



CITY OF PARAMOUNT

GENERAL PLAN ANNUAL PROGRESS REPORT CALENDAR YEAR 2023

Prepared by:
PLANNING DEPARTMENT
March 26, 2024

DATE OF THE ANNUAL PROGRESS REPORT

The Paramount City Council review date of the General Plan Annual Progress Report is March 26, 2024.

PURPOSE OF THE ANNUAL PROGRESS REPORT (APR)

Compliance with State law (Section 65400 of the California Government Code) requires the City of Paramount to file a report each year addressing the status and progress toward goals and objectives of the Paramount General Plan. City staff will provide the Annual Progress Report to the City Council, the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). The Annual Progress Report provides a means to monitor the General Plan and determine if changes need to be made in the plan or its implementation. This report addresses calendar year 2023.

PURPOSE OF THE GENERAL PLAN

The General Plan serves two primary functions. The General Plan provides information and states the community's goals, objectives, policies, and implementation measures – the means of achieving the goals and objectives. The General Plan is a public document and is available for all to read and use as needed. Copies are available for review at the Paramount Library and in the Planning Department at City Hall. Additionally, a downloadable digital copy is available on the official City website at the following location:

<https://www.paramountcity.com/government/planning-department/planning-division/general-plan>

The General Plan contains separate elements concerning land use, economic development, housing, transportation/circulation, public facilities, health and safety, resource management, and environmental justice. The General Plan was most recently comprehensively updated in 2007. On March 1, 2022, the City Council approved a new element – environmental justice – that was not in previous versions of the plan. Also on March 1, 2022, the City Council adopted a revised Health and Safety Element and replaced the 5th Cycle Housing Element (October 2013 to October 2021) with the 6th Cycle Housing Element (October 2021 to October 2029).

As an informational document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. The General Plan provides the public with valuable details about the City and the direction that it seeks to move. In a community where change can be accentuated by rapid growth, there is a need to look ahead and determine the effect of change on the physical, social, and economic structure of the community.

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

GENERAL PLAN IMPLEMENTATION

The General Plan carries a sizable weight in the planning and development processes. Zoning and subdivisions are two of the primary implementation programs of the General Plan. State law requires, and the California courts have confirmed, that a jurisdiction's general plan and zoning must be consistent with each other. Additionally, the State Subdivision Map Act requires decisionmakers to make findings of consistency with the General Plan before approving any subdivision of land. The Capital Improvements Program (CIP), specific plans, and developer fees are other means to implement the General Plan. Primary responsibility for the Paramount General Plan lies with the Planning Department. The duties of the two Planning Department divisions are noted in the next two sections.

Planning Department – Building and Safety Division

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

The Building and Safety Division issues building permits and provides information to contractors, architects/designers, and the general public on building-related issues. The Building and Safety Division provides plan check services through a contract with Scott Fazekas and Associates, Inc. Plan check engineers confirm structural safety, energy conservation, green technology, fire and life safety, accessibility, and appropriate plumbing, electrical, and mechanical systems. Building permit technicians employed and contracted by the City issue permits. Certified building inspectors who are full-time City employees conduct field inspections. The building inspectors issue correction notices or final approval in accordance with the associated codes. In 2023, building inspectors completed 3,331 inspections, and the Building and Safety Division issued 841 permits.

Planning Department – Planning Division

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

In 2023, the Planning Division reviewed site plans and proposed developments to ensure compliance with zoning and design requirements. Additionally, the Planning Division processed 86 administrative actions (formal administrative reviews including home additions, accessory dwelling units or ADUs, and mobile food vending vehicles), 25 conditional use permits, 15 development review applications, three zone changes, one General Plan amendment, three zoning ordinance text amendments, and one tentative tract map.

The Planning Division also manages the Home Improvement Program and Commercial Rehabilitation Program. The Home Improvement Program (previously known as the Residential Rehabilitation Program) provides grants from federal HOME funds to low-to-moderate income households for home improvements. The Home Improvement Program solely focused on single-family home assistance from the inception of the program in 1982 until the City Council approved the expansion of the program to include mobile homes (manufactured homes) on a fixed foundation in 2022. Three single-family residential projects were completed in 2023. Four projects began construction – two at Golden State Mobile Home Park, one at Cherryfield Village Mobile Home Park, and one single-family home at Calle Las Brisas.

STATUS OF THE GENERAL PLAN

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

Status of the following elements are within subsequent sections:

1. Land Use
2. Economic Development
3. Transportation
4. Public Facilities
5. Health and Safety
6. Resource Management
7. Environmental Justice
8. Housing



Land Use Element

1. Land Use Element

The goals of this element include improving the relationship between land and uses; improving the identity of the City through the creation of urban spaces and distinctive City entry points; improving the unity and identity of residential neighborhoods, and preserving a high quality of life. The following programs were implemented to achieve these goals during 2023:

- Zone Change requests. The City processed two zone changes. The Zoning Map changed from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards) at 16261 Orizaba Avenue to allow the construction of 10 single-family homes on a vacant lot. The second Zone Map change was from R-2 (Medium Density Residential) to PD-PS at 16305 Hunsaker Avenue to allow the disposition of the property to a nonprofit affordable housing developer and the subdivision of the property into parcels for the construction of one single-family home on each resulting property for the future sale to income-qualifying households.
- Home Improvement Program. This program continued with the broader goal of protecting existing residential neighborhoods and preventing blight.
- Zoning Ordinance Text Amendments. Staff prepared three amendments to the Zoning Ordinance (Title 17 of the Paramount Municipal Code). The amendments include establishing provisions of Senate Bill (SB) 9 regarding urban lot splits and two-unit residential developments on properties in the R-1 (Single-Family Residential) zone; incorporating North Paramount Gateway Specific Plan into the Zoning Ordinance/Municipal Code; and revising regulations regarding development review application notifications

2024 Programs:

- General Plan Amendments and Zone Change requests. The Planning Commission and City Council will process applications to amend the land use and zoning maps as required by State law to bring the current zoning map into conformity with the Land Use Element of the General Plan. The Clearwater Specific Plan is underway, which will revise the Clearwater East Specific Plan. The City Council will consider a request to rezone residential properties on Vermont Avenue from M-1 (Light Manufacturing) to R-M (Multiple-Family Residential).
- Home Improvement Program. The protection of existing residential neighborhoods by preventing blight and improving the physical appearance of these neighborhoods will continue through this program, which now includes mobile homes (manufactured homes).

