



APR 13 2011

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April 12, 2011

Department of Housing and Community Development
Division of Housing Policy Development
Attn: Glen Campora, Assistant Deputy Director
1800 Third Street, Suite 430
Sacramento, CA 94252-2053

Re: Annual Progress Report on Implementation
of the Housing Element for the City of San Gabriel

Dear Mr. Campora:

Pursuant to Section 65400 of the California Government Code, herewith transmitted to you is the Annual Progress Report on Implementation of the Housing Element for the City of San Gabriel. Please feel free to contact me at (626) 308-2806, ext. 4623 or mgallatin@sgch.org if you have any questions.

Sincerely,

Mark Gallatin, AICP
City Planner

Enclosure

Cc: Governor's Office of Planning and Research, P.O. Box 3044, Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Gabriel
 Reporting Period 1/1/2010 - 12/31/2010

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	
			Affordability by Household Income									Total Units per Project
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income						
795 Manley Dr., #B	SU	R	1				1	1	N/A	N/A	1	
1237 Palm Ave., #B	SU	R	1				1	1	N/A	N/A	1	
(9) Total of Moderate and Above Moderate from Table A3						0	12	12				
(10) Total by Income Table A/A3			2				12	14				
(11) Total Extremely Low-Income Units*								2				

* 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 that is 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 Income				TOTAL UNITS	(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			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

* 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)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	9	3	0	0	0	12	12

* Note: This field is voluntary

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Senior Housing Units and Second Units	Provide adequate housing units.	2008-2014	Ongoing. Two second units built in 2010.
Monitoring and Use of Redevelopment Set-Aside Funds	Increase the supply of affordable housing.	2008-2014	Redevelopment agency adopted 5-year implementation plan, including affordable housing policy in 2010.
Zoning for Emergency Shelters/Transitional and Supportive Housing	Provide housing for the City's homeless individuals and families.	2008-2014	Zoning code amendments adopted in 2011 to allow emergency shelters and transitional and supportive housing.
Density Bonus Ordinance	Increase the supply of affordable housing through density and other regulatory incentives.	2008-2014	Ongoing. One density bonus project for 31 units entitled in 2010.
Review and Modification of Development Standards	Create a more positive development environment.	2008-2014	The City will continue to review code requirements and seek to identify opportunities to streamline the development process through the planning period.
Housing Summit	Stimulate interest among local developers in pursuing projects in San Gabriel.	2008-2014	This event has not yet been held.
Incentives for Lot Consolidation	Encourage the consolidation of lots in order to achieve higher residential densities.	2008-2014	Ongoing. The City continues to utilize the updated vacant and underused site inventory to identify areas where lot consolidation is possible and communicate the information to interested developers.
Zoning to Encourage Housing for Persons with Special Needs	Remove constraints and encourage development of housing for persons and families with special needs.	2008-2014	Zoning code amendments adopted in 2011 redefining family, selling standards for SFO development, and establishing a process for reasonable accommodation requests.
Section 8 Housing Assistance Program	Assist very low income households with their rent payments through rental subsidies.	2008-2014	The City will continue to promote participation of eligible San Gabriel residents in the County-administered Section 8 Rental Assistance Program.
Los Angeles County Housing Innovation Fund	Finance acquisition and predevelopment activities associated with affordable housing development.	2008-2014	The City will make non-profit and for-profit developers aware of this financing and encourage its use where feasible to promote the development of affordable housing.
Encourage Preservation of Existing Rental Housing Stock	Preserve affordable rental housing.	2008-2014	The City will continue its policy of requiring condo conversions to comply with current development standards as a means to preserve the affordable rental housing stock.
Home Ownership Program	Assist low- and moderate-income renters to purchase a home.	2008-2014	The City will continue to refer San Gabriel residents to the County's Home Ownership Program.
Code Enforcement	Conserve & improve the existing housing stock in San Gabriel. Facilitate neighborhood upgrading & improvements.	2008-2014	Ongoing.
Handworker Minor Rehabilitation Program	Conserve & improve the existing housing stock in San Gabriel.	2009-2014	Program established in 2009.
Rebuilding Together	Conserve & improve the existing housing stock in San Gabriel.	2008-2014	Ongoing. Staff refers low-income, elderly and disabled residents to the Central San Gabriel Valley Affiliate, who then makes contact with the resident.
Preservation of Assisted Housing Developments	Preserve the existing affordable housing stock.	2008-2014	The City continues to monitor the status of Las Casas Apartments and all future assisted residential developments.
Mixed-Use Zones	Provide additional sites for multi-family housing on commercial corridors.	2008-2014	Ongoing. A 31-unit mixed-use project was entitled in 2010.

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Vacant and Underused Sites Inventory	Identify land suitable for future housing development.	2008-2014	Completed in 2009. The City utilizes the site inventory to identify areas where lot consolidation is possible and communicate this information to interested developers.
Housing Information and Referral Services	Locate affordable housing for San Gabriel households.	2008-2014	Ongoing. The City continues to make residents aware of the referral and informational services offered by the Los Angeles County Housing Authority.
Inventory of Affordable Housing Funding Sources	Assist affordable housing developers with locating funding sources.	2008-2014	Ongoing. The City maintains an inventory of affordable housing funding sources and makes it available to developers.
Fair Housing	Promote fair housing.	2008-2014	Ongoing. The City continues to promote fair housing practices and refer fair housing complaints to the Housing Rights Center.

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General Comments: