

CITY OF
SIGNAL HILL



2023

GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by
Community Development Department
April 1, 2024

LAND USE ELEMENT

The Land Use Element was adopted in 2001. It contains four goals and 63 implementation programs. **The significant projects for 2023 and their status are described below:**

Projects Completed:

North End Neighborhood:

- 950 East 33rd Street- Target Remodel and parking lot improvements.
- 1401 ½ E 33rd Street – Accessory Dwelling Unit
- 3373 ½ Orange Avenue – Accessory Dwelling Unit

Atlantic/Spring Neighborhood:

- 999 East Spring Street – Tenant Improvements for nail salon

Central Neighborhood:

- 1898 East Spring Street – Tesla auxiliary parking lot and site improvements (landscaping, LID, lighting)
- 1660 East Spring Street – BMW Tenant Improvements to showroom

Civic Center Neighborhood:

- 1600 East Hill Street – American University of Health Sciences, School of Pharmacy tenant improvements and approval of University expansion and private high school Specific Plan (SP-25)
- 2201 Cherry Avenue – Long Beach Firefighters Association Union Hall kitchen remodel and garage door replacement
- 2110 Gaviota Avenue, Units G and H – Accessory Dwelling Unit and Junior Accessory Dwelling Unit
- 1867 ½ East Hill Street – Accessory Dwelling Unit Conversion

Hilltop Neighborhood:

- 1870 ½ Temple Avenue – Accessory Dwelling Unit
- 2132 ½ Ohio Avenue – Accessory Dwelling Unit Conversion
- 2550 Cherry Avenue – Tenant Improvements to an existing restaurant for a new Panda Express

Southeast Neighborhood:

- 2205 ½ East 19th Street – Accessory Dwelling Unit
- 1991 ½ Junipero Avenue – Accessory Dwelling Unit
- 1830 Stanley Avenue Unit C – Accessory Dwelling Unit Conversion
- 1911 ½ Dawson Avenue – Accessory Dwelling Unit
- 2077 ½ Raymond Avenue – Accessory Dwelling Unit
- 1870 ½ Temple Avenue – Accessory Dwelling Unit

Projects Under Construction:

North End Neighborhood:

- 3177 California Avenue – Development of a new self-storage facility in Gateway Center North
- 3329 ½ Cerritos Avenue – Accessory Dwelling Unit

West Side Neighborhood:

- 1180 East 23rd Street – Remodel of commercial building and property, and associated street improvements

Central Neighborhood:

- 2998 Cherry Avenue – New Audi Car Dealership demolition and tenant improvements

Hilltop Neighborhood:

- 2200 East Willow Street – Demolition of Wells Fargo ATM

Southeast Neighborhood:

- 1844 ½ Raymond Avenue – Accessory Dwelling Unit
- 1995 St. Louis Avenue – New sliding gate along driveway for single-family residence
- 1870 ½ Temple Avenue – Accessory Dwelling Unit Conversion
- 1991 ½ Junipero Avenue – Accessory Dwelling Unit

In Plan Check Review

North End Neighborhood:

- 3325 ½ Cerritos Avenue – Accessory Dwelling Unit
- 3353 ½ Myrtle Avenue – Accessory Dwelling Unit
- 801 East 33rd Street – Tenant Improvements of existing office space
- 3269 ½ Lewis Avenue – Accessory Dwelling Unit

Atlantic/Spring Neighborhood:

- 2755 California Avenue – EDCO Conditional Use Permit (CUP) Amendment request to increase tonnage

West Side Neighborhood:

- 2320 ½ Cerritos Avenue – Accessory Dwelling Unit
- 2581 California Avenue – Tenant Improvements to a beauty salon
- 909 ½ East 25th Street – Accessory Dwelling Unit
- 921 ½ East 25th Street – Accessory Dwelling Unit
- 1110 ½ East Burnett Street – Accessory Dwelling Unit Conversion

Civic Center Neighborhood:

- 2020 Walnut Avenue – 150,000 square-foot industrial park
- 1357 ½ A and 1357 ½ B East 23rd Street- Two Accessory Dwelling units

Hilltop Neighborhood:

- 1900 ½ Temple Avenue – Accessory Dwelling Unit

Southeast Neighborhood:

- 1908 Junipero Avenue – Interior remodel of a single-family dwelling and new fence
- 2023 ½ East 19th Street – Accessory Dwelling Unit
- 1965 ½ Dawson Avenue – Accessory Dwelling Unit

Projects Under Entitlement Review:

North End Neighborhood:

- 3201 Walnut Avenue – 102,607 square-foot distribution/fulfillment warehouse

Central Neighborhood

- 2550 Orange Avenue – 100,866 square-foot distribution/fulfillment warehouse
- 1500 East Spring Street – Honda Dealership outdoor patio for service department

Civic Center Neighborhood:

- 1450 East 27th Street and 2655 Walnut Avenue – Two new industrial buildings
- 2457 Brayton Avenue – Demolition of an existing building to construct a new 4,800 square-foot warehouse and a new 1,200 square-foot warehouse
- 1701 East Creston Avenue – New industrial building

Hilltop Neighborhood:

- 2598 Cherry Avenue – Costco Gas Station revised queuing
- 2095 Freeman Avenue – New single-family dwelling
- 2100 Ohio Avenue – Demolition of a damaged single-family dwelling and construction of a new single-family dwelling and Accessory Dwelling Unit

Southeast Neighborhood:

- 1939 Temple Avenue – Eight single-family dwellings
- 2599 Pacific Coast Highway – Seven condominium units
- 2750 East 20th Street – Three detached residential condominiums

Goal 1: Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.

Policy 1.2: Provide opportunities for a variety of residential densities and housing styles.

- The City continues to provide opportunities for various housing densities and styles. Accessory Dwelling Units (ADUs) saw an increase in construction activity in 2023. A total of eleven (11) ADUs were finished in the past year. A draft ordinance for Accessory Dwelling Units is under development for implementation in 2024 which will simplify the process of constructing ADUs.

Policy 1.3: Support the maintenance of residential areas and encourage in-fill of vacant lots close to transportation, municipal facilities, and shopping opportunities.

- The City has various projects, either approved or under review, to replace existing vacant or abandoned parcels with new developments. As described in the projects listed above, the location of the projects is in proximity to public transit and retail establishments.

