

DATE: MAY 15, 2019

TO: PLANNING COMMISSION

SUBMITTED BY: ALDO E. SCHINDLER, DIRECTOR OF COMMUNITY DEVELOPMENT

REVIEWED BY: CRYSTAL LANDAVAZO, CITY PLANNER

PREPARED BY: MADALYN WELCH, ASSISTANT PLANNER

SUBJECT: 2018 GENERAL PLAN ANNUAL PROGRESS REPORT

REPORT SUMMARY

The 2018 General Plan Annual Progress Report summarizes the City's progress with regards to implementation of the goals, policies and programs of the City's General Plan. It also summarizes the activities of the Planning Commission and the Community Development Department from January 1, 2018 through December 31, 2018. Staff recommends that the Planning Commission approve and forward the 2018 General Plan Annual Progress Report to the City Council.

DISCUSSION

The report has been prepared in compliance with California Government Code Section 65400 et. seq., which mandates the Planning Commission annually submit to the City Council, State Office of Planning and Research, and the Department of Housing and Community Development the status of the General Plan and the progress the City has made on implementing the goals and policies of the General Plan.

During 2018, 7,176 people were assisted at the Planning counter. During the year, the Planning Division also accepted and processed 205 applications including Administrative, Planning Commission, and legislative applications to the City Council.

The Planning Commission conducted 20 meetings and considered 34 items. A majority of the items considered by the Planning Commission were Special Event and Conditional Use Permits. Some of the larger projects that the Planning Commission considered include:

- Randy's Donuts (8721 Firestone Blvd) – The new 1,500 square foot donut shop with a drive-thru, replaced the former Xpress Auto Sales. The project's plans have been approved and permits are ready to be issued to begin construction.

- Refurbishing of the former Avenue Theater (11022 Downey Ave) – The former Avenue Theater was approved in 2018 to be converted into three businesses. The new tenants will be a live music venue, a restaurant with live entertainment, and another restaurant with no live entertainment. The project also includes façade remodels. The project is currently in the plan check process to obtain approval and begin construction.
- 4th Street Apartments (8139 4th St) – The plans for the new two-story, 8-unit apartment complex with 12 parking spaces are currently in the plan check process to then begin construction. The new residential property is located in the Downtown Downey Specific Plan and supports the General Plan by providing living spaces in the Downtown area.

In 2018, the Building and Safety Division issued 1,761 permits for a total construction valuation of \$101,140,134.25. These permits are for new construction, residential additions, and other minor improvements such as electrical, re-roof, plumbing, and window change-outs.

A copy of the 2018 General Plan Annual Progress Report is attached hereto for the Planning Commission's consideration. The report is broken into three major sections, an introduction, a review of the department activities, and a review of the General Plan policies that have been implemented in 2018.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the General Plan Annual Progress Report for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15306 (Class 6, Information Collection). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and which have been exempted from the requirements of CEQA. Class 6 consists of projects which solely encompass information collecting and reporting, such as the annual report.



City of Downey

2018 General Plan Annual Report Community Development Department



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City of Downey

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(at the time of adoption)

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(at the time of adoption)

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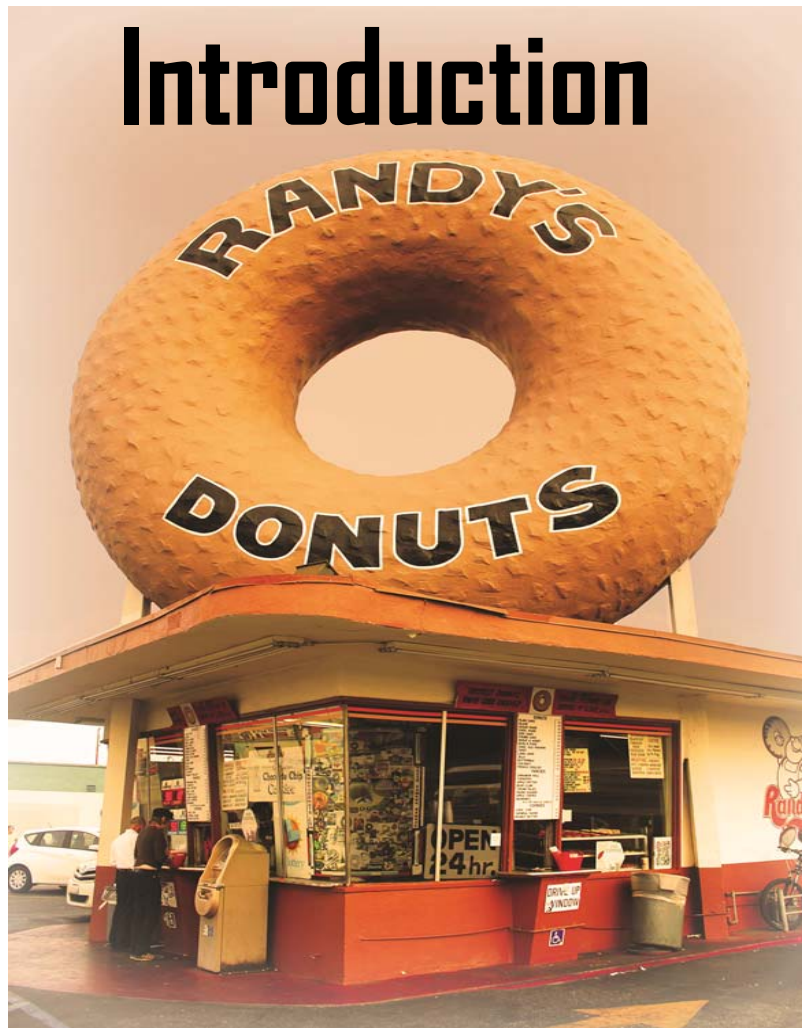


City of Downey

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Introduction



Executive Summary

The City of Downey's 2018 General Plan Annual Progress Report is prepared by the Community Development Department with input from various City Departments including Public Works, Fire, Police, Parks and Recreation. The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all of the General Plan elements. It also reviews the activities of the Community Development Department including the Planning, Building and Safety, Economic Development & Housing, and Code Enforcement.

The City of Downey General Plan is a long range comprehensive plan that will control and regulate land uses and development in the City. The individual Elements (land use, circulation, housing, conservation, open space, noise, safety, design, and economic development) of this General Plan contain policies and programs that will guide future development in the City.

California Government Code Section 65400 et seq. requires the City to annually review the General Plan. An annual report should be prepared for review and approval by the Planning Commission/City Council and forwarded to the State Office of Planning and Research and the State Housing and Community Development office.

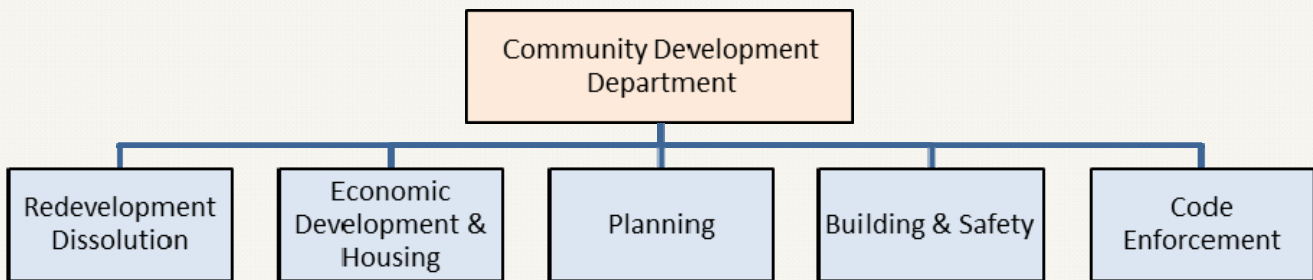
Background Information

Downey is 12.8 square miles in area. Its topography is relatively level. The City is located in the southeastern part of Los Angeles County, about 12 miles southeast of downtown Los Angeles. It is bounded by: the Rio Hondo River channel to the west; Telegraph Road to the north; the San Gabriel River channel to the east; and Gardendale Street and Foster Road to the south. Cities bordering Downey include Pico Rivera, Santa Fe Springs, Norwalk, Bellflower, Paramount, South Gate, and Commerce. The City of Downey is provided regional access by four interstate highways: the I-605 Freeway, the I-5 Freeway, the I-105 Freeway, and the I-710 Freeway. These freeways provide access to major employment centers including downtown Los Angeles and employment centers in Orange County

The City of Downey has matured from its farming roots from its founding in 1873 to become the premier city in the southeast area of Los Angeles County. Downey is one of the larger suburban cities in the region with a population of 113,832 residents (Source: Finance Department, City of Downey *Comprehensive Annual Financial Report for Fiscal Year—ended June 30, 2018*).

The issues addressed by General Plan Vision 2025 will work towards achieving this vision by adhering to the values providing excellent housing, education, employment, and recreation opportunities plus the mission of providing a safe, convenient, and attractive community for those that live, work, or visit Downey.

Department Organizational Chart



Acceptance Date

The 2018 General Plan Annual Progress Report was reviewed by the Planning Commission on May 15, 2019, and accepted by the City Council on May 28, 2019.

