



To: Honorable City Council

From: John Moreno

By: Kevin M. Chun/John King/Marco Cuevas Jr.

Date: April 4, 2017

Subject: General Plan Annual Report – Calendar Year 2016

Background

This item is the General Plan Annual Report on the status of the City's General Plan as required by California Government Code Section 65400. The report summarizes the 2016 calendar year and anticipates the 2017 calendar year. The Government Code states that each planning agency provide an annual report to the City Council, the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) on progress implementing the various elements of the General Plan.

Every city and county in California is required to have in place a General Plan which serves as the jurisdiction's comprehensive blueprint for the future and establishing goals to meet a particular vision. The General Plan is a long-range planning document and generally looks 10 to 20 years into the future. The State requires local general plans to consider land use, circulation, housing, noise, safety, conservation, and open space. The City Council approved an update of the General Plan in August 2007. The Paramount General Plan consists of the following elements – Land Use Element, Economic Development Element, Housing Element, Transportation Element, Public Facilities Element, Health and Safety Element, and Resource Management Element.

Attached is the Annual Report that demonstrates that the City has been successful in the continued implementation of numerous goals established in the General Plan. A number of important projects and programs were carried out in the calendar year 2016, and they continue to make Paramount an attractive and desirable city in which to live and work. Provided below is a summary of the Annual Report.

Status of the Paramount General Plan

The goals of the Land Use Element include improving the relationship between land and uses and preserving a high standard of living for residents. These goals were accomplished in 2016 through a number of different programs, including the Residential Rehabilitation Program, Commercial Rehabilitation Program, and the public art program.

The purpose of the Economic Development Element is to improve the physical environment of the City, attract new businesses, and retain existing quality businesses. The Development Review Board helps improve the appearance of the City by ensuring that all projects adhere to uniform and high quality design guidelines. Additionally, economic development staff members continue to perform outreach to the business community to promote opportunities and the City in general for a positive business climate. Economic development staff is also actively in contact with developers to identify underperforming and outdated shopping centers for reuse and redevelopment. Additionally, the staff has targeted sectors of the retail economy that are under-represented in the City and is vigorously attempting to attract these types of businesses into the community.

The Housing Element identifies local housing needs and establishes measures to meet those needs. This element must also demonstrate that a city's share of the Regional Housing Needs Assessment (RHNA) will be met. The City RHNA allocation is 105 units during the period ending in October 2021. During 2016, four homes were constructed, and permits were issued for two new homes. Additionally, construction on a 30-unit single family residential development on Atlantic Place began in 2016.

The Transportation Element describes methods to facilitate traffic improvements. In 2016, the City accomplished this goal through a number of projects, including the Paramount Boulevard Urban Renovation project (traffic signal installed on Paramount Boulevard between Alondra Boulevard and Jackson Street, sidewalk improvements, landscaping to enhance the pedestrian experience, new bus shelters, new bicycle racks, and on-street parking clearly delineated), arterial street resurfacing of the final west side portion of Alondra Boulevard, curb painting citywide, annual sidewalk repair and replacement, and the operation of the fixed-route buses, College Bound buses, Dial-A-Ride and Medical Taxi programs. The City Council also adopted the Bellflower-Paramount Bike and Trail Master Plan, which resulted in California Department of Transportation (Caltrans) Active Transportation Program (ATP) grant funding for construction of the Somerset Boulevard to Rosecrans Avenue segment of a dedicated path in the West Santa Ana Branch corridor to connect the Los Angeles River with the San Gabriel River.

The Public Facilities Element looks at the future needs for water, sewage disposal, waste management, and schools. During the last year the goals of this element were carried out through the installation of water services and fire hydrants as required at various locations throughout the City, continued progress with Well 16 on Garfield Avenue, new drought tolerant landscaping in the Downey Avenue median north of Alondra Boulevard, and City Council adoption of a zoning ordinance text amendment regarding drought tolerant landscaping.