Goal 2: Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints, and the City's unique characteristics and natural resources.

Policy 2.4: Regulate development in identifiable hazardous areas as shown on the Special Management Areas Map or in areas that are environmentally sensitive.

- The City maintains ongoing implementation of the Oil and Gas Code for all projects and development activities. In January 2023, amendments to Signal Hill Municipal Code (SHMC) Title 15, Building and Construction were codified to enhance requirements for methane assessment and mitigation for all new development, including ADUs.

Policy 2.5: Ensure an orderly extension of essential services and facilities and preservation of a free-flowing circulation system, by requiring the provision of essential services and facilities at the developer's cost where these systems do not exist or are not already part of the City's financed annual Capital Improvement Program.

- The City continued to require that utilities be undergrounded for new development.

Policy 2.6: Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

- The City regularly conducts maintenance and landscaping inspections at individual well sites, separate from the drill sites.
- As part of the implementation of the 6th Cycle certified Housing Element, the City prepared a Notice of Funding Availability for the two workforce housing sites, which are vacant except for oil operations and are owned by the local oil operator, and selected a nationally known housing developer, National CORE to develop and manage the properties. The City began development of an Exclusive Negotiation Agreement with National CORE to set the tasks and timeframes for how to proceed with securing site control, and financing.

Goal 3: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Policy 3.1: Mitigate traffic congestion and unacceptable levels of noise, odors, dust, and glare which affect residential areas and sensitive receptors.

- The City continues to conduct the Conditional Use Permit (CUP) annual review of the 55 properties with CUPs. The annual review ensures compliance with CUP conditions of approval and the SHMC related to noise, odors, dust, and glare. The inspections identified that the majority of CUPs were in substantial compliance with their approved conditions and had minor violations related to property maintenance, which business owners have addressed.

Policy 3.3: Ensure a sensitive transition between commercial or industrial uses and residential uses by means of such techniques as buffering, landscaping, and setbacks.

- All new development is required to undergo a Site Plan and Design Review process where the design, landscaping, setbacks, and buffering methods between uses are reviewed.

Policy 3.13: Reinforce Signal Hill's image and community identity within the greater Long Beach Metropolitan area.

- The City continues to work with the Homeless Services Liaison created through grant funding from Measure H. The Homeless Services Liaison ensures that that service providers (LAHSA, PATH) are responsive to the needs of the City, as well as working to address specific areas of concern. This role is an important addition to the City, as addressing homeless issues in the community is a goal in the Housing Element of the City's General Plan.

Policy 3.16: Review and revise, as necessary, the City's development standards to improve the quality of new development and protect public health and safety.

- The Building Department continues to address building code violations through the code enforcement program.
- National Building Safety Month is celebrated each year during the month of May to raise awareness about building safety.

Policy 3.19: Maximize to the extent practicable, the percentage of permeable surfaces to allow more percolation of storm water runoff into the ground.

- As part of the City's Site Plan and Design Review process, applicants of qualifying projects are required to prepare and submit Low Impact Development (LID) plans for City review and approval, in compliance with State stormwater regulations.

Policy 3.21: Require new projects to include permanent controls to reduce storm water pollutant loads from development sites including parking lots to the maximum extent practicable.

- In addition to the State LID and the MS4 regulations, the City has a small-site LID Ordinance which captures additional projects to reduce stormwater pollutants while still allowing maintenance of existing parking and landscape areas. The City processed a total of 4 small-site LID plans in 2023.

Goal 4: Ensure that future land use decisions are the result of sound and comprehensive planning:

Policy 4.1: Consider all general plan goals and policies, including those in other general plan elements, in evaluating proposed development projects for general plan consistency.

- All projects such as those noted in this APR were evaluated for consistency with the City's General Plan, Zoning, and other development and design standards during public and administrative review and approval. Consistency for projects subject to public review is documented by way of adopted resolutions with findings of consistency.
- The City participates in the General Plan Annual Review process, submitting comprehensive reports on General Plan implementation by April 1st of each year.

Policy 4.3: Endeavor to promote public interest in the understanding of the general plan and land use programs.

- The General Plan Annual Progress Report is prepared and presented before the City Council during a duly noticed meeting. The report is made available to the public for a full comprehensive review of the projects and programs throughout the year.

Policy 4.4: Encourage citizen participation in planning and the land use decision making process and development of land use programs and policies.

- As part of the Site Plan and Design Review process, applicants are required to conduct developer outreach, attend at least one community meeting, and for projects requiring public hearings, to participate in the duly noticed public hearings for the purpose of receiving and responding to public input, comments, and questions.
- In 2023, during the development of the newly required Environmental Justice Element and the Update to the Environmental Resources Element, a series of public outreach efforts and community meetings were held to obtain community understanding and input. Outreach included surveys, booths at the summer concert series and night-out-for-crime, presentations at the Sustainable City Committee, the Diversity Coalition Committee, Planning Commission and City Council, as well as posted information of the City web site and social media platforms.

Please Start Here

General Information	
Jurisdiction Name	Signal Hill
Reporting Calendar Year	2023
Contact Information	
First Name	Colleen T.
Last Name	Doan
Title	Community Development Director
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Phone	5629897340
Mailing Address	
Street Address	2175 Cherry Avenue
City	Signal Hill
Zipcode	90755