Community Development

Department Accomplishments



Planning Division

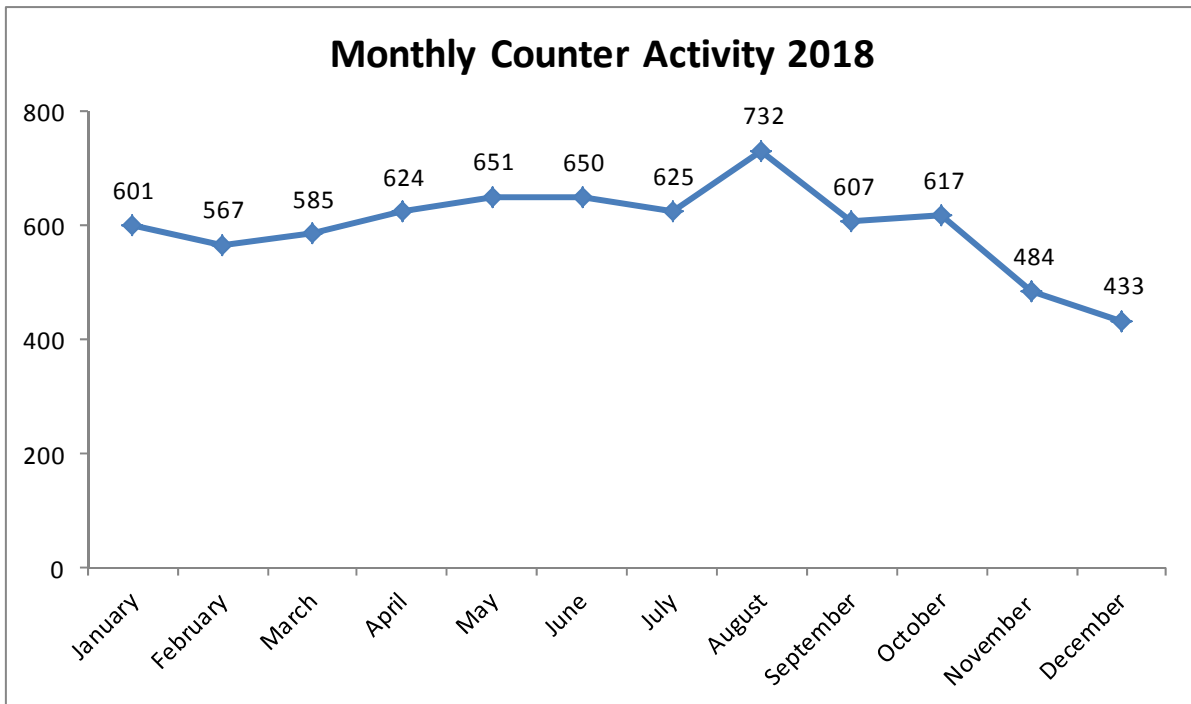
The Planning Division maintains and implements the Downey Municipal Code, Zoning Ordinance, General Plan, and prepares other specialized planning documents. The division reviews development requests for conformance with the City's planning policies and standards, and conducts environmental review under the provisions of the California Environmental Quality Act (CEQA).

The list below outlines the activities of the Planning Division from January 2018 through December 2018. The day-to-day planning activities include:

- Administrating the City's Zoning Ordinance (Development Code)
- Answering public inquiries on the telephone and over the public counter
- Processing entitlement applications for the Planning Commission and City Council
- Reviewing and approving business license applications for zoning compliance
- Reviewing development plans for compliance with City standards (Plan Checks)

Counter Activity

Counter activity represents the number of counter visits recorded in the Planning Division. Records of counter visits are kept and tracked on a monthly basis. Historically, counter activity has been greater during summer, while lower in the winter. In 2018, the total counter visits were 7,176. August was the busiest month of counter activity with 732 visits.



Planning Applications

Planning applications in 2018, including Administrative, Planning Commission, and legislative items to the City Council, totaled 205. Also, Planning staff reviewed business licenses and conducted plan check review to ensure the proposed business, improvement and new construction were in compliance with the zoning code.

Accessory Dwelling Units

In 2018, the Planning Department completed a Zone Text Amendment that allowed the construction of Accessory Dwelling Units (ADU's) on residentially zoned properties within the City of Downey. The Amendment was adopted May 22, 2018 and added regulations to provide a mechanism for accommodating ADUs in appropriate residential areas and govern the creation of ADUs within the City.

Biomedical Overlay Zone

The City of Downey established new regulations and development standards to coincide with the updated Hospital-Medical Arts (H-M) zone. The Biomedical Overlay Zone provides opportunity and attracts more medical related uses to the City of Downey.

Imperial Highway Plan

Staff worked with consultants to develop a strategic plan that contains economic development goals and strategies, as well as an implementation plan outlining the timing, anticipated cost and potential funding

Street Faire

Community Development staff participated in the 25th annual Street Faire on May 5, 2018, which occurred on Brookshire Avenue between Firestone Boulevard and 5th Street. Staff members were presented throughout the day to provide information on City programs, policies and answer general questions in regards to development in the City.

Planning Applications	
Temporary Signs	19
Sign Permits	54
Conditional Use Permits	21
Sidewalk/ Parking Sales	24
Fireworks Stands	17
Christmas tree Lots / Pumpkin Patches	3
Special Events	14
Minor Modifications	8
Zone Changes	2
Tentative Parcel/ Tract Maps	1
Planned Sign Program	5
Temporary Roof Mounted Balloon	1
Searchlight for Special Event	1
Certificate of Compliance	2
Negative Declaration	1
Code Amendments	5
Lot Line Adjustments	2
Miscellaneous Actions	4
Minor Conditional Use Permit	3
Variances	4
Site Plan Review	8
Temporary Use of Land Permit	1
Minor Site Plan Review	1
Final Tract/ Parcel Map	4

Rancho South Campus

The City of Downey was awarded a grant that has been utilized to create a specific plan for the Rancho South Campus area in coordination with future plans to develop a station for the future Eco-Rapid line. Los Angeles County is in the environmental scoping process. Metro is also in their environmental review phase after holding scoping meetings to gain input from the community regarding the environmental process for this project.

Planning Commission

The Planning Commission conducts public hearings on most entitlements, including new commercial and multi-family residential buildings, conditionally permitted uses, variances and similar land use requests. On legislative items such as General Plan Amendments (GPA), Amendments to the Zoning Ordinance, and Zoning Changes, the Planning Commission acts as an advisory body to the City Council. In 2018, the Planning Commission conducted 20 meetings during which they considered 34 items.

Below is a list of some of the major projects that were approved by the Planning Commission:

- Randy's Donuts (8721 Firestone Blvd) - A new 1,500 square foot donut shop with drive-thru, was approved on the subject site and will replace the former Xpress Auto Sales. The project's plans were reviewed through the building plan check process and have been approved. Building permits are ready to be issued to begin construction.
- 4th Street Apartments (8139 4th St) – A new two-story, 8-unit apartment complex with 12 parking spaces was approved and is currently in the Building plan check process to obtain approval and begin construction. The new residential development is located in the Downtown Downey Specific Plan and supports the General Plan by providing living spaces in the Downtown area.
- Refurbishing of former Avenue Theater (11022 Downey Ave) - The former Avenue Theater was approved to be converted into three businesses. A live music venue, a restaurant with live entertainment, and another restaurant with no live entertainment. The project also includes façade remodels. The project is currently under review in the Building plan check process to obtain approval and begin construction.

Economic Development & Housing

The Economic Development and Housing Division oversees and is responsible for facilitating the growth of the local economy in Downey. More importantly, the Division works with City staff, local business entrepreneurs, developers, contractors, and the Downey Chamber of Commerce, to attract and retain quality development projects in Downey. In 2018, the Economic Development Division staff facilitated several key projects in Downey.

Counter Activity

In 2018, the total counter visits for Economic Development and Housing Divisions were 516. August was the busiest month of counter activity with 66 visits.

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Economic Development & Housing

The primary goal of the Economic Development & Housing Division is to facilitate and encourage economic growth and meet the housing needs of everyone in the community. These objectives are achieved through the implementation of long-term goals and short-term policies established in the City of Downey's Housing Element.

In 2018, the economic development division assisted in the formation of the Downtown Downey Community Benefit District. An initiative that can raise nearly \$232,385 annually to be reinvested into improvements within the City's Downtown. Also accomplished in 2018 was the reallocation of funds to be used towards the development of the proposed five-acre Rancho Los Amigos South Campus Sports Field Complex. This investment is a total of \$3 million in funds from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Section 108 Loan Guarantee Program.

In 2018, the Housing Division continued to offer the "Housing Rehabilitation Grant Program". The grant program was offered to households who fell within the 50 percent Annual Median Income as defined by HUD. This was made available to owner-occupied single family residential properties with the goal of processing approximately 10 projects during the fiscal year. A total of 13 home improvement projects were completed with an investment of \$457,770 in grant money received by HUD.

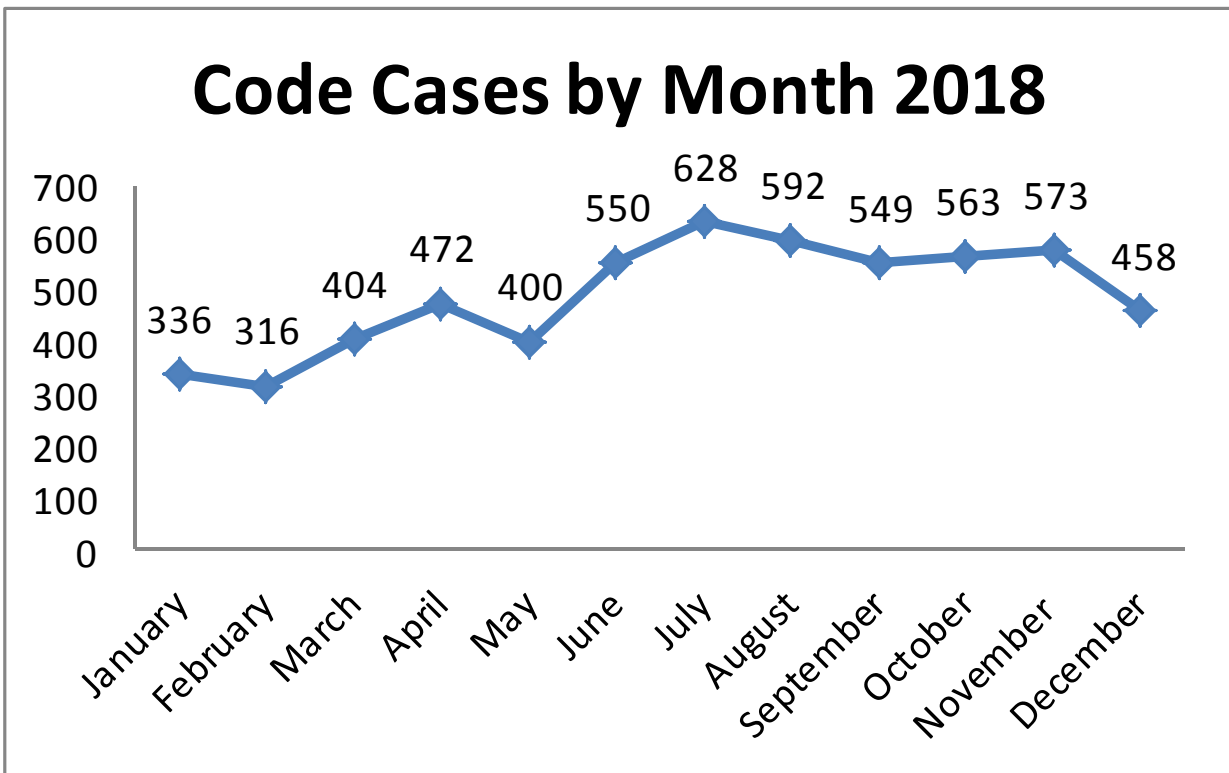
The primary funding source comes from The U.S. Department of Housing and Urban Development's ("HUD") annual allocation of the Community Development Block Grant ("CDBG") and Home Investment Partnership ("HOME") grants. These two federal grants are available to the City for a variety of community development activities including affordable housing activities, neighborhood improvement programs, economic development strategies, improvement of public facilities, and support for needed public services.