The Health and Safety Element establishes preparation for disasters, and provides for police and fire services. During 2016, the City continued to provide a high level of police services, in addition to other Public Safety functions such as Code Enforcement, animal control, and emergency preparedness. Regarding elevated hexavalent

chromium air emissions, the City coordinated with the South Coast Air Quality Management District (AQMD) and other agencies in numerous efforts to reduce levels of toxic fugitive air emissions.

Finally, the Resource Management Element of the General Plan examines the preservation of existing parks, the provision of new open space, and recreational and community opportunities for the residents and other stakeholders of Paramount. These goals were carried out in 2016 with numerous improvements at parks Citywide (including the completion of the first phase of the Orange Splash Pad), the new farmers market in Progress Park, a summer concert series, other community events, and a new military banner recognition program on a central portion of Paramount Boulevard. Cultural and artistic additions funded by development fees from the Art in Public Places program include the “Union” sculpture by Clay Enoch at the Clearwater Crossing restaurant development, the “Touch the Sky” sculpture by Jane DeDecker at Spane Park, utility box art in various locations such as Downtown Paramount and 6800 Somerset Boulevard, and perimeter wall art with painted wildlife accents along Somerset Boulevard.

Recommended Action

It is recommended that the City Council receive and file the calendar year 2016 General Plan Annual Report and direct the City Clerk to file said report with the Governor’s Office of Planning and Research and the California Department of Housing and Community Development.

CITY OF PARAMOUNT GENERAL PLAN ANNUAL REPORT – CALENDAR YEAR 2016

Prepared by:
COMMUNITY DEVELOPMENT DEPARTMENT
April 4, 2017

Purpose of the Annual Report

Compliance with State law (Section 65400 of the California Government Code) requires the City of Paramount to file an annual report addressing the status of the General Plan and progress made toward goals and objectives. The annual report will be provided to the Planning Commission, City Council, the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). The annual report provides a means to review the General Plan and determine if changes need to be made in the plan or its implementation. The annual report addresses the calendar year 2016.

Purpose of the General Plan

The General Plan serves two primary functions. The Plan provides information, and it states the community's goals, objectives, policies, and implementation measures – the means of achieving the goals and objectives. The General Plan is a public document and is available for all to read and use as needed. Copies are available for review at the Paramount Library and the Community Development Department.

The General Plan contains separate elements concerning land use, economic development, housing, transportation/circulation, public facilities, health and safety, and resources. As an informational document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. The General Plan provides the public with valuable details about the City and the direction that it seeks to move. In a community where change is accentuated by rapid growth, there is a need to look ahead and determine the effect of change on the physical, social, and economic structure of the community.

As a policy document, the General Plan establishes guidelines for decision-makers. Using these guidelines, the City Council, Planning Commission, and other organizations can take a series of steps toward achieving the larger goals of the City. The development decisions of the City are focused through implementation programs contained in the General Plan.

General Plan Implementation

The General Plan holds a great amount of weight in the planning and development processes. Zoning and subdivisions are two of the primary implementation programs of the General Plan. State Law requires, and the California courts have ruled, that the General Plan and zoning must be consistent with each other. Additionally, the State Subdivision Map Act requires decision-makers to make findings of consistency with the General Plan before approving any subdivision of land. The Capital Improvements Program, Specific Plans, and developer fees are other means to implement the General Plan. Primary responsibility for the General Plan falls to the Community Development Department.

Building and Safety Division

The Building and Safety Division of the Community Development Department is responsible for administration and enforcement of state and local codes, ordinances, and regulations regarding the construction, alteration, maintenance and use of privately-owned structures, appurtenances, and land. These regulations include the Building, Green Building Standards, Mechanical, Electrical, and Plumbing codes.

The Building and Safety Division provides a plan check service through a consultant, issues building permits and provides information to the public, contractors and architects on building-related issues. In 2016, building inspectors made 11,982 inspections, and the Building and Safety Division issued 1,522 permits with a total valuation of \$8,500,858.