- Identification signs. The Public Works Department continues installation of City of Paramount identification signs. Park signs will be replaced to match the gateway design theme.
- Commercial areas. The City of Paramount will continue to preserve and promote the improvement of the existing commercial areas, including those districts located along Paramount Boulevard and Alondra Boulevard.
- Pedestrian linkages. The City will continue to provide safe, convenient pedestrian linkages across and along streets containing commercial centers and uses.
- Open space. The City will continue to maintain, and where possible, expand its open space resources. A Parks Master Plan is underway.



Economic Development Element

2. **Economic Development Element**

The goals of this element include the use of design guidelines to improve the physical environment; the removal of blight; the improvement of the City's infrastructure; and the attraction of sales tax-generating businesses. The following programs were implemented to meet the goals of this element during the 2023 period:

- Design review. Continued to utilize design review to improve the physical environment of the City.
- Business attraction and retention. Continued to attract new businesses into the community and improve retail shopping and restaurant options for residents of the City. Engaged the business community through contacts with employers and commercial real estate brokers.
- Small business assistance. Provided \$110,000 in financial assistance to small businesses that had been impacted by the COVID-19 pandemic.
- Explore Paramount. "Shop local" efforts were supported under the banner of Explore Paramount.
- Water systems. Replaced water valves and meters at various locations in the City, and continued development of a new water well on Garfield Avenue.
- Signs. The Public Works Department continued work to produce new City monument signs to further identify Paramount.

2024 Programs:

- Design review. Continue to utilize design review to improve the physical environment of the City.
- Business attraction and retention. Continue to attract new businesses into the community and improve retail shopping and restaurant options for residents of the City. Continue to engage the business community. Continue to actively work with business/retail owners to achieve City beautification efforts.
- Workforce development. Continue working on workforce development with the Paramount Chamber of Commerce, Southeast Los Angeles County (SELACO) Workforce Development Board, and the Long Beach Small Business Development Center (SBDC).
- Water systems. Continue to replace water valves and meters at various locations in the City as well as continued development of a new water well.

- Public art. Through the Paramount Paints and other artistic efforts, expand murals and other visual arts as a component of a strong economy. Initiated the Public Art Master Plan.
- Marketing. Continue to utilize branding, marketing, and communication efforts that promote the business community, including the promotion of Downtown Paramount as the core of the Central Business District. Further develop and market the Explore Paramount platform to promote local business.



Transportation Element

3. **Transportation Element**

The purpose of the Transportation Element is to provide a safe and efficient circulation system for the City and to promote the safe and efficient movement of people and goods within the City. The Transportation Element describes methods to facilitate traffic improvements. The following programs implemented the goals of this element:

2023 Programs:

- Transit taxes and CDBG funds. The City continued to facilitate traffic improvements through funding from transit tax and Community Development Block Grant (CDBG) sources. Alley projects went out to bid.
- Fixed-route transit. Long Beach Transit and Metro provide in-town transit routes that connect to the region.
- Elderly Nutrition transit services. In 2019, the City transitioned all City bus transit services to the Elderly Nutrition Program to on-demand taxi services through a contract with Administrative Services Cooperative/Fiesta Taxi. The City continues to offer this program.
- College transit services. City bus transit services to local area colleges are promoted through a transit access pass contract with Long Beach Transit.
- Dial-A-Ride and Medical Taxi programs. In 2019, the City transitioned all City bus services for Dial-A-Ride to on-demand taxi services through a contract with Administrative Services Cooperative/Fiesta Taxi. The City continued operation of the Medical Taxi program through a contract with Administrative Services Cooperative/Fiesta Taxi.
- GoGo Grandparent. In 2022, the City began a ridesharing a rideshare service for seniors traveling to medical offices and the Paramount Senior Center/Paramount Community Center.
- Active transportation plans and programming. In 2015, the City Council adopted the Bellflower-Paramount Bike and Trail Master Plan. Amongst other goals, the BMP allows for grant funding to complete a bicycle path along the West Santa Ana Branch corridor to connect the Los Angeles River with the San Gabriel River. In 2019, the City Council approved the Bellflower-Paramount Active Transportation Plan. The plan identifies bicycle paths and pedestrian-friendly actions for future implementation.
- Bicycle racks. Businesses installed additional bicycle racks as requested of the Planning Commission and the Development Review Board.

- Southeast Gateway (formerly West Santa Ana Branch) transit. The City, as a member of the Eco-Rapid Transit joint powers authority (since dissolved) and the Gateway Cities Council of Governments and through direct contact with Metro, continued advocating for superior light rail stations in the West Santa Ana Branch corridor and for protection to neighboring properties, residential tenants, and businesses along the planned route.

2024 Programs:

- Transit taxes and CDBG funds. The City will continue to facilitate traffic improvements through funding from transit tax and Community Development Block Grant (CDBG) sources.
- Paramount in Motion. Paramount in Motion is the name given to the partnership between the City, Long Beach Transit (LBT), Fiesta Taxi, and Metro Los Angeles. Routes are operated by Long Beach Transit such as routes 21A, 21B, 22, and 71 and existing Metro lines.
- Paramount University Pass (PUP). Paramount students are eligible to receive the “PUP” card which provides students with unlimited travel on Long Beach Transit and Metro bus routes to nearby college campuses.
- Elderly Nutrition transit services. The City continues operation of transit services to the Elderly Nutrition Program through a contract with Administrative Services Cooperative/Fiesta Taxi.
- Dial-A-Ride and Medical Taxi programs. The City continued operation of the Dial-A-Ride and Medical Taxi programs through a contract with Administrative Services Cooperative/Fiesta Taxi.
- Dial-A-Lift (DAL). Dial-A-Lift offers curb-to-curb, shared-ride transit service exclusively for those who are mobility impaired, reside in the City of Paramount, are at least 18 years of age, and are unable to board or access the LBT buses. This service is only available for Paramount residents traveling through the cities of Paramount, Long Beach, Lakewood, and Signal Hill.
- GoGo Grandparent. Since 2022, the City has offered a ridesharing service for seniors traveling to medical offices and the Paramount Senior Center/Paramount Community Center.
- Active transportation plans and programming. The City will continue implementing the Bellflower-Paramount Joint Active Transportation Plan and the Bellflower-Paramount Bike and Trail Master Plan.

- Bicycle racks. Businesses will continue installing bicycle infrastructure as conditions of approval of conditional use permits and development review applications.
- Southeast Gateway (formerly West Santa Ana Branch) transit. The City will continue advocating for superior light rail stations in the West Santa Ana Branch corridor. The City is working to ensure environmental impacts are minimal.



