

Jurisdiction	Commerce	(Jan. 1 - Dec. 31)
Reporting Year	2025	
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

[illegible]

Jurisdiction	Commerce	
Reporting Year	2025	(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	Projection Period	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
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	55	-	-	-	-	-	-	-	-	-	-	-	55
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	22	-	-	-	-	-	-	-	-	-	-	3	19
	Non-Deed Restricted	-	-	-	3	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	39	-	-	-	-	-	-	-	-	-	-	2	37
	Non-Deed Restricted	-	-	-	2	-	-	-	-	-	-	-	-	-
Above Moderate		131	1	-	-	3	-	-	-	-	-	-	4	127
Total RHNA		247												
Total Units			1	-	5	3	-	-	-	-	-	-	9	238

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Commerce						
Reporting Year		2025		(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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1.1 – Adequate Sites for RHNA and Monitoring of No Net Loss	Provide land availability and development incentives to promote development of 105 units on City-owned sites.	12/31/2026	6th Cycle	Continuous	Reuse Sites (No Rezoning Required): • Vacant sites that were identified in the City's 4th and 5th cycles Housing Element as sites for lower income RHNA; and • Nonvacant sites that were identified in the City's 5th cycle Housing Element as sites for lower income RHNA. The by-right approval requirement of reuse sites is effective December 31, 2024. • Rezoning of sites past the statutory deadline of the Housing Element to meet the lower income RHNA • The by-right approval requirement of rezone sites is triggered by the rezoning.	Other	47	The City approved amendments and rezoning of sites to implement Program 1.1 on 11/25/2025. Maintain an inventory of the available sites for residential development.

Program 1.2 – Replacement Housing	Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. Specifically, AB 1397 requires the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law. Replacement housing must also comply with Gov Code 65915 c 3.	12/31/2024	6th Cycle	In Progress	• Comply with SB 166 (No Net Loss) by monitoring the consumption of residential and mixed use acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 by the end of 2024. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall	Units	0	Pending amendment
Program 1.3 – Accessory Dwelling Units	the City will amend the Zoning Code to comply with State law and provide information about ADUs and the approval process on the City website.	12/31/2024	6th Cycle	Continuous	Annually monitor the production of ADUs and JADUs in Commerce. In 2025 and 2027, if production is not in line with assumptions in this Housing Element, implement additional incentives and tools by the end of 2027 to encourage ADU permits.	Units	20	The city adopted state regulations regarding ADUs on 11/25/2025.

Program 1.4 – Extremely Low-Income and Special Needs Housing	To assist in the development of housing to meet the needs of extremely low, very low and low income households, the City offers fast track processing, development fee modifications, density bonus incentives, reductions in development and parking standards, and funding for off-site improvements.	12/31/2029	6th Cycle	Not Yet Started	Comprehensive Zoning Ordinance update, establish incentives and appropriate development standards that can be implemented to encourage development of housing for lower income households. These incentives can include streamlined processing, fee modifications, density bonus incentives, reductions in development and parking standards and funding, when available, for off-site improvements and any required environmental cleanup.	Households	0	Development of 40 affordable housing units by 2026. If this goal is not reached by December 2026, develop alternative methods and incentives to facilitate development by July 2027. The City prioritizes funding opportunities to ensure that extremely low and very low income housing are given precedence and are able to easily access the financial and regulatory incentives offered by the City. The First Time Homebuyer 2.0 Program has been used to provide income-qualified (up to 175 percent AMI) Commerce residents secondary financing of up to \$150,000 to assist with down payment and closing costs related to purchasing a new home within the Rosewood Village housing development. Up to nine (9) qualified and eligible participants were chosen through a lottery process during 2022.
Program 1.5 – Alternative Housing Models	The City recognizes the changing housing needs of its population, including aging seniors in need of supportive services. To meet such needs, the City can encourage, through development incentives, the provision of more innovative housing types that may be suitable for the community, including community care facilities, supportive housing, and assisted living for seniors. Assisted living facilities are designed for elderly individuals needing assistance with activities of daily living but desiring to live as independently as possible for as long as possible. Such facilities bridge the gap between independent living and nursing homes, and offer residents help with daily activities such as eating bathing, dressing, laundry, housekeeping, and assistance with medications. Assisted living can help to meet the housing and supportive services needs of Commerce’s relatively large and growing senior population. Other alternative housing models such as micro units, live/work units, and co-housing will also be	12/31/2024	6th Cycle	Not Yet Started	By the end of 2024, as part of the comprehensive Zoning Ordinance update, establish incentives and appropriate development standards that can be implemented to encourage development of alternative housing models	Households	0	Pending

