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February 11, 2013

Housing Policy Department
Received on:
FEB 14 2013

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Subject: City of Rosemead
Annual Element Progress Report - 2012
Housing Element Implementation

To Whom It May Concern:

Enclosed is the City of Rosemead's Annual Element Progress Report for the period January 1, 2012 – December 31, 2012.

If you have any questions, please do not hesitate to contact me at (562) 801-4349.

Sincerely,

Michelle G. Ramirez
Community Development Director

Enclosures

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

Jurisdiction City of Rosemead

Reporting Period 01/01/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►											
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
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				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	4	1	3	8	Preservation and Enhancement of Existing Housing Stock - Owner-Occupied Residential Rehabilitation Program (i.e. Low Interest Loans, Handyman Grants, and Rebates)
(2) Preservation of Units At-Risk				0	No quantified results occurred in 2012.
(3) Acquisition of Units				0	No quantified results occurred in 2012.
(5) Total Units by Income	4	1	3	8	

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2008	2009	2010	2011	2012	2013	2014			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	190											190
	Non-deed restricted												
Low	Deed Restricted	119	1			1						2	117
	Non-deed restricted												
Moderate	Deed Restricted	131											131
	Non-deed restricted												
Above Moderate		340											340
Total RHNA by COG. Enter allocation number:		780	1			1						2	778
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1. Deferred Loans	Provide rehabilitation loans.	2008 - 2014	Ongoing implementation with the completion of six (6) low interest loans.
2. Handyman Program	Provide grants and emergency grants.	2008 - 2014	Ongoing implementation of program with the completion of five (5) grants and one (1) emergency grants.
3. Rebated Program	Provide rebates.	2008 - 2014	Ongoing implementation of program with the completion of one (1) rebate.
4. Down Payment Assistance Program	Provide new homebuyers with loans for down payment of homes.	2008 - 2014	No quantified results occurred in 2012.
5. Design Assistance	Provide assistance to the public in efforts to maintain and preserve existing housing stock.	2008 - 2014	Ongoing
6. Code Enforcement	Maintain Code Enforcement Program to ensure building safety and neighborhood integrity.	2008 - 2014	Ongoing
7. Los Angeles County Energy Program (AB 811 Program)	Continued to work with the County of Los Angeles who provides financing for energy efficiency and renewable energy projects on private property.	2008 - 2014	Ongoing
8. Flood Hazard and Flood Management Information (Compliance with AB 162)	Internal consistency with other General Plan Elements.	2008 - 2014	Ongoing
9. Infill Housing Development	Continue to increase housing stock and encourage the development of underutilized sites.	2008 - 2014	Ongoing
10. New Residential Construction Programs	Encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents.	2008 - 2014	Ongoing
11. Land Assemblage	Continue to update the City's Opportunity Sites list.	2008 - 2014	Ongoing
12. Density Bonus	Continue to implement density bonus provisions.	2008 - 2014	Ongoing

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13. Community Housing Development Organization (CHDO) Construction Program	Work with non-profits on new affordable housing projects.	2008 - 2014	No quantified results occurred in 2012.
14. Elimination of Mobilehome Compatibility Determination	Amend the Municipal Code to eliminate the compatibility determination for mobile homes and other types of manufactured housing on lots zoned for single-family use and to permit mobile homes and other manufactured housing within single-family zones.	2008 - 2014	In progress as part of the City's Zoning Code Update.
15. Adequate Sites Monitoring	Continue to maintain an up-to-date inventory of adequate housing sites for each income category.	2008 - 2014	On-going
16. Opportunity Sites Marketing and Outreach	Continue to maintain an updated listing of opportunity sites.	2008 - 2014	On-going
17. Transitional and Supportive Housing	Revise the City's Zoning Ordinance to comply with State law and allow transitional and supportive housing with the same development standards as any permitted residential use in that zone.	2008 - 2014	In progress as part of the City's Zoning Code Update.
18. Second Units	Continue to provide information on developing second units on the City's website and material available at the planning counter.	2008 - 2014	On-going
19. Single Room Occupancy	Revise the current C-3, CBD, and M-1 zones to specifically permit SROs with a CUP.	2008 - 2014	In progress as part of the City's Zoning Code Update.
20.Reasonable Accommodations Program	Amend the Zoning Ordinance to relax parking standards and provide for reasonable accommodations according to State Law.	2008 - 2014	In progress as part of the City's Zoning Code Update.

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21. Residential Care Facilities	Amend the Zoning Ordinance to permit residential care facilities for six or fewer residents in single-family zone by right and to permit such facilities with seven or more residents in multi-family zones with a CUP.	2008 - 2014	In progress as part of the City's Zoning Code Update.
22. Emergency Homeless Shelter	Revise the Zoning Ordinance to allow emergency shelters by right in the M-1 zone.	2008 - 2014	In progress as part of the City's Zoning Code Update.
23. Redevelopment Set-Aside Program	Provide Housing Set-Aside funds to assisting extremely low-income housing development.	2008 - 2014	Program cancelled as a result of the elimination of Redevelopment Set-Aside funds.
24. Section 8 Assistance Payment/Housing Vouchers	Continued to work with the Housing Authority of the County of Los Angeles who provides rental assistance to the residents of Rosemead through the Federal Section 8 Voucher program.	2008 - 2014	On-going
25. Mobilehome Park Program	Develop mechanism to provide notification and relocatio0n assistance to park residents and provide program outreach	2008 - 2014	Completed in 2009 with the adoption of Ordinance No. 882.
26. Mobilehome Park Assistance	Advertise program availability and serve as co-applicant for State funding	2008 - 2014	On-going
27. Single-Family Mortgage Revenue Bonds	Market availability of bond financing	2008 - 2014	On-going
28. Equal Housing Opportunity Services	Continue to administer a Fair Housing Counseling Program	2008 - 2014	The City continued to contract with the Southern California Housing Rights Center to provide fair housing services in the community.

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29. Amend Definition of "Family"	Amend the City's current definition of family to the State's definition of family.	2008 - 2014	In progress as part of the City's Zoning Code Update.

General Comments:

Table C is based on the currently adopted City of Rosemead 2008-2014 Housing Element, which was found to be in compliance with State housing element law by the Department of Housing and Community Development (HCD) in June 2012 and expires in June 2014.