Planning Division

The Planning Division of the Community Development Department administers the City's current and long-range planning programs, monitors relevant County and State legislation, surveys current land use, and updates the City Zoning Ordinance and General Plan. This Division provides staff support to the Planning Commission, Development Review Board, and Economic Development Board.

In 2016, the Planning Division reviewed more than 150 site plans and proposed developments to ensure compliance with zoning and design requirements. Additionally, 23 conditional use permits, 12 development review applications, five unclassified use permits, one general plan amendment, and one zone change were processed.

Planning also manages the Home Improvement Program and Commercial Rehabilitation Program. The Home Improvement Program (previously known as the Residential Rehabilitation Program) provides grants from Federal HOME funds to low-to-moderate income families for home improvements. Seven residential projects were completed in 2016 at an expenditure of \$293,351. The Commercial Rehabilitation Program provides grants from Federal Community Development Block Grant (CDBG) funds to property owners to complete exterior building improvements and Americans with Disabilities Act (ADA) upgrades. Two commercial projects were initiated in 2016.

Status of the General Plan

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor's Office of Planning and Research.

Land Use Element

The goals of this element include improving the relationship between land and uses; improving the identity of the City through the creation of urban spaces and distinctive City entry points; improving the unity and identity of residential neighborhoods; and the preservation of a high quality of life. The following programs implemented these goals during 2016:

1. General Plan Amendments and Zone Change Requests. Responding to applications to amend the land use and zoning maps, the City processed one such request through the Planning Commission and City Council as required by State law to bring the current zoning map into conformity with the Land Use Element of the General Plan.
2. Zoning Ordinance Text Amendments. The Planning Commission and City Council adopted six amendments to the Zoning Ordinance (Chapter 44 of the Municipal Code) to improve the quality of life in Paramount. The amendments included two regarding drought tolerant landscaping, two that updated use regulations in the Downtown Paramount area of the Central Business District, one prohibiting truck storage in commercial and industrial zones, and one that began a process for reasonable accommodation in housing.
3. Urgency Ordinance. The City Council adopted an urgency interim zoning ordinance in December 2016 prohibiting new metal-related manufacturing businesses and the expansion of existing metal-related manufacturing businesses to provide time to establish regulations to address elevated levels of hexavalent chromium air emissions.
4. Residential Rehabilitation Program. Continued to protect existing residential neighborhoods and improve the physical appearance of these neighborhoods through this program.
5. Gateway signs. The Public Works Department worked to produce replacement and new gateway City of Paramount and Downtown Paramount signs at the south entry point of Paramount Boulevard to further identify Paramount and reinforce the Downtown Paramount area.

2017 Programs:

1. General Plan Amendments and Zone Change Requests. Responding to applications to amend the land use and zoning maps, the City will process such requests through the Planning Commission and City Council as required by State law to bring the current zoning map into conformity with the Land Use Element of the General Plan.

2. Residential Rehabilitation Program. Continue to protect existing residential neighborhoods and improve the physical appearance of these neighborhoods through this program.
3. Commercial Rehabilitation Program. Two projects in the Downtown Paramount area will be completed.

Economic Development Element

The goals of this element include the use of design guidelines to improve the physical environment; the removal of blight; the improvement of the City's infrastructure; and the attraction of sales tax generating businesses. The following programs were implemented to meet the goals of this Element during the 2016 period:

1. Design Review. Continued to utilize design review to improve the physical environment of the City.
2. Business Attraction and Retention. Continued to attract new businesses into the community and improve retail shopping and restaurant options for residents of the City. Engaged the business community through contacts with employers, brokers, and attending retail conferences. Updated allowable uses in the Town Center East/West development in Downtown Paramount.
3. Water Systems. Upgraded water mains at various locations throughout the City, and replaced water valves at various locations in the City, and continued development of a new water well.
4. Signs. The Public Works Department worked to produce replacement and new gateway City of Paramount and Downtown Paramount signs (monument and wayfinding) to further identify Paramount and reinforce the Downtown Paramount area.