Public Facilities Element

4. **Public Facilities Element**

The goals of the Public Facilities Element include the examination of the needs for public facilities, which are comprised of water, sewage, waste management, schools, libraries, and health care facilities. During the 2023 period, the following programs implemented these goals:

- Schools. The strong working relationship between the City and Paramount Unified School District (PUSD) and the Paramount Education Partnership (PEP) endured. The City continued to support the Youth Commission. City and PUSD support for the Joint Use Agreement allowing City facilities to be used for PUSD needs for recreational school space and meeting space was ongoing. PUSD facilities to be used for City needs with additional athletic space was also uninterrupted.
- Water. Water improvements were made at various locations throughout the City, and continued efforts to complete construction of a new water well (Well 16). The City assessed the property at 16247 Vermont Avenue for the installation of public water infrastructure. Drought tolerant landscaping was installed in additional street medians. In February 2023 the City Council approved an agreement between the City of Paramount and the Central Basin Municipal Water District for the turf replacement rebate program.
- Organic waste. The City continued implementing regulations for mandatory organic waste disposal reduction as required by the State under Senate Bill 1383.
- Library. Los Angeles County began a remodel of the Paramount Library.

2024 Programs:

- Schools. The City will continue its strong working relationship with PUSD and continue leading the Paramount Education Partnership (PEP). The Youth Commission will continue meeting. The support of the Joint Use Agreement will continue.
- Water. Continued local improvements will be made at various locations throughout the City, and the development of Well 16 will continue. The specific public water infrastructure type will be determined of the vacant property at 16247 Vermont Avenue. The City adopted and will adopt additional drought restrictions if needed. The Planning Department will continue implementing drought tolerant landscaping requirements for private development.
- Organic waste. The City will continue implementing organic waste requirements.

- Library. Construction of the Paramount Library remodel will be completed.



Health and Safety Element

5. **Health and Safety Element**

The Health and Safety Element was updated as required by SB 379 to incorporate climate adaptation and resiliency strategies. As the City Council adopted the Paramount Climate Action Plan (CAP) in 2021, the Health and Safety Element refers directly to the CAP. Continuing goals of the Health and Safety Element are to prepare for natural disasters to minimize loss of life and damage to property; ensure the functioning of vital public services in a disaster; provide fire and police services; and preserve acceptable noise levels within the community. These goals were implemented through the following programs during the 2023 period:

- Disaster preparedness. The City continued to train all employees in disaster response duties.
- Public Safety. The City continued code enforcement efforts to reduce fire and other hazards at blighted/dilapidated properties. The City also continued to require all new development to comply with established fire safety standards, including sprinkler systems and smoke detectors, where appropriate. The City also coordinated with the South Coast Air Quality Management District (SCAQMD) to reduce emissions of toxic air contaminants and nuisance odors. The City continued to monitor hexavalent chromium levels and post results to the Paramount Environment website.
- Police services. The City continued its high level of police service in the community, and continues to operate the Good Neighbor Program. Neighborhood Watch efforts continued.
- Noise component. The City continued to enforce its Noise Ordinance to ensure that sensitive receptors are not negatively affected by noise levels.
- Animal control. The City continued to provide a high level of animal control services contracted through the Southeast Area Animal Control Authority (SEAACA).

2024 Programs:

- Disaster preparedness. City staff are prepared to serve as disaster workers. The City is increasing training of all employees in disaster response duties and will continue to complete mandated Federal Emergency Management Agency (FEMA) training. The City will conduct emergency exercises on a regular basis.
- Public Safety. The City's Code Enforcement Officers will continue training to ensure they have knowledge of fire codes. The City will continue efforts to reduce fire and other hazards at blighted and dilapidated properties. The City will also continue to require all new development to comply with established fire safety standards, including sprinkler systems, smoke detectors, and carbon

monoxide detectors, where appropriate. The City will continue multipronged efforts to combat fugitive toxic air emissions and nuisance odors.

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



Resource Management Element

6. **Resource Management Element**

The goals of the Resource Management Element include equal distribution of open space throughout the City; effective use of the open space that is available; and provision of recreation programs to meet the needs of all residents. These goals were implemented in the 2023 period through the following programs:

- Conservation. Drought tolerant landscaping was installed in street medians.
- Parks. The City continued to improve existing park facilities, including the replacement of playground equipment.
- Parks Master Plan. The Community Services Department continued a Parks Master Plan.
- Events. The City promoted events and activities to nurture health, wellness, and quality of life.
- Community orchard. The City used a grant through the Port of Long Beach and funds through Assembly Speaker Rendon's office to develop a community orchard at Dills Park, which is adjacent to the Los Angeles River.

2024 Programs:

- Conservation. Efforts to continue the installation of drought tolerant landscaping will occur.
- Parks. The City will continue to pursue the creation of new parks and improvement of existing parks with enhanced adult recreation programming.
- Parks Master Plan. The Community Services Department will bring the Parks Master Plan to completion.
- Events. The City will continue promoting events and activities to nurture health, wellness, and quality of life. Events include the Friday Night Market, Military Banner Recognition Program, holiday events, banners recognizing the City's Top 25 graduating Paramount High School students, and recognition of top Paramount athletes as part of the Paramount Youth Hall of Fame.
- Cultural/Arts. The City will continue improving utility boxes with painted and wrap art, and larger-scale artistic endeavors will be introduced as funding allows. Paramount Paints will be further developed as a program and resource.
- Community orchard. The community orchard at Dills Park will continue development.



Environmental Justice Element

7. **Environmental Justice Element**

The City Council adopted the Environmental Justice Element on March 1, 2022 in accordance with SB 1000. This element addresses land use and equity issues throughout the City and includes goals and policies to reduce exposure to environmental hazards and improve social well-being. These goals were implemented through the following programs during the 2023 period:

- Air quality monitoring. In 2023, the City continued air quality monitoring and posting the results to the Paramount Environment website. A grant from the U.S. Environmental Protection Agency is funding a total of two years of air monitoring.
- Truck idling campaign. The Planning Commission imposed conditions of approval for businesses with trucking to install signs prohibiting truck idling.
- Active recreation. Active recreation programming was enhanced with a variety of team and individual activities such as volleyball, yoga, and fitness training.
- Climate Action Plan. The City continues to work on the implementation of its Climate Action Plan (CAP) which the City Council adopted in 2021.
- Urban Forest Management Plan. Work toward CAP strategies include a partnership with the nonprofit organization TreePeople which through a Cal Fire grant completed an Urban Forest Management Plan (UFMP) with a strong community outreach component. The UFMP will help the City grow its urban canopy and maintain its status as a Tree City USA.
- Community gardens. A composting education program, which aligns with the State's requirement to reduce organic waste in landfills, continued at the community garden at Cortland Avenue.

