup>3</sup>	\$800	\$8,000
Other Planning Applications <sup>3</sup>	\$400	\$4,000
<b>Total</b>	<b>\$42,102</b>	<b>\$421,020</b>
<b>City Fees as % of Building Value<sup>4</sup></b>	10.6%	
<b>School Fees as % of Building Value<sup>4</sup></b>	3.4%	

<sup>1</sup>Based on building valuation of \$300,000; plan check also include seismic fee

<sup>2</sup>Based on 2,000 square foot home

<sup>3</sup>Calculated on a per project basis

<sup>4</sup>Percentages are computed on the building valuation of \$300,000 which probably is less than the market price of a new home

**Table A-42  
City of Signal Hill: Typical Fees for a 10-Unit Multi-Family Development**

<b>Development Impact Fees</b>	<b>Per Unit</b>	<b>Project Total</b>
Parks	\$12,258	\$122,580
Water	\$10,151	\$101,510
Traffic	\$430	\$4,300
<b>Permit and Plan Check Fees</b>		
Permit <sup>1</sup>	\$845	\$8,450
Plan Check <sup>1</sup>	\$738	\$7,380
<b>State Energy Plan Check Fees<sup>2</sup></b>	\$35	\$350
<b>School Impact Fee<sup>2</sup></b>	\$5,120	\$51,200
<b>Planning Fees</b>		
View Analysis <sup>3</sup>	\$800	\$8,000
Other Planning Applications <sup>3</sup>	\$400	\$4,000
<b>Total</b>	<b>\$30,777</b>	<b>\$307,770</b>
<b>City Fees as % of Building Value<sup>4</sup></b>	12.8%	
<b>School Fees as % of Building Value<sup>4</sup></b>	2.5%	

<sup>1</sup>Based on building valuation of \$200,000; plan check fee includes seismic fee

<sup>2</sup>Based on 1,000 square foot apartment

<sup>3</sup>Calculated on a per project basis and then divided by 10 units

<sup>4</sup>Percentages are computed on the building valuation of \$300,000 which probably is less than the market price of a new home

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

### c. Development Impact Fee Exemption for Affordable Housing Developments

Affordable housing developments are exempt from the three impact fees for parks, water and traffic. Sections 21.40.040, 21.44.050 and 21.48.050 of the Zoning Ordinance state that these fees:

"... shall not apply to new construction of residences which are sold or leased at rates affordable to very low and low income persons. To qualify for this exemption, the applicant must submit an agreement in a form acceptable to the city attorney binding the development project to a guarantee that the assessable lot area shall remain affordable to low and very low income persons for a period of not less than twenty years, and making the city a party to the covenant such that the restriction is enforceable by the city."

The 1500 Hill Street multiple family site will be an affordable housing development. Therefore, the following City development impact fees will be waived: Parks, Water and Traffic. The current fees amount to almost \$22,839 per unit. Therefore, a 72-unit development would be exempt from the following development impact fee total: \$1,644,408.

### d. Exactions

By definition, an exaction is a large capital improvement included in a project's approval for development (e.g., land dedication for parks and schools, etc.). Signal Hill does not require large-scale capital improvements to be constructed by project applicants. Instead, the City's development impact fees are intended to finance construction of such facilities. Since the City does not impose exactions, they are not a constraint to local development. As explained earlier, residential projects must dedicate land for street and alley widening when necessary.

The City believes that the fees for planning services, user charges, and plan check are both necessary and appropriate for residential development. The City has established each fee after careful study and consideration.

The development impact fees also have been established after a complete study and review of needs, costs and the pro-rata shares based on the nature and scope of development. As affordable housing is exempt from the impact fees, the City finds that governmental constraints do not exist to the maintenance, improvement, or development of housing for all income levels. In addition, the replacement of existing dwelling units receives credit for the demolished units.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

### 6. PROCESSING AND PERMIT PROCEDURES

HCD guidance indicates that the element should identify and analyze the types of permits and processing time required of housing developments and other applicable regulations.

#### a. Types of Permits for Residential Land Uses by Zone District

Table A-43 describes the permitted and prohibited residential uses in the four residential zones. No residential land uses that are conditionally permitted in the residential zones. Single-family, manufactured housing and mobile homes are permitted in the four zones. Duplexes are permitted in three zones and prohibited in the RLM-1 Zone. Multifamily rental housing, condominiums, and stock coop housing are permitted by right in the RH High Density Zone. All residential development requires a Site Plan and Design Review.