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Table A

Jurisdiction	Signal Hill	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5					6			7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	R=Renter O=Owner	Date Application Submitted-(see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	13	0	13	13	0						
	7215-004-018	1867.5 Hill Street	ADU	10283358	ADU	O	1/11/2023							1		1	1	NONE	No	N/A	Approved	Ministerial	Project was finalized in 2021
	7216-022-014	2740.5 19th Street	ADU	10283418	ADU	O	2/23/2023							1		1	1	NONE	No	N/A	Approved	Ministerial	
	7148-003-013	3329.5 Cerritos Avenue	ADU	10293824	ADU	O	10/4/2023							1		1	1	NONE	No	N/A	Approved	Ministerial	
	7216-034-009	1844 Raymond Avenue	ADU	10283841	ADU	O	10/23/2023							1		1	1	NONE	No	N/A	Approved	Ministerial	
	7148-003-015	3325.5 Cerritos Avenue	ADU	10283553	ADU	O	5/18/2023							1		1	1	NONE	No	N/A	Pending	Ministerial	
	7211-030-042	1357 E 23rd Street	ADU	10283498	ADU	O	4/14/2023							2		2	2	NONE	No	N/A	Pending	Ministerial	
	7216-014-003	2023.5 E 19th Street	ADU	10283394	ADU	O	2/6/2023							1		1	1	NONE	No	N/A	Pending	Ministerial	
	7148-009-040	3353 Myrtle Avenue No. 55	ADU	10283740	ADU	O	8/15/2023							1		1	1	NONE	No	N/A	Pending	Ministerial	
	7211-004-020	921.5 E 25th Street	ADU	10283944	ADU	O	12/11/2023							1		1	1	NONE	No	N/A	Pending	Ministerial	
	7148-007-041	3230.5 Cerritos Avenue	ADU	10283582	ADU	O	6/7/2023							1		1	1	NONE	No	N/A	Pending	Ministerial	
	7216-003-003	2050 .5 N Terrace Drive	ADU	10283427	ADU	O	2/28/2023							1		1	1	NONE	No	N/A	Pending	Ministerial	
	7216-006-019	2038.5 Raymond Avenue	ADU	10283602	ADU	O	6/23/2023							1		1	1	NONE	No	N/A	Pending	Ministerial	

Table A2

Jurisdiction	Signal Hill	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

[illegible]

Table A2

[illegible]

Table B

Jurisdiction	Signal Hill	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	161	-	-	-	-	-	-	-	-	-	-	-	161
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	78	-	-	-	-	-	-	-	-	-	-	-	78
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	90	-	-	-	-	-	-	-	-	-	-	-	90
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		188	2	-	6	7	-	-	-	-	-	-	15	173
Total RHNA		517												
Total Units			2	-	6	7	-	-	-	-	-	-	15	502
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		81		-	-	-	-	-	-	-	-	-	-	81

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Table D

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Signal Hill	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Adequate Sites Program	Rezone 4 sites, totaling over 27 acres. 517 units needed by October 15, 2022. 35 to 45 dwelling units per acre. Walnut and Orange Bluff sites included in this.	Development agreements, site acquisition and remediation to be completed by 2024.	12/2021: Conduct thorough environmental and health assessment- COMPLETED 10/2022: Rezoning including CEQA and adoption of SP7 with adjusted development standards for bluff sites- COMPLETED 4/2023: RFP to be issue- COMPLETED 7/2023: Interview developers and select best qualified- COMPLETED 12/2023: Enter into development agreements to guide development of all 4 sites and include a committment to all production and site remediation to be completed once developer is chosen- IN PROGRESS Submit adopted Housing Element to water and sewer within 30 days of adoption- COMPLETED Adopt required procedures to proposesd developments that include units affordable to lower income households within 2 years of element adoption- IN PROGRESS City must alert Sanitation Districts of LA County of the requirements under Gov. Code Section 65589.7 and ask for confirmation that the district has procedures in place to grant priority for the provision of sewer services to proposed developments that include units affordable to lower income households as required within 2 years of adoption- COMPLETED

Table D

No Net Loss Program	To ensure sufficient residential capacity is maintained for each income category, develop and implement a formal, ongoing evaluation procedure pursuant to Gov. Code Section 65863. Evaluation procedure will track number of extremely low, very low, low, moderate, and above moderate income units constructed in order to calculate the remaining unmet RHNA. Will also track number of units built on identified sites.	Sites inventory updated in 2023 and will continuously be updated.	Within ONE (1) YEAR of adopting the Housing Element for 2021-2029 a formal, on-going (project-by-project) evaluation procedure will be developed and implemented- COMPLETED -After adopting an evaluation procedure, the City will monitor rezones and development of residential units and update the sites inventory. Sites inventory will be posted on the CD website and updated at least once a year. At least annually, the City, if necessary, shall update the sites inventory in conjunction with the Housing Element Annual Reports pursuant to Government Code section 65400- COMPLETED 2023
Housing Choice Voucher Rental Assistance Program	Provide rental assistance to an annual average of 40 to 60 households. To assist: advertise and promote regional housing assistance programs throughout the City. Provide information on City's website, target outreach, landlord outreach program, use of section 8 program in ADU developments.	Information posted on City website and will be updated continuously	Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT 12/2022: Update city website with regional housing assistance programs information- COMPLETED; CONTINUED EFFORT 6/2023: send direct outreach of higher need or lower-income and to rental/property managers and housing assistance service providers in higher opportunity areas- COMPLETED; CONTINUED EFFORT
First Time Homebuyer Assistance Program	Provide down payment assistance to three households during the 2021-2029 planning period. Promote County Homeownership (HOP) program; and County Mortgage Credit Certificate (MCC) Program. The MCC Program offers qualified first-time homebuyers a federal income tax credit. Ability to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their tax returns. Awarded a tax credit up to 20% of the annual interest paid on the mortgage loan. Remaining 80% of mortgage interest will continue to qualify as an itemized tax deduction.	Completed all of the programs, except for the programs that require a continued effort	The City will continue to participate in the Urban County Program throughout the eight-year planning period- CONTINUED EFFORT Hold at least two seminars for new homebuyer assistance, target outreach related to seminars to residents in geographic areas of higher need or lower income- COMPLETED ON 03/20/2023 & 05/06/2023. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT Annual outreach to local entities for promotion and coordination of assistance programs- CONTINUED EFFORT
Waiver of Development Impact Fees	Affordable housing developments are exempt from the three impact fees for parks, water and traffic. Provide fee waivers for two projects within the planning period. The current (July 2021) per unit fees are: Parks and Recreation Single family dwelling \$21,910 Multi-family dwelling \$15,112 Water SD Meter of 1" \$21,437 Traffic (all residential) \$540.47	Staff has kept up quarterly contact with LA county Housing departments and groups	Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- COMPLETED; CONTINUED EFFORT

Table D

Special Needs Program	Provide housing opportunities to meet the needs of special needs residents by allowing for development standard incentives, including reduced parking standards, setbacks, and increased height allowances. Provide additional regulatory incentives and concessions to projects targeted for special needs groups such as exemption from the site plan and design review process. Complete site remediation form oil extraction activities on sites for affordable or special needs housing. Interview prospective developers to develop the Walnut Bluff and Orange Bluff sites with the housing affordability components described in the Sites Inventory. Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Establish a centralized, one-stop housing inquiry location.	The City selected National Community Renaissance (National CORE) as the affordable housing developer for the sites. National CORE, the City, and SHP are developing an Exclusive Negotiation Agreement and preparation of financing applications. Once the Development Agreement is executed, site acquisition and remediation will commence. The City anticipates site work to begin by Mid-2024.	Impact fee deferrals current and ongoing and developer outreach annually- CONTINUED EFFORT 2023: April to July- Interview interested developers and select the best qualified private or non-profit developer- COMPLETED 2022: October- Adopt Special Planning area 7 with adjusted developments standards for the Walnut Bluff and Orange Bluff sites- COMPLETED 2024: Adopt Objective Design Standards- IN PROGRESS 2024: June- Site remediation initiated for the Walnut Bluff and Orange Bluff sites when development agreements completed- IN PROGRESS 2021-2029 ongoing: Participation in regional efforts to address homelessness 2022: December- Add information related to the Los Angeles County Homeless Outreach Portal (LA-HOP) on the City websit- COMPLETED 2023: January- Post quarterly on the City’s social media pages in English and Spanish- COMPLETED; CONTINUED EFFORT 2024: Establish a centralized, one-stop housing inquiry location- IN PROGRESS
ADU Ordinance and Incentives Program	Adopt an ADU Ordinance and plan of incentives for the production of ADUS. Incentives include: ☐ Inform owners that the construction of ADUs is exempt from fees. ☐ Provide owners with example of small ADUs (micro-units, small studios (<500 SF). ☐ Inform owners of the Section 8 Housing Choice Voucher Program and County of Los Angeles Housing Authority contacts.	To be completed by 2024	Prepare a density bonus ordinance by end of fourth quarter 2022 and adopt end of fiscal year 2023- IN PROGRESS
Density Bonus Ordinance	Prepare and adopt a density bonus ordinance. Responsible Agency: Community Development Department	To be completed by 2025	2022-2023; annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025- IN PROGRESS

Table D

Zoning Ordinance Amendments Program	Update Zoning Ordinance Definitions o Employee Housing. o Qualified Supportive Housing Development. o Low Barrier Navigation Center. Update Uses Permitted in the Residential Districts o Employee housing in zones permitting single family homes. o Large family day care homes in the multifamily districts (SB 234). Update Uses Permitted in the Commercial Zones o Low barrier navigation centers in the CR Zone. o Amend emergency shelter parking standards to limit required parking to only number of spaces sufficient to accommodate staff working at the shelter.	To be completed by 2025	2022-2023; annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025- IN PROGRESS
SB 35 Development Streamlining Program	Create and make available an informational packet that explains SB 35 streamlining provisions and eligibility. Develop application supplemental for submittal	Completed November 2023	1st Quarter 2023- COMPLETED; ATTACHMENT C IN REPORT
Energy Conservation	The City will take the following actions during the 2021-2029 planning period: Continue to promote energy conservation by promoting its Residential Green Building Primer.Continue to enforce the 2019 California Green Building Standards Code.Use the Sustainable City Committee (SCC) to continue developing and recommending a sustainability framework that promotes environmentally sound and financially practical objectives. 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	Completed December 2023	Promote and encourage weatherization and energy efficient home improvements throughout the planning period; expand website information on energy conservation resources by 1st Quarter 2023- COMPLETED; ATTACHMENT D IN REPORT
Housing Code Enforcement	40 closed code violation cases per year	Continued effort by Building Inspector and Chief Building Official, Eric Kranda.	The program will be implemented on an ongoing basis during the 2021-2029- CONTINUED EFFORT

Table D

Housing Rehabilitation	Objective: 5 single family dwellings. During the 2021-2029 planning period the City will take the following actions: - Coordinate with the County of Los Angeles Urban County CDBG Program to lobby for an increase in CDBG funding for housing rehabilitation activities. - Use Permanent Local Housing Allocation (PLHA) program funds for housing rehabilitation activities once 6th cycle Housing Element cleanup activities have been completed. - Identify and actively support efforts to secure State, federal, and private funding sources as a means of leveraging local funds and maximizing assistance. Identify State, regional, and local public and private housing rehabilitation resources (including nonprofit agencies) that Signal Hill property owners can participate in and provide the information on the City's website. - Conduct annual outreach and marketing of available State, regional, and local public and private housing rehabilitation resources through workshops, seminars, social media platforms, 1 outreach activity per year; target outreach to homeowners in geographic areas of higher need or lower income as well as local homeowner associations	Annual Outreach for 2023 conducted. PLHA funds continually applied for and housing information for funding and assistance is on the website.	Coordination with the County of Los Angeles: annually through the Annual Action Plan process; PLHA application when the State releases Notice of Funding Availability after 2024 when site cleanup has been completed and PLHA funds can be redirected to rehabilitation activities; Website availability of housing rehabilitation resources, by 1st Quarter 2023, Initiate outreach in June 2023 and annually thereafter- CONTINUED EFFORT
Accessibility Modifications Program	NOTHING WRITTEN	NOTHING WRITTEN	NOTHING WRITTEN
Fair Housing Information and Services Program	Implement the Fair Housing Information and Services Program; hold three Fair Housing Workshops during the eight-year planning period; Post information on accessing fair housing services quarterly on the City's social media pages; assist at least 25 residents during the planning period (AFFH viewer shows 12 inquiries from 2013-2021)	To be completed in 2024	Hold 3 fair housing workshops and implement program on an ongoing basis throughout the 2021-2029 planning period- IN PROGRESS Post information on accessing fair housing services quarterly on the City's social media pages in English and Spanish beginning January 2023- COMPLETED; ATTACHMENT E IN REPORT
Affirmatively Furthering Fair Housing	Varies by the following fair housing issues specific to Signal Hill: 1. disproportionate need experienced by hispanic households, 2. lower environmental quality, 3. racial equity/bias in the city practices and procedures, 4. displacement risk. More detail in attachment b (in adopted housing element can add if needed.)	To be completed in 2025	Adopt a policy that new housing developments must implement an Affirmative Fair Housing Marketing Plan by mid-year 2022- IN PROGRESS

Table H

Jurisdiction	Signal Hill	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999