Program 1.6 – Housing Element Monitoring and General Plan Consistency	Provide a variety of housing types to accommodate all economic segments of the community	12/31/2026	6th Cycle	In Progress	As required by State law, the City will review the status of the Housing Element programs annually. Annual review will cover consistency with the Housing Element and the other General Plan Elements. This includes when the General Plan Update is adopted in Summer/Fall 2024.	Households	0	Pending GP update
Program 2.1 – First Time Homebuyer 2.0 Program	The First Time Homebuyer 2.0 Program has been used to provide income-qualified (up to 175 percent AMI) Commerce residents secondary financing of up to \$150,000 to assist with down payment and closing costs related to purchasing a new home within the Rosewood Village housing development.	12/31/2026	6th Cycle	Continuous	The City will continue to offer homebuyer assistance through partnership with developers. The Modelo project also provides 85 units as workforce housing (up to 175 percent AMI).	Households	0	Provide first-time homebuyer assistance to 85 households through development of the Modelo Specific Plan through 2029.
Program 3.1 - Atlantic Boulevard and Washington Boulevard Mixed-Use Areas	Minimize the impact of governmental constraints on housing production and affordability.	12/31/2026	6th Cycle	Continuous	By the end of 2025 as part of the General Plan update, the city developed objective design/development standards for the City's mixed-use land use areas. The City ensured that such standards can facilitate development at the maximum allowable densities.	Units	0	Contacting developers in the area to inform them of potential opportunity sites, the established development standards, and other pertinent information.
Program 3.2 – Zoning Ordinance Amendments	Once the General Plan Update is completed, a comprehensive Zoning Ordinance update will be conducted to ensure consistency and compliance with various State laws, as well as potential constraints to development.	12/31/2025	6th Cycle	In Progress	By the end of 2025, comprehensively updated the Zoning Ordinance, including specific revisions as outlined in this program in compliance with State law and to remove barriers and constraints to housing development.	Other	0	Ongoing zoning code amendments

Program 3.3 - Lot Consolidation Program	Parcels located in specific areas of the City along Atlantic Boulevard and Washington Boulevard tend to be narrow and shallow in size, which can act as a constraint to the development of larger housing projects	12/31/2024	6th Cycle	In Progress	To encourage the development of higher density residential and mixed-use projects on vacant and underutilized sites, the City offers incentives to encourage lot consolidation, including but not limited to: development standard modifications (i.e. lot size, parking, and open space requirements), streamlined processing, and assistance with development fees, when funding is available.	Other	0	Annually notify housing developers and property owners of development incentives and opportunities for lot consolidation.
Program 3.4 - Streamlined Processing	The City continues to monitor permit processing times to ensure the fastest possible turnaround for applications and identify any impediments to affordable housing. Additionally, the processing of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors will be prioritized. To comply with SB 9, the City will facilitate ministerial approvals for lot splits in the R-1 zone	12/31/2024	6th Cycle	In Progress	By the end of 2024, as part of the comprehensive Zoning Ordinance update, facilitate ministerial approvals for lot splits in the R-1 zone. • Continue to monitor permit processing times and investigate ways to streamline the process. Prioritize the review of projects that include affordable housing units.	Meetings	0	Ongoing efforts.
Program 3.5 – Incentives for Affordable Units for Large Households and Multigenerational Households	The characteristics of the City's current housing need have been identified through the Needs Assessment, specifically the analysis of the special needs groups. Based on the needs analysis completed for this Housing Element, there is a need to provide both affordable rental and homeownership units for large families.	12/31/2024	6th Cycle	In Progress	• By the end of 2024, as part of the comprehensive Zoning Ordinance update, establish additional incentives and/or development regulations to promote the development of rental and ownership housing with three or more bedrooms. • To increase the number of affordable multi-bedroom units to accommodate large low income households, pursue affordable housing for larger and multigenerational households using City-owned properties. • Explore options for larger units with interested developers and property owners.	Households	0	Pending comprehensive updates.

