City of San Gabriel

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Housing Policy Department
Received on:
APR 22 2013

April 17, 2013

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

City Hall: 425 South Mission Drive, San Gabriel, California ◆ Mail: P.O. Box 130, San Gabriel, California 91778-0130
◆ 626-308-2800 ◆ FAX 626-458-2830 ◆

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

Jurisdiction City of San Gabriel

Reporting Period 1/1/2012 - 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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
402-404 S. San Gabriel Blvd.	5+	O	2	0	3	26	31	31	RDA	DB	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			2	0	3	26	31	31			
(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 whichmeet 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				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)

	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.			2006	2007	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	206	0	0	0	0	0	0	2			2	194
	Non-deed restricted		3	2	1	2	2	0	0			10	
Low	Deed Restricted	127	0	0	0	0	0	0	0				127
	Non-deed restricted		0	0	0	0	0	0	0				
Moderate	Deed Restricted	140	0	0	0	0	0	0	3			3	121
	Non-deed restricted		4	7	2	3	0	0	0			16	
Above Moderate		354	50	41	7	7	12	2	26			145	209
Total RHNA by COG. Enter allocation number:		827	57	50	10	12	14	2	31			176	651
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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**
Senior Housing Units and Second Units	Provide adequate housing units.	2008-2014	Ongoing. No permits issued for senior or second units in 2012.
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. Agency dissolved on Feb. 1, 2012.
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 this 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, setting standards for SRO 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.

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Home Ownership Program	Assist low- and moderate-income renters to purchase a home.	2008-2014	The County has advised the City that we are not eligible. We will no longer refer residents to the County's Home Ownership Program.
Residential Code Enforcement	Conserve & improve the existing housing stock in San Gabriel. Facilitate neighborhood upgrading & improvements.	2008-2014	Ongoing.
Handyworker Minor Rehabilitation Program	Conserve & improve the existing housing stock in San Gabriel.	2009-2014	Completed as of 6/30/12.
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.
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	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.

General Comments:

On February 21, 2012, the City transferred Redevelopment Agency housing assets and functions to the Los Angels County Housing Authority.