Code Enforcement Unit

The Code Enforcement Division is responsible for enforcing the Downey Municipal codes that relate to residential and business property maintenance standards, including business licensing. Code Enforcement also enforces building, health and safety standards related to environmental protection and neighborhood preservation. The Division works in close cooperation with all City departments and the City Prosecutor to educate the public and gain the willing compliance of violators.

In 2018, the total counter visits for Code Enforcement Unit were 1,082. October was the busiest month with 138 cases.

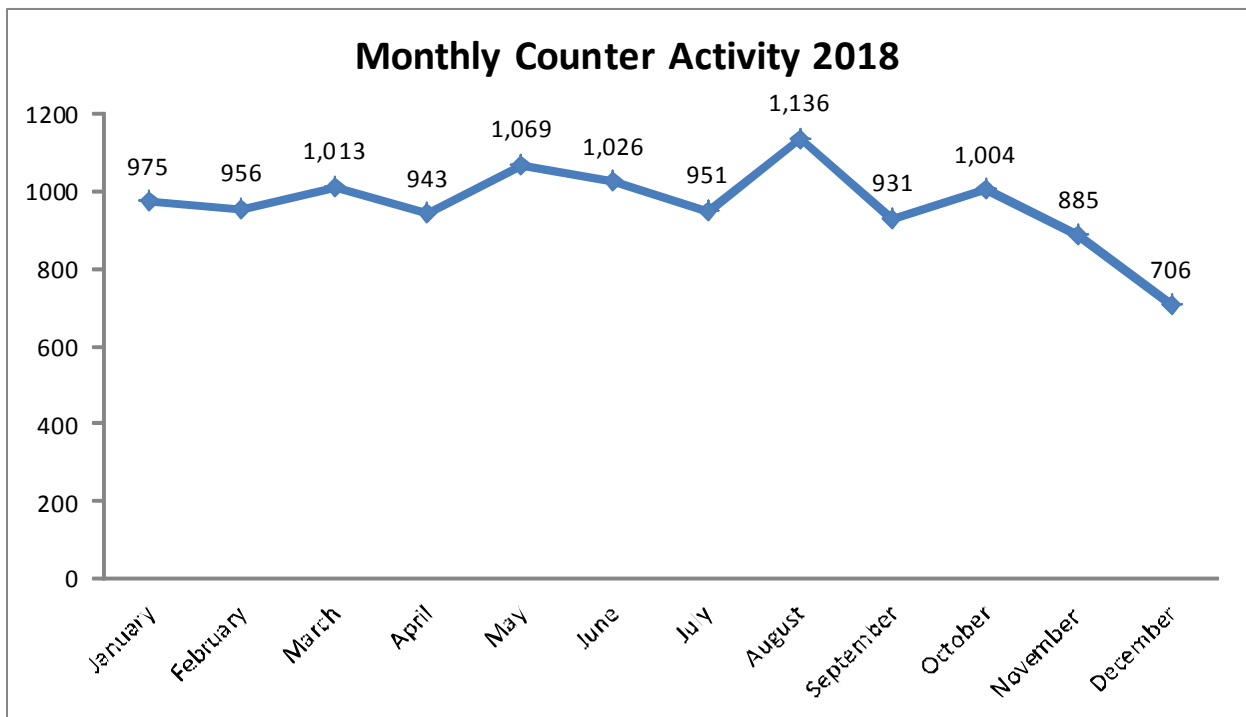
Code Enforcement activity for the year of 2018 involved 5,841 cases for various property violations (i.e. commercial, residential, public street, park and recreational). July had the highest number of new cases generated with 628 cases. In addition to conduct property violation inspections, Code Enforcement Officers conducted inspections on yard sale permits and were proactive in issuing administrative citations.



Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks that include issuing permits, processing plan check submittals, and inspections. The Building and Safety Division reviews all plans and permits for compliance with the Zoning and Building regulations. The 2016 California Building Standards Code (California Code of Regulations, Title 24) was adopted and went into effect on January 1, 2017.

In 2018, the Building and Safety Division accepted 2,000 permit applications and issued 1,761 building permits. The total valuation for all permits issued was \$101,140,134.25. These applications include all construction related projects and installation of mechanical and utility equipment. Also, there were a total of 69 new residential dwellings constructed in 2018. In addition, the Building & Safety Inspectors have conducted 11,579 inspections.



Building & Safety's counter activity has always been busy during summer. In 2018, the total counter visits were 11,595. August was the busiest month of counter activity with 1,136 visits.

General Plan

Implementation Status





Chapter 1 Land Use Element

The Land Use chapter establishes the policies for determining where certain land uses, such as residential, commercial, industrial, are most desirable. The Land Use chapter defines the physical areas in the City serving the needs of residents, businesses, and visitors.

- ◆ **Promote housing projects and mixed use projects that include housing within areas designated for the downtown area, transit-oriented developments, and areas in the vicinity of the Downey Landing project (Program 1.1.2.3.).** In 2018, a new 8-unit apartment complex was completed in the Downtown Downey Zone. This addition is a two-story complex with 12 parking spaces. The addition of these housing units is expected to increase nighttime activities and pedestrian traffic in the Downtown.
- ◆ **Promote the Downtown area as a destination point for entertainment, dining, civic, and other activities (Program 1.2.2.1.).** Downtown Downey continues to support and encourage community events including outdoor events for businesses such as the annual Downey Street Faire, St. George Greek Festival, Veteran and Memorial Day Events at Bastards Canteen restaurant. These type of events have drawn large crowds to the downtown area and created a lively environment for the community.
- ◆ **Adjust the codes, policies, and regulations in response to changes in land use trends (Program 1.3.2.2.)** Staff requested that City Officials initiate a Zone Amendment to consider updating the Municipal Code to allow a bio-medical overlay zone to encourage medical land uses in the City of Downey. The bio-medical industry not only includes medical offices and care facilities, but also includes all support services such as manufacturing, research, development, education, and pharmaceutical.
- ◆ **Discourage residential construction not in harmony with the surrounding neighborhood (Program 1.4.2.1.)** Staff continued to monitor and promote residential construction projects that ensure the architecture and general appearance of the building would be in keeping with the character of the neighborhood.

Chapter 2 Circulation Element

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. Population and economic growth also impact the infrastructure needed to provide utilities and other services for those who live, work, and visit Downey.

Traffic Congestion

- ◆ **Maintain intersections and street segments at acceptable service levels and not worsen those intersections and street segments currently operating at unacceptable levels (Program 2.1.1.1).** The Lakewood Blvd. Improvements Project – Phase 3C extends previously-completed phases of the Lakewood Blvd. Improvements Project from Gallatin Road northerly to Telegraph Road. This project involved the widening of Lakewood Blvd. in order to provide three lanes in each direction and was completed in October 2018.

The city is also in the process of initiating improvements at the following intersections in order to maintain an acceptable level-of-service, increase mobility and enhance safety at these locations:

Lakewood Blvd. at Florence Ave. – this project will add additional left-turn lanes in the northbound and southbound directions on Lakewood Blvd. as well as add an exclusive right-turn lane in the westbound direction on Florence Ave. The city is in the process of selecting a consultant to complete the environmental and design phases of the project. Construction is estimated to commence in summer 2021.

Lakewood Blvd. at Firestone Blvd. - this project will add additional left-turn lanes in the northbound and southbound directions on Lakewood Blvd. The city is in the process of selecting a consultant to complete the environmental and design phases of the project. Construction is estimated to commence in summer 2020.

Lakewood Blvd. at Imperial Hwy. - this project will add additional left-turn lanes in the eastbound and westbound directions on Imperial Hwy. The city is in the process of selecting a consultant to complete the environmental and design phases of the project. Construction is estimated to commence in summer 2021.

Paramount Blvd. at Imperial Hwy. - this project will add additional left-turn lanes in the southbound and westbound directions on Imperial Hwy. The city is in the process of selecting a consultant to complete the environmental and design phases of the project. Construction is estimated to commence in fall 2021.



Chapter 2 Circulation Element continued

- ◆ **Develop a signal system master plan to promote state-of-the-art intelligent transportation system (ITS) improvements to better service on-going traffic conditions. (Program 2.1.1.3.).**

Over the past several years, the City has been incrementally expanding the traffic signal control system. Initially, the Traffic Management Center was implemented at City Hall in 2005 and the first fiber-optic traffic signal communications systems were installed along the Lakewood Blvd. and Firestone Blvd. corridors. Additional systems have since been implemented along Florence Avenue, Paramount Boulevard, Bellflower Boulevard, Imperial Hwy and Telegraph Road. The City will be further expanding the fiber-optic communications networks along the Woodruff Ave., Stewart & Gray Rd. and Old River School Rd. corridors. In addition, the city is currently in the process of upgrading the system software and other elements of the TMC to maintain pace with current technology and replace obsolete hardware and software. Completion of this task is anticipated in December 2019.

The Woodruff Avenue Traffic Signal Communication System will involve the expansion of the city's traffic signal communication system along Woodruff Avenue between Firestone Boulevard and Foster Road. The design phase of this project is complete. The estimated completion date for the construction phase of this project is spring 2020.

The Stewart & Gray Road Traffic Signal Communication System will involve the expansion of the city's traffic signal communication system along Stewart & Gray Road between Old River School Road and Woodruff Avenue. This project is currently in the design phase. The estimated completion date for the construction phase of this project is fall 2020.

The Old River School Road Traffic Signal Communication System will involve the expansion of the city's traffic signal communication system along Old River School Road between Imperial Highway and Firestone Boulevard. This project is currently in the design phase. The estimated completion date for the construction phase of this project is spring 2020.

- Encourage appropriate turn lanes and other operational improvements at major arterial intersections identified as congested (Program 2.1.1.6.).** Major capacity improvements were recently completed on Lakewood Blvd. between Gallatin Rd. and Telegraph Rd. and are proposed at four intersections as described in Program 2.1.1.1.