**Table A-43**  
**City of Signal Hill**  
**Allowable Uses in Residential Zones**

Type of Use	RL	RLM-1	RLM-2	RH
Single Family Dwelling	Permitted	Permitted	Permitted	Permitted
Manufactured or Mobile Home	Permitted	Permitted	Permitted	Permitted
Duplexes	Permitted	Prohibited	Permitted	Permitted
Multifamily Dwellings	Prohibited	Prohibited	Prohibited	Permitted
Condominiums and Stock Co-op	Prohibited	Prohibited	Prohibited	Permitted

Source: City of Signal Hill Zoning Ordinance  
Table construction by Castañeda & Associates

#### b. Site Plan and Design Review

The planning staff may approve certain small projects, but most new buildings *including all new dwellings*, additions more than 500 square feet and second story additions to existing dwellings must be approved by the Planning Commission at a duly noticed public hearing. The review process is known as Site Plan and Design Review (Signal Hill Municipal Code Section 20.52 [www.ci.signalhill.ca.us / community development/ municipal code/ title 20](http://www.ci.signalhill.ca.us/community_development/municipal_code/title_20)). This process is used by the City to determine acceptability of design, architecture, materials, colors, parking, landscaping, lighting, fences, signs and other factors affecting the appearance of the project and its compatibility with surrounding existing development.

Planning review begins with free 1-hour consultation at the public counter, by phone or email. Thereafter, all time working on a development project will be billed to the developer's planning review deposit. Separate deposits are required for Engineering Division grading and street improvement plan check. In addition, building plan check is paid separately when plans are submitted for building code plan check.

Developers are encouraged to submit plans to the Fire Department for comments that may affect final project design.

Planners will review plans for conformance to the Zoning Ordinance including any specific plans and assist developers by providing comments and corrections necessary to prepare a plan suitable for review by the Planning Commission.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

A complete submittal will generally include the following: architectural rendering, site plan, architectural elevations, floor plan, preliminary grading plan, preliminary landscape plan, and materials color board. View sensitive projects will include view analysis exhibits.

In approving or conditionally approving a site plan and design review application, the director of planning and community development, the Planning Commission or City Council, as the case may be, shall find that:

- The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city;
- The proposed project is in conformance with any redevelopment plan and regulations of the redevelopment agency and any executed owner's participation agreement or disposition and development agreement;
- The proposed project avoids traffic congestion to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties.
- The topography is suitable for the proposed site plan and the site plan, as proposed, is suitable for the use intended;
- The proposed development provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

### c. Review and Approval Timelines

The Community Development Department continues in its efforts to reduce paperwork and processing time for all development project applications. Inter-departmental coordination of development applications is facilitated by the relatively small size of the staffs and familiarity of all staff members with each project proceeding through the application process.

Average processing time for residential projects varies based on project complexity. A summary of the review and approval timelines is provided below:

- Residential projects that require building permits only are typically approved within two to four weeks of submittal of all required correct information. The approving body is the City staff.
- All new residential projects require a Site Plan and Review process. The approving body is the Planning Commission unless the Site Plan is denied by the Planning Commission and the applicant appeals to the City Council
- Development projects that require Planning Commission approval take an *average* of six weeks to reach public hearing. This time frame is highly dependent on the applicant's accurate and timely response to City staff comments on the submittal of the Site Plan. Accordingly, the deadline for submitting completed view analysis materials, architectural plans, brochures, letters, and materials color display boards is approximately one month before the meeting date. This is the minimum time necessary to complete environmental documents, public notices and prepare reports, resolutions and conditions of approval for the Commission's consideration.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

The Planning Commission meets monthly on the third Tuesday at 7:00 P.M. in the City Hall Council Chambers. Applicants attend all Commission meetings related to their project and are prepared to answer questions from the Planning Commissioners. Agenda packets are distributed to the Commissioners the Thursday before the Commission meeting.

### **d. Processing of 1500 Hill Street (Affordable Housing)**

Processing requirements for the 1500 Hill Street site include submittal and approval of a site plan and design review which are administratively approved by the Director of Community Development. Site development must substantially conform to the site plan approved by the Community Development Director. A building permit also must be issued prior to construction. The building official must insure the following before a building permit will be issued:

- The proposed building is in conformity with the site plan and conditions approved by the director of planning and community development
- All required improvements have either been installed, or an agreement has been executed and cash or bonds have been deposited with the city to cover the costs of the improvements;
- All of the required dedications have been given;
- All building code requirements have been met;
- Fire department and other agency approvals have been obtained, where necessary;
- Proof of oil quitclaim releases and rights-of- entry have been provided.

### **e. Building, Grading and Street Improvement Plan Check**

Following approval of the project at the Planning Commission public hearing, plans will be accepted for building, grading and street improvement plan check. The Building Division serves as the overall project coordinator for building plans and planning approvals, and issues building and grading permits. The Public Works Department Engineering Division plan checks grading, street and alley, and sewer and water improvement plans.

At time of submittal for building plan check, applicants pay a plan check fee equal to 85% of the building permit fee. The City uses Building Valuation Data as published in Building Standards Magazine to determine building valuation. Permit and plan check fees are adopted from time to time by City Council resolution. The Public Works Engineering Division collects a separate plan check deposit for grading, erosion control, street, water and sewer improvement plans. Plans are checked by licensed structural or civil engineers under contract to perform plan checks for the City. The costs for these services are passed through to the applicant.

Any conditions of approval attached to the project during the Planning review process including any environmental document mitigation measures that state “before issuance of building permit” must be completed before the City will issue building permits.