2017 Programs:

1. Design Review. Continue to utilize design review to improve the physical environment of the City.
2. Business Attraction and Retention. Continue to attract new businesses into the community and improve retail shopping and restaurant options for residents of the City. Continue to engage the business community.

3. Business Retention. Actively working with business/retail owners to achieve City beautification efforts. One example is the retail property at the northeast corner of Paramount Boulevard and Jackson Street, where the property owner agreed to repaint the building.
4. Water Systems. Upgrade water mains at various locations throughout the City, and replace water valves at various locations in the City, and continue development of the new water well.
5. Marketing. Completed a communications assessment with recommendations toward branding, marketing, and communicating that will be implemented. Continual promotion of Downtown Paramount as the core of the Central Business District.

Housing Element

Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's Housing Element using forms and definitions adopted by the Department of Housing and Community Development. These forms and definitions were adopted on March 27, 2010 and are required to be used for the Annual Progress Report. The completed forms for Calendar Year 2016 are attached as '**Attachment 1**' to this report.

Additionally, the Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the Paramount Housing Successor activities during the 2016 fiscal year. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law), and are attached as '**Attachment 2**' to this report.

The goal of the Housing Element is to identify local housing needs and to implement measures to meet those needs. Another goal of the Housing Element is to implement a community's share of the Regional Housing Needs Assessment (RHNA). In the State of California, each Association of Governments is required to generate housing needs numbers for their constituent jurisdictions. The Southern California Association of Governments (SCAG), which is the designated Association of Governments for Southern California, has identified that the City of Paramount needs to produce 105 new housing units by October 1, 2021.

The City continued to support a thriving senior housing development on Vermont Avenue and Adams Street. The City provided financial support for these developments, and we continue to maintain an active relationship with the project's owners and project managers to ensure that a high level of service and quality of life is provided to the residents.

To meet the goals of the Housing Element, the City will continue to implement its share of the RHNA number to meet the goal of 105 units. The City will also meet the needs of any special groups that are identified in the Housing Element Update.

Transportation Element

The goals of the Transportation Element are to facilitate traffic improvements to aid in the mitigation of congestion. The following programs implemented the goals of this Element:

2016 Programs:

1. Transit Taxes and CDBG Funds. The City continued to facilitate traffic improvements through funding from Transit Taxes and Community Development Block Grants.
2. Congestion Management Plan. The City continued to implement the provisions of the Transportation Demand Management (TDM) ordinance to stay in compliance with the Congestion Management Plan.
3. Fixed-route Transit. Metro and Long Beach Transit continued to provide mass transit service.
4. Elderly Nutrition Bus. The City continued operation of the Elderly Nutrition Bus.
5. College Bound Bus. The City continued operation of the College Bound Bus service.
6. Dial-A-Ride and Medical Taxi programs. The City continued operation of the Dial-A-Ride and Medical Taxi programs.
7. Arterial street resurfacing. The final west side portion of Alondra Boulevard was completed.
8. Bellflower-Paramount Bike and Trail Master Plan. The City Council adopted a bicycle master plan that allows for grant funding to complete a bicycle path along the West Santa Ana Branch corridor to connect the Los Angeles River with the San Gabriel River. The plan identifies other bicycle paths for future implementation and recommends bicycle infrastructure for private development. Following adoption of the plan, the California Department of Transportation (Caltrans) awarded Active Transportation Program (ATP) grant funding for construction of the Somerset Boulevard to Rosecrans Avenue segment.
9. Bicycle racks. The Public Works Department installed public bicycle racks in the Downtown Paramount shopping area. Businesses installed additional bicycle racks as conditions of approval of conditional use permits approved by the Planning Commission.

10. Crosswalk. The Public Works Department upgraded crosswalks at Downey Avenue and Contreras Street to a “scramble” crosswalk system with a dedicated pedestrian cycle.
11. Curb painting. The Public Works Department repainted curbs citywide.
12. West Santa Ana Branch Transit. The City as a member of the Eco-Rapid Transit joint powers authority continued advocating for superior light rail stations in the West Santa Ana Branch corridor.

2017 Programs:

1. Transit Taxes and CDBG Funds. The City continues to facilitate traffic improvements through funding from Transit Taxes and Community Development Block Grants (CDBG).
2. Congestion Management Plan. The City continues to implement the provisions of the Transportation Demand Management (TDM) ordinance to stay in compliance with the Congestion Management Plan.
3. Fixed-route Transit. Metro and Long Beach Transit continue to provide mass transit service.
4. Elderly Nutrition Bus. The City continues operation of the Elderly Nutrition Bus.
5. College Bound Bus. The City continues operation of the College Bound Bus service.
6. Dial-A-Ride and Medical Taxi programs. The City continues operation of the Dial-A-Ride and Medical Taxi programs.
7. Bellflower-Paramount Bike and Trail Master Plan. The City will continue implementing the Bellflower-Paramount Bike and Trail Master Plan.
8. Bicycle racks. Businesses will continue installing bicycle infrastructure as conditions of approval of conditional use permits approved by the Planning Commission.
9. West Santa Ana Branch Transit. The City as a member of the Eco-Rapid Transit joint powers authority will continue advocating for superior light rail stations in the West Santa Ana Branch corridor. A consultant has been selected to prepare a Vision Plan that will lead to new/updated land use specific plans at the station areas planned for the intersection of Paramount Boulevard and Rosecrans Avenue and at the Green Line transfer.

Public Facilities Element

The goals of the Public Facilities Element include the examination of the needs for public facilities, which are comprised of water, sewage, waste management, schools,

libraries and health care facilities. During the 2016 period, the following programs implemented these goals.

1. Schools. The City continued its strong working relationship with Paramount Unified School District and continued leading the Paramount Education Partnership (P.E.P.). The City Council approved the purchase of computer equipment for the STAR After School Program. The City established a Youth Commission.
2. Water. Continued water main upgrade and improvements will be made at various locations throughout the City, and began construction of new water well (Well 16). The City Council awarded a contract for engineering services for the new well. Drought tolerant landscaping was installed in the Downey Avenue street median north of Alondra Boulevard. The City Council adopted a zoning ordinance text amendment implementing State of California requirements regarding drought tolerant landscaping to reduce water use. The City Council adopted an update to the Urban Water Management Plan.
3. Green Waste Recycling Program. The City continued the Green Waste Recycling Program.

2017 Programs:

1. Schools. The City will continue its strong working relationship with the School District and leading the Paramount Education Partnership. The Youth Commission will continue meeting.
2. Water. Continual local water main upgrade and improvements will be made at various locations throughout the City, and the development of Well 16 will continue. The Community Development Department will continue implementing drought tolerant landscaping requirements for private development.
3. Green Waste Recycling Program. The City will continue the Green Waste Recycling Program.

Health and Safety Element

The goals of the Health and Safety Element are to prepare for natural disasters to minimize loss of life and damage to property; ensure the functioning of vital public services in a disaster; provide fire and police services; and preserve acceptable noise levels within the community. These goals were implemented through the following programs during the 2016 period:

1. Disaster Preparedness. The City continued to train all employees in disaster response duties.
2. Public Safety. The City continued Code Enforcement efforts to reduce fire and other hazards at blighted and dilapidated properties. The City also continued to require all new development to comply with established fire safety standards,

including sprinkler systems and smoke detectors, where appropriate. The City coordinated with the South Coast Air Quality Management District (AQMD) to identify sources of hexavalent chromium in air emissions and worked to reduce emissions.

3. Police Services. The City continued its high level of police service in the community, and will continue to operate the Good Neighbor Program. Neighborhood Watch efforts continued.
4. Noise Component. The City continued to enforce its Noise Ordinance to ensure that sensitive receptors are not negatively affected by noise levels.
5. Animal Control. The City continued to provide a high level of animal control services with a dedicated officer contracted through the Southeast Area Animal Control Authority (SEAACA).