The city received funding through the Federal Highway Safety Improvement Program (HSIP) (Cycle 7) to upgrade and implement operational improvements to the existing traffic signals at six (6) intersections along Paramount Boulevard as well as five (5) intersections along Stewart & Gray Road. In addition, the city received HSIP funding (Cycle 8) to upgrade and implement operational improvements to the existing traffic signals at three (3) intersections along Imperial Highway. The proposed traffic signal upgrades at the intersections along Paramount Boulevard, Stewart & Gray Road and Imperial Highway are currently in the design phase. The estimated completion dates for implementation of the traffic signal upgrades along

Chapter 2 Circulation Element continued

Paramount Blvd. and Stewart & Gray Rd. is fall 2020. The estimated completion date for the implementation of the traffic signal upgrades along Imperial Hwy. is spring 2021.

- ◆ **Establish a development recovery fee program to require new developments and expansions of existing developments to pay the cost of circulation improvements (Program 2.1.2.1.).** Developer fees are collected on a case-by-case basis by the Public Works Department through the development plan review/entitlement process. Approximately \$1 million is collected from developers each year. In addition, the city is proposing to complete a transportation impact developer fee nexus study in conjunction with the next General Plan Circulation Element update.

- ◆ **Ensure the mitigation of off-site traffic impacts by development projects to the maximum extent feasible, including the installation or upgrade of traffic signals at intersections and/or contribution of its fair-share towards mitigating impacts (Program 2.1.2.2.).** Land development projects are reviewed on a case-by-case basis for potential traffic impact. If trip generation thresholds in accordance with the LA County Congestion Management Program of 50 vehicle trips during either AM or PM peak hour are exceeded, a traffic impact analysis study is required which will determine mitigation measures necessary to offset the impacts created by the development on any designated CMP facilities or the amount of development fee to be collected. For example, traffic studies are currently under preparation in conjunction with the environmental documents being prepared for the proposed redevelopment of the Rancho Los Amigos South Campus Specific Plan as well as the Eco Rapid Transit Line.

- ◆ **Promote site designs, street patterns, and street signalization that discourage the use of local streets as through routes (Program 2.1.2.4.).** The intersection improvement projects included under Programs 2.1.1.1 and 2.1.1.6 are intended to increase capacity and operational efficiency at these intersections in order to encourage through traffic on arterial streets and minimize intrusion through residential neighborhoods. In addition, the recently-completed Lakewood Boulevard Improvement Project Phase 3C involved the widening of the major arterial to provide three through lanes in each direction between Gallatin Rd. and Telegraph Rd. in order to increase the capacity and mobility along Lakewood Blvd. to minimize intrusion through residential neighborhoods. Furthermore, the traffic signal communication system projects mentioned in Program 2.1.1.3 will improve mobility along the Woodruff Ave., Stewart & Gray Rd. and Old River School Rd. corridors which will also minimize intrusion through residential neighborhoods. In addition, the city's Traffic Calming Program provides a framework for discouraging through traffic on local streets through a series of traffic calming measures which are applied to local residential streets as appropriate in response to complaints submitted by residents.



Chapter 2 Circulation Element continued

Travel Alternatives

- ◆ **Encourage the use of bicycling as a form of transportation for employment commuting and business purposes, in addition to recreational purposes (Program 2.2.2.1.).** Bike lanes have been installed throughout various major streets in Downey. These bike lanes provided a healthy option to help reduce greenhouse gas emissions. Each bike on the road means one less car. Also, bike lanes have a “traffic calming "effect, meaning roads that appear narrow result in slower vehicular speeds improving safety and increasing driver’s reaction times.
- ◆ **Promote home-based businesses (Program 2.2.3.4.).** In 2018, the city issued 96 business licenses for home-based business. This allows people who live in residential zoned properties an opportunity to work from home. The majority of the licenses are on-line sale and real estate businesses.

Truck Traffic

- ◆ **Co-ordinate with local, regional, and state agencies involved in mitigating truck traffic impacts in the region (Program 2.3.1.2.).** The City of Downey Public Works Department issues overload permits to ensure that the correct haul routes are utilized through the city and that proper arrangements have been made in advance. In addition, truck circulation improvements will be incorporated in the various proposed intersection improvements as referenced in Program 2.1.1.1.
- ◆ **Discourage truck parking on public streets (Program 2.3.2.1.).** The Public Works Traffic Division continued to implement parking prohibitions of large commercial vehicles on public streets. DMC Section 3185 (b) prohibits the parking of commercial vehicles exceeding 6,000 lbs. manufacturer’s unladen weight or 84 inches in height or width on all public streets with the exception of those streets located within areas zoned industrial, the vehicle is involved with the servicing of the adjacent property or for a period not to exceed eight hours if the vehicle has been involved in an accident or is disabled. The Downey Police Department’s Traffic Unit continued to monitor and issue citations for those in violation.

Chapter 2 Circulation Element continued

- ◆ **Ensure that land uses generating high amounts of truck traffic provide compensation to the city for projected pavement wear of public streets (Program 2.3.2.4).** Approximately \$5 million annually is programmed in the city's Capital Improvement Program for the rehabilitation and/or reconstruction of the city's arterial, collector and local streets. In addition, developers are assessed fees on a case-by-case, pro-rata share basis towards pavement rehabilitation of arterial streets designated as truck routes. The City collects \$1.5 million annually from its trash collection company which is applied towards the rehabilitation of the City's residential streets.

Regional Traffic

- ◆ **Coordinate with CalTrans, METRO, SCAG, Gateway Cities COG and other agencies to promote multi-modal improvement strategies to improve the regional transportation network (Program 2.4.1.1).** City staff continued to participate in the development of the West Santa Ana Branch (WSAB) Transit Corridor Project. It is a new 20-mile light rail transit line that would connect downtown Los Angeles to southeast LA County, serving the cities and communities including Downey. Metro has formally initiated the Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) phase. In response to comments received during the scoping period and ongoing technical analysis, Metro has been studying new potential alignments in addition to the original four Northern Alignment Options (alignment between downtown Los Angeles and City of Huntington Park).

Infrastructure and Maintenance

- ◆ **Promote the expansion of communication networks to meet the needs of city residents, businesses, and other land uses (Program 2.7.1.2.)** The City continues to use the customer service check-in kiosk system to better expedite service at the public counters. This new system allows staffs to provide an effective and efficient service to our customers and to enhance communications between various City Departments in terms of speed, capacity and reliability. This system also allows Staff to reflect on ratings of services to ensure customer service is exceptional.
- ◆ **Promote alternative funding sources for infrastructure maintenance and upgrades (Program 2.7.2.1.).** In an effort to continue to advance the recreational facilities, the city obtained \$3,000,000 through HUD funding and \$2,200,000 will be used towards the three (3) synthetic turf soccer fields as part of the Rancho Los Amigos South Campus Sports Fields project. Also, Measure S went into effect in April 2017 and expected to generate approximately \$9 million per year to protect and enhance the quality of services to the community.



Chapter 3 Housing Element

The California State Legislature has identified the “Attainment of a decent home and suitable living environment for every citizen”, as the State’s major housing goal. Accordingly, the State of California mandates that each county and city maintain a Housing Element in their General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a community’s housing element, including the City’s share of the Regional Housing Needs Assessment (RHNA).

In addition to providing assistance and guidance for the City’s Housing Element, the Housing Division administers a variety of community development activities including affordable housing activities, neighborhood improvement programs, economic development strategies, improvement of public facilities, and support for needed public services. The following is in regards to Chapter 2 (Housing Plan) of the 2014-2021 Housing Element goals administered by the Housing Division:

Program 2 – The Housing Rebate and Grant Program

Objective: Address property, structural, and energy/water conservation improvements for low-income homeowners in the City. The City anticipates that 10 projects will be assisted annually based on funding availability.

Status: A total of \$457,770 in funds were granted to 13 separate property owners of low to moderate income households for various eligible residential improvements.

Program 3 – Monitor and Preserve Affordable Housing

Objective: City staff continued to maintain a list of affordable housing units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units. The Housing Division will continue to pursue partnership opportunities with nonprofits to preserve and expand affordable housing in the City.

Status: An inventory of the City's affordable housing units is kept and maintained by the City's Community Development Department. Currently, 197 affordable units exist in the city. Continued education is provided to property owners in an effort to maintain compliance with deed restrictions. Standards, benefits, and incentives related to affordable housing are also shared with any persons interested in the construction of a residential development.

Chapter 3 Housing Element continued

Program 5 – Housing Opportunity Sites

Objective: Staff will continue to facilitate the redevelopment of underutilized sites through various outreach methods to the development community through an updated inventory available throughout the 2014-2021 City of Downey 2014 - 2021 Housing Element 25 planning cycle. Provide information to interested developers and on the City's website about potential residential opportunity sites.

Status: The City continues to encourage and advocate for the construction/redevelopment of underutilized parcels as an ongoing effort. In 2018, one application was submitted as an entitlement that (if approved) will maximize that parcel's allowed density. In addition, single family lots have also created accessory dwelling units (ADU) in areas that were not previously allowed to do so. A total of three ADUs were approved in 2018.

Program 9 – Section 8 Rental Assistance

Objective: Continue to provide assistance to households through continued participation in the Los Angeles County Section 8 program and encourage rental property owners to register their units with the Housing Authority of the County of Los Angeles ("HACOLA"). The Housing Division will continue to monitor the number of residents accessing the program and units available for rent.

Status: In 2018, there were 548 total units within the City participating in the Section 8 program. The Housing Authority operates the program and is responsible for issuing vouchers.

Program 16 – Planning and Development Fees

Objective: Continue to conduct annual reviews of planning and development fees.

Status: In 2018, fees were adjusted and raised for the majority of development applications. Changes were made in an effort to recover cost for services, yet total cost for service still remains higher than the applicable fee. Change in fees remains appropriate and consistent with surrounding communities.



Chapter 3 Housing Element continued

Program 21 – Fair Housing

Objective: Staff continued to assist households through the Fair Housing Foundation (“FHF”) and continue to refer fair housing complaints to the FHF.

Status: In 2018, at least 250 Downey residents were assisted by the FHF.

Regional Housing Need Allocation (RHNA)

Each local government in California is required to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and projected housing needs of people at all income levels. The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. In 2018, City of Downey issued 87 building permits for the construction of new homes.