The City’s processing and permit procedures are not a constraint on the development of housing. Meeting the City’s housing needs will likely involve a concerted Specific Planning effort that will be coordinated with efforts to obtain funds in addition to the Redevelopment Agency’s affordable housing set-aside funds. Consequently, the key time constraint will not be the City’s permitting and processing, but the time involved in obtaining funding from sources other than the City and Redevelopment Agency.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

### f. Overlay Zones

The Zoning Ordinance provides for two overlay zones – the Orange Avenue and Landscape Overlay Districts. The purpose of the Orange Overlay District is to “improve the appearance of properties with frontage” on Orange Avenue between Willow and Hill Streets. Development standards for setbacks, fencing, screening, landscaping, painting and the like are set forth in this overlay district.

The Landscape Overlay District “promotes consistent and distinctive landscaping of front setbacks” along Cherry Avenue, Spring Street, and/or Willow Street.

These overlay districts do not impact residential neighborhoods nor do they impact new housing construction.

In summary, processing time does not pose a potential or actual governmental constraint because all market rate housing sites are under construction, approved for development. There is a zoned site that accommodates the City’s regional share housing need for lower income households. The City and Signal Hill Housing Authority will have an active role in the expedited processing and development of this site.

## 7. CONSTRAINTS ON HOUSING FOR DISABLED PERSONS

The Housing Element must identify constraints on housing for people with disabilities and efforts to remove any such constraints. More specifically, the analysis must:

- Identify whether the locality has an established reasonable accommodation procedure
- Review zoning laws, policies, and practices for compliance with fair housing laws
- Evaluate permits and processing as they affect applications from disabled persons
- Review Building Code amendments and practices that might diminish the ability to accommodate persons with disabilities

### a. Reasonable Accommodation Procedure

The City has prepared a draft Reasonable Accommodation Procedure that will be adopted by June-July 2014. The procedure is based on the guidance by the Federal Departments of Justice and Housing and Urban Development, and the California Attorney General’s Office. The procedure is modeled after the one developed by the Mental Health Advocacy Services, Inc.

### b. Zoning and Fair Housing

#### 1. Definition of Family

As explained in Part B, the Zoning Ordinance definition of family is inconsistent with fair housing laws. The City has prepared a family definition that will replace the one currently in the Zoning Ordinance and add a definition of “single housekeeping unit.”

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

### 2. Zones Allowing Residential Care Facilities

Residential care facilities, as defined by the California Health and Safety Code, are conditionally permitted in the RH High Density Zone District and the CO Commercial Office, CG Commercial General and CR Commercial Residential Zone Districts.

Under California state law, licensed facilities serving six persons or fewer receive special land use protection. California requires that many types of licensed facilities serving six persons or fewer be treated for zoning purposes like single-family homes. As noted in Part B, the City has prepared a draft Zoning Ordinance amendment to add Licensed Group Home as a permitted use (P) in the four zones that permit by right single family homes.

### 3. Boarding House and Rooming House Definitions

State law requires that residential care facilities not be defined within the meaning of boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home, or other similar term which implies that a residential facility is a business run for profit. The Zoning Ordinance has definitions for three of these terms:

"Boardinghouse" or "roominghouse" means a building containing a single dwelling unit and provisions for not more than five guest rooms and where lodging is provided with or without meals for compensation, but not to include rest homes."

"Lodginghouse" means the same as "boardinghouse."

"Roominghouse" means the same as "boardinghouse."

The Zoning Ordinance does not include residential care facilities within meaning of the three above terms.

### 4. Residential Care Facilities for Seven or More Persons

In the single-family zones, the City requires a conditional use permit for residential care facilities involving seven or more patients. State law -- as the summary below explains -- allows cities to require a conditional use permit for residential care facilities for seven or more persons.

"Because California law only protects facilities serving six or fewer residents, many cities and counties restrict the location of facilities housing seven or more clients. They may do this by requiring use permits, adopting special parking and other standards for these homes, or prohibiting these large facilities outright in certain zoning districts. While this practice may raise fair housing issues, no published California decision prohibits the practice, and analyses of recent State legislation appear to assume that localities can restrict facilities with seven or more clients. Some cases in other federal circuits have found that requiring a conditional use permit for large group homes violates the federal Fair Housing Act. However, the federal Ninth Circuit, whose decisions are binding in California, found that *requiring a conditional use permit for a building atypical in size and bulk for a single-family residence* does not violate the Fair Housing Act.\* [emphasis added]

(\*Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, pg. 3, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

However, the City would adhere to the DOJ and HUD interpretation of the Fair Housing Act. In this regard, the two Departments state that

“...because persons with disabilities are entitled to request reasonable accommodations in rules and policies, the group home for seven persons with disabilities would have to be given the opportunity to seek an exception or waiver.”

### 5. Siting or Separation Requirements for Licensed Residential Care Facilities

The City's Zoning Ordinance does not establish siting or separation requirements for the facilities.