[illegible]

Summary

Jurisdiction	Signal Hill	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		7
Total Units		7

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	7	11
Mobile/Manufactured Home	0	0	0
Total	0	7	11

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	7	7
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	12
Number of Proposed Units in All Applications Received:	13
Total Housing Units Approved:	13
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Summary

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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	12	13
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	16
Sites Rezoned to Accommodate the RHNA	0

LEAP Summary

Jurisdiction	Signal Hill	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ -	Total award amount is auto-populated based on amounts entered in rows 15-26.
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[illegible]

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			Current Year
Income Level			
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			0
Total Units			0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	7
	Non-Deed Restricted	0
Total Units		7

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	11
	Non-Deed Restricted	0
Total Units		11

CIRCULATION ELEMENT

The Circulation Element was adopted in 2010, contains eight goals and 33 implementation programs. **The significant achievements for the year 2023 are below.**

Goal 1: NEW DEVELOPMENT AND REGIONAL COOPERATION – Ensure that new development results in the preservation and enhancement of the City’s circulation system.

Policy 1.b: Require that new development include circulation and utility system improvements, including dedication of land for widening of roadways and pedestrian and bicycle facilities, where appropriate, and construction of new public works facilities reasonably related to the impacts of the development and intended use on the existing systems.

- The Public Works Department completed the slurry seal project that started in 2022. A total of 140,000 square feet of additional slurry sealing was completed in 2023.

Policy 1.c: Develop and improve the circulation and utility systems by identifying and establishing a range of funding sources.

- In 2023, the Public Works Department secured funding for the following projects:
 - East Willow Street Corridor Project (Walnut Avenue to Cherry Avenue) funded by the I-710 Technical Advisory Committee
 - Reservoir Park Improvement Design Project funded by the Lower Cerritos Channel Water Management Program
 - Civic Center Parking Lot Improvement Project funded by the California Arts Commission
 - Civic Center Amphitheater funded by the California Arts Commission
 - East 20th Street and Redondo Avenue Traffic Signal Improvement Project funded by the Highway Infrastructure Program and Coronavirus Relief Grant
 - East 33rd Street and Walnut Avenue Water Main Leak funded by the Central Basin Leak Detection Grant Program
 - Citywide Street Trees funded by CalFire/Urban Regional Forest Grant Program

Policy 1.e: Strengthen the framework for effective regional and local circulation system planning efforts.

- See Policy 1.b above

Goal 2: ROADWAYS – Provide a safe and efficient roadway system for all users.

Policy 2.a: Construct new roadways and improve existing roadways consistent with the classification system for minimum right-of-way widths described in the Official Plan Lines Map.

- See Policy 1.b above

Policy 2.c: Promote proactive and systematic repair and replacement of worn roadways and infrastructure.

- See Policy 1.b above
- The Public Works Department has completed the majority of design plans for the Citywide Median project, aimed at reconstruction of multiple medians throughout the City, and has

conducted a series of public outreach meetings to inform the community about the upcoming projects.

- Completed re-pavement and rehabilitation of both Ohio Avenue and Palm Drive including ramps, sidewalks, and driveways.

Policy 2.d: Coordinate and monitor the physical condition and operation of existing transportation systems by analyzing activity areas and the various transportation links (roadway, pedestrian, bicycle, and others) that connect those activity areas.

- East Willow Street and Dawson Avenue Traffic Signal Replacement Project replaced a traffic signal pole that was damaged by several traffic incidents creating a concern for the Towne Center East businesses. The pole was successfully relocated within the intersection to reduce the probability of future accidents.

Goal 3: PEDESTRIAN AND BICYCLE CIRCULATION – Create a safe and comfortable environment for pedestrians and bicyclists, encouraging the use of these modes of transportation for the majority of shorter trips.

Policy 3.a: Promote healthy, energy-efficient, and sustainable living by promoting the expansion of the city trails and walkways system.

- The Public Works Department 2023 Annual sidewalk repair focused on repairing existing sidewalks throughout the City for better pedestrian access.

Policy 3.b: Preserve existing public access to the trails system to promote recreational walking and hiking, fitness, and alternative modes of transportation.

- See Policy 3.a above

Goal 6: UTILITIES – Provide safe, efficient, and environmentally friendly utilities systems and pipelines.

Policy 6.c: Encourage the development of infrastructure that supports new power generating sources, such as solar and wind energy.

- Consistent with State-mandated regulations, the Community Development Department has been actively implementing expedited plan check review and permit issuance for installation of EV chargers and rooftop solar projects.

ENVIRONMENTAL RESOURCES ELEMENT

The Environmental Resources Element was last updated on February 16, 1988. In 1989, the Parks and Recreation Master Plan (PRMP) was updated and incorporated as Appendix A of the Environmental Resources Element (Ordinance No. 89-12-1047). In February 2021, an updated PRMP was adopted by the City Council.

During finalization of the PRMP, additional areas of clarification were identified, including park development impact fees. A Prioritization and Implementation Plan (PIP) was developed as a companion document to the PRMP. Both documents were subsequently approved in January 2022. The PIP identified the relevant and attainable priorities related to park, trail, facility, and program development over the next 10-15 years. The PIP will serve as a work plan for the Parks, Recreation and Library Services Department as funding sources become available. Both the PRMP and PIP documents will be incorporated into the Environmental Resources Element Update, which is expected to be completed in 2024.

The Environmental Resources Element contains seven goals and 39 implementation programs. **The significant achievements for the year 2023 are below.**

Goal 1: Maintain and enhance the identity and aesthetic quality of Signal Hill as a city with striking view potential, and a City that is carefully managing its transportation from resource extraction to balance land uses.

Policy 1.3: Develop design guidelines and themes that can be utilized throughout the City, and that are integrated with the greenbelt system, public signage, street furniture, public buildings, and similar facilities.

- City trees are trimmed on a set (biannual) schedule.
- Street Tree Master Plan – City Council adopted the Street Tree Master Plan, developed by the Public Works Department. The five-year plan updated the street tree policy and tree planting standards.
 - The Public Works Department received a \$1,000,000 grant from the USDA Forest Service Urban and Community Forestry. The grant will be utilized for the planting and maintenance of over 1,000 trees, increasing the urban forest coverage and promoting a healthier, greener community in Signal Hill.