Income Level		RHNA Allocation by Income	2014	2015	2016	2017	2018	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	210						0	210
	Non-Deed Restricted								
Low	Deed Restricted	123						6	117
	Non-Deed Restricted				6				
Moderate	Deed Restricted	135						70	65
	Non-Deed Restricted		20	50					
Above Moderate		346	12	13	44	135	87	291	55
Total RHNA		814							
Total Units			32	63	50	135	87	367	447

The State Housing Report is attached to this report as an appendix to provide additional details pertaining to the Housing Element’s plans and accommodations to housing needs within the City of Downey.

Chapter 4 Conservation Element

The City of Downey, like the rest of southern California, enjoy a temperate climate, access to both beaches and mountains and many other amenities not found in many other parts of the world. The quality of life that the region offers its residents is one of the main reasons the region continues to attract visitors and newcomers. However, southern California is a semi-arid desert environment with limited natural resources. These limited resources, need to be preserved for continued use by existing residents and by future generations. Extreme drought conditions continued through much of 2016, making conservation critical.

Water Supply

- ◆ **Continue providing information to the public promoting the benefits of water conservation (Program 4.1.1.1).** The Public Works Department continued to provide public education on water use habits and drought tolerant landscaping via the Street Faire, National Night Out, Ride & Stride event, and landscaping workshops. In addition, staff continued to provide samples of synthetic turf at the Community Development Department Planning counter. Residents were encouraged to work with Planning staff for additional information regarding installation and materials.

- ◆ **Promote the continued use of water conservation methods at city-owned facilities, such as parks and golf courses (Program 4.1.1.3).** The City continued to look for additional opportunities to expand its use of recycled water at City-owned and other sites as recycled water becomes available. Some of the larger City locations where recycled water is currently used include: Downey Cemetery, Independence Park, Rio San Gabriel Park, Wilderness Park, Rio Hondo Golf Course, Crawford Park, Columbia Memorial Space Center, and Sports Park. The City currently maintains 35 recycled water services/meters for use at City Park and golf course ponds, and for irrigation of landscaping at parks, golf course, and medians/parkways.

- ◆ **Encourage the use of reclaimed water, or re-use of water on-site, for new and redevelopment projects (Program 4.1.1.4).** The Public Works Department continued to require contractors and developers to install recycled water services/piping and meters where recycled water is located in proximity to the development projects.

- ◆ **Expand the availability of reclaimed water by extending the dual-pipe water system (Program 4.1.1.5).** The recycled water facility at the Downey Promenade Shopping Center allows the use of recycled water for landscape irrigation at medians/parkways along Lakewood Boulevard, Bellflower Boulevard and future construction projects along these corridor.



Chapter 4 Conservation Element continued

Stormwater Quality

- ◆ **Provide treatment of runoff generated by properties on-site before release into the storm drain system (Program 4.3.1.1).** 47 development and redevelopment projects were approved for construction with infiltration systems to capture and store runoff to reduce pollutant transport and augment local water levels beneath the ground. As public, commercial and residential projects are redeveloped, runoff control measures are implemented in the form of infiltration resulting in a steady improvement in water quality and local water levels.
- ◆ **Promote effective street cleaning (Program 4.3.1.3).** The Nationwide Environmental Services continued to vacuum-swept the city streets weekly. These streets are posted with “No Parking” signs during the appointed period and Parking Enforcement Officers accompany the sweeper vehicles. Residents utilizing a Street Sweeping Parking Permit are responsible for maintaining the street area adjacent to their properties as a condition of being exempted from the posted parking restrictions.
- ◆ **Encourage proper storage and handling of construction materials to avoid the contact of pollutants with storm water runoff during construction (Program 4.3.1.4).** Public Works, Code Enforcement, and Building and Safety staff continued to share responsibility for implementing Program 4.3.1.4 of the City Vision 2025 General Plan. Public Works focused on construction projects in the public right-of-way, preparation and review of erosion control plans by developers, compliance by large state permitted construction sites and responding to complaints of materials in the municipal separate storm sewer system (MS4), which includes streets, alleys and drains. Building and Safety is primarily responsible for on-site or private property conditions, while Code Enforcement responds to resident complaints and provides more aggressive enforcement capabilities to supplement other staff efforts.

Tree Preservation

- ◆ **Promote the installation of new trees when damaged or dying trees are removed (Program 4.4.1.3).** The Public Works Department continued to work with property owners to ensure that the removal of damaged trees and the placement of new trees comply with City’s Tree Ordinance. Public Works Department is responsible to review and approve all proposed landscaping plans within the public right-of-ways and street medians. Section 7605 of the Downey Municipal Code specifies that, “Any public street tree removed shall be replaced if a replacement is deemed appropriate and if it is mutually agreed to by both the City and the property owner.”

Chapter 4 Conservation Element continued

Air Quality

- ◆ **Encourage alternative modes of travel, such as walking and cycling, to vehicle use and alternative modes of employment, such as telecommuting and home-based businesses, to reduce emissions associated with vehicle use (Program 4.5.1.4.).** As previously mentioned in Program 2.2.2.1., the City had been implementing the recently adopted Bicycle Master Plan (BMP). This including the addition of bike lanes on various primary and secondary arterials. These bike lanes provided a healthy option to help reduce greenhouse gas emissions. Each bike on the road means one less car.
- ◆ **Promote the use of alternative fuel vehicles, including clean diesel, compressed natural gas, hydrogen, that result in reduced emissions, including in instances involving City operations (Program 4.5.1.5.).** With the growing number of electric and hybrid vehicles, additional charging stations have been installed in public and private facilities (City Library, Promenade at Downey, Stonewood Mall, and The Commons Commercial Center) to promote the use of natural gas and pure electric vehicles.

Energy Resources

- ◆ **Ensure the installation of energy efficient street lights and traffic signals (Program 4.6.2.1.).**
The City utilizes light-emitting diode (LED) vehicle and pedestrian indications at all signalized intersections owned and maintained by the City. In addition, the City utilizes LED technology at all City-owned and maintained street and pedestrian lights.



Chapter 5 Safety Element

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The aim of the City is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards.

Disaster Response

- ◆ **Coordinate emergency preparedness with the federal, state, school district and other local agencies (Program 5.1.2.3).** The Office of Emergency Management throughout the year, has coordinated with the federal, state, and neighboring local agencies' in preparing for response and recovery efforts in the event of disasters. This was done through planning, training and exercising; the goal is to minimize the loss of lives and property.
- ◆ **Monitor the location, type of facility, and amount of hazardous materials kept at properties (Program 5.2.1.2).** The Fire Department continues to monitor and inspect all facilities that handle hazardous materials at or above the reportable quantities as set forth in the California Health & Safety Code (§25503.5). Inspections are conducted every other year to ensure compliance with both the Fire and Health & Safety Codes. The frequency of these inspections exceed the State's minimum requirement that hazardous materials inspections occur once every three years.
- ◆ **Promote public information regarding the types of hazardous materials, which may include common household items, and the proper method of disposal (Program 5.2.1.3).** The Downey Fire Department continued to update its website to provide up-to-date information on the safe handling and disposal of hazardous materials. The website's Emergency Preparedness section contains information on hazardous material awareness and safety, in addition to educational information on fire safety.

Hazardous Materials

- ◆ **Ensure proper disclosure of amounts of hazardous materials by existing uses and proposed uses, during the business review process (Program 5.2.1.4).** The Downey Fire Prevention Bureau continued to conduct inspections during the business license application process. Once identified as a handler of hazardous materials, these businesses receive an inspection from Downey Fire Department's Hazardous Material Section to ensure accurate disclosure of the hazardous substances, and the safe handling and storage of the materials. The facilities are then entered into the Fire Department's database, issued an operational permit, and placed on a routine inspection frequency.

Chapter 5 Safety Element continued

Hazardous Materials

- ◆ **Promote the convenient “drop-off” collection for the disposal of hazardous waste generated by residential households and other land uses (Program 5.2.2.2).** The City continued to offer programs that encourages residents to dispose hazardous waste materials (i.e. electronic devices) to both the Sanitation Districts of Los Angeles County Household Hazardous Waste Collection Program and the Los Angeles County Sheriff’s Safe Drug Drop-off Program, which accepts expired prescription medications and sharps (i.e., needles).

The Downey Police Department and Downey C.E.R.T members participated in the annual National Prescription Drug-Take Back Initiative. Downey residents had an opportunity to drop off expired, unused and unwanted prescription drugs. All of the collected items were turned over to the D.E.A for disposal.

Fire Protection

- ◆ **Promote adequate widths on travel lanes along street and alleys to accommodate emergency vehicles (Program 5.3.1.2).** The Fire Prevention Bureau personnel, under the direction of the Fire Chief, continued to review plans diligently to ensure emergency vehicle access through private driveways, public streets, and alleys will be accommodated. This review is completed early in the Planning application process to ensure proper site layout is achieved.
- ◆ **Ensure that development projects install fire hydrants, water mains, or otherwise contribute its fair share towards mitigating impacts on the fire flow system (Program 5.3.2.3).** The Fire and Public Works Departments continued to enforce the requirements for additional fire hydrants for development projects through the plan check process. The Community Development Department continued to conduct Development Review Committee (DRC) meetings to allow various City Departments to offer comments and conditions for a proposed project.
- ◆ **Promote the use of fire sprinklers for new, expanded, and remodeled developments (Program 5.3.2.4).** The Fire Prevention Bureau continued to require sprinkler systems for new commercial development over 3,600 sq. ft. and tenant improvements of commercial properties, whose permit valuations exceed 50 percent of the value of the building.
- ◆ **Ensure access for emergency vehicles through security pedestrian and vehicular gates (Program 5.3.2.6).** The Fire Prevention Bureau continued to require emergency lighting, exit signs, Knox box, and 2A-10BC fire extinguishers for all commercial and industrial projects.



Chapter 5 Safety Element

Police Protection

- ◆ **Keep crime rates and property loss rates at the lowest levels feasible (Program 5.4.1.1.).** In an effort to keep crime and property loss rates low, the Police Department continued to work closely with the community by providing crime prevention tips and education through the 219 Neighborhood Watch Groups, along with various social media platforms. In addition, to continue the high level of service to the community, the Department hired 13 Police Officers, 4 Dispatchers, 5 Police Aides, 3 Office Assistants, 3 Records Specialists, 1 Forensic Specialist, and 1 Forensic Intern.

- ◆ **Maintain an acceptable response time for police emergency service calls (Program 5.4.1.2.).** The Police Department continued to maintain a swift response time to high priority emergency calls that require immediate assistance to ensure the public's safety.