Over concentration of certain care homes in a neighborhood is regulated by the State for licensed facilities. Except for foster homes and elderly care, licenses issued by the California Department of Social Services (CDSS) must be a minimum of 300 feet away from any other licensed home (as measured from the outside walls of the house – Health and Safety Code Section 1520.5) If a home is less than the 300 feet, an exemption must be granted by the city, otherwise the license is denied. This 300-foot separation restriction does not apply to licenses issued by the State Department of Alcohol and Drugs for rehabilitation homes.

CDSS must submit any application for a facility covered by the law to the city where the facility will be located. The city may request that the license be denied based on the over concentration or an existing facility (or within 1,000 feet of a congregate living health facility) unless the city approves the application. Even if there is adequate separation between the facilities, a city or county may ask that the license be denied based on over concentration.

These separation requirements apply only to facilities with the same type of license. For instance, a community care facility would not violate the separation requirements even if located next to a drug and alcohol treatment facility.

The City complies with fair housing laws as they relate to spacing and separation requirements. The City has not adopted a standard different from or more stringent than the one the State applies. Moreover, the DOJ and HUD acknowledge that neighborhoods as well as the disabled may suffer if licensed residential care facilities are over concentrated. The DOJ and HUD offer the following guidance:

“...if a neighborhood came to be composed largely of group homes, that could adversely affect individuals with disabilities and would be inconsistent with the objective of integrating persons with disabilities into the community. Especially in the licensing and regulatory process, it is appropriate to be concerned about the setting for a group home. A consideration of over-concentration could be considered in this context. This objective does not, however, justify requiring separations which have the effect of foreclosing group homes from locating in entire neighborhoods.”

(\*Joint Statement of the Department of Justice and the Department of Housing and Urban Development, *Group Homes, Local Land Use, and the Fair Housing Act*, August 18, 1999, page 4.)

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

### 6. Parking Requirements for Persons with Disabilities

The City's parking standards are established for different uses, not in terms of the occupants of the use. For instance, the City does not have parking standards for single- or multi-family housing occupied by disabled or elderly persons.

The City, however, recognizes that disabled persons who occupy licensed residential care facilities generate a parking need different from non-disabled persons. For instance, developmentally disabled persons may not have licenses to drive a car. The "reasonable accommodation procedure" will include an opportunity for disabled persons (or their representatives) to request a reduction and/or waiver of parking requirements.

#### **c. Permits and Processing**

HCD guidance indicates the element should:

- Evaluate include the process for requesting retrofit for accessibility
- Ensure compliance with all State laws regulating permit requirement of licensed residential care facilities with fewer than six persons in single-family zones
- Identify any conditions or use restrictions for licensed residential care facilities with greater than 6 persons or group homes that will be providing services on-site

Non-structural retrofits within buildings like adding grab bars, replacing doorknobs with single-lever doorknobs, and exchanging toilets do not require building permits, or City approvals. Structural retrofits like widening doorways or constructing ramps requires a building permit. These requirements are the same for single- and multi-family housing. Tenants residing in apartments must first obtain permission from the owner and/or property manager to make the retrofits.

As explained earlier, the City will complete Zoning Ordinance amendments in order to ensure compliance with all State laws that regulate licensed residential care facilities.

Apart from requiring a conditional use permit, the City has no other conditions or use restrictions on group homes serving seven or more persons.

#### **d. Building Codes**

HCD guidance indicates the element should:

- Evaluate the Building Code to determine if any regulations might diminish the ability to accommodate persons with disabilities,
- Identify adopted universal design elements in the building code
- Provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

The City has adopted the 2010 California Building Code (CBC) with the following amendments:

- Installation and construction of fences and walls shall not be exempt from building permit requirements.
- Grading requirements are modified.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

On October 31, 2005, HCD certified and made available the "Model Universal Design Local Ordinance." HCD indicated that the Ordinance might be adopted voluntarily in substantially the same form by any city or county pursuant to Section 17959. The City has not adopted a universal design ordinance. The City understands that universal design aims to serve all people of all ages, sizes, and abilities and is applied to all buildings. The City may explore the application of universal design features in both existing and new housing.

The City has prepared a draft Reasonable Accommodation Procedure. That procedure includes request for reasonable accommodations from the requirements of the Building Code.

### 8. CONSTRAINTS ON MEETING THE CITY'S SHARE OF THE REGIONAL HOUSING NEED

The Housing Element Law requires the City to identify and remove any governmental constraints that hinder meeting the community's share of the regional housing need. The 5<sup>th</sup> Cycle RHNA allocated 169 housing units to Signal Hill. There are no local governmental constraints that prevent the City from meeting its share of the regional housing need.

## F. PROGRESS REPORT

HCD suggests that the Progress Report (officially known as review and revision) discuss:

*"Appropriateness of goals, objectives and policies"* (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

*"Effectiveness of the element"* (Section 65588(a)(2)): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation), but may be qualitative where necessary (e.g., mitigation of constraints).

*"Progress in implementation"* (Section 65583(a)(3)): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.