Policy 1.4: Protect and enhance the natural topography that exists in the City.

- See policy 1.3 above.
- Hillbrook Park Project – Public Works and the consulting firm Architerra developed conceptual design plans for the upgrade to the park. Parks, Recreation and Library Services conducted public outreach meetings to receive public comments. A contract to construct the upgrades will be awarded in 2024.

Goal 3: Provide and maintain a variety of parks and recreational facilities, both passive and active, that will be conveniently located throughout the community.

Policy 3.2: Ensure accessibility of local and regional parklands of all types to all users, including the young, the elderly, and the handicapped.

- The Parks, Recreation, and Library Services Department continued to offer the Family Food Distribution program for low-income Signal Hill families. A total of 372 boxes of fresh food were provided to families in need. The program closes food insecurity gaps by providing food resources to community members in need.
- The Parks, Recreation, and Library Services Department implemented a Meals on Wheels home-food delivery program for seniors with mobility challenges who are unable to leave their homes. A total of 736 boxes of fresh food were delivered in 2023.

Goal 4: Manage the production of economically valuable resources in the City to achieve a balance between current market forces and long-term community values.

Policy 4.1: Improve the interface between oil production activities and urban development, both for existing and new projects.

- As a part of the City's annual inspection of properties with an active CUP, staff inspected Signal Hill Petroleum's seven drill sites to confirm that the sites are in good condition in relation to landscaping, fence screening, general maintenance, and equipment.
- The Oil Operator continues regular maintenance and landscape inspections at individual well sites.

Policy 4.2: Encourage the development and production of natural resources that are demanded by the market, and that release land for urban uses at a reasonable and controlled rate.

- See Policy 4.3 below

Policy 4.3: Require the restoration and reuse of land no longer necessary or economical for oil-production activities.

- Signal Hill Petroleum (SHP) has a CUP for seven consolidated drill sites. The CUP allows oil and gas production at the seven sites, as well as storage, processing, and transport of products. No new oil wells are allowed to be established in the City outside of the drill sites.
- As part of the certification activities for the 6th Cycle Housing Element, the City identified four housing sites with capacity to accommodate the required Regional Housing Needs Assessment numbers, plus a 15% surplus. All four of the sites are undeveloped and house active oil operations facilities. An Environmental Impact Report (EIR) was prepared, and the sites were rezoned for the development of two mixed-use commercial/residential projects and two affordable/workforce housing projects. Each of the conceptual plans approved for the projects identifies that all idle wells will be abandoned along with any associated obsolete production facilities. In April 2023, the City released a Notice of Funding Allocation (NOFA) to invite housing developer/managers to submit proposals to develop and manage the two workforce housing projects. National Community Renaissance (National CORE) was selected after a comprehensive review process and the City began development of an Exclusive Negotiations Agreement with National CORE, to set the tasks and timeframes for how to proceed with securing site control and financing.
- SHP Drill Sites (CUP 97-03)
 - The City inspected all seven drill sites on December 1, 2023. Inspections have been conducted, on average, on a monthly schedule throughout the year by the City's Oil

Services Coordinator. All State, Federal, and local permits and licensing are current and compliant for the 28 reporting agencies with monitoring and oversight of operations. No reports of nuisance, noise, or odors were received from residents, and no Notices of Violation were received from any of the agencies in 2023. Landscaping, fencing, equipment, and stormwater protection measures were found to be in generally good condition with a few minor maintenance items which have been accomplished.

- SHP has been consistently requesting a long-term extension of its CUP for many years, but the City was reluctant to approve a long-term extension until priority items such as the 2015 amendment to the Oil and Gas Code, long range economic development planning, and a detailed environmental analysis of the Drill Site operations, could be completed. As a result, the City issued a number of short-term extensions.
- In 2021, the City Council extended the CUP for a 2-year term until July 30, 2023, and directed SHP and staff to prioritize preparation of a thorough and detailed environmental analysis for the desired long-term extension. Since that time, the following progress has been made:
 - SHP requested a 20-year extension of their 7 Drill Sites CUP.
 - A Request for Proposal was circulated, and the City executed a contract with their chosen environmental consultant, Catalyst Environmental Solutions (Catalyst), who has been meeting regularly with City staff and representatives from SHP to prepare the required technical reports and conduct the detailed environmental analysis.
 - A project description compliant with the California Environmental Quality Act and all environmental technical studies have been completed and/or peer reviewed by Catalyst, and a draft Initial Study recommending a Project Environmental Impact Report (PEIR) was completed.
 - A Scoping meeting for the PEIR was conducted on January 30, 2023.
 - An initial timeline was prepared to complete the environmental analysis, prepare the PEIR document, and bring an amended CUP for a long-term extension to the City Council for consideration by the end of fiscal year 2023. Although the timeline was delayed by more than 6 months, progress has been steady and the Draft PEIR was prepared and is under review by staff. The final draft document is anticipated to be ready for public review and comment in the first quarter of 2024. During that time, SHP also plans to offer one or more public tours of the drill sites to share operational and environmental information with interested parties or individuals.

Policy 4.4: Minimize and eliminate where feasible the adverse environmental impact of resource-production activities. Also provide adequate setback and open space where oil-production activities continue adjacent to urban development.

- See Policies 4.1 and 4.3 above.

Goal 7: Maintain and provide information to the community on environmental problems, opportunities, progress, and ideas.

Policy 7.1: Disseminate information about the values of alternative energy technology, including use of solar energy in Signal Hill.

- As part of Program 5.2 in the 6th Cycle Certified Housing Element, the Planning Department prepared a solar energy informational brochure and published it on the City website.

Policy 7.2: Develop a public information program in conjunction with the oil production industry to explain programs and progress toward improving the resource production/urban development interface.

- See Policy 4.3 above.

Policy 7.3: Provide information to the public on environmental conditions and issues in Signal Hill.

- Staff provide monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.
- The Sustainable City Committee continued to meet quarterly in 2023 and hosted a booth at the summer concert series to educate and share informative materials regarding reducing household and business use of plastics and polystyrene materials.
- The City was awarded a Bronze Gateway Cities Energy Action Award for applying for the implementation of the City's Street Tree Master Plan using the awarded grant funds from the USDA Forest Service Urban and Community Forestry (NOFO) in the amount of one-million dollars.
- The Sustainable City Committee selected one Sustainable City awardee who was recognized by the City Council.
- The City continues to offer the recognition award yard signs to residents and businesses that install EV, and solar equipment, and drought tolerant landscaping.