- ◆ **Promote the use of technology as tools to improve staff productivity (Program 5.4.1.5.).** The Police Department continued to expand its use of technology through the growth of its social media presence. In addition, citizen's will soon be able to file various types of police reports online. Progress was also made towards upgrading the Department's radio system, along with the Computer Automated Dispatch (CAD) and Records Management System (RMS, to provide better service to the residents and those that visit the city.

- ◆ **Coordinate with Federal, State, and County agencies to address illegal activities (Program 5.4.1.7.).** The Department continued to receive both state and federal funding (grants) to provide directed enforcement and education to residents pertaining to traffic safety, along with alcohol and tobacco related criminal behavior. The Special Enforcement Team conducted several operations funded by the State's Alcohol Beverage and Control grant to target various individuals and businesses found selling alcohol to minors. In addition, educational classes were held to provide instruction to employees regarding the sales of alcohol. Funding from the State of California Office of Traffic Safety, allowed the Department to conduct several checkpoints and specialized patrols, targeting those found operating motor vehicles under the influence of alcohol and/or drugs.

Chapter 5 Safety Element continued

- ◆ **Support community organizations and neighborhood awareness programs that promote crime prevention, including preventing gang activity (Program 5.4.2.2.).** The Department continued to participate in awareness programs such as Gangs Out of Downey (G.O.O.D.) and promoted crime prevention through its Neighborhood Watch Program, which expanded from 214 groups to 219. In addition, the Police Department dedicated 2 Police Officers to work closely with Clinicians from the Los County Department of Mental Health to provide outreach and services to those in need. The Mental Evaluation Team (M.E.T.) members receive specialized training to better assist those with challenges caused by various types of mental illness.
- ◆ **Promote coordination between schools and the City to address juvenile crime in a proactive and preventive manner (Program 5.4.2.5.).** The Police Department Expanded the Department's internet presence with the creation of a "Social Media Team", responsible for interacting with the public via social media, while also producing public advisory videos. The department also hosted monthly Safe Schools meetings with DUSD administrators and participated in the School Resource Officer Program and Gangs Out of Downey (G.O.O.D.) meetings in collaboration to provide a safer environment for the city's students and educators.

Earthquake Safety

- ◆ **Monitor groundwater table levels as they relate to liquefaction hazards (Program 5.5.1.3.).** Public Works continued to regularly observe ground water levels at well sites around the City. The ground water table is typically greater than 50' below the soil surface, which limits the risk of liquefaction to residential and typical commercial structures. Larger structures and those with significant subterranean components may be requested to provide additional seismic evaluations during the development process or as a condition of approval.
- ◆ **Ensure the placement of utility lines underground (Program 5.5.1.6.).** The Public Works Department continued to implement Underground Utility Districts for all development projects. In addition, Southern California Edison Company continued to prohibit the use of vaults installed above ground to protect the equipment and electrical lines from the intrusion of moisture.



Chapter 5 Safety Element continued

Floods

- ◆ **Educate the public that the City is located in an “X” flood zone where flood insurance is no longer mandatory (Program 5.6.1.2.).** The Public Works Department continued to provide handouts at the public counter regarding the current FIRM (Flood Insurance Rate Map) and flood zoning . FIRM information can be found at www.fema.gov website.

- ◆ **Minimize increases in the amount of stormwater generated by existing and proposed land uses (Program 5.6.2.1.).** The Public Works Department continued to enforce National Pollutant Discharge Elimination System (NPDES) requirements, during plan check review for new and redevelopment projects with 5,000 square feet or more of new or replacement impervious surfaces, which are generally required to provide infiltration volume commensurate with an 85th percentile within 24-hour runoff event (whichever is greater) on the new or replacement impervious surface. Larger developments are required to prepare a Standard Urban Stormwater Mitigation Plan and demonstrate that no increase in peak runoff rate will be observed as a result of the development and that at least 85th percentile or 0.75 inch in a 24-hour event (whichever is greater) of projected runoff can be infiltrated.

Vehicular Traffic

- ◆ **Require street lights for new developments (Program 5.7.1.2.).** The City continued to require developers to install new street lights adjacent to the new developments within the public-right-of-way as a condition of approval, where streetlights currently do not exist. In addition, as a condition of approval through the development plan review process, properties are annexed into the City of Downey Lighting Maintenance District in accordance with Division 15 of the Streets and Highways Code.

- ◆ **Encourage the installation of sidewalks in new developments and major remodeling consistent with the sidewalk Master Plan (Program 5.7.2.2.).** The City requires land developers and property owners to construct new sidewalk where it doesn't exist through the entitlement process in conjunction with new on-site construction involving the adjacent property. The City is currently undertaking the development of a Citywide Pedestrian Plan which will serve as a blueprint for the gradual development of the City's circulation system over time. In addition, the City is completing a project which will involve the construction of approximately 6,750 linear feet of new sidewalk in the proximity of five elementary schools in the southern portion of the City. The City is currently in the process of retaining a consultant to complete the design phase of the project. Construction is estimated to be complete by winter 2020.

Chapter 5 Safety Element continued

- ◆ **Promote street intersection design and signalization that are safe and convenient to pedestrians and bicyclists (Program 5.7.2.3).** The safety and convenience of pedestrians and bicyclists are taken into consideration in the designs of intersections as well as signalization. Intersections are designed to be accessible to pedestrians in compliance with the Americans with Disabilities Act (ADA). In addition, the Citywide Pedestrian Plan will recommend a series of projects featuring innovative pedestrian treatments and amenities to be deployed at intersections such as curb extensions. Furthermore, the City completed a citywide safety lighting retrofit in 2018 which involved the conversion of all city-owned safety lights at intersections to LED luminaires. Traffic signal installations and upgrades also take pedestrian and bicycle safety and convenience into consideration through the use of pedestrian countdown indications and pedestrian accessible pushbuttons (a few of which are audible for the blind). The City's traffic signals are also timed to provide sufficient time for pedestrians to cross the street in accordance with state guidelines. Detection systems at signalized intersections are also required to detect the presence of bicycles. Lastly, the City will be initiating a project involving the installation of Class II bike lanes on eight of the City's minor arterial streets as recommended by the City's Bicycle Master Plan. A consultant is currently being retained to complete the environmental and design phases for this project, with the design phase estimated for completion by fall 2020 and the completion of construction estimated by winter 2021.

Chapter 6 Noise Element

Noise can be defined as unwanted sound and is known to have several adverse effects on people. The most critical impact of noise exposure is hearing loss. Other effects are speech interference, sleep interference and annoyance.

- ◆ **Ensure that existing land uses that are generating noise beyond the acceptable levels reduce noise levels to acceptable levels (Program 6.3.1.2).** The City continued to enforce its noise ordinance (Section 4600 of the Downey Municipal Code). This involves the permitted hours for construction. For projects that involved amplified music, the City continued to strictly enforce businesses to mitigate noise impacts by imposing conditions of approval through a conditional use permit application process. Also, the Downey Police Department Special Enforcement Team conducted IMPACT inspections to ensure businesses are operating at an acceptable noise level.

In addition, the City continued to require projects that involve live entertainment activities and projects that have the potential to generate noise from machinery equipment or amplified music to comply with City's noise ordinance. This can be regulated by imposing conditions of approval through the entitlement process.



Chapter 5 Safety Element continued

- ◆ **Discourage the placement of air conditioning equipment, electric generators, or other noise-generating equipment in close proximity to adjacent properties (Program 6.3.1.6.).** The City continued to impose conditions of approval for outdoor events and carnivals that involved the use of temporary electric generators to mitigate potential impacts to the public. This includes limiting the number of generators, requiring minimum separation from generator to buildings and property lines, and requiring the use of generators that generating minimal noise.

Chapter 7 Open Space Element

Typical of most communities located within mature urbanized settings, Downey has a limited amount of open space areas. Open space areas are important not only to provide recreational activities for residents but also as a visual break from the built environment.

Updates:

- ◆ **Maintain an adequate level of recreational staffing at park facilities (Program 7.2.2.1.).** The Parks & Recreation Department continued to monitor recreation staffing to ensure adequate levels of recreation staffing at park facilities. Full-time and part-time staffs were hired as needed to fill vacancies throughout the year.
- ◆ **Secure alternative means of funding, such as grants, donations, user fees and public/private partnerships, for park upgrades (Program 7.2.2.5.).** As mentioned under Program 2.7.2.1., Measure S improvements to protect and enhance the quality of services to the community, including enhancing police services, ensuring adequate funding for public parks, and improving public streets began with improvements at the Rio Hondo Event Center and futsal courts at Independence Park. Park enhancement phases are set to begin in May 2019.
- ◆ **Promote the creation of new parks, especially in areas of the city in the greatest need of additional parks (Program 7.3.1.1.).** City staff continues to work with the County of Los Angeles on a sports complex project (soccer fields) on the south side of the Rancho Los Amigos campus, which includes ten acres that the county approved for recreational use. We are also monitoring California Prop 68 and LA County Measure A funds that are in the initial allocation stages.

Chapter 5 Safety Element continued

- ◆ **Actively work with private, non-profit and public community services organizations to provide educational and community services including child care, English translation, after school programs and recreational activities (Program 7.4.1.5.)** Parks and Recreation staff and the Downey Unified School District (DUSD) continued to administer a State grant to provide the “After School Program Information Recreation Education” (ASPIRE) at Alameda, Carpenter, Gauldin, Griffiths, Lewis, Old River, Stauffer, Sussman, Price, Unsworth, Ward and Williams Schools. The goal of the program is to provide a fun, positive, and safe learning environment. The program operates on school days from school dismissal until 6:00 p.m. Also, the Department continued to use contracted instructors to bring recreational classes and programs to the community. Lastly, Parks and Recreation staff continued to support TLC (True Lasting Connections) organization, a branch of DUSD that supports children and their families including access to child care, English translation, programs, and other necessities. With the ongoing support from local donors (i.e. First Baptist Church, Kaiser Permanente of Downey, Foundation for Life, The Downey Promenade, and Planet Fitness), TLC were able to continue to help families in need.

Chapter 8 Design Element

Most residents, visitors, and businesses in Downey recognize the City as the premiere city in the southeast area of Los Angeles County. However, others less familiar with the City’s history may not share this perception and judge Downey solely on the physical appearance of the area. For this reason, it is important that the visual appearance of the community portray a positive image and that the community image display the distinct and numerous resources it has to offer.