### 1. APPROPRIATENESS OF GOALS AND POLICIES

Table A-44 (pages A-64 to A-66) discusses the appropriateness of goals and policies pertaining to the following housing needs:

- Construction
- Rehabilitation
- Conservation
- Preservation
- Fair Housing

All of the goals and policies remain appropriate and will be carried forward to the 2013-2021 Housing Element with the exception of those dependent on funding from the Redevelopment Agency, which was dissolved in February 2012.

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-44  
City of Signal Hill  
2008-2014 Housing Element  
Evaluation of the Appropriateness of Goals and Policies**

<b>Goals</b>	<b>Policies</b>	<b>Appropriateness</b>
<b>Construction</b>		
<p><i>Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment (2006-2014)</i></p> <p><i>Facilitate the construction of the maximum feasible number of housing units for all income groups</i></p>	<p>1. <i>Designate sites that provide for a variety of housing types.</i></p>	<p>This policy is appropriate and will be included in the 2013-2021 Housing Element Update. The variety of housing sites is being implemented by Zoning Code amendments to provide for single-room occupancy housing, transitional housing and supportive housing.</p>
	<p>2. <i>Implement the Land Use Element and Zoning Code to achieve adequate sites for the moderate- and above-moderate income group</i></p>	<p>The City has approved projects to meet the housing needs of moderate- and above-moderate income households. Additional sites or second units are needed to accommodate a portion of the moderate-income housing need for the 2013-2021 planning period. Thus, this policy will be modified in the 2013-2021 Housing Element Update.</p>
	<p>3. <i>Continue to implement the Housing Component of the Redevelopment Agency's Implementation Plan</i></p>	<p>The Redevelopment Agency has been dissolved. The Agency's Housing Plan provided guidance to the goals and policies of the 2006-2014 Housing Element.</p>
<b>Rehabilitation</b>		
<p><i>A housing stock free of substandard structures.</i></p>	<p>1. <i>Continue to implement the Housing Code Enforcement Program.</i></p>	<p>This policy continues to remain appropriate. The Housing Code Enforcement Program is responsible for ensuring that properties meet the standards of the Signal Hill Municipal Code.</p>
	<p>2. <i>Continue to implement the Neighborhood Enhancement Program</i></p>	<p>Neighborhood Enhancement consists of two components – Code Enforcement and the Residential Rehabilitation Grant Program. The latter has been suspended due to lack of funds.</p>
	<p>3. <i>Continue to implement the Housing Rehabilitation Program</i></p>	<p>Program has been suspended because of the State mandate to dissolve the City's Redevelopment Agency.</p>

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-44 - continued  
City of Signal Hill  
2008-2014 Housing Element  
Evaluation of the Appropriateness of Goals and Policies**

<b>Goals</b>	<b>Policies</b>	<b>Appropriateness</b>
<b>Conservation</b>		
<i>Conserve and improve the existing stock of affordable housing</i>	1. <i>Provide rental assistance to extremely low-, very low, and low- income households through programs administered by the City, Redevelopment Agency and/or the County of Los Angeles Housing Authority</i>	This policy is appropriate; however, due to lack of funds reference to the City and Redevelopment Agency will be eliminated.
	2. <i>Continue to support a Housing Code Enforcement Program to help maintain the physical condition of housing</i>	This policy continues to remain appropriate. The Housing Code Enforcement Program is responsible for ensuring that properties meet the standards of the Signal Hill Municipal Code.
	3. <i>Continue to support a Housing Rehabilitation Program financed by City and/or Redevelopment Agency funds</i>	Program has been suspended because of the State mandate to dissolve the City's Redevelopment Agency.
<b>Preservation</b>		
<i>Remove existing governmental constraints to the maintenance, preservation, improvement and development of housing</i>  <i>Preserve the existing and future supply of affordable housing that is financially assisted by the City, County, State or Federal governments.</i>	1. <i>Implement the Special Purpose Housing Specific Plan as a land use regulation to facilitate meeting affordable housing needs</i>	Although sites are extremely limited, this policy is appropriate in the event opportunities emerge during the 2013-2021 planning period.
	2. <i>Monitor and protect the supply of affordable housing by enforcing existing regulations and affordability restrictions</i>	This policy is appropriate because of the State mandate and the needs of the City's lower income households.
	3. <i>Ensure the long-term affordability of future affordable housing developments through annual monitoring and reporting</i>	This policy remains appropriate even though the development of a new affordable housing development will be constrained due to limited and funds.

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-44 continued  
City of Signal Hill  
2008-2014 Housing Element  
Evaluation of the Appropriateness of Goals and Policies**

<b>Goals</b>	<b>Policies</b>	<b>Appropriateness</b>
<b>Fair Housing</b>		
<i>Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, handicap and familial status to have available to them the same housing choices</i>	1. <i>Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program</i>	This policy remains appropriate. The City is located within the service area of the Housing Rights Center. The Center offers fair housing services to City residents.
	2. <i>Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints</i>	The Economic Development Department provides fair housing information to local residents.