2017 Programs:

1. Disaster Preparedness. The City will continue to train all employees in disaster response duties.
2. Public Safety. The City will continue Code Enforcement efforts to reduce fire and other hazards at blighted and dilapidated properties. The City will also continue to require all new development to comply with established fire safety standards, including sprinkler systems and smoke detectors, where appropriate. The City will continue multi-pronged efforts to combat fugitive toxic air emissions.
3. Police Services. The City will continue its high level of police service in the community, and will continue to operate the Good Neighbor Program. Neighborhood Watch efforts continue.
4. Noise Component. The City will continue to enforce its Noise Ordinance to ensure that sensitive receptors are not negatively affected by noise levels.
5. Animal Control. The City will continue to provide a high level of animal control services with a dedicated officer contracted through the Southeast Area Animal Control Authority (SEAACA).

Resource Management Element

The goals of the Resource Management Element include equal distribution of open space throughout the City; effective use of the open space that is available; and provision of recreation programs meeting the needs of all residents. These goals were implemented in the 2016 period through the following programs:

1. Conservation. Various improvements were made at parks throughout the City, including replacement of playground equipment at Progress Park and replacement of Paramount Park Community Center roof.

2. Parks. The City continued to pursue the creation of new Pocket Parks and improvement of existing parks. Constructed the Paramount Park Futsal Court and completed remodel of restrooms located at Paramount Park Community Center.
3. Events. The City promoted events and activities to nurture health, wellness and quality of life. Notable events included the weekly Farmers Market, Summer Concerts and Food Truck Nights, a Military Banner Recognition Program, and the Live Well Paramount event with 5k run to support education, promote local artists, and a variety of health/fitness vendors to encourage residents to pursue a healthy lifestyle.
4. Cultural/arts. Cultural and artistic additions funded by development fees from the Art in Public Places program include the “Union” sculpture by Clay Enoch at the Clearwater Crossing restaurant development, the “Touch the Sky” sculpture by Jane DeDecker at Spane Park, utility box art in various locations such as Downtown Paramount and 6800 Somerset Boulevard, and perimeter wall art with painted wildlife accents along Somerset Boulevard.

2017 Programs:

1. Conservation. Efforts to conserve and rehabilitate existing parks will include improvements at parks throughout the City.
2. Parks. The City will continue to pursue the creation of new Pocket Parks and improvement of existing parks.
3. Events. Continued support to promote events and activities to nurture health, wellness and quality of life. Events will include the weekly Farmers Market, Summer Concerts and Food Truck Nights, Military Banner Recognition Program, and the Live Well Paramount event with 5k run to support education, promote local artists, and a variety of health/fitness vendors to encourage residents to pursue a healthy lifestyle.
4. Cultural/arts. The City will continue improving utility boxes with painted and wrap art, and larger-scale artistic endeavors will be introduced as funding allows.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PARAMOUNT
 Reporting Period 1/1/2016 - 12/31/2016

Table A

**Annual Building Activity Report Summary - New Construction
 Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			0	1	1						
(10) Total by income Table A/A3 ▶▶▶				1	0	0					
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction PARAMOUNT
Reporting Period 1/1/2016 - 12/31/2016

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	3	2	2	7	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	3	2	2	7	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	1	0	0	0	0	1	0

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

Jurisdiction PARAMOUNT
Reporting Period 1/1/2016 - 12/31/2016

* Note: This field is voluntary

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	26	0	0	0	0	0	0	0	0		26
	Non-deed restricted		0	0	0	0	0	0	0	0		
Low	Deed Restricted	16	0	0	0	0	0	0	0	0		16
	Non-deed restricted		0	0	0	0	0	0	0	0		
Moderate	Deed Restricted	17	0	0	0	0	0	0	0	0		17
	Non-deed restricted		0	0	0	0	0	0	0	0		
Above Moderate		46	5	0	0	0	0	0	0	0	5	41
Total RHNA by COG. Enter allocation number:		105	5								0	100
Total Units ▶▶▶												
Remaining Need for RHNA Period ▶▶▶▶▶												