- ◆ **Promote quality design for new, expanded, and remodeled construction (Goal 8.1).** The City continued to contract Architectural Peer Review Services to provide technical review and a comprehensive range of integrated design services for a variety of buildings. In addition, the City continued to implement the Site Plan Review process that requires Planning Commission review and approval of site plans, landscaping, lighting (except single family homes and apartments) for new construction and additions to townhome, commercial, and industrial projects in the City.
- ◆ **Lack of property maintenance may exhibit a negative image of the City (Issue 8.2).** The Code Enforcement Division continued monitoring and working with a significant number of property owners, including residential properties, commercial and industrial businesses, in an effort to keep these properties maintained.
- ◆ **Support the Keep Downey Beautiful programs (Program 8.2.2.3.).** City staff, business owners, and volunteers participated in the monthly event “Keep Downey Beautiful” that help improve community environments. The program focus is not only to keep Downey beautiful but also to have a safe and clean environment.



Chapter 9 Economic Development Element

A strong community owes much to the spirit and involvement of its residents. However, community pride and civic-mindedness are not enough for a city to provide all necessary and desired services to maintain the local quality of life. A city needs a variety of employment and shopping opportunities to create balance, make it a desirable place to live, and enhance its image.

- ◆ **Develop economic strategies for business attraction and retention (Program 9.1.1.1).** Biomedical Overlay Zone—With the fast growing jobs in the bio-medical industry, Staff worked with consultants to evaluate and develop a biomedical overlay zone to enhance the existing Zoning Code and provide a catalyst to increasing biomedical businesses in Downey.
- ◆ **Continue the revitalization of commercial and industrial corridors (Program 9.1.1.5).** The City continued to work on the Imperial Highway Strategic Plan, a corridor assessment that includes five (5) components: A Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis, an implementation plan, performance metrics, development opportunity sites analyses, and a summary of research findings. The analysis assisted in identifying six major goals to revitalize the Imperial Highway corridor, which are supported by strategies, action steps, and performance metrics within the plan, providing a roadmap for enhancing economic development and the growth of the corridor.
- ◆ **Promote through public information the benefits of businesses locating in Downey (Program 9.1.1.7).** Staff has revamped the Economic Development web pages to assist in the attraction and retention of quality businesses. The pages contain information and materials for businesses coming to the City and include information on the various business start-up steps and even links to a site locator and opportunity sites. Additionally, the city has included a business tool-kit, to further help businesses locate regional, state and federal resources.
- ◆ **Maintain the high level of standards for quality of staff and work produced (Program 9.4.1.3).** City designed and implemented the customer service check-in kiosk system to better expedite service at the public counters. This new system allows staffs to provide an effective and efficient service to our customers.
- ◆ **Expand the use of the city Internet web site for public information (Program 9.4.2.5).** City Departments continue to work toward improved customer service by maintaining the on-line business license application process, which enables customers to submit business license renewals or applications for a new license and to allow Downey residents to pay their water bills on-line. In addition, the City continues to update its website periodically and provide more information to the public via the Internet. The Planning Department also uses social media to inform the community of Planning Commissions or any community meetings.

General Information	
Jurisdiction Name	Downey
Reporting Calendar Year	2018
Contact Information	
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City	Downey, CA
Zipcode	90241

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

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

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	Notes						
1	2	3	4	5	6	7	8	9	10											
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4.5+, ADU, MH)	Tenure (R=Renter, O=Owner)	Date Application Submitted	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SE 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below																				
	6229001005	7224 Florence Ave.		PLN-18-00102	5+	R	6/28/2018	0	0	0	0	0	0	0	12	4	0	0	No	
	6390027013	9530 Lermoran Ave.		BLD-18-00446	SFD	O	3/19/2018								8	1	0	0	No	
	6364004023	8977 Kristen Dr.		BLD-18-01003	ADU	R	6/15/2018								1	1	0	0	No	
	3258071063	8703 Nada St.		BLD-18-01295	ADU	R	6/22/2018								1	1	0	0	No	
	6261072022	8724 Alameda St.		BLD-18-01336	ADU	R	6/8/2018								1	1	0	0	No	

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

jurisdiction
Reporting
Year 2016
(Jan. 1 - Dec. 31)

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

Project Identifier		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits								
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, SFL, SFC, SFD, SFL, SFC)	2 Tenure	3 Tenure	4 Very Low- Income Deed Restricted	5 Very Low- Income Non Deed Restricted	6 Low- Income Deed Restricted	7 Low- Income Non Deed Restricted	8 Very Low- Income Deed Restricted	9 Very Low- Income Non Deed Restricted	10 Low- Income Deed Restricted	11 Low- Income Non Deed Restricted	12 Moderate- Income Deed Restricted	13 Moderate- Income Non Deed Restricted	14 Above- Moderate- Income	15 Building Permit Date Issued	16 # of Units Issued Building Permits
	623002023	8104 Stewart and Gray Rd		BLD-18-01131	S*	0	0	0	0	0	0	0	0	0	0	0	0	0	6/12/2018	0
	638101708	10014 Newville Ave		BLD-16-01787	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	11/16/2018	1
	626003017	9400 Fontaine Ave		BLD-16-02330	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	3/13/2018	1
	638002400	9708 Halscon Ave		BLD-16-02313	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	7/17/2018	1
	688184915	9539 Firestone Blvd		BLD-16-02638	S*	0	0	0	0	0	0	0	0	0	0	0	0	0	2/27/2018	24
	625207011	10348 Brookshire Blvd		BLD-17-00628	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	1/9/2018	1
	624502058	12504 Smallwood Dr		BLD-17-01038	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	5/7/2018	1
	6388013016	9303 Song Ave		BLD-17-01537	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	5/14/2018	1
	6381033011	8110 Ravlier Dr		BLD-17-01604	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	4/13/2018	1
	638803000	9134 Shandell Ave		BLD-17-01785	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	1/9/2018	1
	625102615	7821 Harper Ave		BLD-17-01913	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	7/25/2018	1
	638500610	10333 Clancy Ave		BLD-17-02036	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	3/26/2018	1
	638002401	9238 Danewood Ave		BLD-17-02091	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	6/26/2018	1
	6871606026	10930 Crossville Ave		BLD-17-02271	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	1/11/2018	1
	6381012010	10338 Downey Sanford		BLD-17-02298	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	4/11/2018	1
	629008028	6200 Duneside St		BLD-17-02352	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	1/19/2018	1
	6251042023	10821 Golden Rain Ln	Centerpointe	BLD-17-02388	2 to 4	0	0	0	0	0	0	0	0	0	0	0	0	0	4/19/2018	4
	6251042028	10920 Golden Rain Ln	Centerpointe	BLD-17-02389	S*	0	0	0	0	0	0	0	0	0	0	0	0	0	5/19/2018	5
	6251042007	8000 7th St	Centerpointe	BLD-17-02370	2 to 4	0	0	0	0	0	0	0	0	0	0	0	0	0	1/16/2018	4
	6251042008	9000 Cherry Ln	Centerpointe	BLD-17-02371	2 to 4	0	0	0	0	0	0	0	0	0	0	0	0	0	2/6/2018	3
	638200009	5812 Stokes Ave		BLD-18-00036	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	5/11/2018	1
	638012011	12720 Ontario Ave		BLD-18-00079	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	5/1/2018	1
	6251042014	10000 Paramount Blvd	Centerpointe	BLD-18-00253	S*	0	0	0	0	0	0	0	0	0	0	0	0	0	2/27/2018	5
	6251042019	10914 Paramount Blvd	Centerpointe	BLD-18-00254	2 to 4	0	0	0	0	0	0	0	0	0	0	0	0	0	3/27/2018	3
	6251042026	10750 Paramount Blvd	Centerpointe	BLD-18-00330	S*	0	0	0	0	0	0	0	0	0	0	0	0	0	3/6/2018	6
	6251042013	8001 Lily Ln	Centerpointe	BLD-18-00331	2 to 4	0	0	0	0	0	0	0	0	0	0	0	0	0	3/5/2018	3
	638014033	8933 Birchdale Ave		BLD-18-00338	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	9/13/2018	1
	638027013	6530 Lenoran Ave		BLD-18-00446	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	7/8/2018	1
	6384012011	6248 Santa Gertrudes Dr		BLD-18-05719	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	10/22/2018	1
	6231022010	7616 30th St		BLD-18-00866	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	9/24/2018	1
	638404023	8777 Kisten Dr		BLD-18-01003	ADU	0	0	0	0	0	0	0	0	0	0	0	0	0	9/13/2018	1
	623011003	8703 Nada St		BLD-18-01295	ADU	0	0	0	0	0	0	0	0	0	0	0	0	0	1/11/2018	1
	6281017022	8724 Alumaca St		BLD-18-01336	ADU	0	0	0	0	0	0	0	0	0	0	0	0	0	1/11/2018	1
	638002012	9620 Armitage Ave		BLD-18-00794	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	9/20/2018	1
	6382016012	8452 Otto St		BLD-18-01554	SFD	0	0	0	0	0	0	0	0	0	0	0	0	0	12/6/2018	1

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(CCR Title
25 §8c(2))

Notes: * Optional field
Cells in grey contain auto-calculation formulas.

jurisdiction
Reporting
Year
2018
(Jan. 1 - Dec. 31)