**2. EFFECTIVENESS OF THE ELEMENT**

Table A-45 (pages A-67 to A-68) describes the effectiveness of the element by comparing results to planned actions. All programs were successfully implemented. However, the Residential Rehabilitation Program has been suspended due lack of a funding source to replace the Redevelopment Agency's Low and Moderate Income Housing Fund. Not all planned Zoning Code Amendments have been completed. However, draft amendments have been prepared and they will be adopted concurrently with adoption of the 2013-2021 Housing Element or prior to element certification by the California Department of Housing and Community Development (HCD).

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-45  
City of Signal Hill  
2008-2014 Housing Element Effectiveness Report**

Program Category and Program	Accomplishments
<b>Program Category 1: Adequate Housing Sites</b>	
1. Zoning Code Amendments Program	Draft Zoning Code amendments have been completed. The amendments will be considered by the Planning Commission and City Council during the development of the 2013-2021 Housing Element. Adoption of the amendments is per the schedule outlined in Table 3-1.
2. Single Room Occupancy (SRO) Housing	A draft Zoning Code amendment has been completed. The amendment will be considered by the Planning Commission and City Council during the development of the 2013-2021 Housing Element. Adoption of the amendments is per the schedule outlined in Table 3-1.
<b>Program Category 2: Assist in the Development of Low and Moderate Income Housing</b>	
3. Section 8 Rental Assistance Program	The City continued to cooperate with the Housing Authority of the County of Los Angeles on making this program available to local residents.
4. Hill Street Affordable Housing Development	This zoning program was implemented. SP-7 Special Purpose Housing Specific Plan, Area 6 was adopted in February 2012. It requires the development of 45-60 housing units on a 1.41 acre site. The Specific Plan only permits multi-family housing units for low income households.
5. Overpaying and Overcrowded Housing Program	<p>In order to address the needs of cost burdened and overcrowded households the City has taken actions during the planning period. These actions have resulted in the following:</p> <ul style="list-style-type: none"> <li>➤ Construction of Las Brisas II, a 61-unit affordable housing development</li> <li>➤ On-going implementation of the Hill Street Affordable Housing Development Program</li> </ul> <p>Both of these developments reduce overcrowding for large families because they include or will include three-bedroom units. Overpaying is reduced because the monthly rents are established at affordable levels in accordance with the limits imposed by funding programs such as the Low Income Housing Tax Credit Program.</p>

**APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS**

**Table A-45 - continued  
City of Signal Hill  
2008-2014 Housing Element Effectiveness Report**

Program Category and Program	Accomplishments
<b>Category 3: Removal of Governmental Constraints</b>	
6. Reasonable Accommodation Procedure Program	<p>The Housing Element recommended an amendment of the Zoning Code to provide a procedure for persons with disabilities to request a reasonable accommodation in the application of the City's land use regulations and practices. The amendment is to state:</p> <p>It is the policy of the City of Signal Hill, pursuant to the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing.</p> <p>A draft Zoning Code amendment to establish such a procedure has been completed. The reasonable accommodation procedure will be adopted by June-July 2014.</p>
7. Licensed Residential Care Zoning Code Revision Program	<p>When licensed group homes house six or fewer persons, they must be treated the same as a family dwelling. Furthermore, they must be a permitted use in the same zones that permit single family homes.</p> <p>The Zoning Code amendments are under way and are scheduled to be adopted concurrently with adoption of the element or prior to certification.</p>
<b>Category 4: Conserving Existing Affordable Housing</b>	
8. Housing Code Enforcement Program	This program was implemented and, as explained above, the City will continue code enforcement activities during the 2013-2021 planning period.
9. Residential Rehabilitation Program	As explained above, this program was been suspended.
<b>Category 5: Fair Housing</b>	
10. Fair Housing Services	The City is located within the service area of the Housing Rights Center. The FHF offers the following services: Housing Discrimination Complaint Processing; Fair Housing Education and Outreach; and Tenant/ Landlord Counseling. The program will be continued during the 2013-2021 planning period.
11. Fair Housing Information	This program was implemented. The Economic Development Department provides links to HUD's Fair Housing/Equal Opportunity webpage and to the National Fair Housing Advocate website. Fair housing information will continue to be offered to residents during the 2013-2021 planning period.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

### 3. PROGRESS IN HOUSING ELEMENT IMPLEMENTATION

Quantified objectives are the maximum actual numbers of housing units that the City projects can be constructed, rehabilitated, conserved and preserved planning period. The housing law element requires that the Housing Element establish the quantified objectives for each income group: extremely low, very low, low, moderate and above moderate. Table A-46 shows the quantified objectives for the 2006-2014 planning period by income group.

**Table A-46**  
**City of Signal Hill**  
**Quantified Objectives: 2006-2014**

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	29	27	35	53	154	298
Rehabilitation	2	2	4	28	0	36
Conservation	30	15	10	0	0	55
Preservation	67	56	53	0	0	176

#### a. Construction Objective

According to the State Housing Law, the City's Housing Element must state "the maximum actual numbers of housing units that the jurisdiction projects can be constructed ... over a five-year time frame." In this context, the City's quantified objective can be the same, more or less than the City's share of the regional housing need.