2024 Programs:

- Air quality monitoring. The City will continue air quality monitoring and posting the results to the Paramount Environment website.
- Truck idling campaign. The Planning Commission will continue imposing a condition of approval for businesses with trucking to install signs prohibiting truck idling.
- Active recreation. Active recreation programming with a variety of team and individual activities such as volleyball, yoga, and fitness training will continue, and additional activities, such as softball, will be considered and implemented to meet the needs of the Paramount community.

- Climate Action Plan. The City will continue to work on the implementation of its Climate Action Plan (CAP) which the City Council adopted in 2021.
- Urban Forest Management Plan. The Urban Forest Management Plan (UFMP), completed in 2023, will help the City grow its urban canopy and maintain its status as a Tree City USA.
- Community gardens. Programming, including a composting education program, at the community garden at Cortland Avenue will continue. Composting aligns with the State's requirement to reduce organic waste in landfills.



Housing Element

8. Housing Element

In summary, the City issued permits to construct 35 housing units in 2023. A total of 33 housing units were completed and received a certificate of occupancy. The Planning Division ministerially reviewed and approved 54 administrative applications in 2023 for a total of 60 housing units. The Development Review Board approved an additional 11 units, including 10 single-family homes at 16261 Orizaba Avenue and a rear, detached unit at 15708 Orizaba Avenue.

Pursuant to Government Code Section 65400, the City Council is required to prepare an Annual Housing Element Progress Report on the status and progress in implementing the Paramount Housing Element using tables and definitions adopted by the Department of Housing and Community Development (HCD). The tables relevant to Paramount in 2023 are included as “**Attachment 1**” with the exception of Table D, which is included below in the body of this report.

Additionally, the Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the Paramount Housing Successor activities during the 2023 fiscal year. The purpose of this Report is to annually provide the governing body of the Housing Successor a report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular Sections 34176 and 34176.1 (Dissolution Law). The Report is attached as “**Attachment 2**”.

The goal of the Housing Element is to identify local housing needs and to implement measures to meet those needs. Another goal of the Housing Element is to implement a community’s share of the Regional Housing Needs Assessment (RHNA). In the State of California, each association of governments is required to generate housing needs numbers for their constituent jurisdictions. The Southern California Association of Governments (SCAG), which is the designated Association of Governments for most Southern California counties, determined that the City of Paramount needs to produce 364 new housing units during the eight-year 6th Cycle period from October 2021 to October 2029. On March 1, 2022, the City Council adopted the 6th Cycle Paramount Housing Element. HCD certified the Housing Element in October 2022.

The City is progressing toward a further update to the Clearwater Specific Plan Area, which is the new name for the Clearwater East Specific Plan. This is the zoning document that encompasses the 68-acre area south of Rosecrans Avenue, west of Paramount Boulevard, north of Somerset Boulevard, and east of the Union Pacific Railroad. The City Council adopted the Clearwater East Specific Plan in 1987 and updated it in 2019 to incorporate housing uses with the existing allowed swap meet, retail/commercial, office, and light manufacturing uses. In 2023 the City Council adopted the North Paramount Gateway Specific Plan, which encompasses

neighborhoods on the east and west of Paramount Boulevard, north of Rosecrans Avenue and south of the 105-freeway.

The City also continues to support thriving senior housing developments on Vermont Avenue and Adams Street. The City provided financial support for the development on Adams Street and continues to maintain an active relationship with the project owners and project managers to ensure that the management of each provides high level of service and quality of life to the residents. The City is committed to meeting the needs of any special groups that are identified in the Housing Element Update.

The completed tables for Calendar Year 2023 are summarized below:

Table A – Housing Development Applications submitted. This table only includes data on housing units and developments for which an application was submitted (and deemed complete) between January 1 and December 31 of the reporting year. An “application” is a formal submittal of a project for approval. This table is shown in Attachment 1.

Table A2 – Annual Building Activity Report Summary – New Construction, Entitled, Permits, and Completed Units. This table requires information for very low, low, moderate and above moderate income housing affordability categories and for mixed-income projects. The table includes data on the new housing units and developments that have received any one of the following: an entitlement, a building permit, or a certificate of occupancy or other form of readiness that was issued during the reporting year. This table is shown in Attachment 1.

Table B – Regional Housing Needs Allocation Progress – Permitted Units Issued By Affordability. Table B is a summary of prior permitting activity in the current planning cycle, including permitting activity for the calendar year being reported. Table B also includes data reported to HCD from prior Annual Progress Reports. This table is shown in Attachment 1.

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law. This table does not apply to Paramount in this year. Accordingly, this table is not included in this report.

Table D – Program Implementation Status pursuant to Government Code Section 65583. This table describes the implementation status of those programs that support the Paramount Housing Element. This table is as follows.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Paramount		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Affordable Housing Incentives	Assist five affordable housing projects	By end of 6th Cycle	Ongoing
2. Homebuyer Assistance Programs	Assist five lower-income households	By end of 6th Cycle	Ongoing
3. Code Enforcement	128 units corrected during the planning period	By end of 6th Cycle	454 units corrected in the first year; Objective exceeded in first year. Objective will be adjusted in next cycle.
4. Developer Consultation Program	Complete Developer Consultation Program within one year of Housing Element adoption; implementation of program is ongoing	Guidelines by end of 2023. Implementation ongoing.	Ongoing
5. Single Room Occupancy (SRO) Housing Program	Achieve at least one SRO development project (consisting of multiple units) during planning period	By end of 6th Cycle	Ongoing
6. Mixed-use Development Program	Ongoing; annual review of progress	Ongoing	Ongoing – Adopted North Paramount Gateway Specific Plan allows for mixed-use development
7. Adequate Sites and Monitoring of No Net Loss (SB 166)	Complete Specific Plan/Zoning Update by December 2023; No Net Loss Monitoring will be ongoing	By December 2023	North Paramount Gateway Specific Plan adopted 2023. Clearwater Specific Plan to follow.

8. Specific Plan Minimum Densities	Complete by December 2023; adopt the North Paramount Gateway Specific Plan once the Environmental Impact Report is completed	Complete by December 2023	North Paramount Gateway Specific Plan adopted 2023. Clearwater Specific Plan to follow.
9. Zoning Amendments	Complete Zoning Code consistency within 24 months of approval of the Housing Element and taking into account new legislation.	Complete by late 2023	Legal review complete. Ordinance will be reviewed by the City Council by late 2024.
10. Energy Conservation Program	Ongoing	Ongoing	North Paramount Gateway Specific Plan (adopted 2023) includes requirement for new building to exceed California code requirement by 5%.
11. Lead-based Paint Hazard Removal Program	Assist 20 households	By end of 6th Cycle	1 household was assisted for lead-based paint removal (2 previous year). 1 household was assisted for asbestos removal (3 previous year).
12. Homeless Plan	Ongoing	Ongoing	Homeless Plan revision completed in 2023
13. Residential Rehabilitation Program (“Home Improvement Program”)	48 units	By end of 6th Cycle	3 projects (3 units) completed – 7 to date in planning cycle.

14. Sites for Special Needs Housing	Initiate Zoning Amendments and revisions to the Zoning Map for adoption no later than 2023	By December 2023	Ongoing
15. Update Fees and Exactions	Complete within two years of Housing Element adoption	By late 2024	Initiated early 2024.
16. Accessory Dwelling Units	Permit 166 ADUs between 2021 to 2029, averaging 21 units per year	By end of 6th Cycle	On track to exceed objective. ADU resource program underway.
17. At-risk Unit Preservation Program	Ongoing	Ongoing	Ongoing

Table E – Commercial Development Bonus Approved pursuant to Government Code Section 65915.7. This table does not apply to Paramount. Rather, it applies to cities where an applicant was granted approval of a commercial development and had entered into an agreement with that city for partnered housing contribute affordable housing through a joint project or two separate project encompassing affordable housing in exchange for a commercial development bonus. Accordingly, this table is not included in this report.

Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1(c). This table does not apply to Paramount in this year. This table may be used to report dwelling units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved consistent with the standards set forth in Government Code. Accordingly, this table is not included in this report.

Table F2 – Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code Section 65400.2. This table does not apply to Paramount. Accordingly, this table is not included in this report. In order to qualify under the provision of this Government Code section, the converted units must be recorded for a minimum term of 55 years, and no such project in Paramount meets this criteria.

Table G – Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of. This table does not apply to Paramount. Accordingly, this table is not included in this report.

Table H – Locally Owned Surplus Sites. On March 14, 2023, the City Council adopted Resolution No. 23:010, declaring the property at 15538 Colorado Avenue to be surplus land pursuant to the Surplus Land Act. This property is included in Table H, and is shown below:

Table H					
Locally Owned Surplus Sites					
Parcel Identifier				Designation	Size
1	2	3	4	5	6
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)
Summary Row: Start Data Entry Below					
6270015900	15538 Colorado Avenue	Public Facilities		Surplus Land	0.258

Table I – Removed by HCD.

Table J – Student housing development for lower income students for which was granted a density bonus pursuant to Section 65915. This table does not apply to Paramount and is not included in this report.

Table K – Tenant Preference Policy. This table does not apply to Paramount and is not included in this report.

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	11
Low	Deed Restricted	0
	Non-Deed Restricted	14
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		9
Total Units		35

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	1	2
2 to 4 units per structure	0	0	0
5+ units per structure	10	0	0
Accessory Dwelling Unit	18	34	31
Mobile/Manufactured Home	0	0	0
Total	29	35	33

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	33	35
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	54
Number of Proposed Units in All Applications Received:	60
Total Housing Units Approved:	60
Total Housing Units Disapproved:	0

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

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

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

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	54	60
Discretionary	0	0

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

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	18
Sites Rezoned to Accommodate the RHNA	0

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table A Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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 (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	18	0	20	0	2	20	60	60	0		
	6237002016	7023 San Luis [ADU: 7021 San Luis St]	AA2211	AA2211	ADU	R	1/5/2023							1	1	1		NONE	No
	6265009008	13917 Anderson St [ADU: 13915 Anderson St]	AA2212	AA2212	ADU	R	1/5/2023				1				1	1		NONE	No
	6237023015	6613 San Miguel [ADU:6615 San Miguel]	AA2213	AA2213	ADU	O	1/6/2023		1						1	1		NONE	No
	6270006021	15121 Virginia Ave [ADU: 15123 Virginia Ave]	AA2218	AA2218	ADU	R	2/2/2023				1				1	1		NONE	No
	6241007034	8439 Somerset Blvd	AA2219	AA2219	ADU	R	1/27/2023							2	2	2		NONE	No
	6264014058	13444 Merkel Ave	AA2220	AA2220	ADU	O	2/9/2023		1						1	1		NONE	No
	7102005030	7337 Jackson St	AA2221	AA2221	ADU	R	2/10/2023							1	1	1		NONE	No
	7103003007	15928 Georgia Ave	AA2222	AA2222	ADU	R	2/13/2023		1						1	1		NONE	No
	6265014010	14121 Orizaba Ave	AA2226	AA2226	ADU	O	3/2/2023		1						1	1		NONE	No
	6242013026	7615 Happy St	AA2227	AA2227	ADU	R	3/6/2023		1						1	1		NONE	No
	7102007019	7254 Motz St	AA2228	AA2228	ADU	R	3/7/2023		1						1	1		NONE	No
	6236007022	7123 Lugo St	AA2231	AA2231	ADU	R	3/29/2023							1	1	1		NONE	No
	7103030040	16610 Indiana Ave	AA2232	AA2232	ADU	O	4/4/2023							1	1	1		NONE	No
	6236018005	7314 Cortland Ave	AA2233	AA2233	ADU	R	4/26/2023				1				1	1		NONE	No
	6242005003	13718 Fairlock Ave [ADU: 13720 Fairlock Ave]	AA2234	AA2234	ADU	R	4/28/2023				1				1	1		NONE	No
	6270009014	15347 Georgia Ave	AA2238	AA2238	ADU	R	5/18/2023		1						1	1		NONE	No
	6265008004	13616 Obispo Ave	AA2239	AA2239	ADU	R	5/23/2023							1	1	1		NONE	No
	6237015023	6813 San Marcus St	AA2240	AA2240	ADU	R	5/23/2023				1				1	1		NONE	No
	6237002018	7033 San Luis St	AA2242	AA2242	ADU	R	6/6/2023				1				1	1		NONE	No
	6240002012	15301 Gundry Ave	AA2243	AA2243	ADU	R	6/3/2023				4				4	4		NONE	No
	7101005008	6824 Motz St	AA2244	AA2244	ADU	R	6/12/2023							1	1	1		NONE	No
	6270031038	15315 Wiemer Ave	AA2246	AA2246	ADU	O	6/21/2023		1						1	1		NONE	No
	6264011018	13446 Wiemer Ave	AA2247	AA2247	ADU	O	6/21/2023		1						1	1		NONE	No
	6237030009	6508 San Mateo St	AA2248	AA2248	ADU	R	6/23/2023							1	1	1		NONE	No
	6237024018	6627 San Juan St	AA2249	AA2249	ADU	R	6/27/2023							1	1	1		NONE	No
	6240002007	15131 Gundry Ave	AA2250	AA2250	ADU	R	7/5/2023		2						2	2		NONE	No
	6239009015	6820 Severn	AA2252	AA2252	ADU	R	6/23/2023							1	1	1		NONE	No
	6265008005	13620 Obispo Ave	AA2253	AA2253	ADU	R	7/11/2023							1	1	1		NONE	No

	6241007009	8420 2nd St	AA2254	AA2254	ADU	R	7/12/2023							1	1	1		NONE	No
	6236024001	7454 Rood St	AA2257	AA2257	ADU	R	7/26/2023							1	1	1		NONE	No
	6268026034	15309 Bellota Ave	AA2258	AA2258	ADU	O	8/2/2023		1						1	1		NONE	No
	6270031007	15336 Virginia Ave	AA2259	AA2259	ADU	R	8/7/2023				1				1	1		NONE	No
	6237010021	6819 San Carlos St	AA2260	AA2260	ADU	R	8/9/2023		1						1	1		NONE	No
	6241015013	8058 3rd St	AA2261	AA2261	ADU	R	8/9/2023				1				1	1		NONE	No

	6237-027-020	6513 San Miguel St	AA2195	AA2195	ADU	O								
	6264011018	13446 Wiener Ave [ADU: 13448 Wiener Ave]	AA2197	AA2197	ADU	O	1						12/14/2023	1
	6265-021-057	14060 Anderson Avenue	AA2198	AA2198	ADU	R								0
	6265-021-057	14060 Anderson Avenue	AA2198	AA2198	SFD	R								0
	6265-020-049	8338 Olanda Ave [ADU: 8338 1/2 Olanda]	AA2200	AA2200	ADU	R								0
	6237-032-002	6506 San Luis Street	AA2204	AA2204	ADU	O								0
	6265008001	13602 Obispo Avenue	AA2210	AA2210	ADU	R								0
	6239004020	15137 San Jose Ave [Unit: 15139 San Jose]	DRA No. 22:002	DRA No. 22:002	SFD	R								0
	6237032006	6526 San Luis [ADU: 6528 San Luis]	AA2121	AA2121	ADU	O								0
	7101005005	6808 Motz St [ADU: 6808 Motz St Unit A]	AA2112	AA2112	ADU	R								0
	6237009010	6825 San Rafael [ADU: 6823 San Rafael]	AA2136	AA2136	ADU	R								0
	6237002015	7017 San Luis St [ADU: 7017 1/2 San Luis St]	AA2069	AA2069	ADU	R								0
	6242009001	13838 Florine [ADU: 13838 Florine Unit A]	AA2146	AA2146	ADU	R								0
	7101004018	6829 Motz [ADU: 6829 1/2 Motz]	AA2140	AA2140	ADU	R								0
	6268022018	15348 Pimenta [ADU: 15348 1/4 Pimenta]	AA2141	AA2141	ADU	R								0
	6265020031	8327 Quimby [ADU: 8327 1/2 Quimby]	AA2116	AA2116	ADU	O								0
	6237021018	6629 San Mateo [ADU: 6627 San Mateo]	AA2132	AA2132	ADU	R								0
	6242030005	13849 McClure [ADU: 13849 1/1 McClure]	AA2064	AA2064	ADU	R								0
	6237021011	6650 San Vincente [ADU: 6652 1/2 San Vincente]	AA2129	AA2129	ADU	R								0
	7103022020	16443 Georgia [ADU: 16445 Georgia]	AA2115	AA2115	ADU	R								0
	6239006001	6609 Myrrh [ADU: 6609 Myrrh Unit B]	AA2120	AA2120	ADU	R								0
	6270019019	15527 Virginia Ave [ADU: 15527 1/4 Virginia Ave]	AA2044	AA2044	ADU	R								0
	6268019006	8826 Chester	AA2088	AA2088	ADU	R								0
	7101008028	6622 Marcelle St [ADU: 6622 1/2 Marcelle St]	AA2011	AA2011	ADU	R								0
	6241008050	8201 1st St [ADU: 8203 1st St]	AA2027	AA2027	ADU	R								0
	7102007019	7254 Motz St [ADU: 7256 Motz St]	DRA No. 20:001	DRA No. 20:001	SFD	R								0
	6237002016	7023 San Luis [ADU: 7021 San Luis]	AA2211	AA2211	ADU	R				1			3/20/2023	1
	7102007019	7254 Motz St [ADU: 7254 1/2 Motz St]	AA2228	AA2228	ADU	R	1						4/3/2023	1
	7103003007	15928 Georgia Ave [ADU: 15926 Georgia Ave]	AA2222	AA2222	ADU	R	1						4/9/2023	1

	7103030040	16610 Indiana Ave [ADU: 16610 1/2 Indiana Ave]	AA2232	AA2232	ADU	O						1	5/8/2023	1
	6270009014	15347 Georgia Ave [ADU: 15347 1/2 Georgia Ave]	AA2238	AA2238	ADU	R		1					6/23/2023	1
	6236018005	7314 Cortland Ave [ADU: 4314 1/2 Cortland Ave]	AA2233	AA2233	ADU	R			1				5/26/2023	1
	6241015013	8058 3rd St [ADU: 8058 1/4 3rd St]	AA2261	AA2261	ADU	R			1				9/8/2023	1
	7101005008	6824 Motz St [ADU: 6822 Motz St]	AA2244	AA2244	ADU	R						1	10/5/2023	1
	6237002018	7033 San Luis St [7033 1/2 San Luis St]	AA2242	AA2242	ADU	R			1				7/20/2023	1
	6265009008	13917 Anderson St [ADU: 13915 Anderson St]	AA2212	AA2212	ADU	R			1				2/21/2023	1
	6241007034	8439 Somerset Blvd [ADUs: 8439 1/2 Somerset Blvd 84737 1/2 Somerset]	AA2219	AA2219	ADU	R						2	2/24/2023	2
	6237030009	6508 San Mateo St [ADU: 6506 San Mateo St]	AA2248	AA2248	ADU	R						1	7/25/2023	1
	6265014010	14121 Orizaba Ave [ADU: 14121 1/2 Orizaba Ave]	AA2226	AA2226	ADU	O		1					8/1/2023	1
	6242013026	7615 Happy St [ADU: 7613 Happy St]	AA2227	AA2227	ADU	R			1				7/3/2023	1
	6236007022	7123 Lugo St [ADU: 7123 1/2 Lugo St]	AA2231	AA2231	ADU	R						1	8/15/2023	1
	7102005030	7337 Jackson St [ADU: 7335 Jackson St]	AA2221	AA2221	ADU	R						1	5/24/2023	1
	6270023002	15708 Orizaba Ave [Unit: 15710 Orizaba]	DRA No. 23:003	DRA No. 23:003	SFD	R						1	2/1/2023	1
	7103012020	16261 Orizaba Ave	DRA No.23:009	DRA No.23:009	5+	O						10	5/25/2023	10