SAFETY ELEMENT

The Safety Element was last updated in November 2016. It contains three goals and 31 implementation programs. **The significant achievements for the year 2023 are below.**

Goal 1: PREVENTION

Strive to prevent man-made disasters and minimize the potential for natural disasters to impact the community.

Policy 1.c: Regulate the location, use, storage, and transportation of hazardous and toxic materials and protect the public from these hazards.

- City personnel maintained close contact with all operators of hazardous and potentially hazardous facilities, including Signal Hill Petroleum, the City's largest petroleum and natural gas operator.
- Staff continued to follow the 2016 Safety Element, which includes a map that identifies designated evacuation routes within the City for transportation of hazardous and toxic materials.
- The City hired a full-time Emergency Management Coordinator to assist with the managing and coordination of the Emergency Preparedness and Safety programs, policies, and procedures and to help ensure a safe, secure, and compliant environment.

Policy 1.e: Encourage the maintenance or improvement of building's structural integrity to protect residents and preserve communities.

- The City's Water Department staff conducted inspections of existing water storage facilities on a periodic (or as needed) basis.

Policy 1.j: Undertake preventive measures both for catastrophic events and for more frequent incidents such as structural fires and localized flooding.

- The Safety Committee planned an earthquake drill for City employees in October 2023 which is the statewide "Great California Shakeout."
- Emergency response personnel maintained open mutual aid agreements with law enforcement agencies across all operational areas, including the Long Beach Police Department, the Los Angeles County Sheriff's Department, and the California Highway Patrol.

Policy 1.k: Regulate development in Alquist-Priolo Earthquake Fault Zones consistent with levels of acceptable risk. Require the submission of geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever seismic or geologic problems are suspected.

- The Building and Safety Division continues to require geological investigation reports for all new and existing projects located within Alquist-Priolo Earthquake Fault Zone.
- As part of the Site Plan and Design Review of administrative and discretionary projects the proximity to the fault zone is reviewed and any necessary mitigation is required.

Policy 1.m: Update the local Hazard Mitigation Plan every five years and evaluate the mitigation plan annually to determine the effectiveness of programs and to reflect changes in land development or programs that may affect mitigation priorities.

- In 2023 the City's Hazard Mitigation Plan consultant worked with staff to prepare a draft Plan. Once completed the Plan will be adopted into the updated Safety Element.

Goal 2: PREPARATION

Take necessary steps to allow for effective responses to disasters.

Policy 2.a: Maintain an effective Emergency Operations Plan (EOP) and other emergency preparedness plans and programs, as necessary.

- The Signal Hill Police Department (SHPD) continued to utilize social media as a platform to educate the public by providing tips for keeping their personal property safe, deterring crime, and reporting crime to SHPD's dispatch line.
- In 2023, SHPD applied for and received grant funding for Narcan. Narcan is a potentially lifesaving medication designed to help reverse the effects of an opioid overdose in minutes. The grant funding was utilized for the purchase of Narcan and training for officers. This has proven to be an invaluable resource when it comes to providing emergency medical care in a timely fashion.
- The Finance Department completed the implementation of Advanced Scheduling for SHPD in Tyler ERP System. The new scheduling system is utilized to ensure that the proposed number of officers are scheduled for each shift.

Policy 2.b: Ensure operational readiness of the City's EOC.

- See Policies 1.c and 1.j.

NOISE ELEMENT

The Noise Element was adopted in 2010. It has one goal and 20 implementation programs. **The significant achievements for the year 2023 are below.**

Goal 1: Protect the health, safety, and welfare of people living and working within the City from adverse noise impacts.

Policy 1.a: The City will consider the severity of noise exposure in the community planning process to prevent or minimize noise impacts to existing and proposed land uses.

- The Finance Department prepared a Fireworks Ordinance prohibiting the possession, sale, use or discharge of dangerous fireworks that pose a serious risk to the public's safety in 2022. The 2023 calendar year was the first year the ordinance was implemented.
- SHPD enforced compliance with the noise standards of the current Motor Vehicle Code.
- The City's building plan check process incorporated noise standards covered in the 2022 California Building Code.
- During project review, staff analyzed noise impacts as part of the California Environmental Quality Act process. Following construction, noise impacts are addressed as part of the City's code enforcement program.

Policy 1.d: The City will inform those living and working within the City of the effects of noise pollution and will cooperate with all levels of government to reduce or minimize impacts.

- Staff communicated (both verbally and in writing) the standards outlined in Signal Hill Municipal Code Chapter 9.16 Noise.

Policy 1.e: Require noise mitigation to ensure that noise-sensitive land uses are not exposed to noise levels greater than 45 dB in habitable rooms and 65 dB in outdoor living areas.

- City staff-maintained communication with Long Beach Airport personnel regarding airport operations. In 2023, one aircraft-related noise complaint was received. The resident was provided with contact information for the Long Beach Airport Noise Abatement office.

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2022/2023
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(F)
FOR THE
CITY OF SIGNAL HILL**

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 Signal Hill Housing Authority (Housing Successor) activities during Fiscal Year 2022/2023 (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).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund (Annual Comprehensive Financial Report, or 'ACFR') for Fiscal Year 2022/2023 (Fiscal Year) as prepared by Rogers, Anderson, Malody & Scott, LLP (Auditor), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amounts Received and Deposited Pursuant to 34191.4(b)(3)(A):** This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF allocable to 20% of the repayments on reinstated City/Agency loans per Section 34191.4.
- II. 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.
- III. 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.
- IV. 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.

- V. 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.
- VI. 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.
- VII. 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.
- VIII. 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. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- IX. 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.
- X. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for every five year period, with the first time period beginning January 1, 2014 and whether the statutory thresholds have been met. Reporting of the Income Test for the FY 2019/20 through 2023/24 period is not required until 2024.
- XI. Senior Housing Test:** This section provides the percentage of 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 10 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, 2013 to June 30, 2023.
- XII. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, 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.