The RHNA allocated to the City a construction need of 222 housing units, a need that was satisfied as follows:

##### 1. Lower Income Housing Need

Ninety-one housing units is the City's share of the regional need. The Las Brisas II apartment community, which received Certificates of Occupancy on June 18, 2007, accommodated the need for 60 of the 91 housing units. The City's Redevelopment Agency contributed \$5,150,000 from the Redevelopment Agency's Low and Moderate Income Housing Fund to cover site assembly costs. In addition, a \$900,000 bridge loan to cover demolition and relocation costs was made to the Los Angeles Community Design Center. The project was awarded Low Income Housing Tax Credits and is rent restricted for 55 years.

The 1500 Hill Street Site accommodated a minimum of 45 to a maximum of 60 multifamily housing units for low income households. Although the Hill Street affordable housing units were not constructed, zoning permitted the construction of 45 to 60 dwellings. A zoning amendment adopted on December 3, 2013 increased housing capacity to 72 units.

In addition, seven second units were developed that met the needs of lower income households

##### 2. Moderate Income Housing Need

The moderate-income housing need is 37 housing units. During the current planning period, all 53 housing units of the Pacific Walk project were constructed. Ten second units were developed that met the moderate income housing need.

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

### 3. Above Moderate Income Housing Need

The above moderate income housing need is 94 housing units. The sites which accommodated this need are listed below:

➤ Aragon	115 units
➤ Crescent Square	27 units
➤ Hathaway Ridge	17 units
➤ Pacific Crest	18 units
➤ Villagio	<u>11 units</u>
Total	188 units

During the planning period, 46 housing units were constructed in three developments, as follows:

➤ Hathaway Ridge	17 units
➤ Pacific Crest	18 units
➤ Villagio	<u>11 units</u>
	46 units

In addition, six above moderate income second units were constructed during the 2006-2014 time period.

Altogether 159 housing units and 23 second units were constructed for the three income groups during the 2006-2014 time period. Consequently, the vast majority (82%, 182/222) of the RHNA was satisfied during the prior planning period.

#### **b. Rehabilitation Objective**

The 36-unit quantified objective was based on past funding and performance. The Residential Rehabilitation Program has been suspended because the Redevelopment Agency has been dissolved and there is currently no funding source to continue the program.

#### **c. Conservation Objective**

The conservation objective refers to maintaining existing affordable housing through measures such as rent subsidies. The quantified objective includes 30 extremely low, 15 very low, and 10 low-income households that would continue to obtain rental assistance through the County of Los Angeles Housing Authority's Section 8 program. This quantified objective was met during the current planning period as 55 resident households received rental assistance, according to the County Housing Authority.

#### **d. Preservation Objective**

The preservation objective refers to maintaining the affordability of housing units with affordability covenants that would expire on or before 2016. The City has three projects with affordability covenants; however, the covenants will expire after 2016. Although the objectives include maintaining these housing units as affordable, no program is needed, as the housing units were not at risk of conversion from affordable to market rate housing during the current planning period. The three projects are:

## APPENDIX A - NEEDS, SITES, CONSTRAINTS AND PROGRESS

---

- Eucalyptus Gardens 24 housing units
- Las Brisas Community Housing 92 housing units
- Las Brisas II 60 housing units

The projects have affordability covenants that extend many years beyond 2016.

### 4. QUANTIFIED OBJECTIVES FOR EXTREMELY LOW INCOME HOUSEHOLDS

The housing needs of extremely low income households were addressed during the current planning period by the following programs and developments:

- 18 newly constructed units for extremely low income households in the Las Brisas II project and Hill Street affordable housing development
- 2 extremely low income households were assisted by the City's Housing Rehabilitation Grant Program
- 30 extremely low income households that were assisted by the Section 8 Housing Choice Voucher Program (rental assistance)
- 67 extremely low income households who reside in the Eucalyptus Gardens, Las Brisas Community Housing and Las Brisas II apartment communities.

## **APPENDIX B**

### **ORGANIZATIONS CONSULTED, DATA SOURCES & DEFINITIONS**

**City of Signal Hill**  
**2013-2021 Housing Element of the General Plan**  
**Appendix B-Organizations Consulted, Data Sources & Definitions**

**Table of Contents**

A. List of Organizations Consulted.....	B-1
B. Data Sources.....	B-2
C. Definitions.....	B-3

**A. LIST OF ORGANIZATIONS CONSULTED**

- California Housing Partnership Corporation  
Main Office  
369 Pine Street  
Suite 300  
San Francisco, CA 94104  
415-433-6804
  
- City of Los Angeles  
Department of Aging  
3580 Wilshire Boulevard  
Suite 300  
Los Angeles, CA 90010  
213 252-4030
  