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	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	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	11	0	14	0	1	9		35
6264-001-001	13210 Merkel Avenue [ADU: 13210 1/4 Merkel Avenue]	AA2150		1						2/3/2023	1
6237-012-005	6822 San Juan Street [ADU: 6824 San Juan Street]	AA2151									0
6237-022-025	6653 San Vincente Street [ADU: 6653 1/2 San Vincente St]	AA2152									0
62400002003	7042 Somerset Blvd [ADU: 7044 1/2 Somerset Blvd]	AA2157									0
6270-019-022	15513 Virginia Ave [ADU: 15511 Virginia Ave]	AA2163									0
6270-032-011	15144 Virginia Avenue	AA2164							1	4/10/2023	1
6242006019	13716 Florine Ave	AA2167				1				2/7/2023	1
7101010007	6441 72nd St [ADU: 6443 72nd St]	AA2168		1						4/14/2023	1
6237003018	7035 San Marcus St [ADU: 7033 San Marcus St]	AA2170									0
7101005007	6820 Motz St [ADU: 6818 Motz St]	AA2172									0
7101008002	6606 Marcelle St [ADU: 6604 Marcelle St]	AA2173									0
6268-040-014 & 6268-040-015	8700 Rosecrans - 8710 Rosecrans Ave [ADUs: 8700 Rosecrans Unit 101A 8710 Rosecrans Unit 101A]	AA2181				2				5/12/2023	2

6237021018	6629 San Mateo [ADU: 6627 San Mateo]	AA2132									0
6242030005	13849 McClure [ADU: 13849 1/1 McClure]	AA2064									0
6237021011	6650 San Vicente [ADU:6652 1/2 San Vicente]	AA2129									0
7103022020	16443 Georgia [ADU: 16445 Georgia]	AA2115									0
6239006001	6609 Myrrh [ADU: 6609 Myrrh Unit B]	AA2120									0
6270019019	15527 Virginia Ave [ADU: 15527 1/4 Virginia Ave]	AA2044									0
6268019006	8826 Chester	AA2088									0
7101008028	6622 Marcelle St [ADU: 6622 1/2 Marcelle St]	AA2011									0
6241008050	8201 1st St [ADU: 8203 1st St]	AA2027									0
7102007019	7254 Motz St [ADU: 7256 Motz St]	DRA No. 20:001									0
6237002016	7023 San Luis [ADU: 7021 San Luis]	AA2211						1		7/13/2023	1
7102007019	7254 Motz St [ADU: 7254 1/2 Motz St]	AA2228		1						9/19/2023	1
7103003007	15928 Georgia Ave [ADU: 15926 Georgia Ave]	AA2222		1						8/4/2023	1
7103030040	16610 Indiana Ave [ADU: 16610 1/2 Indiana Ave]	AA2232							1	10/3/2023	1
6270009014	15347 Georgia Ave [ADU: 15347 1/2 Georgia Ave]	AA2238		1						10/9/2023	1
6236018005	7314 Cortland Ave [ADU: 4314 1/2 Cortland Ave]	AA2233				1				8/29/2023	1
6241015013	8058 3rd St [ADU: 8058 1/4 3rd St]	AA2261				1				12/1/2023	1
7101005008	6824 Motz St [ADU: 6822 Motz St]	AA2244							1	12/21/2023	1
6237002018	7033 San Luis St [7033 1/2 San Luis St]	AA2242				1				10/31/2023	1
6265009008	13917 Anderson St [ADU: 13915 Anderson St]	AA2212				1				5/17/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
			10									
Current APN	Street Address	Project Name ⁺	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			0	13	0	11	0	3	6		33	
6264-001-001	13210 Merkel Avenue [ADU: 13210 1/4 Merkel Avenue]	AA2150									0	
6237-012-005	6822 San Juan Street [ADU: 6824 San Juan Street]	AA2151				1				2/21/2023	1	
6237-022-025	6653 San Vicente Street [ADU: 6653 1/2 San Vicente St]	AA2152				1				9/25/2023	1	
62400002003	7042 Somerset Blvd [ADU: 7044 1/2 Somerset Blvd]	AA2157				1				8/9/2023	1	
6270-019-022	15513 Virginia Ave [ADU: 15511 Virginia Ave]	AA2163		1						8/9/2023	1	
6270-032-011	15144 Virginia Avenue	AA2164									0	
6242006019	13716 Florine Ave	AA2167									0	
7101010007	6441 72nd St [ADU: 6443 72nd St]	AA2168		1						10/20/2023	1	
6237003018	7035 San Marcus St [ADU: 7033 San Marcus St]	AA2170		1						3/30/2023	1	
7101005007	6820 Motz St [ADU: 6818 Motz St]	AA2172				1				3/15/2023	1	
7101008002	6606 Marcelle St [ADU: 6604 Marcelle St]	AA2173		1						12/29/2023	1	

6268-040-014 & 6268-040-015	8700 Rosecrans - 8710 Rosecrans Ave [ADUs: 8700 Rosecrans Unit 101A 8710 Rosecrans Unit 101A]	AA2181				2				11/8/2023	2
6237-016-020	6827 San Luis St. [ADU: 6827 1/2 San Luis]	AA2183				1				12/18/2023	1
6265007001	13600 Jetmore Ave [ADU: 13600 1/2 Jetmore Ave]	AA2184		1						6/16/2023	1
6236-026-007	7350 Lionel Street	AA2185									0
7103-014-023	16213 Virginia Ave [ADU: 16211 Virginia Ave]	AA2188		1						12/5/2023	1
6237004019	7027 San Mateo Avenue	AA2189									0
6237-031-008	6449 San Luis St	AA2191									0
7107003005	8552 Flower Street	AA2193									0
6241-014-026	8035 1st Street	AA2194									0
6237-027-020	6513 San Miguel St	AA2195									0
6264011018	13446 Wiemer Ave [ADU: 13448 Wiemer Ave]	AA2197									0
6265-021-057	14060 Anderson Avenue	AA2198									0
6265-021-057	14060 Anderson Avenue	AA2198									0
6265-020-049	8338 Olanda Ave [ADU: 8338 1/2 Olanda]	AA2200		1						10/19/2023	1
6237-032-002	6506 San Luis Street	AA2204									0
6265008001	13602 Obispo Avenue	AA2210									0
6239004020	15137 San Jose Ave [Unit: 15139 San Jose]	DRA No. 22:002							1	8/30/2023	1
6237032006	6526 San Luis [ADU: 6528 San Luis]	AA2121							1	11/21/2023	1
7101005005	6808 Motz St [ADU: 6808 Motz St Unit A]	AA2112							1	9/1/2023	1
6237009010	6825 San Rafael [ADU: 6823 San Rafael]	AA2136		1						6/23/2023	1
6237002015	7017 San Luis St [ADU: 7017 1/2 San Luis St]	AA2069						1		8/28/2023	1
6242009001	13838 Florine [ADU: 13838 Florine Unit A]	AA2146							1	11/16/2023	1