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

ANNUAL ELEMENT PROGRESS REPORT***Housing Element Implementation***

(CCR Title 25 §6202)

Jurisdiction PARAMOUNT

Reporting Period 1/1/2016 - 12/31/2016

Table C**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Affordable Housing Bonuses & Incentives Program	Provides bonuses & other incentives to developers who construct affordable housing	2014-2021	This housing program presently exists.
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation	2014-2021	This program is ongoing and will be continued.
CallHome Program	Provides grants to local public agencies & nonprofit developers to assist individual households through deferred payment loans.	2014-2021	This program is ongoing and will be continued.
Extremely Low-Income Housing Program	Promote the development of housing units with extremely low & very low incomes.	2014-2021	This program is ongoing and will be continued.
Down Payment & Closing Cost Assistance Program	Provides 4% down payment & closing cost assistance for those without funds or those who do have funds but the ratio is too high.	2014-2021	This housing program presently exists and will continue over the entire planning period applicable to this Housing Element.
Emergency Shelter Rezoning Program	Provides for the creation of an overlay zone within a specific area of the City where an emergency shelter would be permitted by right.	2014-2021	This program is a new program that was included in the 4th Housing Element Cycle.
Transitional Housing Program	A supportive housing used to facilitate the movement of homeless individuals & families to permanent housing.	2014-2021	The City intends to comply with State law regarding the provision of transitional housing.
Supportive Housing Program	Permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing & lead more productive lives.	2014-2021	The City intends to comply with State law regarding supportive housing.
Single Room Occupancy Housing Program	To establish appropriate regulations in the City's Zoning Ord. that would permit SRO development in the City's RM Multiple Family Zones.	2014-2021	This program is a new program that was included in the 4th Housing Element Cycle.

ANNUAL ELEMENT PROGRESS REPORT***Housing Element Implementation***

(CCR Title 25 §6202)

Jurisdiction

PARAMOUNT

Reporting Period

1/1/2016 - 12/31/2016

RHNA Objective/Constraints Monitoring Program	The City will continue to annually update an inventory that details the amount, type, and size of vacant & underutilized parcels to assist developers in identifying land suitable for residential development & that also details the number of extremely low, very low, and moderate-income units constructed annually.	2014-2021	The City will develop & implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863.
Mixed Use Development Program	The City will encourage housing development in those zone districts (C-3) where mixed use development is permitted by allowing administrative processing of lot consolidation requests, providing assistance with site identification & entitlement processing, offering fee waivers & deferrals for affordable housing projects, modifying development standards such as set backs & parking, & provide financial support where available for mixed use affordable projects.	2014-2021	This program is a new program that was included in the 4th Housing Element Cycle.
Environmental Review (CEQA) Program	The City shall continue to evaluate the environmental impacts of new development & provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA).	2014-2021	The City has actively used the CEQA process as a means to evaluate the impacts of development on the local environment, services, & infrastructure.
Fair Housing Program	The City will continue to contract with Fair Housing of Long Beach to process complaints regarding housing discrimination within the City & to provide counseling in landlord/tenant disputes.	2014-2021	This housing program presently exists.
Lead-Based Paint Hazards Removal Program	The City will provide additional information to staff regarding lead-based paint hazards & abatement strategies; coordinate efforts to address lead-based paint hazards; evaluate the rehabilitation guidelines to ensure that lead-based paint hazard reduction	2014-2021	This housing program presently exists and will continue over the entire planning period applicable to this Housing Element.