XIII. **Inventory of Homeownership Units:** This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include an equity sharing and repayment provisions, including (a) number of units; (b) number of units lost to the portfolio in the last fiscal year and the reason for those losses, and (c) any funds returned to the housing successor pursuant to losses or repayments.

This Report is to be provided to the Housing Successor's governing body. In addition, this Report, ACFR and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website.

I. AMOUNTS RECEIVED AND DEPOSITED PURSUANT TO 34191.4(B)(3)(A)

A total of \$347,958 was deposited into the LMIHAF during Fiscal Year 2022/23 pursuant to Section 34191.4(B)(3)(A). This amount is equal to 20% of a loan repayment between the City and the Successor Agency pursuant to ROPS item #21.

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$433,372 was deposited into the LMIHAF during the Fiscal Year, of which \$347,958 was for items listed on the ROPS. The deposits are allocated as follows:

	FY 2022/23 Totals	% of Total
Loan Payments	\$19,290	5%
FTHB Loan Payments	0	0%
Interest Income	66,126	15%
Rental Income	0	0%
Misc. Income	0	0%
Loan Payments for item listed on the ROPS (#21)	347,958	80%
Total LMIHAF Deposits¹	\$433,374	100%

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$12,558,602, of which \$5,822,618 is available.² No remaining items in the ending balance are listed on the ROPS.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

	FY 2022/23
Monitoring & Administration Expenditures	\$1,025
Homeless Prevention & Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
➤ Expenditures on Moderate Income Units	\$0
➤ Expenditures on Low Income Units	0
➤ Expenditures on Very-Low Income Units	0
➤ Expenditures on Extremely-Low Income Units	0
Total Housing Development Expenditures	\$0
Total LMIHAF Expenditures	\$1,025

The Housing Successor is allowed to spend up to the greater of \$200,000 or 5% of the value of the Housing Assets Portfolio (defined and calculated in Section V), which totals \$6,603,982, on

¹ Expressed as cash and does not include accrued interest income, unrealized gain on investment, and accrued interest on notes receivables.

² Refers only to cash available and excludes nonspendable portion of fund balance such as accounts payable, deposits payable, land and improvements held for resale.

Monitoring and Administration Expenditures. Therefore, the Housing Successor is using less than 1% of the maximum allowable \$330,199 for Monitoring and Administration Expenditures.

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

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(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	As of End of FY 2022/23
Statutory Value of Real Property Owned by Housing Successor	\$615,641
Value of Loans and Grants Receivables ³	5,988,341
Total Value of Housing Assets	6,603,982

VI. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VII. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS for projects.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

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

³ For purposes of this report, the Value of Loans and Grants includes the Zinnia Apartments Residual Receipts loan of \$5,590,000. Note that the Finance Department typically records this loan with a corresponding allowance for doubtful accounts of \$5,590,000, which causes the loan to have a net effect of zero on the LMIHAF fund balance. Therefore, in the FY 2022/23 ACFR the value of this loan is not shown in the LMIHAF fund balance.

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.

The following provides a status update on the real property or housing asset(s) that were acquired prior to February 1, 2012 and compliance with the five-year period:

Address	Date Approved by DOF as Housing Asset	Deadline to Initiate Development Activity	Status of Activity
967 Las Brisas Way	8/2012	8/2017	The Housing Successor is working with housing developer Abode Communities to transfer the duplex once the developer has secured funding.

The following provides a status update on the real property or properties that have been acquired using affordable housing funds on or after February 1, 2012, and for which the five-year activity deadline does not apply:

Address	Date of Acquisition	Deadline to Initiate Development Activity	Status of Activity
2200 Block of Gaviota Ave	8/2012	N/A	Property is subject to Surplus Land Act. Site has some financial feasibility challenges due to the presence of an abandoned oil well on the property.

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2010 – 2014 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor.

Inclusionary / Production Housing. According to the 2010 – 2014 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor.

The former redevelopment agency's Implementation Plans are posted on the City's website.

X. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by

households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year period, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2024 for the FY 2019/20 – 2023/24 period.

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following summarizes the number of deed-restricted rental housing units produced by the former redevelopment agency and the Housing Successor over the past 10 years (July 1, 2013 to June 30, 2023):

Project Name	Year Built	# of Senior Units	# of Non-Senior Units	Total # of Units
Zinnia Apartments ⁴	2017	0	71	71
Totals		0	71	71

The following provides the Housing Successor's Senior Housing Test for the 10 year period of July 1, 2013 to June 30, 2023:

FY 2022/2023	
# of Assisted Senior Rental Units	0
# of Total Assisted Rental Units	71
Senior Housing Percentage	0%

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The following provides the Excess Surplus test for the preceding four Fiscal Years:

⁴ Zinnia Apartments, a 72-unit affordable housing rental project, was placed in service on November 30, 2017. One unit is set aside for an on-site manager's unit and thus not included in this report's analysis.

Available Housing Funds – FY 2022/23	
Available Housing Funds – FY 2021/22	\$5,822,618

Limitation on Available Housing Funds FY 2022/23	
Greater of:	
➤ Base Amount	\$1,000,000
➤ Four Years of Deposits	
FY 2018/19	\$703,324
FY 2019/20	1,396,584
FY 2020/21	228,570
FY 2021/22	306,300
Total Deposits	\$2,634,777
Limitation on Available Housing Funds	\$2,634,777

The ending cash balance of \$5,822,618 is \$3,187,841 greater than the \$2,634,777 limitation on available housing funds. Therefore, the LMIHAF has an Excess Surplus.

The City of Signal Hill selected sites for the 6th Cycle Housing Element during Fiscal Year 2020/21, which includes sites for 329 affordable housing units and 517 units for all income levels. The Housing Element was certified by the state in October 2022, and the Housing Authority has issued a NOFA making the surplus funds available for the development of affordable housing on these sites.

XIII. HOMEOWNERSHIP

The Housing Successor is to provide an inventory of homeownership units assisted by the former redevelopment agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the LMIHAF pursuant to Section 33334.3(f). The inventory for the Housing Successor is as follows:

- The following summarizes the current inventory of the Housing Successor's homeownership portfolio:

	# of Units
Restricted homeownership units as of June 30, 2023	3

- There were no losses of homeownership units in the portfolio during FY 2022/23.
- The Housing Successor has not contracted with an outside entity for the management of the ownership portfolio.