



# CITY OF DUARTE

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HOUSING POLICY  
DEVELOPMENT, HCD

April 26, 2011

MAY 03 2011

HCD – Division of Housing Policy Development  
PO Box 952053  
Sacramento, CA 94252-2053

**Subject:** Housing Element Annual Progress Report - 2010

Dear :

Attached is the City of Duarte's Housing Element 2010 Progress Report. The report was presented to and approved by the City Council at its April 26, 2011 meeting.

If you have any questions, regarding the document, please feel free to contact me at 626-357-7931 x 232.

Sincerely,

Craig Hensley, AICP  
Community Development Director

Cc: Governor's Office of Planning and Research



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Duarte  
Reporting Period 1/1/10 - 12/31/10

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

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with of Government Code Section 65583.1 subsection (c)(7)
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity				0		<b>None during this period.</b>
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

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

No. of Units Permitted for Moderate	1. Single Family					6. Total	7. Number of infill units*
	2. 4 Units	2-3. Units	5+ 4. Unit	5. Mobile Homes			
No. of Units Permitted for Above Moderate	<b>None during this period.</b>					0	



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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
Name of Program	Objective		
1. Housing Code Enforcement and Abatement	Emphasize enforcement in south of Hunt. Dr. target area. Provide referrals to rehab programs	2008-2014	Ongoing program to identify and abate code violations.
2. City Housing Rehabilitation Program	Assist 78 bh during 2008-2014, including 16 ELI, 30 VLI, 32 LI.	2008-2014	In 2010, the City assisted with 15 housing rehabs: 3 ELI; 7 LI; 5 MI
3. Co. Rehabilitation Program	Provide brochures & advertise on City website	2011- Begin advertising	The City provides a brochure explaining the County assistance program.
4. Multi-family Substantial Rehab Program	ID potential properties. Seek to complete 1 project within planning period.	2008-2014	No multi-family units were rehabilitated with Agency assistance. Agency currently focusing on affordable new construction activities.
5. Preservation of Assisted Housing	Preserve 295 at-risk units	2011-Initiate contact w/h owners	City has not begun implementation of this program.
6. Affordable Housing Density Bonus	Promote use of density bonus-add to website, discuss w/h developers	2011- Add to website	In December 2010, City Council approved a density bonus to allow construction of 42 additional ELI and VLI senior units in the Andres Duarte Specific Plan, increasing densities from 28 to 52 du/acre.
7. Zoning for Special Needs	Provide for variety of housing types thru Zoning	2008-2014	In Nov 2010, the City adopted an update to the Development Code, including provisions for emergency shelters, transitional and supportive housing consistent with SB 2, and an inclusive definition of "family" so as not to constrain special needs housing.

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8. Monitor Design Review Process	Review impact of design review procedures on affordable housing.	Annually as part of HE Annual Report	The City entitled SCPH's affordable senior project, including a zone change and specific plan amendment, in under four months (application submitted Sept 1, Council approval Dec 14), Final building design to be reviewed pending HUD approval of Section 202
9. Fair Housing Program	Disseminate fair housing info. Refer complaints to Housing Rights Center.	2008-2014	City continued to distribute fair housing information at public counter and through the community newsletter, and refers complaints to the Housing Rights Center.
10. Accessible housing	Implement reasonable accommodation procedures and disseminate info thru handout at Planning counter and on website.	Develop brochure in 2011	In October 2010, City adopted reasonable accommodation procedures for persons with disabilities within its Development Code.
11. Senior Shared Housing	Research shared housing programs. Develop program to serve Duarte's seniors.	2012-Research 2013-Est. program	City has not begun implementation of this program.
12. Homeless Services Strategy	Support implementation of S/VCOG Homeless Services Strategy	2008-2014	In 2010, one of the key recommendations of the Strategy was realized - establishment of a Valley-wide Housing and Homeless Services Coordinating Council.
13. Affordable Housing Development Assistance	Provide land write downs on RDA sites to assist in development of 42 ELI and VLI senior units, and 126 ELI, VLI and LI families	2008-2014	In July 2010, the City entered into an Option agreement with SCPH for the sale of Agency owned property for construction of a 43 unit affordable senior housing project. The Agency agreed to provide \$1.2 million in assistance to the project.
14. Inclusionary Housing Ordinance	Implement inclusionary requirements and utilize in-lieu fees to produce affordable units	2008-2014	No applicable projects in 2010. Jan 2011 balance is \$492,404, Funds to be used on one of the upcoming affordable projects.
15. Homeowner Assistance	Develop brochure to ID available programs. Apply to State in conjunction with any future affordable workforce housing.	2012 - Develop brochures	City has not begun implementation of this program.
16. Section 8 Assistance	Advertise program. Encourage landlords to register units with Housing Authority.	2008-2014	The City provides a brochure explaining the County assistance program.

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17. Sustainable Development and Green Programs	Implement sustainable development in new development. Promote green programs to residents and businesses.	2008-2014	In 2010, the City adopted Sustainable Development requirements within its Development Code, far exceeding the minimum standards and practices of most cities. City promotes green programs to residents and businesses on City website.
18. Rezoning to Accommodate Higher Densities	Adopt specific plans/high density zoning and complete environmental review to entitle 4 rezone sites.	2011-Pops Rd; 2012-Phase 1 City Center, Santa Teresa; 2013-Phase 1 Gold Line TOD	In fall 2010, the City processed a zone change and necessary planning entitlements to allow a non-profit to construct 43 additional senior units (42 affordable) at Pops Road/Huntington Drive within the amended Andres Duarte Specific Plan.
19. Second Dwelling Units	Disseminate educational materials on second units. Seek to achieve 10 units between 2010-2014.	2011- Prepare educational materials and advertise	There were no applications filed for second units in 2010. The City provides a brochure explaining the second unit program.