Program 3.6– Off Site Improvements	• Provide opportunities for public, private and nonprofit groups to develop affordable housing by constructing off-site improvements and physical infrastructure as Capital Improvement Projects.	12/31/2029	6th Cycle	In Progress	• Assistance provided may include traffic, street and sewer upgrades as well as other pedestrian and mobility improvements. The City will work directly with developers, on a case-by-case basis, to determine the feasibility of providing assistance, utilizing the City's 2020 Bicycle and Pedestrian Master Plan as guidance.	Meetings	0	Ongoing
Program 3.7 – Water and Sewer Service Providers	immediately following City Council adoption of the Housing Element, the City will deliver a copy of the 2021-2029 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Commerce.	12/31/2026	6th Cycle	In Progress	Ensure that water and sewer providers are aware of the City's intentions for residential development by providing copies of the 2021-2029 Housing Element upon adoption of the Housing Element by December 2023.	Meetings	0	Ongoing efforts
Program 3.8 – Objective Design/Development Standards	Objective standards are generally defined by state law as standards that involve no personal or subjective judgment and that rely on a uniform benchmark or criterion available and knowable prior to application submittal. The standards are intended to ensure that development exhibits high quality design while providing clear direction to designers and developers.	12/31/2025	6th Cycle	Not Yet Started	The City will hire a consultant by December 2024 to develop objective design/development standards for residential and mixed use areas for single-family housing, multi-family housing and mixed use development. This will include review and revision of the development standards and design guidelines in Chapter 19.19 of the Municipal Code as well as Planning Commission Site Plan findings in Chapter 19.39. Specifically, subjective guidelines (Item #A4, A6, A7, D2, E1 and G2) and Planning Commission Findings B and C should be modified to provide objectivity and certainty in outcomes. The City's goal is to have the Objective Design Guidelines implemented by December 2025.	Other	0	Pending

Program 4.1 - Code Enforcement	The objective of the City's Code Enforcement Program is to bring substandard units into compliance with City codes. Potential code violations are identified based on exterior windshield surveys and complaints reported to the City.	12/31/2029	6th Cycle	In Progress	The City's code enforcement officers work closely with Housing Division and Planning Division staff, as well as property owners, to identify units in need of housing assistance. To address the continuing problem of illegal units and garage conversions, code enforcement officers survey the City to identify such units. They then notify the property owner that they are in violation of City law, and enforce the necessary actions required to bring properties into compliance with City Codes. These efforts are intended to improve the condition of housing units and maintain neighborhood character throughout the City.	Units	8	Ongoing cases to resolve unpermitted units or illegal conversions
Program 4.2 - Neighborhood Fix Up Grant Program	Provide funding for local residents	4/9/2026	6th Cycle	Continuous	Home Beautification Grant program to assist income-eligible homeowners with exterior improvements.	Households	25	Implementation is ongoing. More information can be found at https://www.commerceca.gov/city-hall/community-development/housing/home-beautification-grant-program
Program 4.3 – CDBG Home Preservation Grant Program	The City of Commerce as a subgrantee of the Los Angeles Community Development Authority (LACDA) Federal Community Development Block Grant (CDBG) funds, has implemented the Home Preservation Grant Program. This program was established to address substandard housing conditions and to promote property maintenance by providing residential rehabilitation grants to qualified low- and moderate-income residents living in single-family owner-occupied dwellings.	12/31/2029	6th Cycle	Continuous	During the planning period, assist 40 households (average of five households annually) with the Home Preservation Grant Program	Households	40	Ongoing

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