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier				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			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
6264-001-001	13210 Merkel Avenue [ADU: 13210 1/4 Merkel Avenue]	AA2150	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237-012-005	6822 San Juan Street [ADU: 6824 San Juan Street]	AA2151	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237-022-025	6653 San Vicente Street [ADU: 6653 1/2 San Vicente St]	AA2152	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
62400002003	7042 Somerset Blvd [ADU: 7044 1/2 Somerset Blvd]	AA2157	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6270-019-022	15513 Virginia Ave [ADU: 15511 Virginia Ave]	AA2163	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6270-032-011	15144 Virginia Avenue	AA2164	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6242006019	13716 Florine Ave	AA2167	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
7101010007	6441 72nd St [ADU: 6443 72nd St]	AA2168	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237003018	7035 San Marcus St [ADU: 7033 San Marcus St]	AA2170	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
7101005007	6820 Motz St [ADU: 6818 Motz St]	AA2172	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
7101008002	6606 Marcelle St [ADU: 6604 Marcelle St]	AA2173	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6268-040-014 & 6268-040-015	8700 Rosecrans - 8710 Rosecrans Ave [ADUs: 8700 Rosecrans Unit 101A 8710 Rosecrans Unit 101A1]	AA2181	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237-016-020	6827 San Luis St [ADU: 6827 1/2 San Luis]	AA2183	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								

6265007001	13600 Jetmore Ave [ADU: 13600 1/2 Jetmore Ave]	AA2184	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6236-026-007	7350 Lionel Street	AA2185	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
7103-014-023	16213 Virginia Ave [ADU: 16211 Virginia Ave]	AA2188	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237004019	7027 San Mateo Avenue	AA2189	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237-031-008	6449 San Luis St	AA2191	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
7107003005	8552 Flower Street	AA2193	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6241-014-026	8035 1st Street	AA2194	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237-027-020	6513 San Miguel St	AA2195	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6264011018	13446 Wiemer Ave [ADU: 13448 Wiemer Ave]	AA2197	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6265-021-057	14060 Anderson Avenue	AA2198	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6265-021-057	14060 Anderson Avenue	AA2198	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6265-020-049	8338 Olanda Ave [ADU: 8338 1/2 Olanda]	AA2200	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237-032-002	6506 San Luis Street	AA2204	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6265008001	13602 Obispo Avenue	AA2210	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6239004020	15137 San Jose Ave [Unit: 15139 San Jose]	DRA No. 22:002	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237032006	6526 San Luis [ADU: 6526 San Luis]	AA2121	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								

7102007019	7254 Motz St [ADU: 7256 Motz St]	DRA No. 20:001	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237002016	7023 San Luis [ADU: 7021 San Luis]	AA2211	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
7102007019	7254 Motz St [ADU: 7254 1/2 Motz St]	AA2228	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
7103003007	15928 Georgia Ave [ADU: 15926 Georgia Ave]	AA2222	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
7103003040	16610 Indiana Ave [ADU: 16610 1/2 Indiana Ave]	AA2232	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6270009014	15347 Georgia Ave [ADU: 15347 1/2 Georgia Ave]	AA2238	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6236018005	7314 Cortland Ave [ADU: 4314 1/2 Cortland Ave]	AA2233	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6241015013	8058 3rd St [ADU: 8058 1/4 3rd St]	AA2261	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
7101005008	6824 Motz St [ADU: 6822 Motz St]	AA2244	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237002018	7033 San Luis St [7033 1/2 San Luis St]	AA2242	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6265009008	13917 Anderson St [ADU: 13915 Anderson St]	AA2212	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6241007034	8439 Somerset Blvd [ADUs: 8439 1/2 Somerset Blvd 84737 1/2 Somerset]	AA2219	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6237030009	6508 San Mateo St [ADU: 6506 San Mateo St]	AA2248	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6265014010	14121 Orizaba Ave [ADU: 14121 1/2 Orizaba Ave]	AA2226	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6242013026	7615 Happy St [ADU: 7613 Happy St]	AA2227	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								
6236007022	7123 Lugo St [ADU: 7123 1/2 Lugo St]	AA2231	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count, information is compared with HUD/HCD income & rent limits.								

7102005030	7337 Jackson St [ADU: 7335 Jackson St]	AA2221	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count. Information is compared with HUD/HCD income & rent limits.							
6270023002	15708 Orizaba Ave [Unit: 15710 Orizaba]	DRA No. 23.003	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count. Information is compared with HUD/HCD income & rent limits.							
7103012020	16261 Orizaba Ave	DRA No.23.009	0	NONE	Y			Applicants state monthly rental or household income on application forms. Based on bedroom count. Information is compared with HUD/HCD income & rent limits.							

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	92	-	-	-	-	-	-	-	-	-	-	39	53
	Non-Deed Restricted		2	7	19	11	-	-	-	-	-	-		
Low	Deed Restricted	43	-	-	-	-	-	-	-	-	-	-	28	15
	Non-Deed Restricted		3	1	10	14	-	-	-	-	-	-		
Moderate	Deed Restricted	48	-	-	-	-	-	-	-	-	-	-	6	42
	Non-Deed Restricted		2	-	3	1	-	-	-	-	-	-		
Above Moderate		181	5	1	19	9	-	-	-	-	-	-	34	147
Total RHNA		364												
Total Units			12	9	51	35	-	-	-	-	-	-	107	257
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		46		-	-	-	-	-	-	-	-	-	-	46

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

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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

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

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

must contain an inventory of ALL assets and the reporting jurisdiction owns

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

S REPORT

ntation

APN's as follows:9999-999-999

es

Designation	Size	Notes
5	6	7
Surplus Designation	Parcel Size (in acres)	Notes

[illegible]