ANNUAL ELEMENT PROGRESS REPORT***Housing Element Implementation***

(CCR Title 25 §6202)

Jurisdiction

PARAMOUNT

Reporting Period

1/1/2016 - 12/31/2016

Residential Rehabilitation Program	To qualified applicants, the City will provide a grant of 80% of the total cost of the improvements, dependent on income category. Applicants within the low-income category shall provide 20% of the total cost of the work. Elderly homeowners must provide a 10% contribution.	2014-2021	This program is ongoing and will be continued.
Second Unit Ordinance	This Ordinance permits the construction of second units pursuant to the City's Zoning code as required in Section 65852.2 of the State of California Government Code.	2014-2021	This housing program presently exists.
Single-Family Mortgage Revenue Bond Program	Southern California Home Financing Authority (SCHFA) is a joint power authority between Los Angeles and Orange Counties. SCHFA issues tax-exempt mortgage revenue bonds for low and	2014-2021	This program is ongoing and will be continued.
Zoning Conformity	The City will review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Land Use Element.	2014-2021	This housing program presently exists.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PARAMOUNT

Reporting Period 1/1/2016 - 12/31/2016

General Comments:

ATTACHMENT 2

ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2015-2016 PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f) FOR THE
PARAMOUNT HOUSING SUCCESSOR

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the Paramount Housing Successor (Housing Successor) activities during fiscal year 2013-2015 (fiscal year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

This Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

I. Amount Deposited into LMIHAF: This section provides the total amount of funds deposited into the LMIHAF during the fiscal year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

A total of \$3,880, representing residential rehabilitation loan payments, was deposited into the LMIHAF during the fiscal year. Of the total funds deposited, \$0.00 was held for items listed on the ROPS.

II. Ending Balance of LMIHAF: This section provides a statement of the balance in the LMIHAF as of the close of the fiscal year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

The fund balance of the LMIHAF, as of June 30, 2016 was \$1,246,635. The portion of the fund balance held for items listed on the ROPS was \$0.00.

CITY OF PARAMOUNT

ATTACHMENT 2

III. Description of Expenditures from LMIHAF: This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

There were no expenditures from the LMIHAF during the fiscal year.

IV. Statutory Value of Assets Owned by Housing Successor: This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property purchased by the Housing Successor. Further, the value of loans and grants receivable is included in the reported assets held in the LMIHAF.

The following provides the value of assets owned by the Housing Successor:

<i>Statutory Value of Real Property</i>	<i>\$ 0</i>
<i>Value of Loans and Grants Receivable</i>	<i>\$ 472,608</i>

V. Description of Transfers: This section describes transfers, if any, to another housing successor agency made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

No transfer was made to any other Housing Successor pursuant to paragraph (2) of subdivision (c).

VI. Project Descriptions: This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

No property tax was received or held.

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VII. Status of Compliance with Section 33334.16: This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012.

With respect to interests in real property acquired by the former redevelopment agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

No real property was transferred to the LMIHAF from the former redevelopment agency and no real property has been purchased by the Housing Successor

VIII. Description of Outstanding Obligations under Section 33413: This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.

There is nothing to report at this time.

IX. Income Test: This section provides the information required by Section

34176.1(a)(3)(B), or a description of expenditures by income restriction for a five year period, with the period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.

There is nothing to report at this time.

X. Senior Housing Test: This section provides the percentage units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the previous ten years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is July 1, 2005 through July 1, 2015.

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The following provides the Housing Successor's Senior Housing Test- Reporting requirements for Implementation Plans pursuant to CRL Section 33490 (a)(2)(C)(iv):

There is nothing to report at this time.

XI. Excess Surplus Test: This section provides the amount of excess surplus (unencumbered funds) in the LMIHAF, exceeding one million or the aggregate amount deposited in the fund over the preceding four fiscal years if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

Excess Surplus Calculation:

<i>Fund Balance</i>	<i>\$ 1,246,635</i>
<i>Reserved for Notes Receivable</i>	<i>\$ (472,608)</i>
<i>Unencumbered Fund Balance</i>	<i>\$ 774,027</i>

The LMIHAF's unencumbered fund balance is less than \$1,000,000, therefore no excess surplus exists.