Project Identifier	Unit Types		Affordability by Household Income - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units	Notes		
	2	3	10	16	17	18	19	20	21	22	23	24									
Start Date Entry Below																					
625000022	8114 Stewart and Gray Rd	BLD-16-01131	5-																		
639101006	10074 Newville Ave	BLD-16-01797	SFD																		
629600307	9400 Romance Ave	BLD-16-02038	SFD																		
638104009	9708 Robinson Ave	BLD-16-02013	SFD																		
626102075	8658 Pinecone Blvd	BLD-16-02838	3-																		
625007071	10548 Brookshire Ave	BLD-17-00629	SFD																		
625000069	12504 Smallwood Dr	BLD-17-01036	SFD																		
638013018	8408 Crest Ave	BLD-17-01137	SFD																		
638100071	8110 Renner Dr	BLD-17-01634	SFD																		
638000006	9118 Sherrell Ave	BLD-17-01186	SFD																		
625102073	7921 Harper Ave	BLD-17-01913	SFD																		
626000072	10333 Canby Ave	BLD-17-02056	SFD																		
636002016	9228 Dalewood Ave	BLD-17-02299	SFD																		
611800826	10830 Crosslake Ave	BLD-17-02271	SFD																		
639101005	10035 Lynway Siding	BLD-17-02268	SFD																		
626000026	8300 Dunbar St	BLD-17-02265	SFD																		
625104026	10627 Golden Palm Ln	BLD-17-02266																			
625104026	10620 Golden Palm Ln	BLD-17-02268	3-4																		
625104026	8000 7th St	BLD-17-02270	3-4																		
625104026	6500 Cherry Ln	BLD-17-02371	2-4																		
626000008	9572 Shawnee Ave	BLD-18-00008	SFD																		
626010071	12720 Ontario Ave	BLD-18-00070	SFD																		
625104074	10800 Paramount Blvd	BLD-18-00025	3-																		
625104074	10514 Paramount Blvd	BLD-18-00025	2-4																		
625104026	10730 Paramount Blvd	BLD-18-00035	3-																		
625104075	8007 Lily Ln	BLD-18-00035	2-4																		
638310005	8833 Brookdale Ave	BLD-18-00039	SFD																		
633077015	5500 Landon Ave	BLD-18-00048	SFD																		
636401011	6249 Santa Demetria Dr	BLD-18-00059	SFD																		
625102010	7610 8th St	BLD-18-00860	SFD																		
626010023	8177 Kismet Dr	BLD-18-01000	ADU																		
626011025	8700 Niles St	BLD-18-01225	ADU																		
626101022	8704 Alameda St	BLD-18-01538	ADU																		
636000018	8520 Alhambra Ave	BLD-18-00765	SFD																		
636010672	8452 Oak St	BLD-18-01954	SFD																		

ANNUAL ELEMENT PROGRESS REPORT

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(CCR Title 25 §6202)

Jurisdiction	Downey
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Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
1		2										3	4
Income Level	RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted										0	210	
	Non-Deed Restricted												
Low	Deed Restricted				6						6	117	
	Non-Deed Restricted												
Moderate Above	Deed Restricted										70	65	
	Non-Deed Restricted		20	50									
Moderate			12	13	44	135	87				291	55	
Total RHNA			814										
Total Units		0	32	63	50	135	87	0	0	0	367	447	

**ANNUAL ELEMENT PROGRESS REPORT
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(CCR Title 25 §6202)

Jurisdiction	Downey
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Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier		Date of Rezone	Affordability by Household Income				Type of Shortfall	Sites Description								
1	2	3	4	5	6	7	8	9	10	11						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very-Low Income	Low-Income	Moderate Income	Above Moderate - Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Non vacant	Description of Existing Uses
Summary Row: Start Data Entry Below																
				0	0	0	0							0		

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(CCR Title 25 §6202)

Jurisdiction	Downey	
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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
Code Enforcement	Conduct inspections for compliance and maintenance.	2014-2021	486 code enforcement cases were filed in 2018 related to building regulations and health/safety. These cases typically involve required maintenance of a property or illegal construction within the City's residential zoning districts. Applicants are encouraged to apply for rehabilitation assistance when applicable.
The Housing Rebate and Grant Program	Address property improvement for low income homeowners.	2014-2021	A total of \$457,770 in funds were granted to 13 separate property owners of low to moderate income households for various eligible residential improvements.
Monitor and Preserve Affordable Housing	Maintain list of affordable units, ensure compliance with deed restrictions, and pursue partnerships for new affordable housing opportunities.	2014-2021	An inventory of the City's affordable housing units is kept and maintained by the City's Community Development Department. Currently, 197 affordable units exist in the city. Continued education is provided to property owners in an effort to maintain compliance with deed restrictions. Standards, benefits, and incentives related to affordable housing are also shared with any persons interested in the construction of a residential development.
Energy Efficient Design	Encourage homeowners and landlords to incorporate energy efficiency features into construction and remodeling projects.	Ongoing 2014-2021	All applications related to development within the City's Single Family Residential Zones are offered the incentive of increasing their allowed Floor-Area Ratio (by an additional .5) when energy efficient elements are incorporated into their project. Energy efficient improvements are also eligible for the City's "Housing Rehabilitation Assistance Program" (grant money allocated for residential improvement of low to moderate income households.)

Housing Opportunity Sites	Facilitate the development of underutilized sites.	Ongoing 2014-2021	The City continues to encourage and advocate for the construction/redevelopment of underutilized parcels as an ongoing effort. In 2018, one application was submitted as an entitlement that (if approved) will maximize that parcel's allowed density. In addition, single family lots have also created accessory dwelling units (ADU) in areas that were not previously allowed to do so. A total of three ADUs were approved in 2018. Lastly, the amount of opportunity sites remains the same as previous years and conversations with the City's Community Development Department are continuously entertained in an effort to help carry out potential projects.
Second Unit Zoning	Inform eligible property owners of the potential to construct second dwelling units.	2014-2021	The City in previous years allowed Second Dwelling Units for certain eligible properties. In 2018, these standards were modified to comply with statewide "Accessory Dwelling Unit" (ADU) regulations. Now all properties with a single family residence (in residential zoning district) can potentially add an additional unit. In 2018, a total of three ADU units were submitted and approved. Information regarding city standards is continuously provided to eligible property owners.
Senior Housing Zoning	Offer incentives to facilitate the development housing favorable to senior residents.	Ongoing 2014-2021	Encouraging and advocating for this type of development remains an ongoing effort. The city offers incentives in the form of reduced parking, lower minimum unit sizes, increase heights and allowed stories, and increased lot coverage. The allowed density is also greater than traditional multifamily developments, and a density bonus is also available.
Mortgage Credit Certificate	Continue participation and advertise program availability.	2014-2021	The program is operated by the Los Angeles County Housing Authority, and remains a resource for residents who may benefit. The City of Downey's involvement remains the same as previous years. Staff continues to provide information to residents and members of the public that may be interested in the program, and assists individuals in locating Los Angeles County Housing Authority's offices and website.

Section 8 Rental Assistance	Continue participation in program and encourage property owners to register their units.	2014-2021	The city continues to participate in the Section 8 housing program, and maintains a Memorandum of Understanding with the Los Angeles County Housing Authority. The Housing Authority operates the program and is responsible for issuing vouchers. In 2018, there were 548 total units participating in the program.
Los Angeles County Partnership	Increase resident awareness about various county housing programs	2014-2021	The City continues to provide members of the public with information regarding county sponsored housing programs/assistance.
Remove Development Constraints	Annually review development standards to ensure that the development of lower income housing can occur. Promote maximum density development.	2014-2021	New ADU standards were put in place during 2018 resulting in a change to the City's development standards. As a result maximum densities for all residential lots with a single family home may potentially increase to a maximum of two (rather than the 2017 density of one dwelling per lot.) In addition, all housing development application received for 2018 held proposals for construction of the maximum allowed density.
Density Bonus	Inform and encourage utilization of density program.	2014-2021	The City continues to provide density bonus as a resource for new developments. The program was not utilized in 2018.
Planned Unit Developments	Encoure Planned Unit Developments as a means to provide affordable housing.	2014-2021	None proposed during 2018. The opportunity remains a tool within the Downey Municipal Code that may be utilized when appropriate to create large (potentially affordable) creative development projects.
Streamline Processing	Monitor permit processing times and investigate ways to further streamline.	2014-2021	The City diligently complies with all Federal and State streamlining policies and practices. In 2018, resources were digitized (including archived building permits and planning entitlements) in an effort to further streamline permit processing and reduce the amount of time it takes to conduct property research. In 2018, upgrades were also made to the City's permitting software in an effort to ensure accurate information and speedier service.
Prioritize Housing Program Activities	Identify housing needs and prioritize housing program activities.	2014-2021	The Community Development Department identified the Housing Rehabilitation Assistance Program as a priority for 2018. A total of \$457,770 was allocated to 13 separate properties of low to moderate income households. This activity was identified as a priority based on information received from an annual needs assessment and the City's Consolidated Plan.

Planning and Development Fees	Conduct annual reviews of planning and development fees	2014-2021	In 2018, fees were adjusted and raised for the majority of development applications. Changes were made in an effort to recover cost for services, yet total cost for service still remains higher than the applicable fee. Change in fees remains appropriate and consistent with surrounding communities.
Water and Sewer Service Providers	Submit the adopted Housing Element to local water and sewer providers for their review and input.	2014-2021	Activity was not required in 2018. No changes, updates, or amendments were made to the Housing Element.
Flood Management	Ensure flood risks are considered when making land use decisions.	Following Housing Element certification.	This activity remains on going. City staff professionals with the appropriate knowledge are relied upon and review every development application.
Lot Consolidation	Encourage lot consolidation of smaller parcels to accommodate project of a minimum of 16 units at a density of at least 30 units per acre.	Following Housing Element certification.	No lots were consolidated within the City or its downtown. However, staff continues to encourage and present the activity as an option.
Reasonable Accommodation for Persons with Disabilities	Administer the Housing Rebate and Grant Program to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the American with Disabilities Act (ADA).	2014-2021	No applications were submitted in 2018. However, it remains a tool available to those that require it and may benefit. Staff informs and educates all individuals who express interest. In addition, reasonable accommodations can be funded through the use of the City's "Housing Rehabilitation Assistance Program."
Fair Housing	Assist households through the Fair Housing Foundation.	2014-2021	Activity remains ongoing. Members of the public are informed of the services provided by the Fair Housing Foundation. Information and documents are provided in both English and Spanish. Additionally, the Fair Housing Foundation provides tenant and landlord rights classes on an annual basis. These classes also provide Fair Housing Certification upon completing and passing an exam at the end of class.

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(CCR Title 25 §6202)

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

Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier		Units Constructed as Part of Agreement			Description of Commercial Development Bonus	Commercial Development Bonus Date Approved			
1		2	3		4				
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below		0	0	0	0	0	0	0	

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Housing Element Implementation
 (CCR Title 28 §6202)

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

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

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

Activity Type	Units that Do Not Count Towards RHNA*				Units that Count Towards RHNA*				TOTAL UNITS*	TOTAL UNITS*	The description should adequately document how and what complies with subsection (c)(7) of Government Code Section 65583.1*	
	Extremely Low-Income*	Very Low-Income*	Low-Income*	Low-Income*	Extremely Low-Income*	Very Low-Income*	Low-Income*	Low-Income*				
Rehabilitation Activity												
Preservation of Units At-Risk												
Acquisition of Units												
Total Units by Income												

Entitled Units 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		0
Total Units		0

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

Submitted Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

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

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