- Housing Rights Center  
Los Angeles Office  
3255 Wilshire Boulevard  
Suite 1150  
Los Angeles, CA 90010  
800-477-5977
  
- Harbor Regional Center  
21231 Hawthorne Boulevard  
Torrance, CA 90503  
310-540-1711
  
- Los Angeles County Community and Senior Services  
3175 W. Sixth Street  
Los Angeles, CA 90020  
213-738-2600
  
- Los Angeles County Community Development Commission  
700 W. Main Street  
Alhambra, CA 91801  
626-262-4511
  
- Los Angeles Homeless Services Authority  
811 Wilshire Boulevard  
#600  
Los Angeles, CA 90017  
213-683-3333
  
- Southern California Association of Governments  
Main Office  
818 West 7<sup>th</sup> Street  
12<sup>th</sup> Floor  
Los Angeles, CA 90017-3435  
213-236-180

## APPENDIX B – ORGANIZATIONS CONSULTED, DATA SOURCES, & DEFINITIONS

---

- State Employment Development Department  
Labor Market Information Division  
Customer Outreach Unit  
P.O. Box 826880, MIC 57  
Sacramento, CA 94280-0001  
916-262-2162
- State Independent Living Counsel  
1600 K Street, Suite 100  
Sacramento, CA 95814  
866-866-7452

### B. DATA SOURCES

- 2000 and 2010 Census
- 2005-2009 American Community Survey
- California Department of Housing and Community Development, *Year 2013 Income Limits*, February 25, 2013
- California State Board of Equalization, *Assessors' Handbook Section 531, Residential Building Costs*, January 2010
- City of Signal Hill, *General Plan*
- City of Signal Hill, *Zoning Ordinance*
- Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), *Loan Application Register System (LARS)*, 2011
- HSH Associates, Financial Publishers, Interest Rates
- International Code Council (ICC), *Building Valuation Data (BVD)*, August 2012
- Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)
- Los Angeles County Community and Senior Services, *Survey of Older Adult Population*, 2010, 81 pages
- Pacific West Association of Realtors Multiple List Service
- Realist property tax records available from Pacific West Association of Realtors
- Southern California Association of Governments, *5<sup>th</sup> Cycle Final Regional Housing Needs Assessment Allocation Plan*, adopted by the Regional Council on October 4, 2012

## APPENDIX B – ORGANIZATIONS CONSULTED, DATA SOURCES, & DEFINITIONS

---

- Southern California Association of Governments, *Local Housing Element Assistance: Existing Housing Needs Data Report, City of Signal Hill*
- Southern California Association of Governments, *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (adopted by SCAG Regional Council on April 4, 2012)*
- State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2012 and 2013, with 2010 Benchmark Sacramento, California, May 2013*
- State Independent Living Council, *2009 Statewide Needs Assessment for People Living with Disabilities*, 40 pages
- Alene M. Taber, Esq., AICP and Michael J. Alti, Esq., Jackson, Demarco, Tidus & Peckenpau, *Residential Recovery Homes and Their Local Impacts*, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)
- Telephone interviews of resident apartment managers
- U.S. Department of Housing and Urban Development, *2005-2009 CHAS (Comprehensive Housing Affordability Strategy)*

### C. DEFINITIONS

Above Moderate Income: A household whose annual income is 120% or more of the Los Angeles County median income, adjusted by number of persons in the household.

Cost Burden: For lower income households, gross housing costs including utilities that exceed 30% of gross income

Crowding, Overcrowding: A housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau.

Developmental Disability: "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Disabled Person: A person who is determined to:

- (1) Have a physical, mental or emotional impairment that:
  - (i) Is expected to be of long-continued and indefinite duration;
  - (ii) Substantially impedes his or her ability to live independently; and
  - (iii) Is of such a nature that the ability could be improved by more suitable housing conditions;

or

## **APPENDIX B – ORGANIZATIONS CONSULTED, DATA SOURCES, & DEFINITIONS**

---

(2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007)

Elderly: Persons 62 years of age or older.

Emergency Shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (per Health and Safety Code 50801)

Extremely Low Income: A household whose annual income is between 0% and 30% of the Los Angeles County median income, adjusted by number of persons in the household.

Homeless person: According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count.

- An unsheltered homeless person resides in place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person resides in: An emergency shelter or transitional housing for homeless persons who originally came from the streets or emergency shelters.

Large family: Family of five or more persons.

Low Income: A household whose annual income is between 50% and 80% of the Los Angeles County median income, adjusted by number of persons in the household.

Moderate Income: A household whose annual income is between 80% and 120% of the Los Angeles County median income, adjusted by number of persons in the household.

Overpaying: Same as cost burden and severe cost burden

Severe Cost Burden: For lower income households, gross housing costs including utilities that exceed 50% of gross income

Small family: Family of two to four persons.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (per Health and Safety Code 50675.14(b))

Transitional Housing: Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Per Health and Safety Code 50675.2(h))

Very Low Income: A household whose annual income is between 30% and 50% of the Los Angeles County median income, adjusted by number of persons in the household.